

# Campbelltown City Council



Section 94  
Development  
Contributions Plan No.5  
Planning District No.5  
Blair Athol  
*Amended April 2014*



## Contents

### 1. Preamble

<i>History</i>	4
----------------	---

### 2. The Plan

1. <i>Citation</i>	5
2. <i>Purpose</i>	5
3. <i>Aims and Objectives</i>	5
4. <i>Relationship to other Environmental Planning Instruments</i>	5
5. <i>Land to which the Plan applies</i>	5

### 3. Assessment of Contributions

1. <i>Establishment of Nexus</i>	6
2. <i>Contribution Formula</i>	6
3. <i>Contribution Rate</i>	7

### 4. Payment of Contributions

1. <i>Timing of Contribution Payments</i>	8
2. <i>Dedication of Land and Material Public Benefit</i>	8
3. <i>Exclusion of Works and Improvements from Contributions Plan</i>	8

### 5. Works Schedule

1. <i>Notes</i>	9
2. <i>Projections</i>	9
3. <i>Facilities and Cost</i>	10
<i>Blair Athol Neighbourhood</i>	12

### 6. Maps and Plans

<i>Cycleway - Harvey Brown Reserve</i>	13
<i>Street Tree Planting - Plan 1</i>	13
<i>Street Tree Planting - Plan 2</i>	14
<i>Street Tree Planting - Plan 3</i>	14
<i>John Kidd Reserve</i>	15

# 1. Preamble

This plan was originally prepared to meet the statutory requirements and the policy guidelines issued by the Department of Planning for Section 94 development contribution plans to improve the detail, accountability and administration of providing community facilities in the neighbourhood of Blair Athol.

## *History*

Council has previously adopted background documents relating to the provision of community facilities in Planning Districts No. 4, 6 and 7 including the basis for contribution rates. These documents prepared by Wellings Smith and Byrnes consists of two volumes. Volume I includes the background data and analysis in ascertaining the appropriate public amenities and services required in the development of these new urban areas. The Blair Athol neighbourhood is similar in character to other new residential neighbourhoods in Campbelltown and it has been on this basis that the Section 94 Development Contributions Plan for Blair Athol has been developed.

Council is of the view that its Section 94 practice has a proper nexus to the development occurring in this area and that its contribution rates are reasonable.

This contributions plan is based on a projected growth of the identified neighbourhood accounting for both land, which is currently vacant and urban consolidation.

This plan initially came into effect on 14 February 1995, with further amendments in May 1998, May 2007 and April 2014.

## 2. The Plan

### 1. *Citation*

This plan may be referred to as Section 94 Development Contribution Plan No.5 Blair Athol. It has been prepared according to the requirements of Section 94 of the *Environmental Planning and Assessment Act, 1979*.

### 2. *Purpose*

The purpose of the plan is to enable the levying of development contributions for public facilities and services specified which will be required as a consequence of residential development in the neighbourhood of Blair Athol.

### 3. *Aims and Objectives*

The aims and objectives of the plan are:

- (a) to provide a basis for the levying of contributions for the provision of community facilities and services;
- (b) to establish the nexus between anticipated development and the contributions required;
- (c) to identify facilities and services which Council has provided or intends to provide to meet the needs of new residential development;
- (d) to provide facilities and services to the community at the earliest possible time; and
- (e) to provide proper accountability, financial management and administration of the expenditure of contributions and the provision of facilities and services.

### 4. *Relationship to other Environmental Planning Instruments*

This plan is to be read in conjunction with Council's other development control plans and environmental planning instruments applicable to the neighbourhood of Blair Athol.

### 5. *Land to which the Plan applies*

This plan applies to the neighbourhood of Blair Athol as shown edged heavy black on the map marked "Development Control Plan No. 80" adopted 29 November 1994 as amended, on page 12 of this plan.

### 3. Assessment of Contributions

#### 1. Establishment of Nexus

The City of Campbelltown, Camden and Wollondilly Councils were formally declared the Macarthur Growth Centre in March of 1975. Since that time the City of Campbelltown has experienced rapid growth and is now recognised as one of the fastest growing local government areas in New South Wales.

