

# Catherine Fields (Part) Precinct

## Section 94 Contributions Plan



Prepared by



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A handwritten signature in blue ink, appearing to read 'P Grech', is written over the reviewer's name.

Signed:

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# 1. Summary of Plan

## 1.1 Preamble

The Catherine Fields (Part) Precinct (**CFPP**) is an urban release area in Sydney's South West Growth Centre, and located within the Camden LGA.

A range of new and augmented infrastructure needs to be planned, programmed, funded and delivered in order to sustain this planned development.

The infrastructure will be delivered or coordinated by a number of parties including State Government public authorities, State owned corporations, Camden Council, developers and private providers.

Councils typically fund the provision of local infrastructure through a combination of general revenue (from rates and other charges), development contributions under the Environmental Planning and Assessment Act, and grants from the State or Commonwealth government. Much of the capital cost of local infrastructure in new urban areas is funded by development (i.e. section 94) contributions as there is often a clear relationship between the need for new or upgraded infrastructure and population growth attributable to new development.

This Plan addresses the provision in the CFPP of those public amenities and public services, or local infrastructure, to be delivered by or on behalf of Camden Council. This infrastructure includes:

- open space and recreation facilities, such as recreation centres, sports fields, sports courts, playgrounds, and pedestrian and bike paths;
- community and cultural facilities, such as multi-purpose community centres;
- water cycle management facilities, such as detention basins; and
- traffic and transport management facilities, such as new roads, creek crossings and intersections.

This Plan also addresses the provision of district-level social infrastructure that has been previously planned to serve the wider Oran Park area, including the expected population of the CFPP.

In order to rationalise the number of contributions plans within the South West Growth Centre to be administered by Council, it is intended that this Plan will be amended in the future to apply to adjoining Precincts.

## 1.2 Summary of contribution rates and works schedule costs

The tables on the following pages show the contribution rates applicable to development the subject of this Plan, and the total value of works to be funded by contributions anticipated under this Plan.

**Catherine Fields (Part) Precinct Section 94 Contributions Plan**

ALL LOCAL INFRASTRUCTURE		RESIDENTIAL DEVELOPMENT		ALL DEVELOPMENT
Item	Total Cost Apportioned to Precinct	\$ per low density dwelling / secondary dwellings > 60m <sup>2</sup>	\$ per medium density dwelling / 2-bed secondary dwellings < or = 60m <sup>2</sup>	\$ per hectare of NDA
<b>Open Space and Recreation</b>				
Land	\$17,273,025	\$5,438	\$4,249	
Works	\$14,792,203	\$4,657	\$3,638	
<b>Subtotal</b>	<b>\$32,065,229</b>	<b>\$10,096</b>	<b>\$7,887</b>	
<b>Out-of-Precinct District Facilities</b>				
Land	\$3,870,337	\$1,219	\$952	
Works	\$9,936,962	\$3,129	\$2,444	
<b>Subtotal</b>	<b>\$13,807,299</b>	<b>\$4,347</b>	<b>\$3,396</b>	
<b>Community Facilities</b>				
Land	\$123,200	\$39	\$30	
Works	\$1,679,411	\$529	\$413	
<b>Subtotal</b>	<b>\$1,802,611</b>	<b>\$568</b>	<b>\$443</b>	
<b>Roads</b>				
Land	\$2,910,862			\$13,871
Works	\$8,416,267			\$40,106
<b>Subtotal</b>	<b>\$11,327,129</b>			<b>\$53,977</b>
<b>Drainage</b>				
Land	\$10,646,164			\$50,732
Works	\$19,021,852			\$90,644
<b>Subtotal</b>	<b>\$29,668,017</b>			<b>\$141,376</b>
<b>Plan Administration</b>				
Allowance	\$1,625,918			\$7,748
<b>Subtotal</b>	<b>\$1,625,918</b>			<b>\$7,748</b>
<b>TOTAL</b>	<b>\$90,296,202</b>	<b>\$15,010</b>	<b>\$11,727</b>	<b>\$203,101</b>

## LAND CONTRIBUTION RATES

(For land to be acquired in the Catherine Fields (Part) Precinct only)

		RESIDENTIAL DEVELOPMENT			ALL DEVELOPMENT
Item	Item Total Area (m <sup>2</sup> )	m <sup>2</sup> per additional resident	m <sup>2</sup> per low density dwelling / secondary dwellings > 60m <sup>2</sup>	m <sup>2</sup> per medium density dwelling / 2-bed secondary dwellings < or = 60m <sup>2</sup>	m <sup>2</sup> per hectare of NDA
<b>Open Space</b>					
Land	159,991	15.74	50.37	39.35	
<b>Community Facilities</b>					
Land	1,000	0.10	0.31	0.25	
<b>Roads</b>					
Land	33,260				158.50
<b>Drainage</b>					
Land	124,596				593.74
<b>TOTAL</b>	<b>318,848</b>	<b>15.84</b>	<b>50.69</b>	<b>39.60</b>	<b>752.23</b>

### 1.3 Overview and structure of Plan

Section 94 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) authorises a consent authority responsible for determining a development application to grant consent to the proposed development subject to a condition requiring the payment of a monetary contribution, or the dedication of land free of cost, or a combination of them, towards the provision of public amenities and public services to meet the development.

Where the consent authority is a council or an accredited certifier, such a contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

This Plan has been prepared to authorise the imposition of section 94 contributions on development expected to occur in the CFPP.

This Plan has been prepared in accordance with the EP&A Act and *Environmental Planning and Assessment Regulation 2000* (**EP&A Regulation**), including the requirement for the Plan to have had regard to the latest Practice Notes issued by the NSW Department of Planning and Infrastructure.

There are minimum requirements as to the form and subject matter of section 94 contributions plans that are set out in the EP&A Regulation. Each requirement, and reference to the clause or Part of this document that deals with that requirement, are listed below:

The purpose of the plan	Clause 2.6
The land to which the plan applies	Clause 2.8
The relationship or nexus between the expected development in the area and the community infrastructure that is required to meet the demands of that development	Part 4
The formulas to be used for determining the reasonable contributions required from expected development for different types of community infrastructure	Clauses 4.2.2, 4.3.2, 4.4.2, 4.5.2, 4.6.2
The contribution rates for the anticipated types of development in the area	Clause 1.2
The council's policy concerning the timing of the payment of monetary section 94 contributions, and the imposition of section 94 conditions that allow deferred or periodic payment	Clauses 2.16 and 2.17
Maps showing the specific public amenities and services proposed to be provided by the council, supported by a works schedule that contains an estimate of their cost and staging (whether by reference to dates or thresholds)	Part 5
If the plan authorises monetary section 94 contributions or section 94A levies paid for different purposes to be pooled and applied progressively for those purposes, the priorities for the expenditure of the contributions or levies, particularised by reference to the works schedule	Part 5



The Plan is structured in the following Parts:

- Part 1 (this Part) contains an introduction and summary schedules.
- Part 2 contains provisions that describe the contributions framework, essential details of the Plan, and how section 94 contributions for development in the CFPP will be imposed, settled and managed.
- Part 3 documents the expected development in the CFPP and the likely demand for infrastructure arising from that development.
- Part 4 discusses infrastructure costs and delivery, and for each infrastructure category describes the relationship between development and infrastructure which culminates in a contributions formula.
- Part 5 contains schedules describing the proposed infrastructure addressed by the Plan; and also contains location maps of this infrastructure.
- Part 6 contains a list of background information that was sourced in the preparation of the Plan.

## 2. Administration and operation of the Plan

### 2.1 Definitions used in this Plan

Except where indicated in this clause, the definitions of terms used in this Plan are the definitions included in the EP&A Act, EP&A Regulation and the *the State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, are adopted by this Plan.

In this clause, 'existing' means at the date on which this Plan came into effect.

In this Plan, the following words and phrases have the following meanings:

**Attributable cost** means the estimated cost for each item in the works schedules set out in Part 5 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.

**CFPP** means the area of land shown in Figure 2.1 of this Plan.

**Council** means The Council of Camden.

**CPI** means the *Consumer Price Index (All Groups - Sydney)* published by the Australian Statistician.

**EP&A Act** means the *Environmental Planning and Assessment Act 1979*.

**EP&A Regulation** means the *Environmental Planning and Assessment Regulation 2000*.

**ILP** means Indicative Layout Plan.

**LGA** means local government area.

**Net Developable Area** means the area of land to which a development application relates and includes the area of any land that the development consent authorises, or requires, to be used as a road, or reserved or dedicated as a public road but excludes:

- existing roads to be used as part of the proposed road network;
- existing educational establishments;
- any part of the land that is below the level of a 1:100 Annual Recurrence Interval (ARI) flood event, if that part of the land is unsuitable for development by virtue of it being at or below that level;
- land including and immediately surrounding Oran Park House, and comprising approximately 4.9 hectares, as identified on the Catherine Fields (Part) Precinct – SW Growth Centre Heritage Map contained in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.
- any land that the development consent authorises, or requires, to be reserved, dedicated or otherwise set aside as, or for the purpose of, any of the following:
  - (a) a government school (within the meaning of the *Education Act 1990*);

- (b) a tertiary institution, including a university or TAFE establishment, that provides formal education and is constituted by or under an Act;
- (c) an emergency services facility;
- (d) a health services facility owned and operated by a public authority;
- (e) a golf course;
- (f) a passenger transport facility;
- (g) a public reserve or a drainage reserve (within the meaning of the *Local Government Act 1993*);
- (h) a public transport corridor (other than a road corridor);
- (i) a public utility undertaking;
- (j) roads or other public amenities or public services, in connection with which development contributions have been imposed under section 94 or section 94A of the Act or may be imposed in accordance with a contributions plan approved under section 94EA of the EP&A Act;
- (k) roads or other infrastructure in connection with which special infrastructure contributions have been, or may be, imposed in accordance with section 94EF of the EP&A Act.

**OPTR CP** means the *Oran Park and Turner Road Precincts Section 94 Contributions Plan*.

**Planning agreement** means a voluntary planning agreement referred to in section 93F of the EP&A Act.

**Residential Accommodation** has the same meaning as in the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

**Social Infrastructure Assessment** means the report *Social Infrastructure & Demographic Assessment – Catherine Fields (Part) Precinct*, prepared by MacroPlan Australia, May 2012.

**Transport Assessment** means the report *Catherine Field (part) Precinct Transport and Access Strategy*, prepared by AECOM, May 2012

**Works-in-kind** means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan as a means of either fully or partly satisfying a condition of consent requiring development contributions to be made.

**Works schedule** means the schedule of the specific public facilities for which contributions may be required as set out in Part 5 of this Plan.

## 2.2 What are development contributions?

Development contributions are contributions made by those undertaking development approved under the EP&A Act toward the provision of public services and public amenities.

Development contributions are addressed under Divisions 6 and 6A of Part 4 of the EP&A Act and are imposed as conditions on a development consent.

Contribution requirements may be in the form of the dedication of land free of cost, or the payment of a monetary contribution.

There are different classes of development contributions provided for under the EP&A Act:

- Special infrastructure contributions;
- local infrastructure contributions, which may be either section 94 contributions or section 94A fixed rate levies;
- contributions included in voluntary planning agreements; and
- contributions toward the provision of affordable housing.

This Plan is principally concerned with the imposition of conditions of consent requiring development contributions for local infrastructure under section 94 of the EP&A Act.

More detail on the types of infrastructure levied for under this Plan is included in later Parts of this Plan.

## 2.3 Prerequisites for imposing contribution requirements in consents

### 2.3.1 Contributions must be authorised by a contributions plan

The EP&A Act provides that a council (or an accredited certifier) can require, through imposition of a condition or conditions on a development consent (or on a complying development certificate), development contributions if:

- there is a contributions plan applying to the development that is in force and that authorises the contribution (such as this Plan); and
- the contribution is imposed in accordance with the provisions of such a plan.

Accredited certifiers are further restricted to imposing only development contributions being monetary contributions on a consent.

As an alternative to, or in addition to, the levying of section 94 contributions, a council may negotiate a planning agreement with a developer for the provision of local infrastructure.

Council may seek to negotiate planning agreements with relevant parties in relation to major developments. Such agreements may address the substitution of, or be in addition to, the contributions required under this Plan.

Any draft planning agreement shall be subject to any provisions of or Ministerial directions made under the EP&A Act or EP&A Regulation relating to planning agreements.

### 2.3.2 Section 94 contributions must be reasonable

Section 94 of the EP&A Act authorises a consent authority responsible for determining a development application to grant consent to the proposed development subject to a condition requiring the payment of a monetary contribution, or the dedication of land free of cost, or a combination of them, towards the provision of public amenities and public services (public facilities) to meet the development.

Section 94 contributions must be reasonable in the particular circumstances of each development. That is, a section 94 contribution must be proportional to the relationship (or 'nexus') that exists between the development being levied and the need for the public amenity or service for which the contribution is required.

Section 94 contributions may be imposed on developments to meet the cost of facilities yet to be provided; and to recoup the cost of facilities that have already been provided in advance of development occurring.

A condition may only be imposed under section 94 towards the future provision of public facilities:

- if the proposed development will or is likely to require the provision of, or increase the demand for, public facilities within the local government area; and
- to require only a reasonable dedication or monetary contribution for the provision, extension or augmentation of the public facilities concerned.

A condition may be imposed under section 94 towards the recoupment of the cost of public facilities if:

- the consent authority has, at any time, provided public facilities within the local government area in preparation for or to facilitate the carrying out of development in the area, and
- development for which development consent is sought will, if carried out, benefit from the provision of those public facilities.

A person entitled to act on a development consent may, under section 94B of the EP&A Act, appeal the reasonableness of a section 94 condition that is imposed in accordance with a contributions plan. Such a condition may be disallowed or amended by the Land and Environment Court because it is unreasonable in the particular circumstances of that case, even if it was determined in accordance with the relevant contributions plan.

## 2.4 Cap on monetary section 94 contributions

As part of the State Government's strategy to stimulate housing construction, increase housing supply and improve housing affordability in NSW, the Government now imposes limits on the total monetary section 94 contributions that a consent authority may impose on developments.

The Minister for Planning issued a direction to the Council under section 94E of the EP&A Act effective from 28 August 2012 that restricts consent authorities from imposing conditions of consent requiring monetary section 94 contributions on development for residential lots or dwellings in excess of the monetary cap specified by or under the Direction.

The monetary cap applying to residential development on the land to which this Plan applies is \$20,000 per lot or dwelling. However, the Government's policy is to allow a cap of \$30,000 per lot or dwelling to apply to development in 'greenfield areas' in recognition of the greater infrastructure costs of those developments.

The Minister's direction referred to above has identified that residential development on land to which this Plan applies is subject to a maximum section 94 monetary contribution of \$30,000 per lot or dwelling. The contribution rates included in this Plan are consistent with that direction.

## 2.5 Name of the Plan

This Plan is called the *Catherine Fields (Part) Precinct Section 94 Contributions Plan*.

## 2.6 Purposes of the Plan

The primary purpose of the Plan is to authorise:

- Council, when granting consent to an application to carry out development to which this Plan applies; or
- an accredited certifier, when issuing a complying development certificate for development to which this Plan applies,

to require a contribution to be made towards either/both:

- the provision, extension or augmentation of public amenities and public services only where development is likely to require the provision of or increase the demand for those amenities and services; and
- the recoupment of the cost of providing existing public amenities and public services within the area to which this Plan applies.

Other purposes of the Plan are:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and public services generated by development within the CFPP;
- to determine the demand for public facilities generated by the incoming population to the area and ensure that development makes a reasonable contribution toward the provision of public amenities and public services that are required for that population;
- to ensure (within the limits imposed by Ministerial Directions) that the existing community is not unreasonably burdened by the provision of public amenities and public services required (either partly or fully) as a result of development in the area; and
- to ensure Council's management of development contributions complies with relevant legislation and guidelines, and achieves best practice in plan format and management.

## 2.7 Commencement of the Plan

This Plan commences on the date on which public notice of the Plan's commencement is published in accordance with the EP&A Regulation.

## 2.8 Land to which Plan applies

This Plan applies to all of the land identified in Figure 2.1.



**Figure 2.1 Land to which this Plan applies**

## 2.9 Development to which this Plan applies

Except as provided for by this clause, this Plan applies to:

- Residential Accommodation development, insofar as the Plan authorises the imposition of a requirement for a section 94 contribution for the types of public amenities and public services described in clauses 4.2 to 4.6 of this Plan; and
- all other development, insofar as the Plan authorises the imposition of a requirement for a section 94 contribution for the types of public amenities and public services described in clauses 4.4 to 4.6 of this Plan.

