

Campbelltown City Council



Section 94 Development Contributions Plan - Glenfield Road Urban Release Area - May 2007

Adopted: 11 December 2007

Effective: 18 December 2007

Table of Contents

1.	<i>Part A: Executive Summary</i>	4
1.1	Works Schedules	4
1.2.	Contributions By Category	7
1.3.	Contributions By Development Type	7
2.	<i>Part B: Administration and Operation</i>	8
2.1.	What Is The Name Of The Plan?	8
2.2.	Area Plan Applies To	8
2.3.	What Is The Purpose Of This Development Contributions Plan?	8
2.4.	Commencement Of The Plan	9
2.5.	Relationship With Other Plans And Policies	9
2.6.	When Will Contributions Be Payable To Council?	9
2.7.	Construction Certificates And The Obligation Of Accredited Certifiers	9
2.8.	Complying Development And The Obligation Of Accredited Certifiers	9
2.9.	Deferred/Periodic Payments	10
2.10.	Contributions “In Kind”	11
2.11.	Exemptions	11
2.12.	Review Of Contribution Rates	11
	Works and Construction	12
	Land Acquisition	12
	Administration	13
2.13.	How Are Contributions Adjusted At The Time Of Payment?	13
2.14.	Allowances For Existing Development	13
2.15.	Pooling Of Contributions	13
2.16.	Contributions Register	13
2.17.	Savings And Transitional Arrangements	14
2.18.	When Did This Plan Come Into Force?	14

3.	<i>Part C: Strategic Plan</i>	15
3.1.	Anticipated Development: Population And Dwelling Structure	15
	Total Dwellings	15
	Anticipated Dwelling Profile	15
	Average Occupancy Rates For The Two Classes Of Dwellings	16
	Glenfield Road: Total Estimated Population	17
	Anticipated Age-Sex Structure	17
	Anticipated Family Type	18
	Demographic Summary	20
3.2.	Timing Of Development	20
3.3.	Rationale For New Facilities And Services.	22
3.4.	Existing Levels Of Provision	22
3.5.	Demand For New Facilities And Services	22
	Open Space	22
	Community Facilities: Extensions To Seddon Park Hall	25
	Road Works	26
	Drainage Works	26
	Administration	27
3.6.	Works Schedule	27
3.7.	Timing Of Expenditure	29
3.8.	Calculation Of Contribution Rates	30
4.	<i>Part D: Supporting Material</i>	31

1. Part A: Executive Summary

This Plan is the Section 94 Development Contributions Plan - Glenfield Road Urban Release Area - May 2007.

The Plan applies to the Glenfield Road Urban Release Area and supersedes the Section 94 Plan for Glenfield Road adopted by Council in February 2004.

The contributions received from this Plan will provide for extensions to Seddon Park Hall, both active and passive open space (pedestrian/cycle links, parks, playgrounds, tennis courts and basketball/netball court), road works, drainage, and administration costs.

The community facilities, open space, road works and drainage to be provided will contribute towards satisfying the needs of the incoming population of the Glenfield Road Urban Release Area. The net additional population estimated to occur as a result of the development of this area is 3,564 persons (excluding an estimated population of 160 persons currently in the Contributions Plan area).

The costs of required community facilities, open space, road works, drainage and administrative tasks, proportioned between the net additional population is summarised below. These contributions are as at the CPI for March 2007.

1.1 Works Schedules

OPEN SPACE - Land	AMOUNT
Acquisition of a total of 13.73 Ha for open space (incorporating Environmental Corridor, Parkland and Drainage) at \$1,725,000 per Ha	\$23,684,250
SUB TOTAL	\$23,684,250

OPEN SPACE - Works	AMOUNT
Bushland regeneration and landscaping works	\$883,977
Provision of a Central Park 4x 8 playground, softfall, 200m x 2m pathway	\$151,597
Tennis Courts - Kenneth Park, Adjacent to Seddon Park	\$88,512
1 Multi Court, Basketball/Netball	\$55,320
Ancillary embellishment works, small public amenities, 2 picnic tables & seating (covered), and 2 bbq facilities	\$65,278
Provision of a 2.5m wide pedestrian/cycleway pathway linking the release area to the Glenfield Railway Station 650m in length	\$107,874
Glenfield Road entrance statement and landscaping/embellishment	\$55,320
SUB TOTAL	\$1,407,878

MULTI-PURPOSE COMMUNITY FACILITY - Works	AMOUNT
Extension to Seddon Park Hall	\$1,251,941
Rendering of Exterior to Hall	\$7,041
Architecture Designs	\$9,756
SUB TOTAL	\$1,268,738
ROADS - Land	AMOUNT
Road widening at intersection Glenfield Road and new Western intersection	\$51,233
Road widening at intersection Glenfield Road and new Eastern intersection	\$60,000
Half street frontage - collector street - land, 770.6m 10m width, 124.1m 9m width	\$1,521,950
SUB TOTAL	\$1,633,183
ROADS - Works	AMOUNT
Signalised intersection at Glenfield Road, Old Glenfield Road and Western entrance	\$1,633,974
Left in left out at intersection on Glenfield Road	\$196,788
Signalised intersection at intersection Glenfield Road and Eastern entrance.	\$1,089,069
Bikeway link through residential (1352m) 2m wide	\$179,502
Half street frontage - collector street - construction 892, fronting open space 770.6m (20m, 13m carriageway) 124.1 (18m, 11m carriageway)	\$987,487
Creek crossing bridge 41m length one side, 38m the other, 11m carriageway width, plus footpath both sides	\$912,780
Extension to left turn slip lane on Campbelltown Road	\$331,920
Provision of a 2.5 metre wide pedestrian/cycle pathway system 300m in length	\$49,788
Underground low voltage and telephone: Glenfield Road - Campbelltown Road to Old Glenfield Road	\$569,329
Minor planting road verge; Glenfield Road - Campbelltown Road to Old Glenfield Rd	\$50,291
Turf - road verge: Glenfield Road - Campbelltown Road to Old Glenfield Road	\$54,214
Retaining wall, 50m x 2.5m high at intersection (Western end)	\$48,405
Street lighting: Glenfield Road between Campbelltown and Old Glenfield Roads (450m per one side, approx 50m apart, V5 category)	\$24,894
Kerb & Guttering, length of Glenfield Road 2.45km	\$243,961
Flag Poles Glenfield Road, Campbelltown Road to Old Glenfield Road	\$31,713
SUB TOTAL	\$6,404,115