The Campbelltown Local Government Area has been and will be a significant part of the Government's urban development programme, which in part accommodates growth within the Sydney Metropolitan Area.

Residential development in Campbelltown typically provides a source of moderately priced but relatively low density housing which is attractive to householders making their first move into the housing market.

New housing areas lack many, if not all, of the basic facilities that are found in more established suburbs. Therefore, there is immediate and substantial demands for capital expenditure to ensure that a range of basic community facilities and services are provided. This ensures that the quality of the social environment in both the short and long term is enhanced so that community networks are developed and social and economic discrimination and antisocial behaviour patterns are minimised.

#### 2. Contribution Formula

Section 94 contributions will be based on the total cost of providing identified facilities and services divided by the projected lot or dwelling yield in the catchment for all residential development which is subject to Section 94 contributions.

The contribution rate will be based on the creation of new lots in the case of subdivision and additional dwellings in the case of multi dwelling (medium density) development.

The formula for calculating contributions is based on the following:

- (a) the number of lots or dwellings, which have or will be subject to Section 94 contributions;
- (b) the cost of providing future community facilities including, where appropriate, the cost of acquiring land; and
- (c) the present day costs of community facilities already provided by Council in anticipation of development.

The contribution formula is:

$$\text{Contribution Rate} = \frac{\text{F1} + \text{F2}}{\text{P}}$$

(\$per lot/dwg)

F1 = The actual cost to Council to date of constructing community facilities (adjusted to present day values by the \*I.P.D.)

F2 = The estimated cost of constructing future community facilities

P = The estimated lot/dwelling yield in the contribution catchment.

\* I.P.D. = Implicit Price Deflator

(I.P.D.) is an index obtained by dividing a current price value by its corresponding constant price value. Implicit Price Deflator (seasonally adjusted) is published on a quarterly basis by the ABS for all items of expenditure shown in the Gross Domestic Product, Australian National Accounts.

### **3. Contribution Rate**

The current contribution rate per lot/dwelling for the Blair Athol neighbourhood is shown below. It should be noted that the contribution rate is applicable as of December 2006 and will be indexed on a quarterly basis to keep pace with inflation.

For the purpose of this plan the indexing factor to be used is the Implicit Price Deflator (I.P.D.).

It should also be noted that the Council may review all or part of this contribution plan on an annual basis and as such contribution rates may adjust accordingly.

Locality	Proposed Contribution per lot/building
Blair Athol	\$2,436.77

\* The contribution rate is applicable as at December 2013

\* All contribution rates will be adjusted on a quarterly basis by the Implicit Price Deflator

## **4. Payment of Contributions**

### ***1. Timing of Contribution Payments***

Council, upon granting development consent including the subdivision of land, which is subject to this Section 94 Development Contributions Plan, shall, as a condition of development consent, state the value of the Section 94 contribution at the date of issue of consent. The actual payment of any Section 94 contribution shall be at the rate applicable at the time of payment, which will reflect adjustments made by the Implicit Price Deflator.

In the case of a development not being a subdivision, the payment of the required Section 94 contribution shall be made prior to the release of the building approval applicable to that development. In the case of a subdivision, the required Section 94 contribution shall be paid prior to the release of the linen plan of subdivision.

Under unusual or specific circumstances, the method of payment may be varied subject to a detailed written submission being considered by Council. A decision to defer payment shall be entirely at the discretion of Council. Adequate security will be required to cover the value of the contribution including the indexed value of the contribution over the deferred period.

### ***2. Dedication of Land and Material Public Benefit***

Council may consider the dedication of land or the provision of a material public benefit/works in kind in lieu of a monetary contribution. In this regard, the following practice will be considered by Council:

- (a) the extent to which the land, material public benefit or works satisfies a community need and the purpose for which the contribution is sought;
- (b) consideration of locational and other factors which may affect useability; and
- (c) the effect of any maintenance or recurrent costs to Council.