This Plan does not apply to development:

- for bedsit or one-bedroom secondary dwellings less than or equal to 60 square metres in gross floor area; or
- for the sole purpose of affordable housing; or
- for the sole purpose of the adaptive reuse of an item of environmental heritage; or
- for the purposes of public infrastructure provided by or on behalf of State Government or the Council; or
- for the purposes of public amenities or public services under this Plan or another contributions plan prepared under section 94B of the EP&A Act; or

- for utility undertaking works to be carried out by Sydney Water, Endeavour Energy or an equivalent water, sewer or energy provider; or
- residual lots, where no demand for public amenities or public services is generated; or
- superlots, where the final demand for public amenities or public services will be generated after a further subdivision of land; or that in the opinion of Council does not increase the demand for the categories of public amenities or public services addressed by this Plan.

## 2.10 Relationship to other contributions plans

This Plan repeals *Camden Contributions Plan 2011*, insofar as that plan applies to land to which this Plan applies.

This Plan does not limit or otherwise affect any requirements for the payment of special infrastructure contributions (or 'SICs') pursuant to Subdivision 4 of Division 6 of Part 4 of the EP&A Act.

## 2.11 Allowances for existing development in the calculation of social infrastructure contributions

Monetary contributions determined under this Plan will be calculated according to the estimated net increase in demand for the particular public amenities and public services that are included in this Plan and that a particular development is projected to generate.

The Plan addresses the provision of:

- roads, transport, and drainage facilities (being 'economic infrastructure'); and
- open space and recreation, community and cultural, and out-of-Precinct district facilities (being 'social infrastructure'),

that have been designed to meet the needs of the urban development of the CFPP.

The planned economic infrastructure is to facilitate the conversion of the area from semi-rural development context to an urban development context. It is the wholesale re-development of the land for urban purposes (particularly through land subdivisions) that necessitates the provision of the economic infrastructure. The economic infrastructure currently available does not meet the needs of the planned urban development to any degree and entirely new road and drainage networks have to be designed and built to meet those needs. No allowance will therefore be made for the demand for economic infrastructure attributable to development that existed at the time this Plan was prepared.

The planned social infrastructure is also to facilitate that same conversion, however there are people already living in the area that demand and use social infrastructure. It is also likely that current populations will, to some extent, demand the recreation and community facilities that will be provided under this Plan.

Consistent with the above, in calculating contributions under this Plan an allowance will only be made for the demand for social infrastructure attributable to development.



**Table 2.1      Occupancy rates for calculating credits**

Dwelling type	Assumed occupancy rate
Detached dwelling, detached dual occupancy, secondary dwellings > 60 square metres (each dwelling)	3.2 persons per dwelling
Other dwellings – i.e. semi-detached, town house, terrace, attached dual occupancy, flat, unit, or apartment dwellings, 2-bed secondary dwellings <= 60 square metres (each dwelling)	2.5 persons per dwelling
Seniors' housing	1.5 persons per dwelling

The contribution required from a development for social infrastructure will only be due to any net increase in population relating to the proposed development, which is the total proposed population increase less any credits calculated using the assumptions in Table 2.1.

## 2.12 Section 94 contributions may be required as a condition of consent

### 2.12.1 Monetary contributions

This Plan authorises the Council, when granting development consent to an application to carry out development to which this Plan applies, to impose a condition under section 94 of the EP&A Act requiring the payment of a monetary contribution to the Council towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

This Plan requires the Council or an accredited certifier, when determining an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under section 94 of the EP&A Act requiring the payment of a monetary contribution towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

### 2.12.2 Land contributions

This Plan authorises the Council, by imposition of a condition of development consent, to require in connection with any development on land to which this Plan applies (and in addition to any monetary contribution that may be sought) the dedication free of cost to the Council of any part of the development site that is land that is to be acquired under this Plan.

The area of land that may be required in the consent shall not exceed the area equivalent to the monetary contribution otherwise authorised by this Plan. Council will credit only the amount provided in the Plan.

For the purposes of this clause, the value of the land is to be calculated in accordance with the value of the land as indexed by the Land Value Index established under this Plan.

The monetary development contribution otherwise authorised by this Plan shall be reduced by an amount corresponding to the value of the land required to be dedicated.

Where the value of the land exceeds the monetary development contribution otherwise authorised, the developer may offer to enter into a voluntary planning agreement dealing with an appropriate settle-up in exchange for the dedication of the remainder.

### **2.12.3 Variation to contributions authorised by this Plan**

Council retains the right to reduce the development contribution otherwise calculated in accordance with the provisions of this Plan.

A developer's request for variation to a contribution calculated in accordance with this Plan must be supported by written justification included with the development application. Such request will be considered as part of the assessment of the application.

## **2.13 Obligations of accredited certifiers**

In relation to an application made to an accredited certifier for a complying development certificate:

- the accredited certifier must, if a complying development certificate is issued, impose a condition requiring a section 94 contribution, if such a contribution is authorised by this Plan; and
- any such contribution may only be a monetary contribution required under this Plan; and
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this Plan in respect of the development.

It is the responsibility of the principal certifying authority to accurately calculate and apply the local infrastructure contribution conditions to complying development certificates. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

A section 94 condition would not generally be required to be imposed on a CDC unless the particular complying development will or is likely to require the provision of or increase the demand for the specific local infrastructure included in this Plan. For example, a new dwelling on a vacant allotment of land would not be subject to a section 94 condition because section 94 contributions would likely have been imposed and paid at the subdivision DA stage. However, a secondary dwelling CDC would be subject to a section 94 condition under this Plan, because the development increases infrastructure demands beyond the original dwelling house development.

Accredited certifiers should contact Council if there is any doubt whether section 94 conditions should be imposed on particular CDCs.

Likewise, it is the responsibility of an accredited certifier issuing a construction certificate to certify that the contributions have been paid to Council prior to the issue of the certificate. The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a works-in-kind, material public benefit, dedication of land and/or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

## 2.14 Adjustment of contribution rates under this Plan

The purpose of this clause is to ensure that the monetary contribution rates imposed at the time of development consent reflect the indexed cost of the provision of facilities included in this Plan. The Consumer Price Index is generally used as a measure to increase contribution rates. However, it is not a suitable index for adjusting contributions of land yet to be acquired as it is not related to fluctuations in land values. As a result, Council will prepare and publish a customised Land Value Index on a regular basis, and at least annually by engaging a registered valuer to prepare revised land valuations. The Land Value Index will be published on Council's website [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au).

Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 94 contribution rates set out in this Plan to reflect quarterly changes to the Consumer Price Index (for all works schedule items identified in this Plan apart from the items comprising land yet to be acquired) and the customised Land Value Index (for works schedule items identified in this Plan involving land yet to be acquired).

### 2.14.1 Contribution rates for all works schedule items (other than land yet to be acquired)

The contribution rate for works schedule items (other than land yet to be acquired) will be indexed (subject to the Note) as follows:

$$\frac{\$C_A \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

$\$C_A$  is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the Plan expressed in dollars

Current CPI is the most recent quarterly level of the *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician at the time of the review of the contribution rate

Base CPI is the *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician at the date of adoption of this Plan

Note: The contribution rate will not be less than the contribution rate specified at the date of the adoption of this Plan.

## 2.14.2 Contribution rates for works schedule items involving land yet to be acquired

The contribution rate for works schedule items involving land yet to be acquired will be indexed (subject to the Note) as follows:

$$\frac{\$C_A \times \text{Current LV Index}}{\text{Base LV Index}}$$

Where:

$\$C_A$  is the land values within the Plan at the time of adoption of the Plan expressed in dollars

Current LV Index is the most recent level of the Land Value Index as published by the Council at the time of the review of the contribution rate

Base LV Index is the Land Value Index as published by the Council at the date of adoption of this Plan

Note: The contribution rate for land acquisition will not be less than the contribution rate specified at the date of the adoption of this Plan.

### Process for publishing the Land Value Index

The Base LV Index relates to the estimated values of the types of land classification at the date of adoption of this Plan, as determined in the report prepared by Tim Elliott titled *Valuation for Section 94 Purposes, Catherine Fields (Part) Precinct*.

An additional amount of up to 12 percent has been agreed as the appropriate sum where, in land acquisition matters, there is a demonstrated special value component that exists above market value. The allocation of 12% allowance is to be used as a guide only and does not diminish the land owners right to determination of the matter in accordance with Part 3 Division 4 of the *Land Acquisition Just Terms Compensation Act 1991*. The values are shown in Table 2.2.

**Table 2.2 Assumed land values for various classifications**

Land classification	Base assumed land cost (per m <sup>2</sup> )	Land cost (per m <sup>2</sup> ) including 12% allowance for Just Terms Act matters*
Developable land (premium)	\$110	\$123.20
Developable land (good but with issues that require remedy)	\$85	\$95.20
Constrained or riparian land:		
Above 1 in 100 year flood level	\$65	\$72.80
Below 1 in 100 year flood level	\$40	\$44.80

Notes:

\* Allowance to address Special Land Value at date of acquisition, Severance, Solatium and Disturbance as required to be paid pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991*.

Sources: *Valuation for Section 94 Purposes, Catherine Fields (Part) Precinct* prepared by Tim Elliott Real Estate Valuer, 1 September 2012; email from Tim Elliott to Greg New dated 19 August 2012

The Base LV Index for all land categories is set at 100.00 at the time this Plan is adopted.

Council will, through the life of the Plan, engage a registered valuer on at least an annual basis to review and (if necessary) update the Land Value Index for each of the land categories listed above.

The updated Land Value Index will be obtained by dividing the value of the land at the time of the review by the value of the land at the date of adoption of this Plan and multiplying this figure by 100.

Council will publish updates to its Land Value Index on either its web site or in its Management Plan or both.

## 2.15 Adjustment of contributions required by a condition imposed under this Plan

The purpose of this clause is to ensure that the monetary contributions at the time of payment reflect the indexed cost of the provision of facilities included in this Plan.

A contribution required by a condition of development consent imposed in accordance with this Plan may require indexation of the contribution between the date of the grant of the consent and the date on which the contribution is made as follows.

### 2.15.1 Contributions for all works schedule items (other than land yet to be acquired)

The total contribution for all work schedule items (other than land yet to be acquired) at the time of payment is determined (subject to the Note) by the following formula:

$$\frac{\$C_C \times CPI_P}{CPI_C}$$

Where:

$\$C_C$  is the contribution amount for all works schedule items (other than land yet to be acquired) shown in the development consent expressed in dollars

$CPI_P$  is the most recent quarterly level of the *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician at the time of the payment of the contribution

$CPI_C$  is the *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician which applied at the time of the issue of the development consent

Note: The contribution payable will not be less than the contribution specified on the development consent.

### 2.15.2 Contributions for works schedule items involving land yet to be acquired

The total contribution for all work schedule items involving land yet to be acquired at the time of payment is determined (subject to the Note) by the following formula:

$$\frac{\$C_C \times LV\ Index_P}{LV\ Index_C}$$

Where:

$\$C_C$  is the contribution amount for all works schedule items (other than land yet to be acquired) shown in the development consent expressed in dollars

$LV\ Index_P$  is the Land Value Index as published by the Council at the time of the payment of the contribution

$LV\ Index_C$  is the Land Value Index as published by the Council applied at the time of the issue of the development consent

Note: The contribution payable will not be less than the contribution specified on the development consent.

## 2.16 Timing of payment of monetary contribution required under this Plan

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is as follows:

- Development involving subdivision - prior to the release of the first subdivision certificate (linen plan) or strata certificate.
- Other development that requires the issuing of a construction certificate - prior to the release of the first construction certificate.
- Other development not requiring the issuing of a construction certificate – prior to the issuing of the first occupation certificate or commencement of the use, whichever occurs first.

## 2.17 Policy on deferred or periodic payments

Council may accept the deferred or periodic payment of part or all of a monetary contribution required under this Plan if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council that non-compliance with the payment provisions is justified.

Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council. Generally, acceptance of deferred or periodic payments will only be accepted in exceptional circumstances and will be assessed on a case-by-case basis.

Deferred or periodic payments may be permitted in any one or more of the following circumstances:

- Compliance with the provisions of clause 2.16 of this Plan is unreasonable or unnecessary in the circumstances of the case.
- Compliance with Camden Council's operative Work's In Kind Policy.
- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- There are other circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept deferred or periodic payment, Council will require the applicant to provide a bank guarantee by a bank, with a minimum long term credit rating (Standard & Poors) of A, for the full amount of the contribution or the outstanding balance on condition that:

- the bank guarantee be for the amount of the total contribution, or the amount of the outstanding contribution, plus a provisional amount equal to 10 percent of the outstanding amount plus any charges associated with establishing or operating the bank security;
- the bank guarantee provides that the bank must pay the guaranteed sum on demand by the Council without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- the bank obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank or financial institution in writing that the guarantee is no longer required;
- where the bank guarantee contains an end date, the developer agrees that the Council is free to call on the guarantee in respect of the outstanding balance of the development contribution as indexed if the development contribution has not otherwise been paid prior to 14 days prior to the end date; and
- the Plan Administration component of the development contribution is paid in full and there is no deferral of this amount.

Council is also entitled to claim any charges associated with establishing or operating the bank security. The applicant is to be provided with the details of any such expenses.

## **2.18 Works-in-kind and other material public benefits offered in part or full satisfaction of contributions**

A person may make an offer to the Council to carry out work or provide another kind of material public benefit in lieu of making a contribution in accordance with a section 94 condition imposed under this Plan, in the terms described below.

In addition to the requirements set out in this clause:

- the acceptance of any offer of works-in-kind or other material public benefits is entirely at Council's discretion;
- offers of works-in-kind shall be subject to Council's Works In Kind Policy; and
- a Works-in-kind Agreement must be in place prior to commencing the works.

### **2.18.1 Offer of a material public benefit made after the imposition of a section 94 contribution condition under this Plan**

The Council may accept an offer made in writing to the Council that provides for:

- a material public benefit (other than the dedication of land or the payment of a monetary contribution) in part or full satisfaction of a condition already imposed requiring the payment of a monetary contribution; or
- the dedication of land free of cost towards the provision of public facilities to meet the demands of the development.

Council will only consider offers of this type where the proposed work or dedication of land is contained in the works schedule included in this Plan (i.e. a works-in-kind offer).

Where the Council accepts such an offer, it is not necessary for the section 94 condition of consent to be modified under section 96 of the EP&A Act.

Any material public benefit proposal is required to be in accordance with Camden Council's Work's In Kind Policy. It is at Council's discretion to accept any such request.

### **2.18.2 Offer of a material public benefit made before the imposition of a section 94 contribution condition under this Plan**

An applicant for consent to carry out development to which this Plan applies may request that any consent granted to the development is made subject to a condition that the applicant carries out work or provides another material public benefit that would satisfy the requirements of this Plan in relation to the development.

The applicant's request:

- may be contained in the relevant development application; or
- may constitute an offer to enter into a planning agreement relating to the development accompanied by the draft agreement.

The Council will consider the request as part of its assessment of the development application. Any material public benefit proposal is required to be in accordance with Camden Council's Work's In Kind Policy. It is at Council's discretion to accept any such request.

If the Council decides to grant consent to the development and agrees to a request made in the relevant development application, it may impose a condition under section 80A of the EP&A Act requiring the works to be carried out or the material public benefit to be provided.

If the applicant makes an offer to enter into a planning agreement, the Council will, if it proposes to enter into the agreement, publicly notify the draft agreement and an explanatory note relating to the draft agreement together with the development application in accordance with the requirements of the EP&A Act.

If the Council decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under s93I(3) of the EP&A Act requiring the agreement to be entered into and performed.

Voluntary planning agreements shall be registered on the property title.



### **2.18.3 Matters to be considered by the Council in determining offers of material public benefits**

In addition to any matters identified in clauses 2.18.1 and 2.18.2 Council will take into account the following matters in deciding whether to accept an offer of material public benefit:

- the requirements of Council's Work's In Kind Policy.; and
- the standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction; and
- the conditions applying to the transfer of the asset to the Council are to Council's satisfaction; and
- the provision of the material public benefit will not unduly prejudice the timing or the manner of the provision of public facilities included in the works program.

Where the offer is made in accordance with clause 2.18.2 and relates to material public benefit that is not a works-in-kind proposal Council will take into account the following additional matters:

- the overall benefit of the proposal; and
- whether the works schedule included in this Plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this Plan (including whether Council would need to make up for any shortfall in contributions by its acceptance of the offer); and
- the implications of funding the recurrent cost of the facility(s) the subject of the offer.

Council will require the applicant to enter into a written agreement for the provision of the works prior to the commencement of works or the development. If the offer is made by way of a draft planning agreement under the EP&A Act, Council will require the agreement to be entered into and performed via a condition in the development consent.

Works-in-kind and material public benefit agreements shall be made between the Council and the developer and (if the developer is not the land owner) the land owner.

Agreements shall specify (as a minimum) the works the subject of the offer, the value of those works, the relationship between those works and this Plan, the programme for delivering the works. Planning agreements shall address the matters included in the EP&A Act and Regulation.

### **2.18.4 Valuation of offers of works-in-kind and other material public benefits**

The value of works offered as works-in-kind is the attributable cost of the works (or a proportion of the attributable cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this Plan.