DRAINAGE - Works	AMOUNT
Surface wetland - Detention offline	\$5,460,730
24 Litter Control Pits	
11 GPT Devices	
2,850 lineal metres Bio Ribbon Trenches	
10 Permanent Basins	
Project management & consultancy fees for civil works	
SUB TOTAL	\$5,460,730
ADMINISTRATION	AMOUNT
Administration of Plan 1/4 Officer for 5 years planner \$15,000 x 5 years	\$75,436
Quantity Surveyor, Survey, Studies	\$197,504
Section 94 Plan Preparation, Land Acquisition Cost, Advertising, Stamp Duty	\$501,937
Land Valuation Fees, Legal Fees	\$501,096
External Funding Interest Expense	\$2,418,193
SUB TOTAL	\$3,694,166
TOTAL ALL FACILITIES AND SERVICES	\$43,553,060

It is anticipated that expenditure will occur on a pro-rata basis in accordance with the development path as outlined in the Table below.

<i>Year</i>	<i>% Of Development</i>
1	10.76
2	10.27
3	5.44
4	3.67
5	12.33
6	14.10
7	9.69
8	8.29
9	9.81
10	10.64
11	5.00

1.2. Contributions By Category

<i>Facility Type</i>	<i>Base</i>	<i>Rate</i>
Open Space And Recreation: Land Acquisition	Per Person	\$6,645.41
Open Space And Recreation: Works	Per Person	\$395.03
Community Facilities: Works	Per Person	\$355.99
Roads and Transport Land Acquisition	Per Person	\$458.24
Roads and Transport: Works	Per Person	\$1,796.89
Drainage Works	Per Person	\$1,532.19
Administration	Per Person	\$1,036.52
TOTAL	Per Person	\$12,220.27

1.3. Contributions By Development Type

<i>Development Type</i>	<i>Persons Per Dwelling</i>	<i>\$: Rate Per Dwelling</i>
Detached Dwellings	3.33	\$40,693.50
Multi Units (inc secondary dwellings)	2.5	\$30,550.68

The Minister for Planning issued a Direction under Section 94E of the *Environmental Planning and Assessment Act 1979*, on 10 July 2009 with regard to the Section 94 Development Contributions Plan - Glenfield Road Urban Release Area - May 2007, as follows;

- The Existing Direction ceases to apply to a Development Consent requiring Monetary Contributions in respect of Residential Development imposed under the Glenfield Contributions Plan.
- Monetary Contributions towards the cost of street tree planting are not to be required by any Development Consent under any Contributions Plan applying to land within Council's area.

As a result of the Direction issued by the Minister for Planning, the cost of street tree planting has been removed from the Section 94 Development Contributions Plan - Glenfield Road Urban Release Area - May 2007, effective 17 July 2009.

2. Part B: Administration and Operation

2.1. What Is The Name Of The Plan?

This Plan is the Section 94 Development Contributions Plan - Glenfield Road Urban Release Area - May 2007. This Plan revokes and supercedes the Glenfield Road Area Section 94 Contributions Plan adopted by Campbelltown City Council in February 2004.

2.2. Area Plan Applies To

This Contributions Plan applies to the Glenfield Road Urban Release Area as shown on the Locality Map at Map 1.

Map 1 - Land Area Applying to Contributions



2.3. What Is The Purpose Of This Development Contributions Plan?

The purpose of this development contributions plan is to:

- provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- ensure that adequate public facilities are provided for as part of any new development in the Glenfield Road Urban Release Area;
- to authorise the council to impose conditions under *Section 94 of the Environmental Planning and Assessment Act 1979 (EP&A Act)* when granting consent to development on land to which this plan applies;
- provide a comprehensive strategy for the assessment, collection, expenditure accounting

- and review of development contributions in the Glenfield Road Urban Release Area;
- (e) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and
- (f) enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

2.4. Commencement Of The Plan

This development contributions plan has been prepared pursuant to the provisions of Section 94 of the *EP&A Act* and Part 4 of the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)* and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the *EP&A Regulation*.

2.5. Relationship With Other Plans And Policies

This development contributions plan repeals the Glenfield Road Section 94 Plan adopted by Council in February 2004.

The development contributions plan supplements the provisions of the Glenfield Road Local Environmental Plan and any amendment or local environmental plan which it may supersede.

2.6. When Will Contributions Be Payable To Council?

A contribution is payable at the following times:

- A. In the case of a consent to development where no further approvals are required - before the Compliance Certificate is issued.
- B. In the case of a consent to development where a Construction Certificate is required - before issue of a Construction Certificate.
- C. In the case of a consent to development where a Subdivision Certificate is required - before the issue of a Subdivision Certificate.
- D. In the case of a consent to any other development - before the Compliance Certificate is issued.