### ***3. Exclusion of Works and Improvements from Contributions Plan***

The developer is responsible for the provision of all roads, drainage, detention basins and open space land which is not included as part of this plan.

Landscaping relating to noise and visual attenuation measures as required by Development Control Plan No. 80 is also separate to the requirements of this Section 94 Contributions Plan.

It is the responsibility of the developer to provide services i.e. water, sewer, electricity and telephone to the property boundary of community land in proximity to any community buildings or facilities.



## 5. Works Schedule

### 1. Notes

Park Types applicable to this plan:

Type 1 Park: includes an item of playground equipment, a park seat, tree planting, kopper log barriers, water service and ancillary treatment to Council's specification.

Type 2 Park: includes a park seat, tree planting, kopper log barriers, water service and ancillary treatment to Council's specification.

Type 3 Park: includes tree planting, kopper log barriers, water service and ancillary treatment to Council's specification.

### 2. Projections

Lot Dwelling Projections

	Pre Sec. 94	Current Sec. 94	Future Sec. 94	Total Lots
No. of Lots	0	0	811	811

- \* 195 lots subject to Local Environmental Plan No. 170
- \* urban consolidation lots include sites identified for multi dwelling housing in Development Control Plan No. 80.
- \* 90 lots subject to LEP No. 194

### 3. *Facilities and Cost*

#### Blair Athol

	Facility	Completed	Cost
	Street Tree Planting	Yes	\$33,800
<b>Sub Total</b>			\$33,800

#### Harvey Brown Reserve

	Facility	Completed	Cost
	Bench Seats	Yes	\$ 1,500
	Lookout Area	Yes	\$ 4,500
	Tree Planting	Yes	\$ 6,000
	Fitness Equipment	Yes	\$58,000
	Cycleway	Yes	\$82,000
<b>Sub Total</b>			\$152,000

#### Stone Cottage

	Facility	Completed	Cost
	Landscaping/Picnic Seating	Yes	\$25,000
<b>Sub Total</b>			\$25,000

#### Kraal Park

	Facility	Completed	Cost
	Local Park Type 2	Yes	\$10,000
<b>Sub Total</b>			\$10,000

#### Tree Gully Park

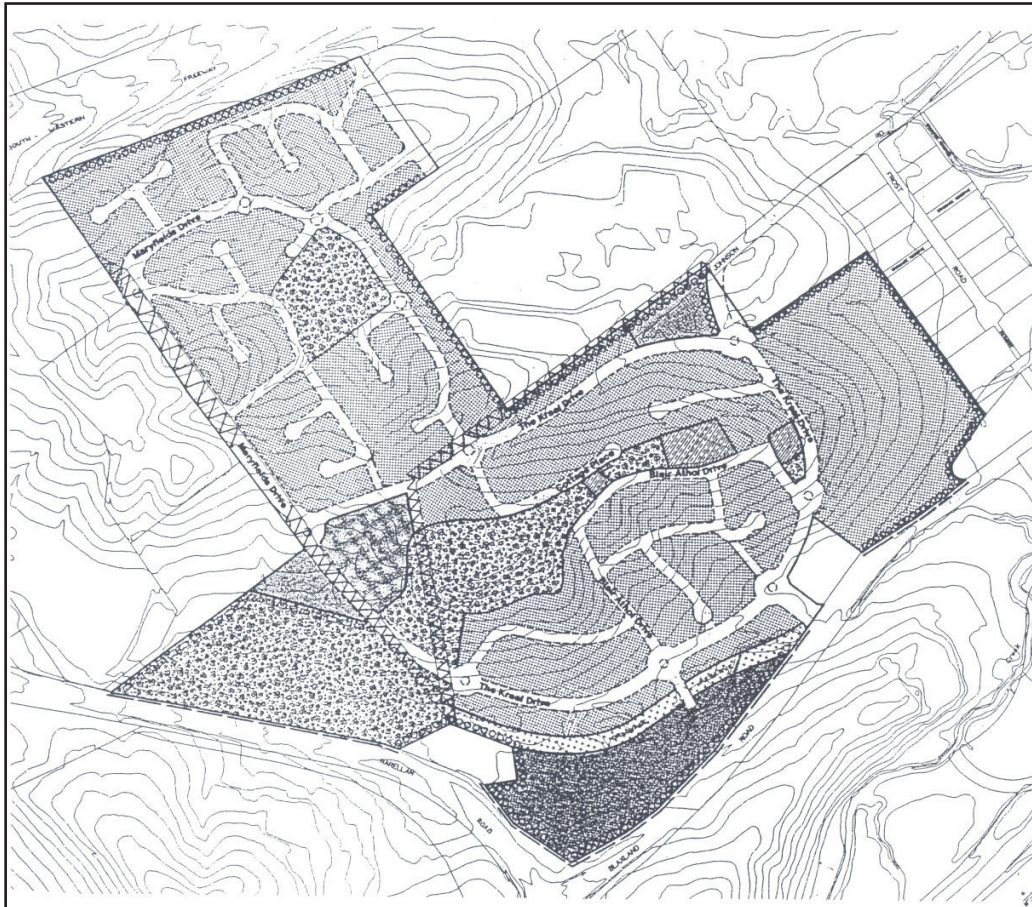
	Facility	Completed	Cost
	Survey	Yes	\$2,000
	Boardwalk	Yes	\$55,000
	Play Equipment	Yes	\$20,000
	Landscaping	Yes	\$14,000
	Cycleway	Yes	\$30,000
<b>Sub Total</b>			\$121,000