The attributable cost of works will be used in the calculation of the value of any offset of monetary contributions required under this Plan.

The value of any other kind of material public benefit will be determined by a process agreed to between the Council and the person making the offer at the time the development application is being prepared.

The value of land will be the attributable cost of the land under this Plan indexed in accordance with this Plan to the time the agreement is entered into.

### **2.18.5 Provision of works-in-kind and other material public benefits in excess of contribution requirements**

It is at Council's discretion whether it will accept from a developer the provision of works-in-kind or other material public benefits where the value of the works (which is the attributable cost of the works indexed in accordance with the provisions of this Plan) exceeds the value of development contribution required by conditions of consent.

Where Council does agree to accept works with a value greater than the contributions required, Council will hold the 'surplus value' of the works as a credit in favour of the developer and will apply this credit against future development contribution requirements for that particular type of work.

For example, if works are provided by a developer that are 'community facility' works identified in this Plan, and those works have an attributable cost greater than the community facilities monetary contribution that is required on the developer's development consent, then the difference between the attributable cost of the community facility works-in-kind and the monetary contribution (this is called the 'surplus value') will be held as a credit and will only be used to offset section 94 requirements for community facilities imposed on development consents in the Camden LGA issued to that developer.

That is, Council would not offset requirements to make contributions for the purposes of, for example, recreation facilities, open space land acquisition, plan administration or any other types of facilities required under this Plan or any other contributions plan against this 'surplus value', as the surplus value relates only to the provision of community facilities.

Developers providing works-in-kind and other material public benefits that are in excess of their contribution requirements should not expect 'settle-up' monetary payment from Council until all contributions toward the provision of the works identified in this Plan have been received from other developers of land in the CFPP and the surplus contributions are available to meet the payment.

## **2.19 Pooling of funds**

Council's ability to forward fund services and amenities identified in this Plan is very limited. Consequently their provision is largely contingent upon the availability of contributions funds.

To provide a strategy for the orderly delivery of the public services and amenities, this Plan authorises monetary contributions paid for different purposes in accordance with the conditions of various development consents authorised by this Plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works as set out in the works schedule in Part 5.

In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council will have to first be satisfied that such action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

## 2.20 Goods and Services Tax (GST)

At the time this Plan was made, the position of the Australian Taxation Office was that the payment of development contributions made under the EP&A Act is exempt from the Goods and Services Tax (GST) under Division 81 of *A New Tax System (Goods and Services Tax) Act 1999* (Cwth).

Items in the works schedule of this Plan have been calculated without any GST component.

## 2.21 Accountability and access to information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 94 contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EP&A Regulation and include:

- maintenance of, and public access to, a contributions register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- annual financial reporting of contributions; and
- public access to contributions plans and supporting documents.

These records are available for inspection free of charge at Council.

## 2.22 Review of Plan without the need for public exhibition

Pursuant to clause 32(3) of the EPA Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections and amendments to rates resulting from changes in the indexes adopted by this Plan (see clause 2.14).

## 2.23 Savings and transitional arrangements

A development application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

## **3. Demand for public amenities and public services**

### **3.1 Summary of this Part**

The NSW State Government is planning for the development of land in the South West Growth Centre, of which the CFPP forms part.

The CFPP is located within the Camden LGA and so Camden Council will serve both as a consent authority for development in the CFPP, and as the manager or custodian of most of the new public infrastructure that will be required to be delivered in its jurisdiction.

Planning for housing and other development requires the parallel planning for public infrastructure to support the development and the incoming population.

The incoming population is directly related to the expected development in an area. The extent of public amenities and services (particularly the social infrastructure) required for the future development of an area is usually based on standards or benchmarks rates (e.g. per capita provision).

The application of the provision standards to the estimate of expected development enables a list of infrastructure requirements to meet that development to be compiled.

This connection between expected development, infrastructure standards, and the resultant infrastructure list directly informs the contribution requirements in this Plan.

A range of infrastructure studies have been prepared to inform the infrastructure list (or works schedule). The following part of this Plan, Part 4, provides more detail on the servicing requirements expressed in these studies.

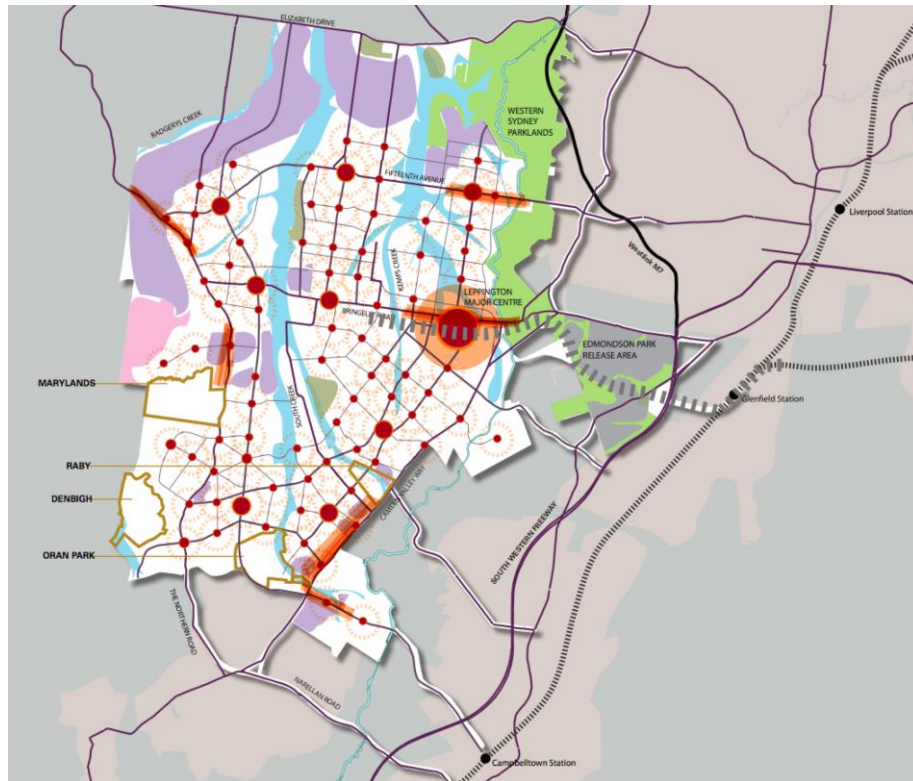
### **3.2 Development and infrastructure planning context**

#### **3.2.1 Growth Centres Structure Planning**

The CFPP is in Sydney's South West Growth Centre.

A structure plan has been prepared for the Growth Centre, a copy of which is included as Figure 3.1 over page.

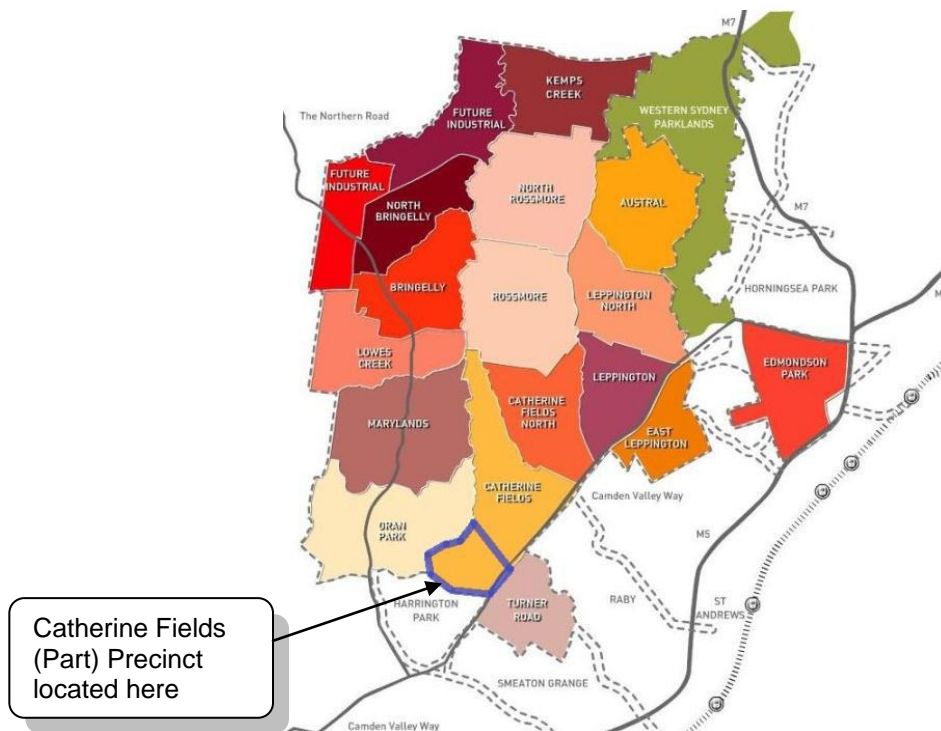
Apart from local neighbourhood centres, the structure plan proposes ten (10) new town or village centres in the South West Growth Centre. The largest of these is the planned Major Town Centre at Leppington, and the Oran Park Town Centre that will be located near the CFPP.



Source: South West Growth Centres Structure Plan Edition 3, prepared by Department of Planning

**Figure 3.1 South West Growth Centres Structure Plan**

To facilitate planning and orderly development of the South West Growth Centre, this area has been divided into seventeen precincts. The locations of the early release precincts, including CFPP, are shown in Figure 3.2.



Source: Department of Planning and Infrastructure

**Figure 3.2 South West Growth Centre Precincts**

The CFPP was released for precinct planning in July 2011.

The CFPP is located at the southern end of the South West Growth Centre. Oran Park and Turner Road Precincts, which adjoin the CFPP, were rezoned for urban development in 2008. The infrastructure planning of these Precincts has taken account of the CFPP development, and this Plan addresses the provision of local infrastructure that serves all of these Precincts.

The CFPP occupies the southern extremity of the larger Catherine Fields Precinct. It is bounded by Oran Park Drive and Harrington Park in the south, Camden Valley Way and the Turner Road Precinct in the east, Kolombo Creek and the Oran Park Precinct in the north west. Currently unreleased rural properties adjoin the north eastern boundary of the site.

The Precinct is currently rural in nature, is divided in two halves by the South Creek corridor and incorporates the historically significant Oran Park House.

The CFPP has an area of approximately 320 hectares.

Table 3.1 provides a context for the area the subject of this Plan in terms of the planned dwellings and population.

**Table 3.1 Estimated dwelling and populations**

	Area (ha)	Projected dwellings	Projected population
South West Growth Centre (17 Precincts)	17,000	110,000	300,000
Oran Park and Turner Road Precincts	1,655	11,560	33,600
CFPP	320	3,229	10,212

Source: Growth Centres Commission (Structure Plan Explanatory Note); Department of Planning and Infrastructure; *Oran Park and Turner Road Precincts Section 94 Contributions Plan*; Catherine Field Part Precinct ILP

### 3.2.2 Precinct Planning

A package of information on anticipated development and required infrastructure has been prepared for the CFPP, including:

- Indicative Layout Plan (ILP) to guide planning and assessment of the precincts.
- An amendment to *State Environmental Planning Policy (Sydney Growth Centres) 2006* to facilitate the formal rezoning of the land to enable urban development
- Development Control Plan.
- Section 94 Contributions Plan (this Plan).

Research and studies and the preparation of plans have informed the CFPP's urban infrastructure needs and costs. Key information sources that have underpinned infrastructure planning and costing and this Plan in particular, are listed included in Table 3.2.

**Table 3.2 Studies supporting infrastructure planning and costing**

Public amenity or service	Studies informing infrastructure need and cost
Land acquisition for public amenities or services	Valuation for Section 94 Purposes, Catherine Fields (Part) Precinct prepared by Tim Elliott Real Estate Valuer, 1 September 2012
Water cycle management works	Water Cycle Management & Flooding - Catherine Field (Part) Precinct, prepared by Brown Consulting (NSW) Pty Ltd, August 2013
Roads and transport works	Catherine Field (part) Precinct Transport and Access Strategy, prepared by AECOM, May 2012  Catherine Field (part) Precinct Post Exhibition Transport and Access Review (Addendum) prepared by AECOM, October 2013
Open space and recreation, community and cultural, and out-of-Precinct district facilities works	Social Infrastructure & Demographic Assessment – Catherine Fields (Part) Precinct, prepared by MacroPlan Australia, May 2012  Peer Review of Social Infrastructure and Demographic Assessment for Catherine Fields (Part) Precinct, prepared by Elton Consulting, September 2013

More detail on the CFPP's infrastructure requirements is included in the Parts 4 and 5 of this Plan.

### 3.3 Expected development outcomes

#### 3.3.1 Existing development

Existing development in the area is characterised by mainly rural and rural residential land uses.

Two buildings of historical significance are situated within the CFPP. The main building is Oran Park House, while the second is a smaller associated building nearby. These are located centrally within the CFPP, adjacent to the proposed neighbourhood centre.

There is a Catholic School located within the CFPP along its southern boundary. St Benedict's (secondary) and St Justin's (primary) schools are being expanded and will be a prominent land use in the CFPP.

#### 3.3.2 Net Developable Area

The capacity for development of land is restricted by a number of factors, including:

- natural constraints such as riparian and flood prone lands;
- man-made constraints such as existing infrastructure, easements and other legal restrictions, and existing infrastructure such as gas and transmission lines.

In addition to the constraints, there are future constraints. For example, certain land is needed to be set aside or reserved public purposes such as roads, education facilities, and so on.

Taking these matters into consideration allows a calculation of the amount of 'economic' land that is available for development. The planned development of this 'Net Developable Area' (or **NDA**) is the development that will generate the demand for the urban infrastructure such as parks, roads and drains that are required to sustain it. Net Developable Area is therefore one of the bases used to determine contributions under this Plan.



The extent of Net Developable Area in the CFPP is shown in Figure 3.3 shown following Table 3.3.

The CFPP has an estimated Net Developable Area of approximately 210 hectares, comprising the development components shown in Table 3.3.

Table 3.3 outlines the expected extent of development in the Camden LGA portion of the CFPP.

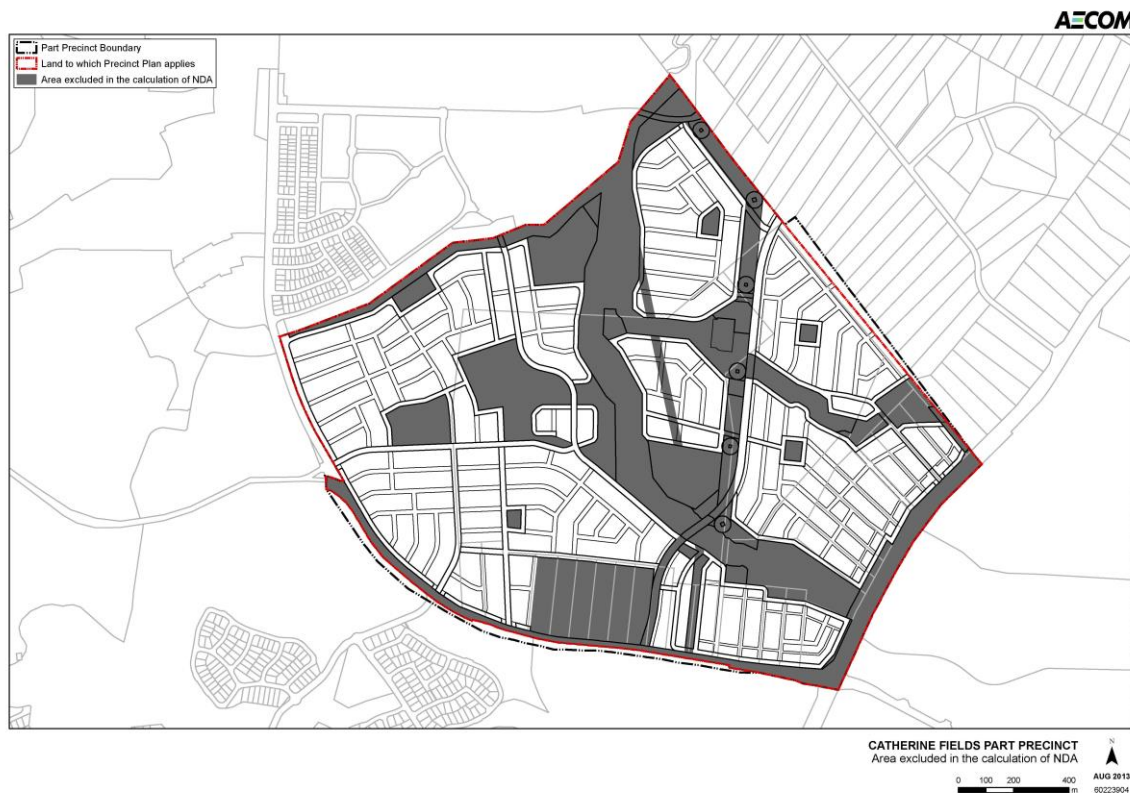
**Table 3.3 Expected Net Developable Area - CFPP (Camden)**

CFPP development component	Net Developable Area (ha)
Low Density Residential (15 dwellings / ha)	181.45
Low / Medium Density Residential (20 dwellings / ha)	10.39
Medium Density Residential (25 dwellings / ha)	6.93
Large Lot Residential - 500m <sup>2</sup> (13.6 dwellings / ha)	5.16
Large Lot Residential - 700m <sup>2</sup> (9.7 dwellings / ha)	4.90
Oran Park House	0.10**
Environmental Living	0.28*
Neighbourhood Centre	0.64
<b>Total</b>	<b>209.85</b>

\* Net Developable Area for these areas has been adjusted to reflect a conventional low dwelling density of 15 dwellings per hectare

\*\* Net Developable Area to account for existing dwelling right

Source: Department of Planning and Infrastructure



Source: AECOM

**Figure 3.3 Net Developable Area in CFPP**





### 3.3.3 Overview of expected development

The CFPP ILP envisages the following development outcomes and characteristics:

- Approximately 3,200 dwellings in predominantly low density (detached) format. Some medium density dwellings are to be located along key transport corridors.
- A projected population of about 10,200.
- A neighbourhood centre to serve the needs of the Precinct, and situated on a centrally located 0.7 hectare site.
- A public primary school and K-12 private school.
- Conservation of environmental corridors, and integration of drainage facilities, along South Creek and its tributaries.
- Conservation of Oran Park House and its curtilage.