2.7. Construction Certificates And The Obligation Of Accredited Certifiers

In accordance with Section 94EC of the *EP&A Act* and Clause 146 of the *EP&A Regulation*, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) 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.

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

2.8. Complying Development And The Obligation Of Accredited Certifiers

In accordance with s94EC(1) of the *EP&A Act*, accredited certifiers must impose a condition

requiring monetary contributions in accordance with this development contributions plan for all types of development permitted under the plan, and in particular detached and multi unit dwellings.

The conditions imposed must be consistent with Council's standard Section 94 consent conditions and be strictly in accordance with this development contributions plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the Section 94 condition correctly.

2.9. *Deferred/Periodic Payments*

The Council may accept a written request for a deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies the Council that:

- Compliance with the provisions relating to when contributions are payable is unreasonable or unnecessary in the circumstances of the case.
- Deferred or periodic payment will not prejudice the timing or the manner of the provision of the public amenity or service for which the contribution was required, as outlined in the Works Schedule.
- There will be no prejudice to the community deriving benefit from the public amenity of service of facility required by the proposed development.
- There will be no prejudice to the operation of this Contributions Plan.

The decision to accept a deferred or periodic payment is at the sole discretion of the Council.

The Council may accept deferred or periodic settlements by way of instalments subject to the condition that the instalments are to be paid before work commences on any stage of the development, or as otherwise agreed to by the Council.

The Council may, if it decides to accept the deferred or periodic payments of a contribution, require the applicant to provide a bank guarantee by an Australian bank for the amount of the contribution, or the outstanding balance, plus any interest likely to accrue, on condition that:

- a) The bank guarantee requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing not earlier than 6 months (or other term so determined by the Council) from the provision of the guarantee, or completion of the development, or stage of the development to which the contribution, or the outstanding balance, relates.
- b) The guarantee prohibits the bank from:
 - having recourse to the applicant or other person entitled to act upon the consent; and
 - having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount.
- c) The bank's obligation under the guarantee are discharged:
 - when payment is made to the consent authority in accordance with the terms of the bank guarantee; or
 - if the related consent lapses; or
 - if the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required.

- d) The applicant pays interest to the Council on the contribution, or the outstanding balance at the overdraft rate on and from the date when the contribution would have been otherwise payable, as set out in this Contribution Plan.

Where the Council does not require the applicant to provide a bank guarantee, it may require a public positive covenant under Section 88E of the *Conveyancing Act 1919* to be registered on the title to the land to which the relevant application relates.

2.10. Contributions “In Kind”

Works in kind will be accepted by the Council only under the following circumstances:

1. A written request is made to the Council by the applicant; or other person entitled to act upon the relevant consent; and
2. The Council determine that the works in kind are appropriate; and
3. The works to be carried out are identified in the Works Schedule attached to this Contributions Plan; and
4. The value of the works to be undertaken is at least equal to the value of the contribution assessed in accordance with this Plan;
5. Where the value of the proposed works in kind is less than the monetary value of the contribution, the difference will be met by way of a monetary contribution.

In assessing the request, Council will take into account the following:

1. Consistency with the detailed design of the facilities, as agreed to by the Council;
2. The proposed works will not pre-empt the future provision of facilities identified in the Works Schedule, or beyond what the Council has prioritised.

Plans of the proposed works, are to be prepared and submitted by the applicant.

Should an offer of works in kind be accepted, Council will establish with the applicant the following:

- An acceptable standard for workmanship and materials;
- Timing of inspection of works in progress;
- A program for completion of works; and
- An appropriate defects liability period.

2.11. Exemptions

No development will be exempt from the Section 94 Development Contributions Plan - Glenfield Road Urban Release Area-May 2007 .

2.12. Review Of Contribution Rates

To ensure that the value of contributions are not eroded over time by movements in the Consumer Price Index, (CPI), land value increases, the capital costs of administration of the plan or through changes in the costs of studies used to support the Plan, the Council will review the contribution

rates.

The contribution rates will be reviewed by reference to the following specific indices:

- all works and construction costs by the CPI All Groups for Sydney as published quarterly by the Australian Bureau of Statistics;
- land acquisition costs by reference to the Campbelltown release area residential land price index published by Residex P/L and displayed on Council's Website;
- changes in the capital costs associated with provision of administration and salary costs for staff involved in implementing council's s94 plan by reference to increases in salary rates under the Local Government State Award Plan;

In accordance with clause 32(3)(b) of the *EP&A Regulation*, the following sets out the means by which the Council will make changes to the rates set out in this plan.

Works and Construction

For changes to the Works and Construction contributions the contribution rates within the plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\$C_w \times \frac{CPI_n}{CPI_b}$$

Where

$\$C_w$ is the works and construction contribution at the time of adoption of the plan expressed in dollars;

CPI_n is the most recent Consumer Price Index All Groups for Sydney as published by the Australian Bureau of Statistics at the time of review of the works and construction contribution rate;

CPI_b is the base Consumer Price Index All Groups for Sydney as published by the Australian Bureau of Statistics at the date of adoption of this Plan which is 155.6.

Note: In the event that the Current CPI is less than the previous CPI the current CPI shall be taken as not less than the previous CPI

Land Acquisition

$$\$L_w \times \frac{RX_n}{RX_b}$$

Where

$\$L_w$ is the land acquisition contribution at the time of adoption of the plan expressed in dollars;

RX_n is the most recent Residex Campbelltown Release Area Land Price Index as published by Residex at the time of review of the works and construction contribution rate;

RX_b is the base Residex Campbelltown Release Area Land Price Index as published by Residex at the date of adoption of this Plan which is 4.61.