### John Kidd Reserve

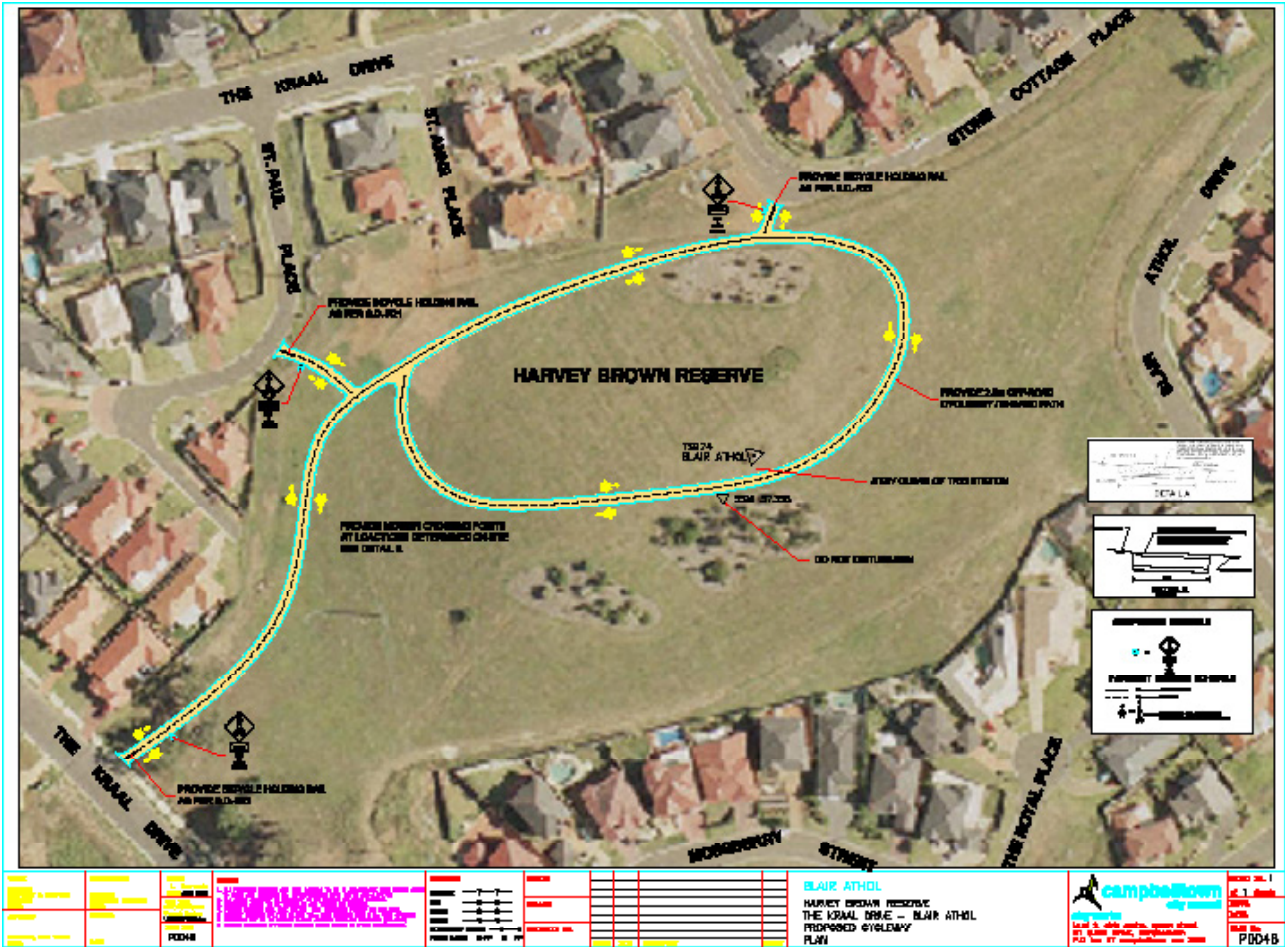
	Facility	Completed	Cost
	Car Parking	Yes	\$197,135
	Amenities Block	Yes	\$110,000
	Community Centre	Yes	\$525,750
	Gateway Entry Signage to Reserve	2014/2015	\$ 6,000
	Cycleway	Yes	\$360,962
	Pathways	Yes	\$ 18,280
	Boardwalks	2014/2015	\$70,039
	Softworks	2014/2015	\$100,787
	Playground	2014/2015	\$201,908
	Half Basketball Court	Yes	\$ 23,573
	Interpretive Signage/ Artworks	2014/2015	\$ 73,537
	Fencing	Yes	\$ 26,103
	Edging	Yes	\$ 36,180
	Picnic Facilities/Park Furniture	2014/2015	\$ 79,629
<b>Sub Total</b>			\$1,829,883
	Contingency	Yes	\$96,000
<b>Grand Total</b>			\$2,267,683