The proposed arrangement of land uses is shown in the ILP in Figure 3.4 over page.

# Catherine Fields (Part) Precinct Section 94 Contributions Plan



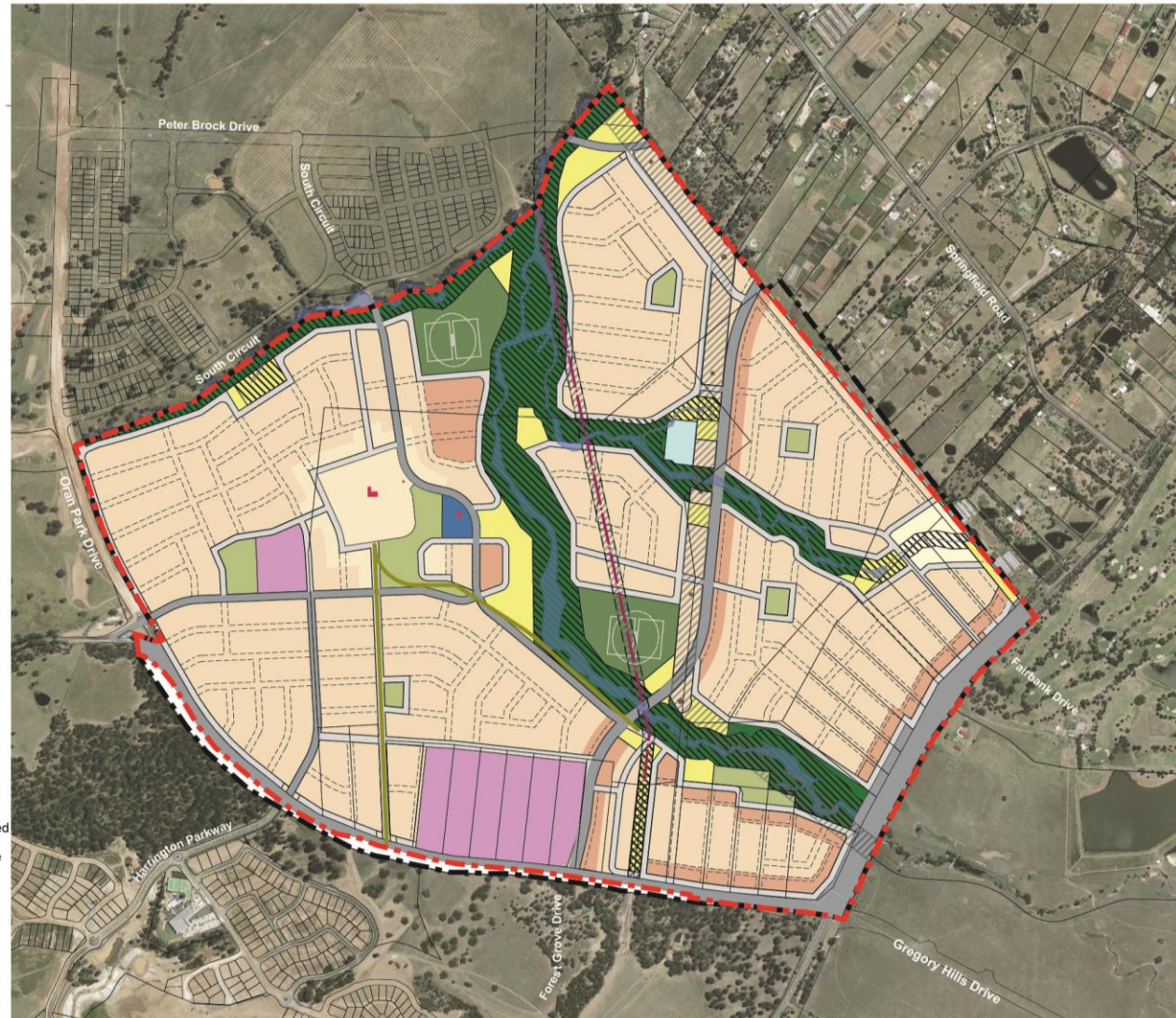
## CATHERINE FIELDS (PART) PRECINCT

### INDICATIVE LAYOUT PLAN

12 July 2013

- Part Precinct Boundary
- Land to which Precinct Plan applies
- Low to Medium Density Residential
- Low Density Residential
- Very Low Density Residential
- Environmental Living
- Indicative School Location
- Neighbourhood Centre
- Parks
- Sporting Fields
- Environmental Conservation
- Electricity Substation
- Drainage
- Riparian Corridor
- Major Road
- Key Local Road
- Potential Local Road Network
- Historic Driveway
- Transmission Easement
- Transmission Line to be Undergrounded
- Oran Park House, Silo & Coach House
- Creek

1:10,000 @ A3  
0 100m 250m 500m



Source: Department of Planning and Infrastructure

**Figure 3.4 Expected land use in CFPP**

### 3.3.4 Demographic characteristics

The likely demographic characteristics of a development area is important for understanding and planning for the future social infrastructure needs of that area.

The demographic characteristics of the existing rural population do not provide a robust indicator of the future demography of the area.

It is anticipated that the future residents of the CFPP will have a demographic profile similar to the profile that has been forecasted for other South West Growth Centre Precincts, that is:

- A relatively high proportion of young couples and families during the initial and intermediate stages of development.
- Over time, the population will become more diverse. The proportion of the population who are young children and young adults will decline as the population ages and the proportion of older children with older parents grows. The proportion of the population aged 55+ years will also increase considerably as the area matures.
- Over time the population profile is likely to come to more closely approximate that of an established area with a variety of age and household characteristics.<sup>1</sup>

The Social Infrastructure Assessment makes the following conclusions about the anticipated age profile of the CFPP at different development stages of the future release area:

**Table 3.4 CFPP projected age profile**

Age Cohort	2014	2021	2028
0-19 years	104	1,871	3,119
20-34 years	68	1,220	2,034
35-49 years	74	1,336	2,227
50-64 years	34	614	1,024
65+ years	13	237	396
Total	293	5,279	8,799

Note: Total population based on earlier iteration of ILP

Source: Social Infrastructure Assessment, Table 12

### 3.3.5 Dwelling occupancy rates

The amount and mix of the types of expected residential development will inform the estimate of the population of an area. The need for social infrastructure is usually based on per capita benchmarks. As section 94 contributions are levied on a development-by-development basis, in order for the contribution to be reasonable there needs to be an assessment of how many people are likely to live in the proposed development.

This Plan therefore adopts standard dwelling occupancy rates for the purpose of determining the estimated occupancy of development that is approved during the life of the Plan. These occupancy rates are also relevant for determining both the occupancy for developments that existed at the time this Plan was prepared, and the net increase in infrastructure demand.

The occupancy rates used to calculate contributions under this Plan are shown in Table 3.5.

<sup>1</sup> Refer, for example, to clause 3.3.4 of the *Draft Camden Section 94 Contributions Plan (Leppington North Precinct)*

**Table 3.5 Dwelling occupancy rates assumed in this Plan**

Dwelling type	Occupancy rate (persons per dwelling)
Detached dwelling, detached dual occupancy, secondary dwellings > 60 square metres (each dwelling)	3.2
Other dwellings – i.e. semi-detached, town house, terrace, attached dual occupancy, flat, unit, or apartment dwellings, 2-bed secondary dwellings <= 60 square metres (each dwelling)	2.5
Seniors' housing	1.5

### 3.3.6 Anticipated resident population

The anticipated population in the CFPP has been determined on the basis of the Net Developable Area for various types of residential development, the minimum density of dwellings in those areas (specified in the SEPP amendment), and the assumed average occupancy rates for those dwellings.

The anticipated population is shown in Table 3.6.

**Table 3.6 Calculation of anticipated resident population – CFPP**

Dwelling type	Projected dwellings	Assumed dwelling occupancy rate	Population
Low Density Residential (15 dwellings / ha)	2,722	3.2	8,710
Low / Medium Density Residential (20 dwellings / ha)	208	3.2	666
Medium Density Residential (25 dwellings / ha)	173	2.5	433
Large Lot Residential - 500m <sup>2</sup> (13.6 dwellings / ha)	70	3.2	224
Large Lot Residential - 700m <sup>2</sup> (9.7 dwellings / ha)	48	3.2	154
Oran Park House	1	3.2	3
Environmental Living	7	3.2	22
Less assumed existing population			-48
Expected net additional population			10,164

Note: Total population based on final version of ILP

### 3.3.7 Anticipated non residential development

The predominant economic land use in the CFPP will be residential development. There will be some non residential development in the neighbourhood retail centre, and which will also be required to contribute to infrastructure identified in this Plan.

The most significant non residential development will be educational establishments such as schools, however the land that comprises such uses is excluded from Net Developable Area and development on those lands will not be subject to a contribution under this Plan.



### 3.4 Infrastructure demand arising from the expected development

Future development in the South West Growth Centre (of which the CFPP forms part) will result in an additional population of up to 300,000 people. Approximately half of the Growth Centre population will live in Camden LGA. Development of the Growth Centre precincts will thus have a profound effect on the Camden LGA and the demand for facilities offered in the LGA.

Existing public amenities and services in the CFPP have been essentially designed to accommodate the existing rural living environment. A change in the development profile of the CFPP from rural to urban development is now planned.

The future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public amenities and services.

Research on infrastructure needs for the impending urban development has identified the following impacts on public services and public amenities:

- increased demand for active and passive recreation facilities, such as recreation centres, sports fields, sports courts, playgrounds, and pedestrian and bike paths;
- increased demand for spaces that will foster community life and the development of social capital in the CFPP, such as multi-purpose community centres;
- increased demand for facilities that will support safe and convenient travel between land uses both within the CFPP and to and from destinations outside of the CFPP, such as new roads; and
- increased demand for water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development.

A range of public facilities and public amenities have been identified as being required to be provided within the CFPP to address these needs, including:

- open space and recreation facilities;
- community and cultural facilities;
- water cycle management facilities; and
- traffic and transport management facilities.

A range of district-level social infrastructure that has been previously planned to serve the wider Oran Park area is also required to serve the expected population of the CFPP.

More detail on the demand for these public services and amenities, the relationship with the expected development, and the strategies for the delivery of required infrastructure is included in Part 4 of this Plan.

The costs, indicative timing, and proposed location of individual items for the public amenities and public services included in this Plan are shown in Part 5 of this Plan.

## 4. Strategy plans

### 4.1 Infrastructure costs and delivery generally

#### 4.1.1 How are the infrastructure costs apportioned to expected development?

The costs for public services and amenities were informed by the information contained in the studies informing the infrastructure planning of the area (refer Table 3.3).

The section 94 monetary contribution for each of the facilities identified in this Plan is determined by dividing the total cost of the facility by the contribution catchment (which is expressed in either persons or NDA). This process ensures that fair apportionment of facility costs is calculated for development expected to occur under this Plan.

The contribution catchments for each infrastructure type are:

- in the case of open space and recreation facilities land and works, community and cultural facilities, and out-of-Precinct district facilities (i.e. the Youth and Recreation Centre and Oran Park Library floor space) - the expected additional resident population of the CFPP area;
- in the case of the out-of-Precinct district facilities (i.e. the Leisure Centre and Sports Parks) - the number of people (or future residents) the respective facility has been designed for;<sup>2</sup> and
- in the case of water cycle management, and roads and transport land and works - the estimated Net Developable Area of the CFPP area.

More details on this apportionment are discussed in the remainder of Part 4 of this Plan.

#### 4.1.2 How will the infrastructure be delivered?

Council will require contributions from developers under this Plan toward provision of the public amenities and public services identified in this Plan. These contributions may be in the form of monetary contributions, dedications of land free of cost, or a combination of these.

Developers may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this Plan as works-in-kind or provide another type of material public benefit as means of satisfying development contributions required under the Plan (refer clause 2.18 of this Plan). A Works-in-kind Agreement **must** be in place prior to commencing the works in accordance with the Council's Works-in-kind Agreements Policy.

Substantial research has been applied to the derivation of the Plan's works schedule and the planning for the location of all facilities has been completed but detailed design will be carried out in the development phase. The facilities will be developed in a manner that allows them to effectively serve the demand attributable to development envisaged under this Plan.

The facilities strategies included in this Part of the Plan are based on strategic information. It is likely that, as the planning process for the different parts of the Precinct proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

<sup>2</sup> The infrastructure included in this Plan has generally been sized to reflect the demand generated by the expected development under this Plan. The out-of-Precinct district facilities have been designed to serve a wider catchment and the contribution rate reflects that wider contribution catchment. Council will need to make arrangements to ensure that the cost attributable to the demand sources external to the CFPP is met (for example, by subsequent contributions plans, joint contributions plans, special rates, or grants).

Council, or others acting on its behalf, will prepare design concepts for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

Where alternatives to the works schedule are proposed in conjunction with the development of areas and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

#### **4.1.3 Infrastructure staging and priority**

Infrastructure staging and priority will largely be driven by developers' priorities. As a result, it is not possible to predict with any certainty which CFPP development area (and the local infrastructure to sustain those areas) will proceed first.

With these uncertainties, the facility staging and priorities details that are shown in Part 5 of this Plan are general in their scope, and will be subject to regular review.



## 4.2 Open space and recreation facilities

### 4.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for open space and recreation facilities as a result of the expected development of the CFPP are documented in the Social Infrastructure Assessment.

The information below comprises a summary of sections of that report that describe the demand for new and upgraded public amenities and services.

#### Existing provision

There are limited open space and recreation facilities accessible to the current residents of the CFPP. The extent of provision is consistent with the area's small population and semi-rural character.

There are no areas of local public open space located within the CFPP. Open space areas have been planned for adjacent development precincts. Some of these parks (such as Wayne Gardiner Reserve and Harrington Park Lakes) are existing.

Existing active open space and recreational facilities - facilities that CFPP residents might be expected to drive to - are located mainly in Camden, Mount Annan and Narellan.

In any event, these open space areas have been generally designed to cater for the current or anticipated residents of other development areas; and the passive open space areas are generally not within walking distance of the expected CFPP development.

Some facilities that are not existing but have been planned, and when they are provided will serve the CFPP development, are proposed immediately north of the Oran Park Precinct in the Marylands Precinct (refer to clause 4.3 of this Plan for more discussion on 'out-of-Precinct district facilities').

#### Standards review

The Social Infrastructure Assessment reviewed the following documents to identify open space threshold, size and design principles:

- Growth Centre Code Community Open Space Standards;
- Department of Planning Recreation Guidelines for Local Government;
- *Oran Park and Turner Road Precincts Section 94 Contributions Plan*;
- *Camden Recreation & Leisure Strategy 2005*;
- *Camden Council Open Space Strategy*; and
- *Camden Contributions Plan 2011*.

Additionally, the social infrastructure in this Plan has been informed by a peer review of the Social Infrastructure Assessment<sup>3</sup>. The Elton Peer Review was prepared to provide advice on

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<sup>3</sup> Elton Consulting (2013), *Peer Review of Social Infrastructure and Demographic Assessment for Catherine Fields (Part) Precinct*, September

issues raised in response to the public exhibition of the draft Precinct Plan and to support and inform the final Precinct Plan.

## **Open space requirements for CFPP (Social Infrastructure Assessment)**

### **(i) Total**

The total open space identified by the Social Infrastructure Assessment as being required for the CFPP development is 24.9 hectares.