It should be noted that in Campbelltown between March 1993 and March 2007 the Residex index for the average developed residential land price per sq metre increased from 1 to 4.61; and

between March 2000 and March 2006 from 2 to 4.61. For this reason developers should anticipate significant increases in the future required contribution per person.

Administration

Contribution rates for administration will be adjusted by CPI.

2.13. How Are Contributions Adjusted At The Time Of Payment?

The contributions stated in a consent are calculated on the basis of the Section 94 contribution rates determined in accordance with this Plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted according to the formulas outlined in 2.12.

The current contributions are published by Council and are available from Council offices or on Council's website, at www.campbelltown.nsw.gov.au. Should the Council not validly publish the applicable contribution rates, the rate applicable will be calculated in accordance with the rate prevailing in the previous quarter.

2.14. Allowances For Existing Development

There is no existing development of any significance in the subject area. It is anticipated that the large majority of the 130 existing dwellings will be demolished to make way for new residential dwellings and as a consequence no allowance has been made for existing development.

It should be noted that Mirvac Homes has completed several dwellings as part of their Stage 1 release within the contributions area.

2.15. Pooling Of Contributions

This plan expressly authorises monetary Section 94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

2.16. Contributions Register

A Contributions Register will be maintained for this Contributions Plan in accordance with the *EP&A Regulation* and may be inspected upon request. This register will be updated at regular intervals and include the following:

- (a) Details of each development consent for which contributions have been sought;
- (b) Nature and extent of the contribution required by the relevant condition of consent;
- (c) Name of the Contributions Plan imposing the condition of consent; and
- (d) Date the contribution was received, for what purpose and the amount.

At the end of each financial year, the Council is required to make an annual statement within the yearly budget. This statement must include the following:

- (a) Opening and closing balances of money held in the Section 94 Development Contributions Plan by the Council for the accounting period;
- (b) Total amounts received by way of monetary contribution under this Plan;

- (c) Total amount spent in accordance with this Plan; and
- (d) Outstanding obligations of the Council to provide works for which contributions have been received.

2.17. Savings And Transitional Arrangements

A development application, which is submitted after the commencement of this Plan, will be assessed in accordance with the provisions of this Plan.

A development application which has been submitted prior to the commencement of this Plan but not determined, shall be determined in accordance with the provisions of this Contributions Plan.

A development application which has been determined in accordance with a previous Contributions Plan and which requires the making of a contribution but which has not been settled shall be reviewed and if necessary adjusted in accordance with the provisions of the Contributions Plan which applied at the date of determining the application.

2.18. When Did This Plan Come Into Force?

This Plan came into force on 18 December 2007. The costs in the Plan are as at the CPI Quarter for March 2007 and the Residex Campbelltown Release Areas Land Price Index for March 2007. The CPI for this quarter was 155.6 and Residex Index was 4.61.

3. Part C: Strategic Plan

3.1. Anticipated Development: Population And Dwelling Structure

The assumptions used for this contributions plan for population and dwelling structure have been derived from the following analysis. The Council has analysed five similar but now fully developed areas in Campbelltown and one similar developed area in Camden (Harrington Park), and has used the averages for these areas (with some slight adjustments) for:

- dwelling profile or mix;
- occupancy rates for dwelling types;
- age structure; and
- anticipated family type.

The final demographic components are based on a profile which will apply when the area is fully developed.

Total Dwellings

The plan of subdivision prepared for the Section 94 Plan for Glenfield Road in February 2004, provided for a total of 1,000 dwellings. The Development Control Plan for Glenfield Road adopted by Council in December 2002 has been amended to reduce the amount of open space and increase the potential dwelling yield in the subject area.

In addition, development approvals for MIRVAC Homes (NSW) Pty Ltd have indicated that the yield from two subdivisions will increase from 259 to 281 dwellings, and from 164 to 199 dwellings (or by a total of 57 dwellings), from that envisaged in the previous Glenfield Road Plan.

Taken together it anticipated that the total dwelling yield in Glenfield Road will increase from 1,000 to 1,100 dwellings.

Anticipated Dwelling Profile

Table 1 sets out the numbers of dwellings of each type located in the six similar development areas in Campbelltown and Camden as at the date of the 2001 Census.