## 6. Maps and Plans

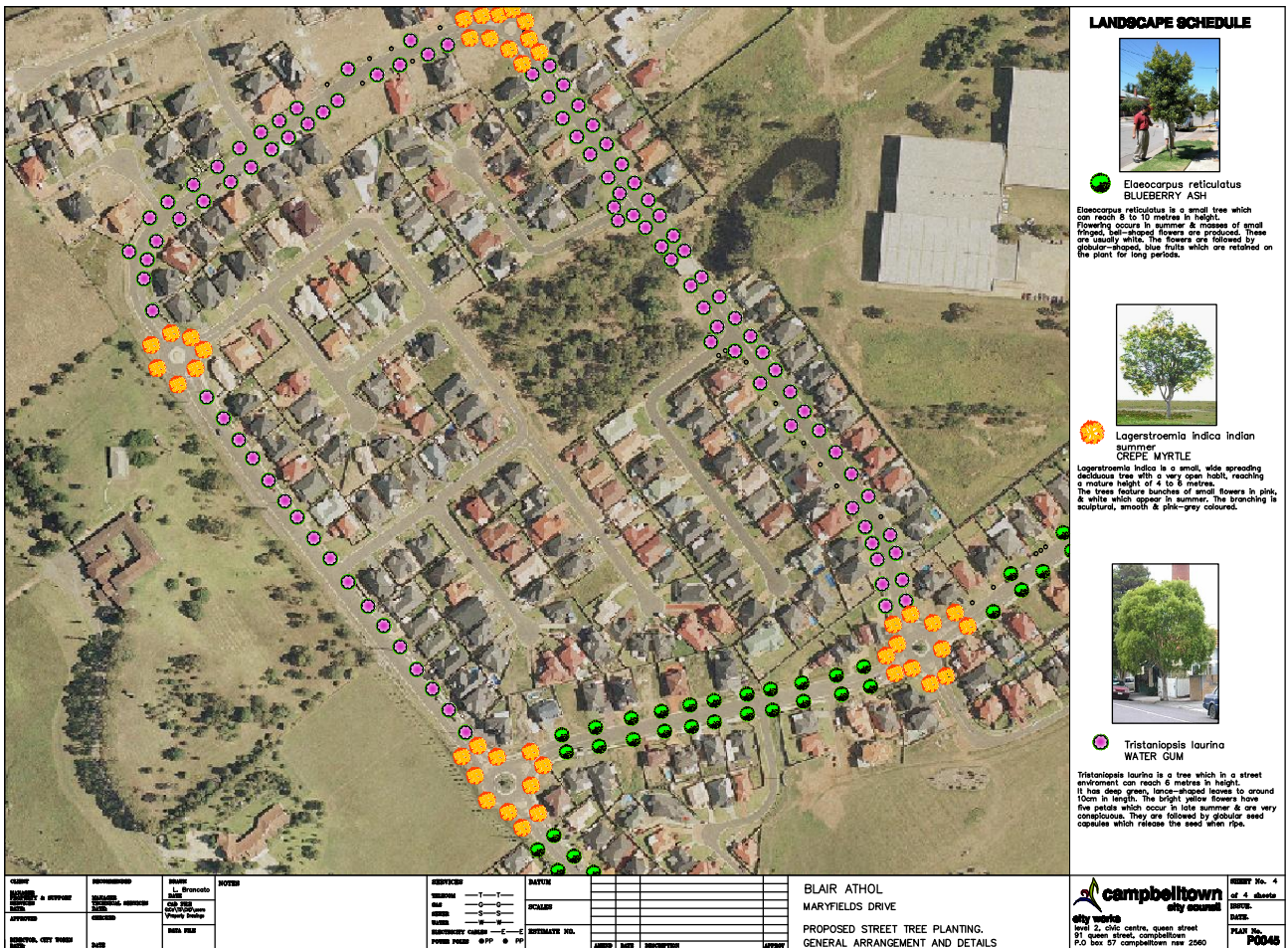
### *Blair Athol Neighbourhood*