This related to the key finding that a benchmark provision of 2.83 hectares per 1,000 persons was appropriate for the CFPP.<sup>4</sup> The Social Infrastructure Assessment also notes that the adjacent Growth Centre Precincts of Oran Park and Turner Road are to be provided with the equivalent of 2.81 hectares per 1,000 persons.<sup>5</sup> The Elton Peer Review supported an open space provision was required for the CFPP that at least met the standard of 2.83 hectares per 1,000 persons

The Social Infrastructure Assessment also found that a 2.3 hectare portion of this open space is most appropriately provided through provision of out-of-Precinct district facilities in the Marylands Precinct.<sup>6</sup> The Elton Peer Review concluded that this amount was insufficient. Off-site district facilities are discussed in clause 4.3 of this Plan.

The Social Infrastructure Assessment then determines the allocation of the on-site open space requirement in terms of 'active' and 'passive' recreation.

### **(ii) Active and passive recreation components**

Active open space – an area used for organised sporting and recreational activity which usually includes sporting fields, hard court sports such as basketball, netball and tennis and leisure centres<sup>7</sup> - is proposed by the Social Infrastructure Assessment to be provided in the form of two double sports fields (i.e. 4 rectangular fields in 2 complexes) comprising a total of 10.8 hectares. The Social Infrastructure Assessment also proposes 4 hard courts within these local sportsfield areas.

The Elton Peer Review and further review of the ILP has resulted in a minor reduction of the active open space area. This Plan provides for two local sportsfields with a total area of 9.2 hectares.

Preliminary concept plans for the proposed sportsfields in the CFPP are shown in Figures 4.1 and 4.2 on the following pages.

'Developed' passive open space is suggested by the Social Infrastructure Assessment to be provided in the form of neighbourhood parks each with a size of 0.5 to 1 hectare. Such parks could potentially cater for the following activities:

- 'Learn to' cycle ways through to cycle obstacle courses.
- Skate board park facilities.
- BMX/Mountain bike jumps and tracks.
- Play equipment designed for different age groups.

<sup>4</sup> The Social Infrastructure Assessment on page 36 states "A comparison of precinct planning studies and adopted S94 plans from nearby precincts has shown that most other open space requirements are set at a level that is closer to the 2.83 ha per 1,000 person standard that is commonly used throughout NSW."

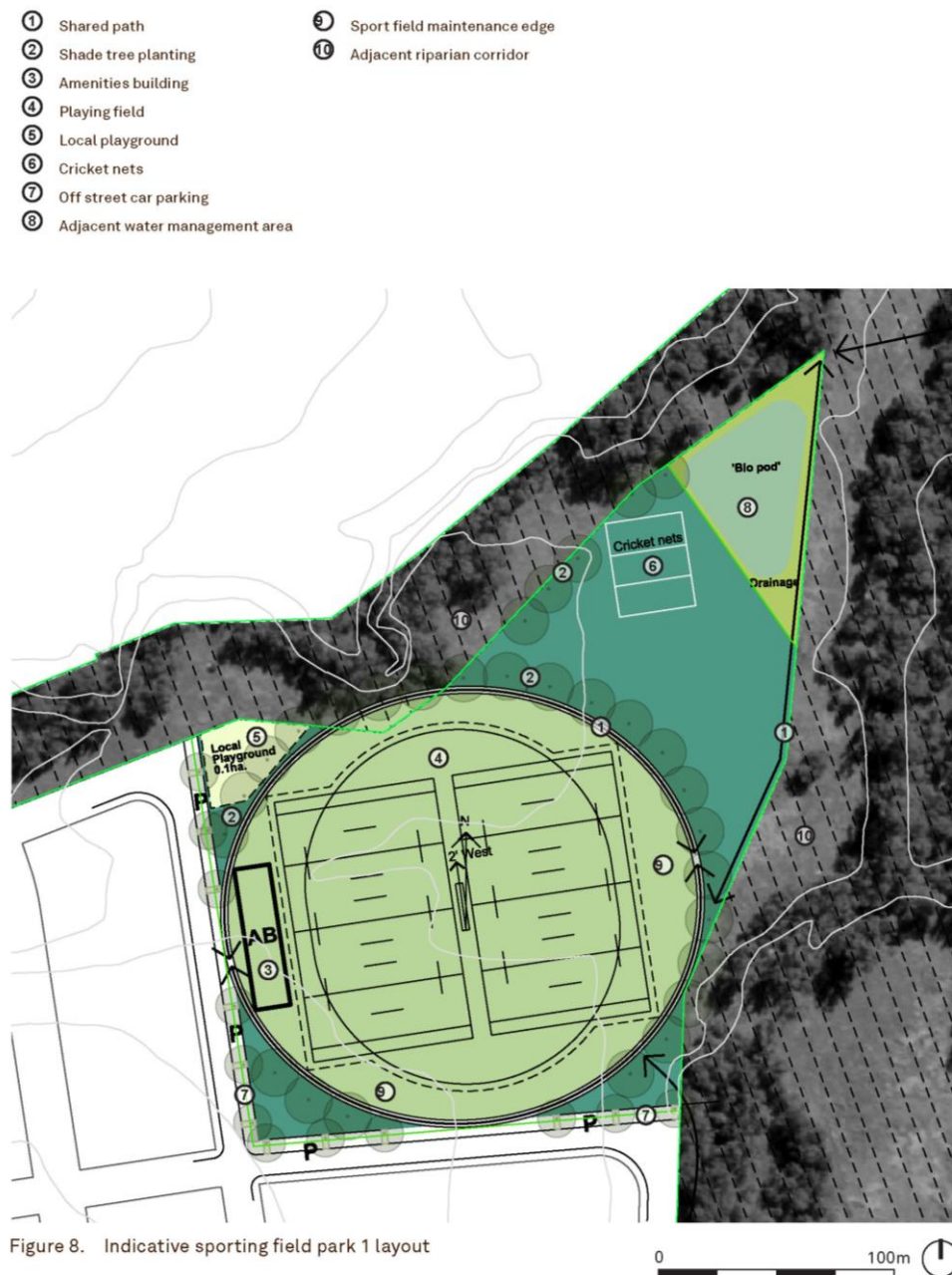
<sup>5</sup> Social Infrastructure Assessment, Table 20

<sup>6</sup> Social Infrastructure Assessment, Table 22

<sup>7</sup> Ibid., page 37

- Picnic and BBQ areas for families in larger parks.
- A walkway and cycleway network to complement the above.<sup>8</sup>

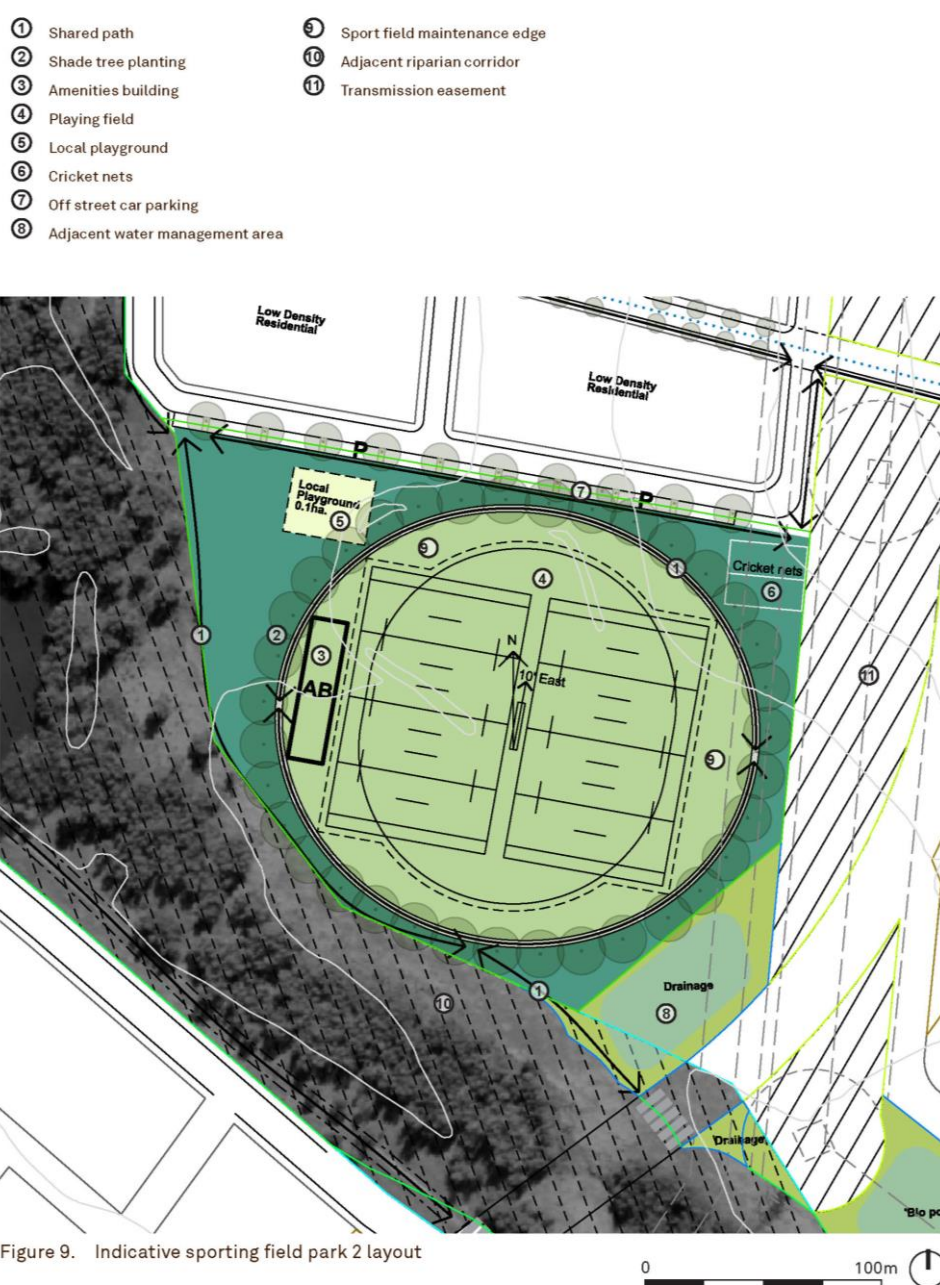
The total area of the above, according to the Social Infrastructure Assessment, should comprise up to 4.4 hectares.



Source: AECOM

**Figure 4.1 CFPP sports field 1 concept**

<sup>8</sup> Ibid., pages 41-42



Source: AECOM

**Figure 4.2 CFPP sports field 2 concept**

The Elton Peer Review and further review of the ILP has resulted in a minor increase in the formalised passive open space areas. This Plan provides for 7 local parks with a total area of 6.8 hectares.

The Social Infrastructure Assessment also recommends that open space be provided adjacent to the CFPP's riparian areas and between neighbourhood parks and proposed sports fields, and the connections be used for 'passive open space – walking and biking; unleashed dog exercise areas; and BMX and skate facilities.'<sup>9</sup> This area of land would comprise a further 8 hectares. The Elton Peer Review recommended that this area comprise 10 hectares (representing 27 percent of the total riparian area for the CFPP).

<sup>9</sup> Social Infrastructure Assessment, page 43

## Open space requirements for CFPP (Indicative Layout Plan)

The Social Infrastructure Assessment open space requirements were utilised in the master planning of the CFPP and the preparation of the ILP, and were modified where appropriate to reflect the site's physical opportunities and constraints, and (in the case of the riparian areas) the likely future ownership and management arrangements.

The Elton Peer Review further refined and adjusted these requirements.

The open space and recreation facilities works schedule in this Plan reflects these ILP outcomes and adjustments.

Table 4.1 compares the Social Infrastructure Assessment requirements, Elton Peer Review outcomes and the requirements included in this Plan.

**Table 4.1 CFPP open and space requirements**

	<b>Social Infrastructure Assessment</b>	<b>Elton Peer Review</b>	<b>Final ILP</b>	<b>Notes on the variance between the approaches</b>
<b>Total land area requirements</b>				
District open space (off site)	2.3 ha	3.81 ha	3.81 ha	Incorrect calculation in Social Infrastructure Assessment – refer to clause 4.3.
Total open space area (on site)	21.7 – 23.5 ha	16 ha	16 ha	Final ILP requirement does not include land within the riparian area that may be dedicated to Council as passive open space.
<b>Active recreation</b>				
Sports fields	4	4	4	
Outdoor courts	4	4 off site in a district facility	4	
Local active open space	10.8 ha	9.2 ha	9.2 ha	Master planning of the site enabled a more efficient layout of active open space to be achieved than that envisaged in the Social Infrastructure Assessment. See example concept in Figure 4.1.
<b>Passive recreation</b>				
Neighbourhood parks	3.5 - 4.4 ha, each park being 0.5 – 1 ha in size	6.8 ha	6.8 ha, each park being 0.3 – 2.7 ha in size	Refinement of ILP has enabled at least 1 large passive park and a more even distribution of local parks throughout the CFPP.
Other passive open space	7.4 – 8.3 ha	10.0 ha	Area is to be zoned E2 Environmental Conservation. The realisation of public	A feature of the ILP is the substantial amount of riparian land that is centrally located in the CFPP. The E2 zoning prevents these areas from being developed for urban



Social Infrastructure Assessment	Elton Peer Review	Final ILP	Notes on the variance between the approaches
		passive recreation areas is dependent on agreement with developer.	purposes and it is likely that a significant component of this land will be suitable for passive open space purposes. Council's recent experience in other Growth Centres Precincts has been that developers have been willing to embellish and dedicate riparian lands that they cannot develop to the Council for passive open space purposes, at no cost to the Council, through a voluntary planning agreement (VPA) or similar arrangement. Council may be prepared to negotiate the provision of riparian open space areas in the CFPP through this mechanism. Refer to Council's Dedication of Riparian Corridor Policy.

#### 4.2.2 How are the contribution rates calculated?

Contributions will be collected from residential development toward open space and recreation facilities identified under this Plan.

Monetary contributions are calculated on a per person (i.e. per resident) basis, then factored up to a per lot or per dwelling amount.

The monetary contribution per person in a development containing residential dwellings or lots is calculated as follows:

$$\text{Contribution per resident (\$)} = \sum \left( \frac{\$INF}{P} \right)$$

Where:

$\$INF$  = the estimated \$ cost - or if the facility is existing, the indexed, completed cost - of providing each of the open space and recreation infrastructure (refer Part 5 of this Plan)

$P$  = the estimated resident population (in persons) that will demand each facility - that is, the expected net additional population of the CFPP (refer Table 3.6)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the estimated increase in population as a result of the development and using the assumed occupancy rates included in clause 3.3.5 of this Plan.

For convenience, these rates are reproduced in Table 4.2.

**Table 4.2 Dwelling occupancy rates assumed in this Plan**

Dwelling type	Occupancy rate (persons per dwelling)
Detached dwelling, detached dual occupancy, secondary dwellings > 60 square metres (each dwelling)	3.2
Other dwellings – i.e. semi-detached, town house, terrace, attached dual occupancy, flat, unit, or apartment dwellings, 2-bed secondary dwellings <= 60 square metres (each dwelling)	2.5
Seniors' housing	1.5

## 4.3 Out-of-Precinct district facilities and community and cultural facilities

### 4.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for district-level and community and cultural facilities as a result of the expected development of the CFPP are documented in the Social Infrastructure Assessment and in the Elton Peer Review.

The information below comprises a summary of sections of those reports, and also draws from other sources such as the *Oran Park and Turner Road Precincts Section 94 Contributions Plan (OPTR CP)*, that describe the demand for new and upgraded public amenities and services.

#### Need for district facilities – OPTR CP

There are no existing community or cultural facilities located in the CFPP.

Previous local infrastructure planning for the Camden LGA part of the South West Growth Centre has identified the need for the provision of 'district' facilities designed to serve multiple Growth Centre Precincts.

The Social Infrastructure Assessment endorsed the concept of CFPP development making a reasonable contribution towards these district-level facilities. The Elton Peer Review confirmed that contributions should be made by CFPP development toward district-level community centre, library, leisure centre and sports park facilities in the Oran Park / Maryland Precincts.

The OPTR CP that was adopted by Council in early 2008 authorised the imposition of contributions on residential development in the Oran Park and Turner Road Precincts for the 'multi-Precinct' facilities described in Table 4.3 over page.

Two of the facilities (the Leisure Centre and Sports Parks to be located in the Marylands Precinct) were designed with the needs of the future Catherine Fields Precinct residents in mind. The Marylands Precinct is situated immediately north of Oran Park and north-west of CFPP.

The OPTR CP specifically catered for multi-Precinct contributions (including Catherine Fields) to be used to provide the Marylands Precinct facilities identified in Table 4.3:

*The proposed provision of 22 hectares of land in the Maryland Precinct allows for the development of a leisure centre and sports facilities that cater to the population of Oran Park and Turner Road and future populations within the Maryland and / or Catherine Fields Precincts up to a total population generated by 25,000 lots. The cost of these facilities has been apportioned appropriately. Early planning has identified suitable land in the Maryland Precinct for such facilities which is central to all of the identified populations who will use these facilities.*<sup>10</sup>

The Recreation and Youth Centre and the Branch Library / Community Resource Centre, at the time the OPTR CP was prepared, were planned in terms of the Oran Park and Turner Road populations only.