**Table 1: Campbelltown, Camden (Six Similar Development Areas):
Numbers Of Dwellings By Type: 2001**

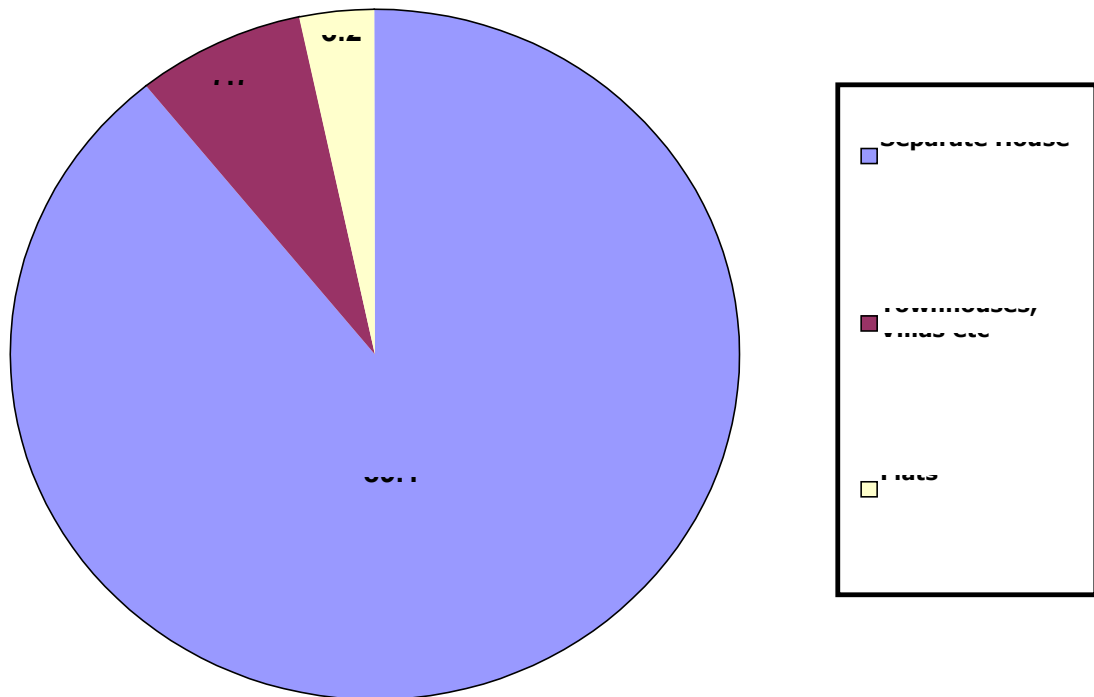
<i>Area</i>	<i>Separate House</i>	<i>Townhouses, Villas etc</i>	<i>Residential Flats Buildings</i>	<i>Totals</i>
St Helens Park	1,594	213	0	1,807
Eagle Vale	1,577	122	6	1,705
Campbelltown/Blair Athol	2,824	482	356	3,662
St Andrews/Bow Bowling	2,234	69	7	2,310
Glen Alpine	1,222	6	9	1,237
Harrington Park	924	4	0	928
Sub Totals	10,375 ÷ 6	896 ÷ 6	378 ÷ 6	11,649 ÷ 6
TOTALS	1,729	149	63	1,942

Source: Australian Bureau Of Statistics, 2001, Campbelltown, Camden, Expanded Community Profiles for the six areas

This produces an average dwelling profile as set out in Graph 1.

Graph 1

***Campbelltown, Camden 2001, Six Similar Development Areas:
Average Percentage of Total Dwellings Occupied by Each Dwelling Type***



Source: ABS, 2001, Campbelltown, Camden Expanded Community Profile for the six areas

It is not anticipated that there will be any residential flat buildings developed in the Glenfield Road Urban Release Area. On this basis the Council has assumed that 89.1% of the dwellings will be separate houses and 10.9% townhouses, with the full development of the area producing 980 separate houses and 120 townhouses, villas etc.

Average Occupancy Rates For The Two Classes Of Dwellings

Table 2 sets out the average occupancy rates for separate houses and for townhouses, villas etc for the six comparable areas in Campbelltown and Camden as at the date of the 2001 Census.

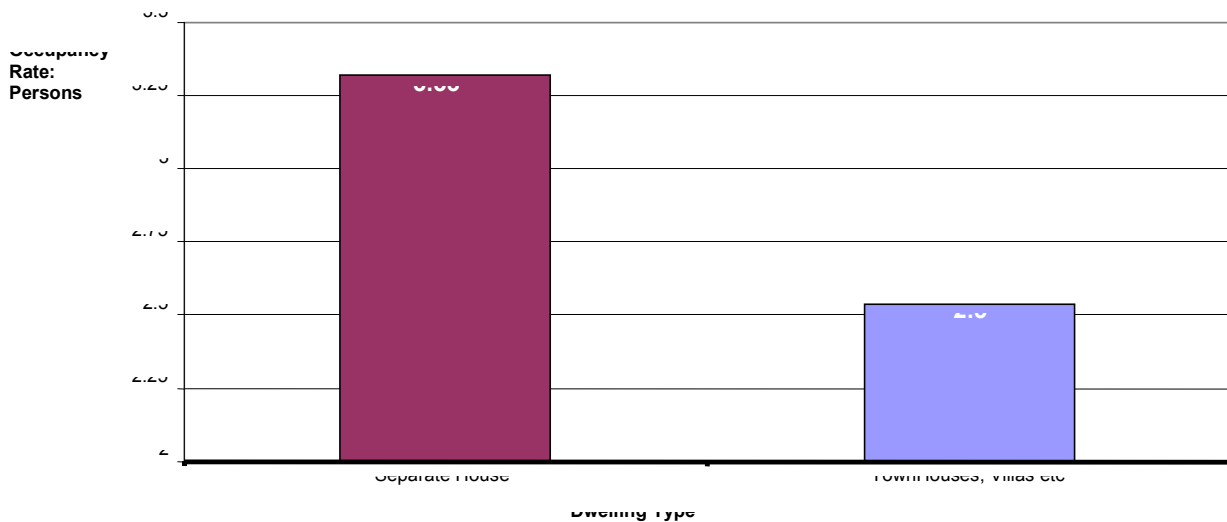
***Table 2: Campbelltown, Camden, (Six Similar Development Areas):
Average Occupancy Rates: Persons Per Dwelling, 2001***

<i>Area</i>	<i>Separate House</i>	<i>Townhouses, Villas etc</i>
St Helens Park	3.3	2.5
Eagle Vale	3.5	2.6
Campbelltown/Blair Athol	2.9	1.9
St Andrews/Bow Bowling	3.4	2.8
Glen Alpine	3.6	2.8
Harrington Park	3.3	2.6
Sub Totals	20 ÷ 6	15.2 ÷ 6
Total	3.33	2.5

Source: Australian Bureau Of Statistics, 2001, Campbelltown, Camden Expanded Community Profile for the six areas

Graph 2 sets out averages for all six areas and which have now been used to calculate the estimated population at full development.

