

Campbelltown Local Infrastructure Plan 2018

There are currently six active and one draft Voluntary Planning Agreement (VPA) which apply in the Campbelltown LGA as shown on the Figure to the right.

What do the Voluntary Planning Agreements (VPA's) do?

VPA's are a voluntary agreement between a planning authority (Council) and a person (Developer) under which the Developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose. The Agreements relate exclusively to the "Development" being undertaken by the Developer, typically subdivision, the aim of which is to produce "Final Lots". The VPA's make it clear that S7.11 and S7.12 of the Act are excluded from application for the "Development" to which the VPA's are applied.

What is a "Final Lot"?

A "Final Lot" is a lot created as part of the "Development", not including a strata lot, intended for separate occupation and disposition. A "Final Lot" assumes construction of a single dwelling of 3 or more bedrooms.

Does Campbelltown Local Infrastructure Plan 2018 apply in the VPA areas?

The Campbelltown Local Infrastructure Plan 2018 does not apply to any application for a single dwelling on a "Final Lot" created within the VPA areas. All "Final Lots" are credited as having paid their obligations towards infrastructure and services through the works associated with the VPA.

For any additional development above and beyond a single dwelling house on a "Final Lot", the Campbelltown Local Infrastructure Plan 2018 applies. That is, contributions would apply to those developments detailed in

Table 2 of the Plan, namely:

- Subdivisions;
- Apartments, shop top housing
- Dual occupancies, manor houses, multi dwelling housing;
- Secondary dwellings;
- Boarding houses, group homes, hostels;
- Seniors living housing (independent living units)

How do I determine the contributions required when they apply?

Step 1 - View Table 2 (Section 2.6 – What development does this plan apply to?) of the Campbelltown Local Infrastructure Contributions Plan 2018 (the Plan) which details the various development types and the contributions types that apply

Step 2 - View Section 2.7 – What development is exempt? to view the types of development that the plan DOES NOT apply to.

Step 3 – View Table 4 (Section 7.11 contribution rates) of the Plan to provide a general indication of the S7.11 contribution rates based on a per person or dwelling type / number of bedrooms that may be applicable.

Step 4 - View Table 5 (Section 2.9.2 – Development subject to a section 7.12 fixed development consent levy) of the Plan to determine whether the value of the development triggers a S7.12 levy.

Step 5 – If, according to Steps 1-4, either a S7.11 contribution or S7.12 levy apply, view Section 2.10 of the Plan which provides a worked example of how to calculate either a S7.11 contribution or S7.12 levy.

In the case of either S7.11 or S7.12, it is important to note that "Final Lots" created in the VPA areas shown in Figure 1 have contributed to the infrastructure needs of a single residential dwelling. As such, when calculating the contributions for the proposed development, a credit needs to be applied and subtracted for this single dwelling (being a 3 or more bedroom dwelling - \$20,000). The worked example in S2.10 shows how the credit is considered and applied.