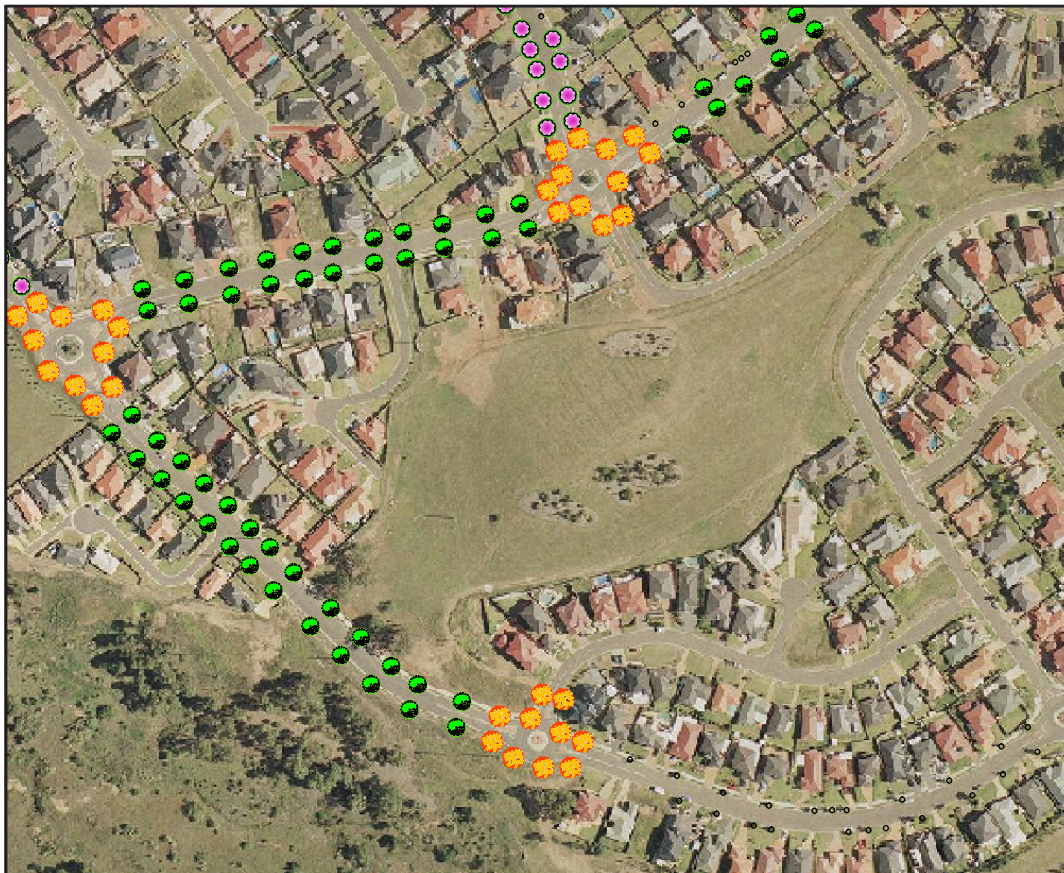
Area Subject to Development Control Plan No.80 Adopted 29 November 1994



