



**Ben Richards**  
Infrastructure Funding  
and Delivery Strategist



**“The successful delivery of relevant, quality infrastructure is best achieved via a robust business framework supported by strong policies, procedures, and governance structures. Creative and critical thinking that underpins forward planning thrive in this environment.”**

Ben Richards is an experienced contributions planning professional who has worked in a variety of leadership, infrastructure funding and delivery and project management roles since 2010.

Ben is passionate about securing the timely and cost-effective delivery of infrastructure to support growth. He has a thorough understanding of local infrastructure delivery mechanisms and is well-placed to advise both the public and private sector on effective infrastructure funding and delivery strategies.

Ben is a change-agent who has experience in supporting organisations to build business unit frameworks which facilitate decision making, strong governance and continuous improvement – all of which are critical to best-practice infrastructure planning and delivery.

As the Manager Contributions Planning at Camden Council, Ben was responsible for the review and administration of an extensive portfolio of contribution plans exceeding \$3B, including a restructure of the contributions portfolio to reflect the risk profile, resource capability and infrastructure delivery requirements of the organisation.

Ben has extensive experience in negotiating and delivering planning agreements, works-in-kind agreements and contribution plans in both greenfield and brownfield contexts, including \$1B of infrastructure through developer agreements in one of the fastest growing local government areas in Australia.

He has a deep understanding of the processes and issues that underpin developer-led delivery of infrastructure and key issues for public and private sector clients including the management of financial and delivery related risks and ensuring the timely delivery of infrastructure.

During his time in local government, Ben was actively sought after as a contributor to infrastructure contributions and project management conferences and reference groups.

### Expertise

- Developing delivery mechanisms for infrastructure
- Structuring developer agreements that ensure the best outcome for all parties
- Financial forecasting and long term financial planning
- Developing creative solutions for complex problems
- Risk identification and mitigation
- Engaging key stakeholders to ensure effective delivery of projects

### contact

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## Background

Ben holds a Graduate Certificate in Construction Project Management from UNSW as well as trade qualifications in horticulture, structural landscaping and stone masonry and a Bachelor of Landscape Architecture.

Ben has held numerous leadership positions in Local Government including Manager Contributions Planning at Camden Council where he oversaw the negotiation and delivery of voluntary planning agreements and the review and implementation of Camden's contributions plan framework, along with the scoping of a project to develop a Structure and Place Plan and Long Term Infrastructure Financial Plan.

Prior to joining Camden Council in 2019, Ben held the position of Project Manager Rhodes Leisure Centre at Canada Bay Council where he was responsible for the client liaison and project management of social infrastructure delivered via planning agreements.

## Significant projects include:

- Restructure of Camden Council's portfolio of contribution plans
- Restructure of Camden's Contribution Planning business unit
- Negotiation of the Pondicherry Planning Agreement worth over \$200M
- Implementation of Novoplan contribution planning software at Camden Council
- Scoped and undertook preliminary planning for the development of the Camden 2070 Structure and Place Plan
- Project managed the design and delivery of all the civic and public open space assets delivered in Rhodes via planning agreements
- Managed the design of the Rhodes Leisure Centre and negotiated the terms of the inclusion of this council asset into the podium of a mixed-use development
- Designed and delivered the first Livvi's Place Inclusive Playground which received State, National and International awards

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