

PROJECT CHARTER

1 Project title

Western Sydney land acquisition and dedication.

2 Project purpose

The purpose of the project is to develop and assess initiatives for early land acquisition by local councils, to facilitate growth in Western Sydney and achieve liveable and sustainable communities and urban areas.

The project will consider funding early land acquisition as well as develop improvements to the current processes and pathways that support efficient early land acquisition and/or dedication.

3 Project objectives

The project objectives are:

- To identify existing problems, and the case for change, for the current approaches for growth land acquisition/dedication and funding by local government, and how this could better support the growth of Western Sydney.
- To develop and evaluate policy initiatives and options, to obtain land identified in development contribution plans prior to contributions being received (i.e., early land acquisition/dedication). This will include consideration of how to fund early acquisition of land, how to ensure that CPs are effectively collecting adequate funding for land, how planning supports efficient land acquisition & dedication, how to ensure property acquisition capacity, and efficient and effective processes to contain acquisition costs.
- To identify the financial implications for local councils in Western Sydney of early land acquisition and dedication.
- To evaluate at a high level the benefits and costs for State government of initiatives to assist local councils in financing early land acquisition/dedication, including management of risk associated with repayment of debt using income from development contribution plans, setting up supportive policy and programs, and related to maintaining financial sustainability of local councils.
- To review the current pathways used by local councils in Western Sydney for land acquisition & dedication to support growth and identify best practice and potential modifications that would better support efficient and equitable land acquisition & dedication.
- To engage with relevant state agencies, including OLG, OSL, DPE, VG, WPCA and expert input from local council's relating to property, planning and contributions and financial management in undertaking the project.
- To prepare a report that develops an approach for Western Sydney by which local councils and the state government can facilitate early land acquisition & dedication and makes a series of prioritised recommendations for consideration by local and state government. The report should also step out a roadmap for the implementation steps that could be adopted by local councils and state government.