<sup>10</sup> Oran Park and Turner Road Precincts Section 94 Contributions Plan, page 48



**Table 4.3 District-level facilities required under the OPTR CP**

District-level facility	Features	Service population
Leisure Centre located in the Marylands Precinct	10 hectare site to accommodate both indoor and outdoor active recreation components (a)	The first 75,000 people in Camden LGA's Growth Centre Precincts (c)
Sports Parks (x 2), both located in the Marylands Precinct	Total 12 hectare site to accommodate 8 sports fields plus courts and other inclusions (a)	The first 50,000 people in Camden LGA's Growth Centre Precincts (c)
Recreation and Youth Centre, located in or near the Oran Park Town Centre	1.5 hectare site with a 3,000 square metre floor area building that will include a two court sports hall, youth activity rooms, cultural activity rooms, and BMX and Skate facility and other inclusions (a)	The population of the Oran Park and Turner Road Precincts (i.e. 33,600 people)
Branch Library / Community Resource Centre, located in or near the Oran Park Town Centre	0.7 hectare site with a 1,600 square metre floor area building that will include a community centre, cultural centre and branch library (b)	The population of the Oran Park and Turner Road Precincts (i.e. 33,600 people)

(a) refer to Table 4.1 of OPTR CP for more details

(b) refer to pages 57-58 of OPTR CP for more details

(c) The first release Precincts in the southern part of the South West Growth Centre that is within Camden LGA are Oran Park, Turner Road and Catherine Fields (Part). Together these Precincts will ultimately accommodate approximately 14,900 dwellings and 44,000 people

Source: Oran Park and Turner Road Precincts Section 94 Contributions Plan

## Social Infrastructure Assessment and Elton Peer Review

The Social Infrastructure Assessment examined the expected CFPP development's 'human services, community facilities and open space requirements of the precinct, having regard to the regional context, the *Growth Centres Development Code*, existing facilities and services and likely needs of the incoming residential and workforce populations.'<sup>11</sup>

The Social Infrastructure Assessment specifically considered the extent to which existing or planned facilities outside of the CFPP could meet the demands arising from CFPP development. Relevant findings in this regard include the following:

- The forecast population of CFPP (in itself) does not trigger the provision of district or regional facilities such as a community health centre, a youth centre or a branch or a library or performing arts centre;<sup>12</sup>
- There is however a degree of demand overlap that arises from the process of designing for precinct-specific need, as district or regional level facilities are located in certain precincts whilst demand for them is generated by others;<sup>13</sup>
- The CFPP will not require the on-ground provision of stand-alone district level active open space or recreational facilities; but that it is expected that planned recreation and leisure facilities, located within the yet-to-be-released Maryland Precinct will service the CFPP

<sup>11</sup> Social Infrastructure Assessment, page 4

<sup>12</sup> Ibid., page 28

<sup>13</sup> Ibid., page 25

population, and that the residents of CFPP will contribute proportionately to this district provision;<sup>14</sup>

- An amount of district open space (2.3 hectares) should be provided outside the CFPP in accordance with the planning that has already taken place in the OPTR CP;
- The following community and cultural facilities would be required:
  - Local community centre – 370m<sup>2</sup> facility
  - Library services – 370m<sup>2</sup> facility
  - District community facility – additional 114m<sup>2</sup> required
  - Youth based recreation facilities – 783m<sup>2</sup> of facilities
  - (Total 1,637 square metres)<sup>15</sup>;
- The proposed library facility at Oran Park will accommodate the CFPP's need for library services and that no extra provision in CFPP is required; and
- No Council-provided child care services need to be provided, as this type of service would likely be met by the private sector.

The CFPP local community centre would function as a community focal point providing for a wide variety of local organisations and groups. The centre would typically include community function rooms, spaces for educational uses, local scale visual arts – including workshops and studio spaces for community activities, teaching spaces and spaces to store and display cultural heritage material.

The Elton Peer Review examined the Social Infrastructure Assessment conclusions. This review reinforced the need for CFPP development to provide both a local community centre and contributions toward district-level facilities.

Using an updated CFPP estimated population figure of 10,210, the Elton Peer Review recommended the following local and district facilities:

- A local community centre of 429m<sup>2</sup> within the CFPP capable of providing for space for community activities, playgroups, classes, meeting areas and private functions.
- Contributions toward 429m<sup>2</sup> of library floor space in the Oran Park branch library.
- Contributions equivalent to 133m<sup>2</sup> for a community resource centre floor space in Oran Park. The community resource centre and library is planned as a combined facility in Oran Park.
- Contributions toward district level playing fields, indoor sports courts and aquatic facilities will be met by proposed facilities within the Oran Park and Marylands Precincts. These facilities have already been identified and costed in the OPTR CP. CFPP development will need to contribute towards the provision of these facilities on the same basis as Oran Park and Turner Road Precinct developments.
- The proportional land contribution for the Oran Park / Marylands facilities attributable to CFPP development would be 3.81 hectares.
- Contributions towards four outdoor sports courts to be provided as part of larger district / regional sports facilities at Oran Park / Marylands. Other youth recreation facility needs

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<sup>14</sup> Ibid., pages 39-40

<sup>15</sup> Ibid., page 28

would be addressed by the proposed Recreation and Youth Centre that is proposed in the Oran Park town centre.<sup>16</sup>

## Plan's approach

This Plan implements the Elton Peer Review recommendations.

Facilities levied for under this Plan comprise the following:

- A multi-purpose local community facility on the CFPP, in close proximity to the proposed neighbourhood centre, with a floor space of 429 square metres).
- Enlargement of the proposed branch library / community resource centre in Oran Park. The total additional area of 562 square metres is made up of 429 square metres for the library, and 133 square metres for the community resource centre. It is considered that this floor space can also be accommodated on the Branch Library / Community Resource Centre site nominated in the OPTR CP, and that no extra land is required.
- Provision of the 2 sports parks and the leisure centre specified in the OPTR CP, as discussed below.

For open space and recreation facilities this Plan proposes to collect from CFPP development a monetary contribution that is equivalent to the CFPP's demand for the proposed Oran Park and Marylands Leisure Centre and Sports Parks. The balance of the CFPP's open space and recreation facilities requirements will be met through on-site provision (see clause 4.2 of this Plan).

The Elton Peer Review quantifies the CFPP's land demand for the Marylands facilities as 3.81 hectares, as shown in Table 4.4.

Expressed more simply, this Plan authorises a monetary contribution on CFPP residential development equivalent to 13.6 percent of the cost of the land and works associated with the OPTR CP Leisure Centre, and 20.4 percent of the costs associated with the OPTR CP Sports Parks.

**Table 4.4 OPTR CP open space and recreation facilities apportionment to CFPP development**

District-level Marylands facility	Apportionment calculation formula	Calculation
Leisure centre (10ha)	CFPP additional population / Facility design population (expressed as %) = 10,210 / 75,000 = 13.6%	13.6% x 10ha = 1.36ha
Sports parks (12ha)	CFPP additional population / Facility design population (expressed as %) = 10,212 / 50,000 = 20.4%	20.4% x 12ha = 2.45ha
		Total = 3.81ha

Note: Greenfield Development Company and Landcom have entered into a voluntary planning agreement to provide 1 of the sports parks and components of the leisure centre as part of their development in the Oran Park Precinct.

<sup>16</sup> Elton Consulting, op. cit., pp 25, 26

### 4.3.2 How are the contribution rates calculated?

Contributions will be collected from residential development towards both (i) out-of-Precinct district facilities and (ii) on-site community and cultural facilities identified under this Plan.

Monetary contributions are calculated on a per person or per resident basis, then factored up to a per lot or per dwelling amount.

The monetary contribution per person in a development containing residential dwellings or lots is calculated as follows:

#### (i) Out-of-Precinct district facilities contribution rate

$$\text{Contribution per resident (\$)} = \left( \frac{\$OPDF_{Avg} \times GFA}{P} \right) + \sum \left( \frac{\$MDF}{P_{Design}} \right)$$

Where:

$\$OPDF_{Avg}$	=	the estimated unit \$ cost of the Oran Park District Facilities floor space, fitout and car parking identified in the OPTR CP (being the Branch Library / Community Resource Centre), indexed from the date of the making of the OPTR CP to the time which this (CFPP) Plan was prepared using Sydney CPI, being \$4,052 per square metre
GFA	=	the floor space required to meet the CFPP's district community and branch library needs that is proposed to be provided as part of additions to the Oran Park District Facilities, being 562 square metres
P	=	the expected net additional population of the CFPP (in persons) (refer Table 3.6)
$\$MDF$	=	the estimated total \$ cost of each of the Marylands District Facilities land and works identified in the OPTR CP (being the Leisure Centre and the Sports Parks), indexed from the date of the making of the OPTR CP to the time which this Plan was prepared using Sydney CPI (expressed in \$, and refer to Part 5 – works schedule)
$P_{Design}$	=	the respective design populations for each of the Marylands District Facilities land and works, being 75,000 for the Leisure Centre and 50,000 for the Sports Parks

#### (ii) Local / on-site community facilities (on-site) contribution rate

$$\text{Contribution per resident (\$)} = \sum \left( \frac{\$INF}{P} \right)$$

Where:

$\$INF$	=	the estimated \$ cost - or if the facility is existing, the indexed, completed cost - of providing each of the on-site local community infrastructure land and works (refer Part 5)
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P = the expected net additional population of the CFPP (in persons) (refer Table 3.6)

### (iii) Total contribution rate

The monetary contribution for different residential development types is determined by multiplying the contribution per person for the sum of (i) and (ii) above by the estimated increase in population as a result of the development and using the assumed occupancy rates included in clause 3.3.5 of this Plan.

For convenience, these rates are reproduced in Table 4.5.

**Table 4.5 Dwelling occupancy rates assumed in this Plan**

Dwelling type	Occupancy rate (persons per dwelling)
Detached dwelling, detached dual occupancy, secondary dwellings > 60 square metres (each dwelling)	3.2
Other dwellings – i.e. semi-detached, town house, terrace, attached dual occupancy, flat, unit, or apartment dwellings, 2-bed secondary dwellings <= 60 square metres (each dwelling)	2.5
Seniors' housing	1.5

## 4.4 Water cycle management facilities

The requirements for water cycle management infrastructure as a result of the expected development of the CFPP are documented in the report titled *Water Cycle Management & Flooding - Catherine Field (Part) Precinct*, prepared by Brown Consulting (NSW) Pty Ltd, August 2013.

Costs for the proposed water cycle infrastructure were also prepared by Brown Consulting.

The information below comprises a summary of relevant sections of that report that describe the CFPP development's water cycle management issues, and the planned response to those issues that includes the provision of new infrastructure.

### 4.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The CFPP catchment area is predominantly cleared grazed land, homestead and farm dams. While some of the creek lines contain remnant vegetation, most are predominantly cleared. Average catchment slopes range between 1 and 8 percent.<sup>17</sup>

The future urban development of the CFPP will increase the area of impermeable surfaces and so exacerbate potential flooding issues. Potential impacts on stormwater quantity that have been identified include the following:

- Increases in bank forming flows - a result of increased impervious area and a quicker catchment response time, leading to the increased erosion potential of existing tributaries and South Creek.
- Increases in peak flows to South Creek resulting in increases in flood levels downstream of the CFPP.

Future urban development will also impact on the quality of stormwater and potentially affect the environmental quality and integrity of riparian corridors.

These water related issues are locality-based and caused directly and solely by the development activity and so should be ameliorated by that same development activity.

A water cycle management strategy has therefore been prepared to address the stormwater impacts of the development.

This strategy has the following objectives:

- Management of minor flows using piped systems for the 5 year means average recurrence interval (or **ARI**) (for residential land use) and 10 year ARI (for commercial land use) as per Council's guidelines.
- Management of major flows using dedicated overland flow paths such as open space areas, roads and riparian corridors for all flows in excess of the 5 year ARI.
- Where practically possible, attenuate up to the 2 year ARI peak flow for discharges into Category 1 and 2 creeks. This will be achieved using detention storage within water quality features and detention basins.

<sup>17</sup> *Water Cycle Management & Flooding - Catherine Field (Part) Precinct*, prepared by Brown Consulting (NSW) Pty Ltd, page 3

- Facilitation of stormwater retention including the use of rainwater tanks and other water quality improvement features.
- Integration of stormwater quality and stormwater quantity management techniques.
- Provision of appropriate infrastructure to enable conveyance of 100 year ARI flows off the development to proposed detention storages.
- No aggravating of flood levels and flows outside the CFPP boundary.<sup>18</sup>

The proposed infrastructure involves the provision for stormwater detention within the CFPP drainage catchments, taking the form of detention storage and channels associated with water quality improvement features and that manage major flows up to the 100 year ARI.

The storages located through the site will be used to attenuate bank-full flows (up to the 2 year ARI) to mitigate erosion and ensure ecologically sustainable creeks through the site. The large detention storages will be used to ensure that flooding in South Creek is not worsened as a result of the development.<sup>19</sup>

Water quality control management measures to be implemented with the above include:

- stormwater re-use of dwelling roof runoff by utilising rainwater tanks;
- installation of a primary pollutant trap capable of removing gross pollutants, sediment and oils to pre-treat road and lot drainage;
- construction of a bioretention basin (integrated with the detention basins) which will receive flows from the pollutant traps; and
- the proposed basin along the tributary draining from Harrington Grove will be located within the drainage corridor - the flows will meander within the corridor and around the basin within a engineered creek line capable of conveying the flow.<sup>20</sup>

The drainage infrastructure described in the water cycle management strategy includes trunk infrastructure to support the CFPP development. Councils are responsible for ensuring trunk infrastructure that meets the needs of the entire development is in place, while land developers are required through conditions of consent to provide reticulation works within the development.

The locations of proposed CFPP trunk drainage infrastructure are shown in Figure 4.3 over page.

Council encourages the provision of the water cycle management works identified in this Plan as works-in-kind in conjunction with the civil works undertaken as part of adjoining land subdivisions.

A range of 'non-trunk' reticulation works not addressed by this Plan will also be required to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act. The facilities may include lot-scale OSD basins, rainwater tanks, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

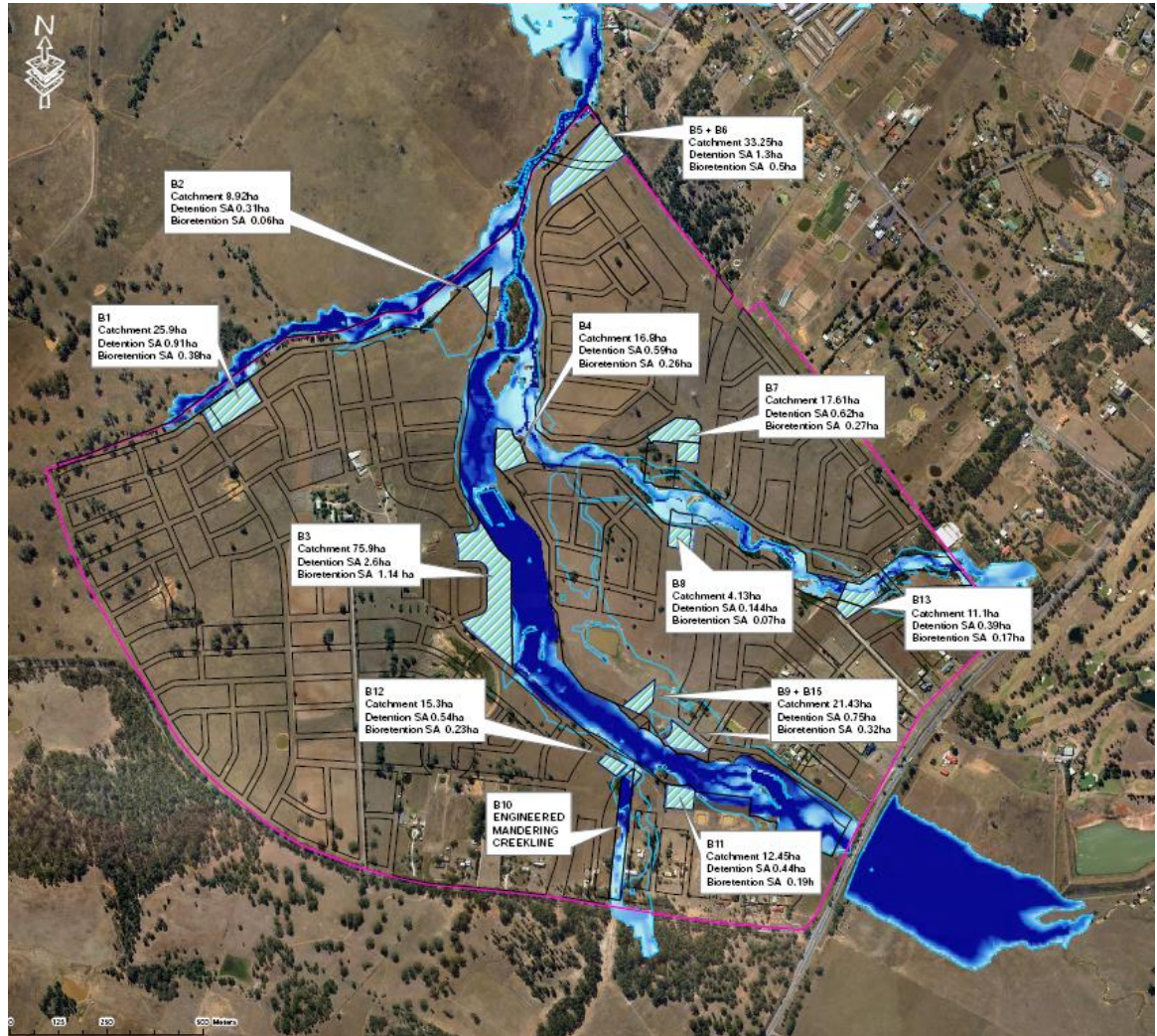
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<sup>18</sup> *Water Cycle Management & Flooding - Catherine Field (Part) Precinct*, prepared by Brown Consulting (NSW) Pty Ltd, pages 17, 19, 20

<sup>19</sup> *Ibid.*, page v

<sup>20</sup> *Ibid.*, pages 22-23





Source: *Water Cycle Management & Flooding - Catherine Field (Part) Precinct*, prepared by Brown Consulting (NSW) Pty Ltd, Appendix A8

**Figure 4.3 Proposed trunk drainage infrastructure for CFPP**

#### 4.4.2 How are the contributions calculated?

Contributions are determined on a Net Developable Area basis.