Graph 2
Campbelltown, Camden Six Similar Development Areas, 2001.
Average Occupancy Rate Per Dwelling Type



Source: Australian Bureau Of Statistics, 2001, Campbelltown, Camden, Expanded Community Profile for the six areas

Glenfield Road: Total Estimated Population

The total estimated population is the number of estimated total separate houses, (980), multiplied by the average occupancy rate for houses for the six similar development areas, (3.33), which equals 3264 persons; *plus* the number of estimated total townhouses, villas, (120) multiplied by the average occupancy rate for town houses, villas etc for the six similar development areas, (2.5), which equals 300 persons, for a total number of estimated persons at full development of 3,564.

Anticipated Age-Sex Structure

Table 3 sets out the total population occupied by each age category for the six similar development areas as at the 2001 Census.

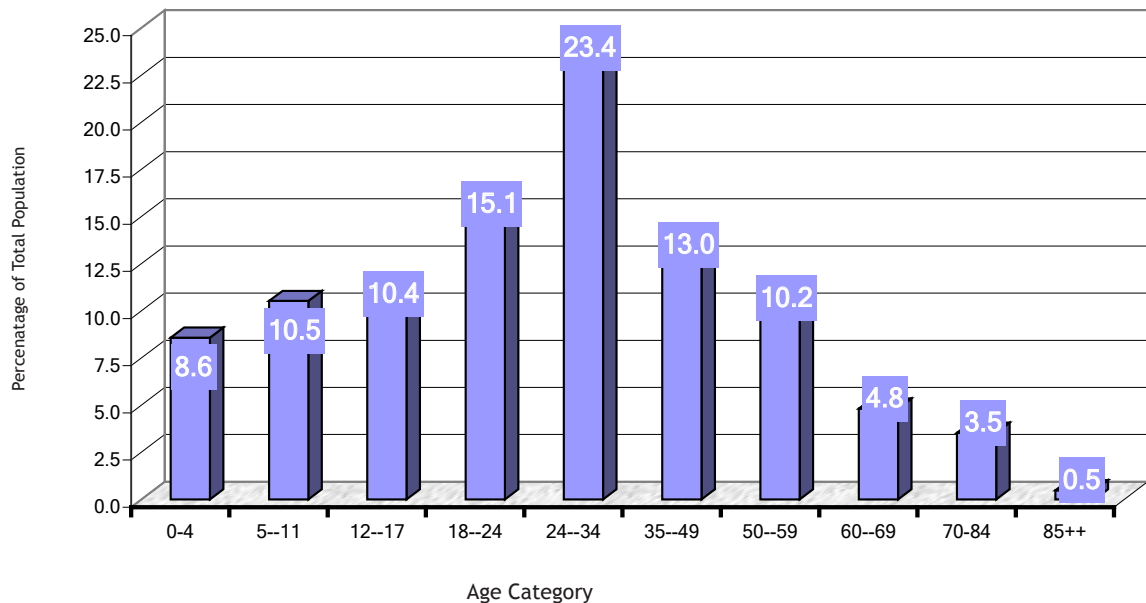
Table 3: Campbelltown, Camden (Six Similar Development Areas):
Age Sex Structure: Numbers Of Persons, 2001

Area	Age Group									
	0-4	5-11	12-17	18-24	25-34	35-49	50-59	60-69	70-84	85+
St Helens Park	768	501	597	1,349	1,208	883	426	138	72	9
Eagle Vale	553	684	633	929	1,631	862	472	187	124	11
Campb'town/ Blair Athol	737	992	1,221	1,792	2,359	1,073	1,398	965	872	123
St Andrews/ Bow Bowing	665	1,018	820	1,159	2,151	1,044	768	261	125	15
Glen Alpine	271	535	550	491	1,249	507	711	237	150	26
Harrington Park	387	418	264	247	628	745	226	111	50	10
TOTALS	3,381	4,148	4,085	5,967	9,226	5,114	4,001	1,899	1,393	194

Source: ABS, 2001, Campbelltown, Camden Expanded Community Profile

Graph 3 sets out the average percentage of the total population occupied by each age category for the six similar development areas.

Graph 3
Campbelltown, Camden 2001, Six Similar Development Areas, 2001. Average Percentage of Total Population Occupied by Each Age Category



Source: ABS, 2001, Derived from Campbelltown, Camden Expanded Community Profile for the six areas

Based on the total estimated population of 3,564 persons and the percentages of the total population set out in Graph 3, Table 4 sets out the anticipated numbers of persons in each age group at full development of the area.

**Table 4: Glenfield Road: Age Sex Structure At Full Development:
Numbers Of Persons**

Area	Age Group									
	0-4	5-11	12-17	18-24	24-34	35-49	50-59	60-69	70-84	85+
Glenfield Road	306	375	369	539	834	462	362	172	126	18

Source: ABS, 2001, Campbelltown, Camden, Derived From Expanded Community Profile

Anticipated Family Type

Table 5 sets out for the six similar development areas the numbers of households occupied by each family type as at the 2001 Census.