Cycleway - Harvey Brown Reserve



Street Tree Planting - Plan 1



**LANDSCAPE SCHEDULE**



**Elaeocarpus reticulatus**  
**BLUEBERRY ASH**  
Elaeocarpus reticulatus is a small tree which can reach 8 to 10 metres in height. Flowering occurs in summer & masses of small fringed, bell-shaped flowers are produced. These are usually white. The flowers are followed by globose-shaped, blue fruits which are retained on the plant for long periods.



**Lagerstroemia indica** Indian summer  
**CREPE MYRTLE**  
Lagerstroemia indica is a small, wide spreading deciduous tree with a very open habit, reaching a mature height of 4 to 6 metres. The tree features bunches of small flowers in pink & white which appear in summer. The branching is sculptural, smooth & pink-grey coloured.



**Tristanopsis laurina**  
**WATER GUM**  
Tristanopsis laurina is a tree which in a street environment can reach 6 metres in height. It has deep green, lance-shaped leaves to around 10cm in length. The bright yellow flowers have five petals which occur in late summer & are very conspicuous. They are followed by globose seed capsules which release the seed when ripe.

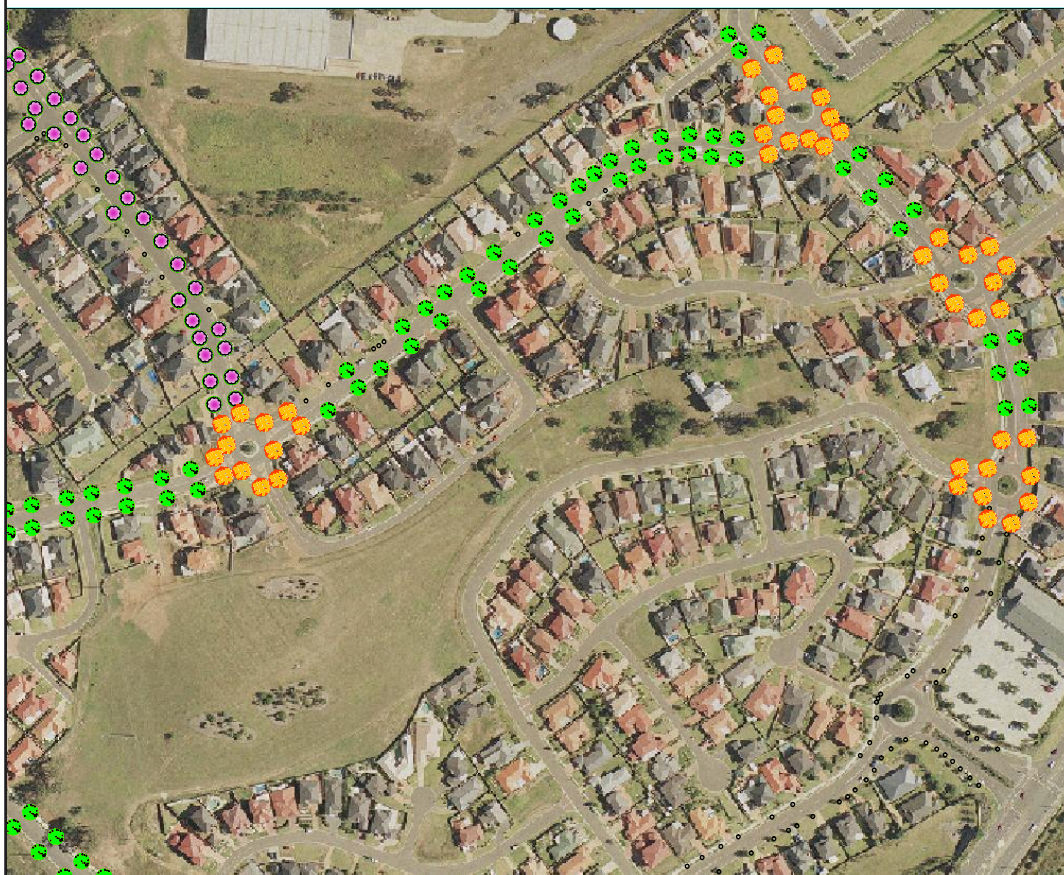
DATE	BY	REVISION	NOTES
15/01/2014	W. Briscoe	1	Issue for comment
22/01/2014	W. Briscoe	2	Final design
29/01/2014	W. Briscoe	3	Final design

**BLAIR ATHOL**  
**THE KRAAL DRIVE TO MARYFIELDS DRIVE**  
**PROPOSED STREET TREE PLANTING**  
**GENERAL ARRANGEMENT AND DETAILS**

**campbeltown city council**  
level 2, chic centre, queen street  
81 queen street, campbeltown  
P.O. box 57 campbeltown nsw 2560

**sheet No. 3**  
of 4 sheets  