The monetary contribution per hectare is calculated as follows:

$$\text{Contribution per hectare of net developable land (\$)} = \sum \left( \frac{\$INF}{NDA} \right)$$

Where:

**\$INF** = the estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the stormwater management infrastructure items in the area to which this Plan applies (refer Part 5).

**NDA** = the total Net Developable Area (in hectares) that will generate the demand for the stormwater management infrastructure – refer to Table 3.3 of this Plan.



To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the Net Developable Area (in hectares) of the site the subject of the proposed development.

## 4.5 Transport management facilities

### 4.5.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Occupants of expected development in the CFPP will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections;
- facilities for public transport, including bus facilities utilising the road network; and
- facilities for walking and cycling.

The existing transport network has been planned to serve existing and approved developments (that is, predominantly rural developments) in the area, and not the future CFPP urban development.

The *Catherine Field (part) Precinct Transport and Access Strategy* prepared by AECOM (the **Transport Assessment**) identifies a range of transport infrastructure works that will be required to mitigate the impacts and otherwise accommodate the expected development.

Details of:

- the assumptions of expected land use and development;
- the methodology used to determine the need for transport facilities attributable to the expected development in the Precincts; and
- the scope and specification of those facilities,

are contained in the Transport Assessment.

The following is a summary of the approach utilised in the Transport Assessment for planning for the transport needs in the CFPP.

### Proposed road hierarchy

The primary roads serving the CFPP are Oran Park Drive / Gregory Hills Drive and Camden Valley Way. These routes connect to the wider road network including the M5 Motorway, Narellan Road and The Northern Road.<sup>21</sup>

In order to cater for development in the South West Growth Centre, several major road upgrades are either planned or currently underway in the immediate vicinity including:

- Camden Valley Way between Oran Park Drive and Cowpasture Road;
- Oran Park Drive north of Dan Cleary Drive (formerly Cobbitty Road); and
- Gregory Hills Drive extension.<sup>22</sup>

The CFPP road network hierarchy focuses vehicular access on the most appropriate routes to these arterial roads via higher order corridors. Vehicles are distributed through the precinct via

<sup>21</sup> Transport Assessment, page 9

<sup>22</sup> Ibid., page 11

the hierarchical network of sub-arterial, transit boulevard and collector roads then via local streets to individual land parcels.

There are two key routes linking the precinct to the proposed Oran Park and Leppington town centres:

- Rickard Road (a proposed future connection) will be a four-lane Transit Boulevard north of Springfield Road that will form a strategic bus connection linking the CFPP to Leppington major centre and Leppington Station.
- Peter Brock Drive, a sub-arterial road in Oran Park, will provide a direct link from the CFPP to Oran Park Town Centre. Rickard Road extension (south of Springfield Road) is technically a collector road and will also have a strategic public transport function.<sup>23</sup> Rickard Road south of Springfield Road will be a 4-lane corridor that would be reserved to accommodate safe and efficient strategic bus movements.<sup>24</sup>

This Plan includes provision for the Peter Brock Drive crossing of South Creek to the adjoining Oran Park Precinct, as well as another Oran Park connection at South Circuit. These works will maximise connections between the CFPP and Oran Park Town Centre.<sup>25</sup>

### **Funding and delivery dependent on road hierarchy**

Some of the required transport works are to meet a regional demand that extends beyond the CFPP boundary to the remainder of the South West Growth Centre.

The State Government has identified works in the area surrounding the CFPP that are intended to be provided through the State budget or through Special Infrastructure Contributions under the EP&A Act.<sup>26</sup> The works include arterial road and public transport links (including Oran Park Drive, Rickard Road extension, and Camden Valley Way).

Special Infrastructure Contributions will be imposed via conditions of consent on developments in the CFPP. More details on the applicability of Special Infrastructure Contributions can be found by accessing the Department of Planning and Infrastructure's website.

The following approaches may be applied to the funding and delivery of roads that are required by CFPP development:

- (a) Higher order roads such as sub-arterial and major collector roads are usually funded either through land or monetary section 94 contributions, and are often constructed as works-in-kind by the developer.
- (b) Collector roads may be delivered by a mix of section 94 contributions and by developers. Usually, where private development lots front onto a collector road and that road is of a comparable standard to local roads, the road is usually provided by the developer as part of the subdivision works. Local roads are also usually provided by developers as they in most cases have private lots fronting onto them.
- (c) Roads that do not have development fronting them such as bridges and crossings of open space are often funded through section 94 contributions, but can be constructed by the developer through a works-in-kind agreement at the time of subdivision and dedicated to the local council as public roads once constructed.

Road projects in categories (a) and (c) have been included in this Plan, that is:

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<sup>23</sup> Transport Assessment, page 11

<sup>24</sup> Ibid., page 15

<sup>25</sup> Ibid., page 19

<sup>26</sup> *Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011*

- Peter Brock Drive extension (sub-arterial) and crossing of South Creek to Oran Park Precinct.
- Local road and creek crossing fronting open space and drainage lands in the south of the CFPP.
- Kolombo Creek crossing to South Circuit in Oran Park Precinct.
- Creek crossing of South Creek tributary in east of CFPP.

The remainder of the network will be delivered by developers or be provided by Special Infrastructure Contributions.

### **Proposed walking and cycling facilities**

There is currently no provision of dedicated walking and cycling infrastructure in the CFPP. This is in keeping with its existing land uses but which will not be appropriate to future demands.<sup>27</sup>

Providing viable alternatives to the private car for journeys with destinations both within and outside the Precinct is viewed as essential to encouraging sustainable development.<sup>28</sup>

A comprehensive bicycle network is proposed for the CFPP which will link the centres, schools, transport nodes and various residential neighbourhoods with key strategic routes and onward destinations. The proposed network will include a mixture of dedicated bicycle facilities that will take the form of:

- Off-Road (Shared Path);
- On-Road (Cycle Lane); and
- On-Road (Shared Path – Green Corridor).<sup>29</sup>

Both shared paths and cycle lanes will be provided on Camden Valley Way, while sub-arterial roads and collector roads connecting key origins and destinations within the CFPP and onto other external destinations will have dedicated shared path bicycle facilities.

The proposed cycling connections are designed to create a continuous network of facilities removing obstacles and barriers to cycling, both physical and perceived. Physical crossing points of the creek have been included in the bicycle network plan to ensure route connectivity and network permeability.<sup>30</sup>

This Plan will facilitate the provision of:

- strategic shared pathways within and across riparian corridors; and
- elements of the riparian pathway system adjacent to the local road and open space networks.

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<sup>27</sup> Transport Assessment, page 36

<sup>28</sup> Ibid.

<sup>29</sup> Ibid., page 39

<sup>30</sup> Ibid.

## Public transport facilities

There is limited public transport serving the CFPP at present, with no direct rail service and 2 bus services connecting to Liverpool and Minto respectively. The low level of service reflects the limited demand for services generated by the current land uses.<sup>31</sup>

Future CFPP residents will require easy access to existing and proposed major town centres such as Leppington, Oran Park and Campbelltown / Macarthur. Efficient bus connections and transport hubs at these major centres (bus interchange at Oran Park, rail stations at Leppington and Campbelltown) are required to maximise public transport connectivity to other parts of Sydney.<sup>32</sup>

Buses will remain the primary mode of public transport that will serve the CFPP, although at a much higher level of service than currently exists. Bus services are planned to reflect the *South West Bus Servicing Strategy* (AECOM for Transport for NSW, 2009). The proposed long term bus network for the CFPP will comprise a mixture of regional routes and district routes, as well as a number of local bus routes to ensure maximum coverage.

Bus shelter costs are addressed by this Plan. The key roads that will provide bus links will be provided by a mix section 94 contributions, Special Infrastructure Contributions and roads provided by developers.

### 4.5.2 How are the contributions calculated?

Contributions are determined on a Net Developable Area basis.

The monetary contribution per hectare is calculated as follows:

$$\text{Contribution per hectare of net developable land (\$)} = \sum \left( \frac{\$INF}{NDA} \right)$$

Where:

**\$INF** = the estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the transport management infrastructure items in the area to which this Plan applies (refer Part 5 of this Plan).

**NDA** = the total area of net developable land (in hectares) that will generate demand for each facility – refer to Table 3.3 of this Plan.

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the amount of net developable land (in hectares) on the site the subject of the proposed development.

<sup>31</sup> Ibid., page 24

<sup>32</sup> Ibid., pages 4 and 27

## **4.6 Plan management and administration**

### **4.6.1 What is the relationship between the expected types of development and the demand for additional public facilities?**

Councils incur significant costs in the preparation and administration of contributions plans.

Council staff are deployed to:

- prepare and review contributions plans;
- account for contributions receipts and expenditure; and
- coordinate the implementation of contributions plans and works, including involvement in negotiating works-in-kind and material public benefit agreements.

Consultant studies are also commissioned by Council from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions of the contributions plan. Council is also required to engage the services of legal professionals from time to time to assist it in the administration of this Plan.

As these costs arise directly as a result of the development in the CFPP area, it is reasonable that the costs associated with preparing and administering this Plan be recouped through contributions from development.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to pay a development contribution.

Costs included in this Plan for these purposes are determined as follows:

- The estimate of legal expenses likely to be spent each year in relation to contributions matters (i.e. \$10,000), and extending this annual figure over the life of this Plan. This would principally relate to planning agreements and works-in-kind agreement negotiated with developers.
- The estimate of administration costs is equivalent to the current annual salary and on-costs (at the time the Plan is adopted) for 0.5 full time development contributions planning officer and 0.5 full time development contributions accounting officer, and extending this annual figure over the life of the plan.
- The estimate of costs to engage a land valuer to prepare and update at regular intervals the Land Value Index described in clause 2.15 of this Plan (i.e. \$7,500), and extending this annual figure over the life of this Plan.

### **4.6.2 How are the contributions calculated?**

Contributions will be collected from all development toward Plan preparation and administration activities.

The monetary contribution per hectare is calculated as follows:

$$\text{Contribution per hectare of net developable land (\$)} = \sum \left( \frac{\$Admin}{NDA} \right)$$

Where:

$\$Admin$  = the estimated cost - or if study work has been completed, the indexed, completed cost - of providing Plan preparation and administration activities (refer Part 5 of this Plan)

$NDA$  = the total area of net developable land (in hectares) of the area to which this Plan applies – refer to Table 3.3 of this Plan.

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the amount of net developable land (in hectares) on the site the subject of the proposed development.

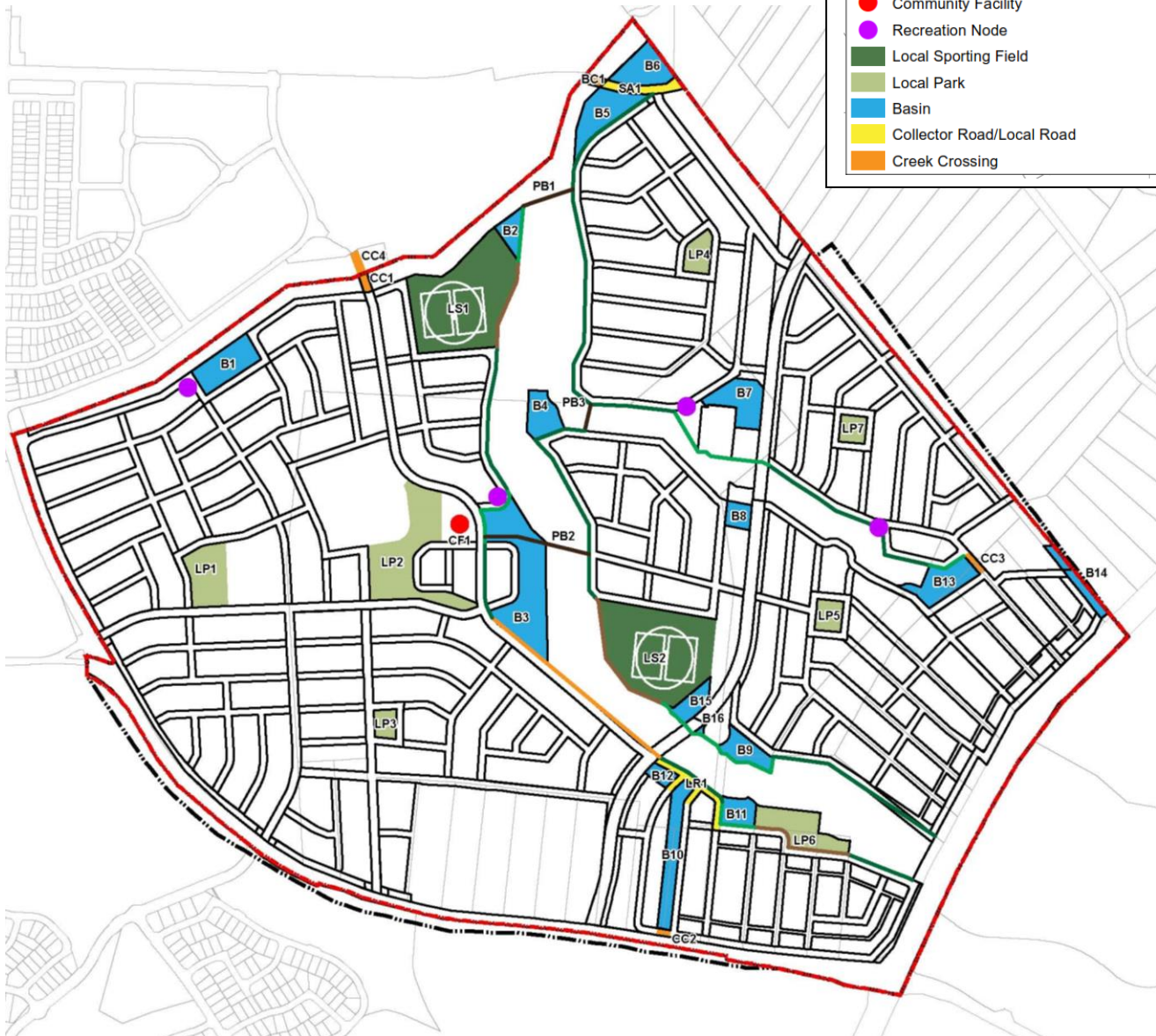
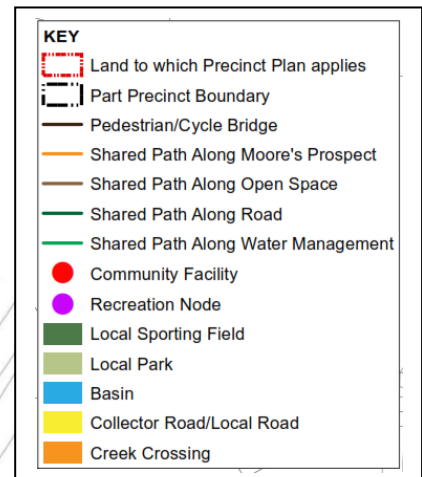
## 5. Works schedules and maps

The schedules contained in this section are extracted from the following MS Excel spreadsheet:

- 2013-10-17 CFPP S94 Schedules (v19).xls

### 5.1 Location of infrastructure

Out-of-Precinct infrastructure items to be located in both Oran Park and Marylands Precincts - refer to Oran Park and Turner Road Precincts Section 94 Contribution Plan for more details





## 5.2 Open space and recreation facilities

### Land

Item	Facility	Area (ha)	Cost	Priority and Staging
	<b>Future Land Acquisition</b>			
LALP	Local Parks	6.7724	\$6,340,333	As land affected by acquisition is developed or as required to service development.
LALS	Local Sports Facility	9.2267	\$9,082,011	As land affected by acquisition is developed or as required to service development.
	<b>Subtotal</b>	<b>15.9991</b>	<b>\$15,422,344</b>	
	Allowance for 'special value' etc. under s55 of Land Acquisition (Just Terms) Compensation Act 1991		<b>\$1,850,681</b>	
	<b>Total Open Space Infrastructure Land Acquisition Cost</b>	<b>15.9991</b>	<b>\$17,273,025</b>	

**Catherine Fields (Part) Precinct Section 94 Contributions Plan**

**Works**

Item	Facility	Area (Sqm)	Area (ha)	Cost	Project On Costs (ex Construction Contingency)	Demolition Allowance	Total Cost	Priority/Staging
	<b>Passive Open Space</b>							
LP1	Local Park 1	12,090	1.2090	\$841,074	\$210,268	\$0	\$1,051,342	As and when surrounding development proceeds.
LP2	Local Park 2	27,108	2.7108	\$1,736,740	\$434,185	\$0	\$2,170,925	As and when surrounding development proceeds.
LP3	Local Park 3	3,224	0.3224	\$312,261	\$78,065	\$0	\$390,326	As and when surrounding development proceeds.
LP4	Local Park 4	4,968	0.4968	\$416,269	\$104,067	\$0	\$520,336	As and when surrounding development proceeds.
LP5	Local Park 5	4,261	0.4261	\$374,131	\$93,533	\$0	\$467,664	As and when surrounding development proceeds.
LP6	Local Park 6	12,353	1.2353	\$856,714	\$214,179	\$0	\$1,070,893	As and when surrounding development proceeds.
LP7	Local Park 7	3,720	0.3720	\$341,861	\$85,465	\$0	\$427,326	As and when surrounding development proceeds.
	<b>Subtotal</b>	<b>67,724</b>	<b>6.7724</b>	<b>\$4,879,049</b>	<b>\$1,219,762</b>	<b>\$0</b>	<b>\$6,098,811</b>	
	<b>Active Open Space</b>							
LS1	Combined local sportsfield and open space area	46,081	4.6081	\$3,076,039	\$769,010	\$0	\$3,845,049	As and when surrounding development proceeds.
LS2	Combined local sportsfield and open space area	46,187	4.6187	\$3,175,370	\$793,842	\$0	\$3,969,212	As and when surrounding development proceeds.
	<b>Subtotal</b>	<b>92,267</b>	<b>9.226748</b>	<b>\$6,251,409</b>	<b>\$1,562,852</b>	<b>\$0</b>	<b>\$7,814,261</b>	
	<b>Plan of Management</b>							
PM1	Preparation of Plan of Management for all reserves	N/A		\$100,000	N/A	N/A	\$100,000	Incrementally as open space areas are embellished.
	<b>Subtotal</b>			<b>\$100,000</b>			<b>\$100,000</b>	
	<b>Total Construction Costs</b>			<b>\$11,230,457</b>	<b>\$2,782,614</b>	<b>\$0</b>	<b>\$14,013,071</b>	
	<b>Construction Contingency</b>			<b>\$779,132</b>				
	<b>Total</b>			<b>\$14,792,203</b>				

## 5.3 Out-of-Precinct district facilities and community and cultural facilities

### 5.3.1 Community and cultural facilities located within CFPP

#### Land

Item	Facility	Area (ha)	Cost	Priority and Staging
LALCF	Future Land Acquisition Local Community Facility	0.1000	\$110,000	As land affected by acquisition is developed or as required to service development.
	<b>Subtotal</b>	<b>0.1000</b>	<b>\$110,000</b>	
	Allowance for 'special value' etc. under s55 of Land Acquisition (Just Terms) Compensation Act 1991		<b>\$13,200</b>	
	<b>Total Community Facility Infrastructure Land Acquisition Cost</b>	<b>0.1000</b>	<b>\$123,200</b>	

#### Works

Item	Facility		Cost	Project On Costs (ex Construction Contingency)	Demolition Allowance	Total Cost	Priority/Staging
CF1	Community and Cultural Facility Local Facility Construction		\$1,272,281	\$318,070	\$0	\$1,590,351	To be provided at the time the neighbourhood retail centre is provided
	<b>Subtotal</b>		<b>\$1,272,281</b>	<b>\$318,070</b>	<b>\$0</b>	<b>\$1,590,351</b>	
	<b>Total Construction Costs</b>		<b>\$1,272,281</b>	<b>\$318,070</b>	<b>\$0</b>	<b>\$1,590,351</b>	
	Contingency Costs	\$89,060					
	<b>Total Local Community Facility Costs</b>	<b>\$1,679,411</b>					

### 5.3.2 Out-of-Precinct district facilities

#### Land

Oran Park WS Ref	Facility	Area (ha)	Total Cost	Cost Apportioned to this Cath Fields Part Precinct	INDEXED Cost Apportioned to this Cath Fields Part Precinct	Priority and Staging
OSR1.3	Land Acquisition in the Oran Park / Marylands Precincts					
	Leisure Centre	10.0000	\$10,000,000	\$1,355,160	\$1,355,160	Refer to Out-of-Precinct District Infrastructure Construction
OSR1.6	Sports Parks	12.0000	\$12,000,000	\$2,439,288	\$2,439,288	Refer to Out-of-Precinct District Infrastructure Construction
	On costs associated with land acquisition (@2% )		\$440,000	\$75,889	\$75,889	Refer to Out-of-Precinct District Infrastructure Construction
	<b>Total Out-of-Precinct Infrastructure Land Acquisition</b>		<b>\$23,970,000</b>	<b>\$3,870,337</b>	<b>\$3,870,337</b>	

Oran Park WS Ref = the reference in the Oran Park Precinct works schedule contained within the Oran Park and Turner Road Precincts Section 94 Contributions Plan

#### Works

Oran Park WS Ref	Facility	Total Cost	Cost Apportioned to this Cath Fields Part Precinct	INDEXED Cost Apportioned to this Cath Fields Part Precinct	Priority/Staging
OSR2.3	<b>District Infrastructure (Out-of-Precinct)</b> Sports Parks	\$12,434,364	\$2,527,583	\$2,924,734	First stage to be completed before 8,000 lots are developed in both Oran Park and Turner Road Precincts, or within 7 years.
OSR2.1	Leisure Centre	\$30,196,891	\$4,092,162	\$4,735,150	First stage to be completed before 8,000 lots are developed in both Oran Park and Turner Road Precincts, or within 7 years.
C2.1	Branch Library / Community Resource Centre	\$9,531,226	\$1,967,873	\$2,277,078	To be completed before 8,000 lots are developed in both Oran Park and Turner Road Precincts, or within 7 years.
	<b>Total Essential District Infrastructure Costs</b>	<b>\$52,162,480</b>	<b>\$8,587,617</b>	<b>\$9,936,962</b>	

Oran Park WS Ref = the reference in the Oran Park Precinct works schedule contained within the Oran Park and Turner Road Precincts Section 94 Contributions Plan

## 5.4 Water cycle management facilities

### Land

Item	Facility	Area (ha)	Cost	Priority and Staging
LAC	<b>Futre Land Acquisition</b> Drainage Basins & Channels	12.4596	\$9,505,504	As land affected by acquisition is developed or as required to service development.
	<b>Subtotal</b>	<b>12.4596</b>	<b>\$9,505,504</b>	
	<b>Allowance for 'special value' etc. under s55 of Land Acquisition (Just Terms) Compensation Act 1991</b>		<b>\$1,140,660</b>	
	<b>Total Drainage Infrastructure Land Acquisition Cost</b>	<b>12.4596</b>	<b>\$10,646,164</b>	

**Catherine Fields (Part) Precinct Section 94 Contributions Plan**

**Works**

Item	Facility	Total Estimated Cost	Demolition Allowance	Total Cost	Priority/Staging
	<b>Stormwater Detention Basins / Swales</b>				
	Basin B1	\$1,724,353	\$0	\$1,724,353	As and when surrounding development proceeds
	Basin B2	\$644,321	\$0	\$644,321	As and when surrounding development proceeds
	Basin B3	\$5,346,817	\$0	\$5,346,817	As and when surrounding development proceeds
	Basin B4	\$1,399,226	\$0	\$1,399,226	As and when surrounding development proceeds
	Basin B5 and B6	\$1,937,707	\$0	\$1,937,707	As and when surrounding development proceeds
	Basin B7	\$1,946,665	\$0	\$1,946,665	As and when surrounding development proceeds
	Basin B8	\$749,609	\$0	\$749,609	As and when surrounding development proceeds
	Basin B9	\$1,280,121	\$0	\$1,280,121	As and when surrounding development proceeds
	Basin B11	\$894,675	\$0	\$894,675	As and when surrounding development proceeds
	Channel B10	\$232,747	\$0	\$232,747	As and when surrounding development proceeds
	Basin B12	\$674,378	\$0	\$674,378	As and when surrounding development proceeds
	Basin B13	\$1,167,848	\$20,831	\$1,188,679	As and when surrounding development proceeds
	Basin B15 and B16	\$981,725	\$20,831	\$1,002,556	As and when surrounding development proceeds
	<b>Subtotal</b>	<b>\$18,980,190</b>	<b>\$41,662</b>	<b>\$19,021,852</b>	
	<b>Total Construction Costs</b>	<b>\$18,980,190</b>	<b>\$41,662</b>	<b>\$19,021,852</b>	
	<b>Construction Contingency</b>	<b>\$0</b>			Included in Brown's costings
	<b>Fill Contingency</b>	<b>\$0</b>			Included in Brown's costings
	<b>Total</b>	<b>\$19,021,852</b>			

## 5.5 Transport management facilities

### Land

Item	Facility	Area (ha)	Cost	Priority and Staging
	<b>Future Land Acquisition</b>			
LACR	Collector Roads	0.3773	\$329,044	As land affected by acquisition is developed or as required to service development.
LALR	Local Roads	2.5019	\$2,033,267	As land affected by acquisition is developed or as required to service development.
LACC	Creek Crossings	0.4468	\$236,673	As land affected by acquisition is developed or as required to service development.
	<b>Subtotal</b>	<b>3.3260</b>	<b>\$2,598,984</b>	
	<b>Allowance for 'special value' etc. under s55 of Land Acquisition (Just Terms) Compensation Act 1991</b>		<b>\$311,878</b>	
	<b>Total Road Infrastructure Land Acquisition Cost</b>	<b>3.3260</b>	<b>\$2,910,862</b>	

**Catherine Fields (Part) Precinct Section 94 Contributions Plan**

**Works**

Item	Facility	Number	Cost	Project On Costs (ex Construction Contingency)	Demolition Allowance	Total Cost	Total Cost Apportioned to CFPP	Priority/Staging
LR1	<b>Local Roads</b> Local Road South of Rickard Road Extension and South Creek		\$687,450	\$177,362	\$0	\$864,812	\$864,812	As and when surrounding development proceeds
	<b>Subtotal</b>		<b>\$687,450</b>	<b>\$177,362</b>	<b>\$0</b>	<b>\$864,812</b>	<b>\$864,812</b>	
SA1	<b>Sub Arterial Roads</b> Peter Brock Drive Extension		\$3,663,261	\$945,121	\$0	\$4,608,382	\$2,304,191	As and when surrounding development proceeds
	<b>Subtotal</b>		<b>\$3,663,261</b>	<b>\$945,121</b>	<b>\$0</b>	<b>\$4,608,382</b>	<b>\$2,304,191</b>	
BC1	<b>Creek Crossings</b> Peter Brock Drive extension South Creek		\$2,938,000	\$758,004	\$0	\$3,696,004	\$1,848,002	As and when surrounding development proceeds
CC1	Kolombo Creek crossing South		\$272,980	\$70,429	\$0	\$343,409	\$343,409	As and when surrounding development proceeds
CC2	Harrington Creek crossing		\$143,150	\$36,933	\$0	\$180,083	\$180,083	As and when surrounding development proceeds
CC3	Eastern tributary crossing		\$201,900	\$52,090	\$0	\$253,990	\$253,990	As and when surrounding development proceeds
CC4	Kolombo Creek crossing North		\$262,265	\$67,664	\$0	\$329,929	\$329,929	As and when surrounding development proceeds
PB1	Pedestrian Bridge North (120m walkway on grade + 25m bridge over creek)		\$70,750	\$18,254	\$0	\$89,004	\$89,004	As and when surrounding development proceeds
PB2	Pedestrian Bridge South (242m walkway on grade + 20m bridge over creek)		\$89,450	\$23,078	\$0	\$112,528	\$112,528	As and when surrounding development proceeds
PB3	Pedestrian Bridge South (63m walkway on grade + 20m bridge over creek)		\$49,175	\$12,687	\$0	\$61,862	\$61,862	As and when surrounding development proceeds
	<b>Subtotal</b>		<b>\$4,027,670</b>	<b>\$1,039,139</b>	<b>\$0</b>	<b>\$5,066,809</b>	<b>\$3,218,807</b>	
NA	<b>Shared Paths</b> Shared Paths along Water Management		\$255,600.00	\$65,945	\$0	\$321,545	\$321,545	As and when surrounding development proceeds
NA	Shared Paths along Roads		\$732,600.00	\$189,011	\$0	\$921,611	\$921,611	As and when surrounding development proceeds
NA	Heritage Driveway		\$111,600.00	\$28,793	\$0	\$140,393	\$140,393	As and when surrounding development proceeds
	<b>Subtotal</b>		<b>\$1,099,800</b>	<b>\$283,748</b>	<b>\$0</b>	<b>\$1,383,548</b>	<b>\$1,383,548</b>	
NA	<b>Public Transport Facilities</b> Allowance for 8 bus shelters location TBD	8	\$160,000	\$41,280	\$0	\$201,280	\$201,280	As and when surrounding development proceeds
	<b>Subtotal</b>		<b>\$160,000</b>	<b>\$41,280</b>	<b>\$0</b>	<b>\$201,280</b>	<b>\$201,280</b>	
	<b>Total Construction Costs</b>		<b>\$9,638,181</b>	<b>\$2,486,651</b>	<b>\$0</b>	<b>\$12,124,832</b>	<b>\$7,972,639</b>	
	<b>Construction Contingency</b>		<b>\$443,629</b>					
	<b>Total Road Infrastructure Costs</b>		<b>\$8,416,267</b>					



## 5.6 Plan management and administration

Item	Camden Yearly Cost	% of Yearly Cost	Adjusted Yearly Cost	Apportioned 15 Year Cost to expected development	Priority / Staging
Provision of S94 Contribution Officer over 15 years	\$115,247	50%	\$57,624	\$864,353	Progressively over the life of the Plan
Provision of S94 Accountant over 15 years	\$66,542	50%	\$33,271	\$499,065	Progressively over the life of the Plan
Provision of Legal Services in relation to implementation of the plan over 15 years	\$20,000	50%	\$10,000	\$150,000	Progressively over the life of the Plan
Provision of Valuation advice at least annually to maintain Land Value Index	\$15,000	50%	\$7,500	\$112,500	Progressively over the life of the Plan
<b>Total</b>	<b>\$216,789</b>		<b>\$108,395</b>	<b>\$1,625,918</b>	

## 6. Background information

AECOM (2012), *Catherine Field (part) Precinct Transport and Access Strategy*, May

AECOM (2013), *Catherine Field (part) Precinct Post Exhibition Transport and Access Review (Addendum)*, October

Brown Consulting (NSW) Pty Ltd (2013), *Water Cycle Management & Flooding - Catherine Field (Part) Precinct*, August

Camden Council (2008), *Oran Park and Turner Road Precincts Section 94 Contributions Plan*

Elton Consulting (2013), *Peer Review of Social Infrastructure and Demographic Assessment for Catherine Fields (Part) Precinct*, September

*Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011*

MacroPlan Australia (2012), *Social Infrastructure & Demographic Assessment – Catherine Fields (Part) Precinct*, May

NSW Department of Planning and Infrastructure (2013), *Catherine Fields (Part) Precinct Public Domain and Landscape Strategy*, October

NSW Department of Urban Affairs and Planning (2005), *Development Contributions Practice Notes*

*State Environmental Planning Policy (Sydney Region Growth Centres) 2006*

Tim Elliott Real Estate Valuer (2012), *Valuation for Section 94 Purposes, Catherine Fields (Part) Precinct prepared by*, 1 September 2012