**Table 5: Campbelltown, Camden (Six Similar Development Areas):
Numbers Of Families By Family Type - 2001**

Area	Family Type					
	Couples with Dependents	Couples without Dependents	Lone Parent Families	Other Families	Lone Persons	Group Households
St Helens Park	954	344	271	46	204	56

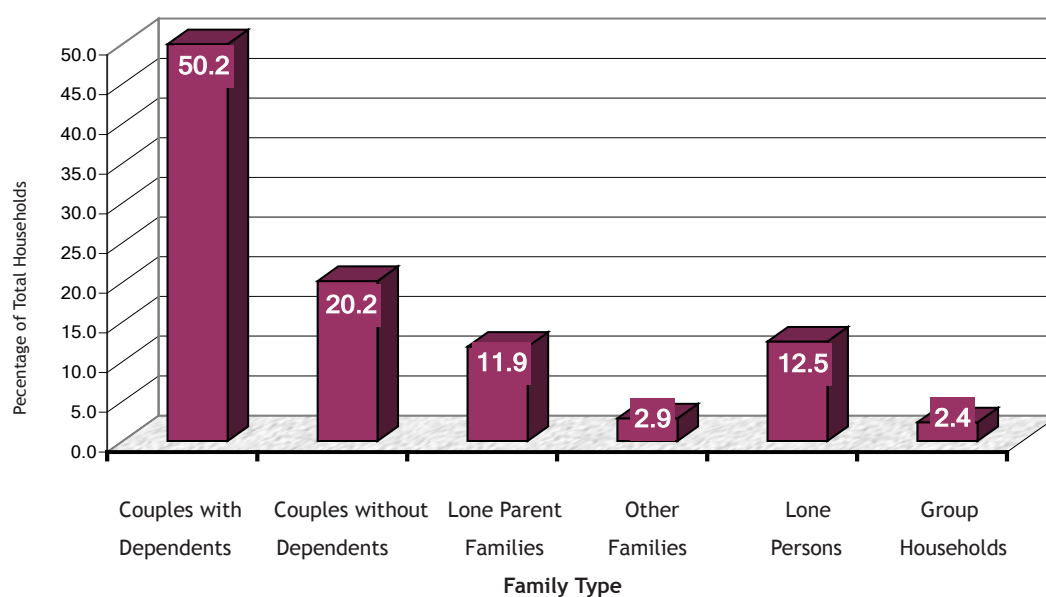
Eagle Vale	976	296	234	60	163	36
Campbelltown/Blair Athol	1275	919	514	105	843	151
St Andrews/Bow Bowing	1395	385	291	69	212	27
Glen Alpine	875	257	54	34	45	5
Harrington Park	580	230	69	31	44	11
Totals	6,055	2,431	1,433	345	1,511	286

Source: ABS, 2001, Campbelltown, Camden, Derived From Expanded Community Profile

Graph 4 sets out the average percentage of the total households occupied by each family type for the six similar development areas.

Graph 4

Campbelltown, Camden six Similar Development Areas, 2001. Average Percentage of Total Households Occupied by Each Family Type



Source: ABS, 2001, Campbelltown, Camden, Derived From Expanded Community Profile

Based on the total estimated households of 1,100 and the percentages of the total households by family type set out in Graph 4, Table 6 sets out the anticipated numbers of households by family type at full development of the area.

Table 6: Glenfield Road Urban Release Area: Family Types At Full Development: Numbers Of Households

Area	Family Type					
	Couples With Dependents	Couples Without Dependents	Lone Parent Families	Other Families	Lone Persons	Group Households
Glenfield Road Urban Release Area	552	222	131	31	138	26

Source: ABS, 2001, Campbelltown, Camden, Derived From Expanded Community Profile

Demographic Summary

It is anticipated that when fully developed Glenfield Road will accommodate, 1,100 dwellings comprising 980 separate houses and 120 townhouses villas etc. These dwellings will house some 3,564 persons at occupancy rates of 3.3 and 2.5 persons per dwelling for separate houses and townhouses, villas etc, respectively.

The total population will be distributed amongst the various age groups as follows.

**Table 7: Glenfield Road Urban Release Area: Age Sex Structure
At Full Development: Numbers Of Persons**

Area	Age Group									
	0-4	5-11	12-17	18-24	24-34	35-49	50-59	60-69	70-84	85+
Glenfield Road Urban Release Area	306	375	369	539	834	462	362	172	126	18

Source: ABS, 2001, Campbelltown, Camden, Derived From Expanded Community Profile

The total households will be distributed amongst the various family types as in Table 6.

3.2. Timing Of Development

Table 8 sets out the number of dwelling approvals in each of five areas of Campbelltown for each year since 1995.

**Table 8: Campbelltown, Five Similar Development Areas: Rate Of
Development: Dwelling Approvals**

Areas						Totals	
Years	St Helens Park	Eagle Vale	Campbelltown/ Blair Athol	St Andrews /Bow Bowing	Glen Alpine	Total Nos.	% Of Totals
1995	96	39	7	31	88	261	11.3
1996	86	16	28	32	87	249	10.8
1997	7	14	40	7	64	132	5.7
1998	2	4	15	26	42	89	3.9
1999	69	25	48	33	124	299	13.0
2000	67	21	172	6	76	342	14.8
2001	33	13	146	6	37	235	10.2
2002	31	3	132	6	29	201	8.7
2003	40	19	163	4	12	238	10.3
2004	36	14	189	8	11	258	11.2

Source: City Of Campbelltown: BA Register

It is likely that for reasons of difficulty of development or non-commercial considerations a small residual of lots will not be developed with the 10 year period (say 5%). Based on the above development profile and allowing for 5% residual development in year 11, Table 9 sets out the anti-

pated number of detached, townhouse, and total dwellings which will be developed over the 11 year development period. The table also includes the anticipated population development based upon the earlier demographic analysis.