**DATE:**  
**PLAN No. P0048**

**Street Tree Planting - Plan 2**



**LANDSCAPE SCHEDULE**



**Elaeocarpus reticulatus**  
**BLUEBERRY ASH**  
Elaeocarpus reticulatus is a small tree which can reach 8 to 10 metres in height. Flowering occurs in summer & masses of small fringed, bell-shaped flowers are produced. These are usually white. The flowers are followed by globose-shaped, blue fruits which are retained on the plant for long periods.



**Lagerstroemia indica** Indian summer  
**CREPE MYRTLE**  
Lagerstroemia indica is a small, wide spreading deciduous tree with a very open habit, reaching a mature height of 4 to 6 metres. The tree features bunches of small flowers in pink & white which appear in summer. The branching is sculptural, smooth & pink-grey coloured.



**Tristanopsis laurina**  
**WATER GUM**  
Tristanopsis laurina is a tree which in a street environment can reach 6 metres in height. It has deep green, lance-shaped leaves to around 10cm in length. The bright yellow flowers have five petals which occur in late summer & are very conspicuous. They are followed by globose seed capsules which release the seed when ripe.

DATE	BY	REVISION	NOTES
15/01/2014	W. Briscoe	1	Issue for comment
22/01/2014	W. Briscoe	2	Final design
29/01/2014	W. Briscoe	3	Final design

**BLAIR ATHOL**  
**THE KRAAL DRIVE TO MARYFIELDS DRIVE**  
**PROPOSED STREET TREE PLANTING**  
**GENERAL ARRANGEMENT AND DETAILS**

**campbeltown city council**  
level 2, chic centre, queen street  
81 queen street, campbeltown  
P.O. box 57 campbeltown nsw 2560

**sheet No. 2**  
of 4 sheets  
**DATE:**  
**PLAN No. P0048**

**Street Tree Planting - Plan 3**