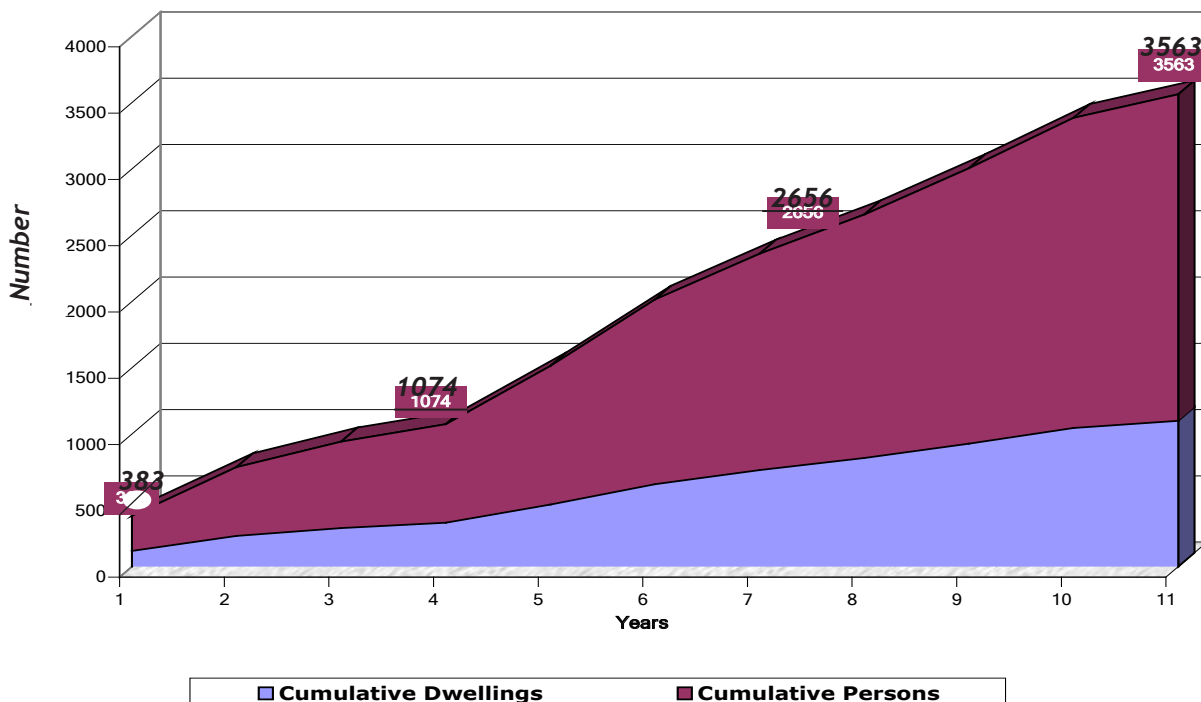
Table 9: Glenfield Road Urban Release Area: Anticipated Dwelling and Population Development Profile

Year	Detached Dwelling	Townhouses	Total dwell-ings	Detached Dwelling Persons	Townhouses Persons	Total Persons
1	106.5	11.8	118.4	353	30	383
2	101.6	11.3	112.9	337	29	366
3	53.9	6.0	59.9	179	15	194
4	36.3	4.0	40.4	121	10	131
5	122.1	13.6	135.6	405	34	439
6	139.6	15.5	155.1	463	39	502
7	95.9	10.7	106.6	318	27	345
8	82.0	9.1	91.2	272	23	295
9	97.2	10.8	107.9	323	27	350
10	105.3	11.7	117.0	349	30	379
11	49.5	5.5	55.0	164	14	178

Source: City Of Campbelltown: BA Register and Glenfield Road Demographic Report

Graph 5 sets out the anticipated dwelling and persons cumulative development profile.

**Graph 5
Glenfield Road: Development Period: Cumulative Dwellings and Persons: Years 1 to 11**



Source: Campbelltown City Council: BA Register and Glenfield Road Demographic Report

3.3. *Rationale For New Facilities And Services.*

A key principle of Section 94 is to demonstrate a relationship between the anticipated development and the demand for additional open space, community facilities, drainage and road works in the Glenfield Road Urban Release Area. The demonstration of a relationship between new development and such demand is a core requirement of a valid Contributions Plan.

Open space, community facilities and road works are public facilities for which there is a reasonable expectation for Council to provide, in association with the urban development of a new release area. This Section 94 Development Contributions Plan was prepared subsequent to the preparation of a Local Environmental Study (LES) for the release area entitled “Glenfield Road Area Local Environmental Study” (Don Fox Planning, Project No. 5099, November 2001). The LES provides background information in regard to a nexus between the projected development within the study area and the anticipated demands for additional open space, community facilities, road works and drainage.

3.4. *Existing Levels Of Provision*

There are no existing works or services of any relevance to the demand that will originate from the new population moving into the area. All of the proposed facilities and services pertain to local level demand only.

Campbelltown City Council has at present 22 halls of varying sizes throughout the city with a population of over 150,000 residents, this equates to approximately 7000 residents per centre.

In the draft Edmondson Park Section 94 Contribution Plan (a joint venture with Campbelltown and Liverpool Councils), the provision of a community centre for the incoming residents is based on a community centre being provided for 8,000 -10,000 people. The provision for such a facility in the Glenfield Road Urban Release Area is calculated using the same benchmark, hence the incoming population of approximately 3564 does not warrant a community centre to service such a small community.

However, as the population grows the demand for the closest community centre (approximately 2km away), Seddon Park Hall, will increase and the need for enhancement will increase. It is therefore proposed that whilst the existing Seddon Park Hall will be utilised by the residents of the Glenfield Road Urban Release Area the facility will require some extension and refurbishment to serve both the new and existing population.

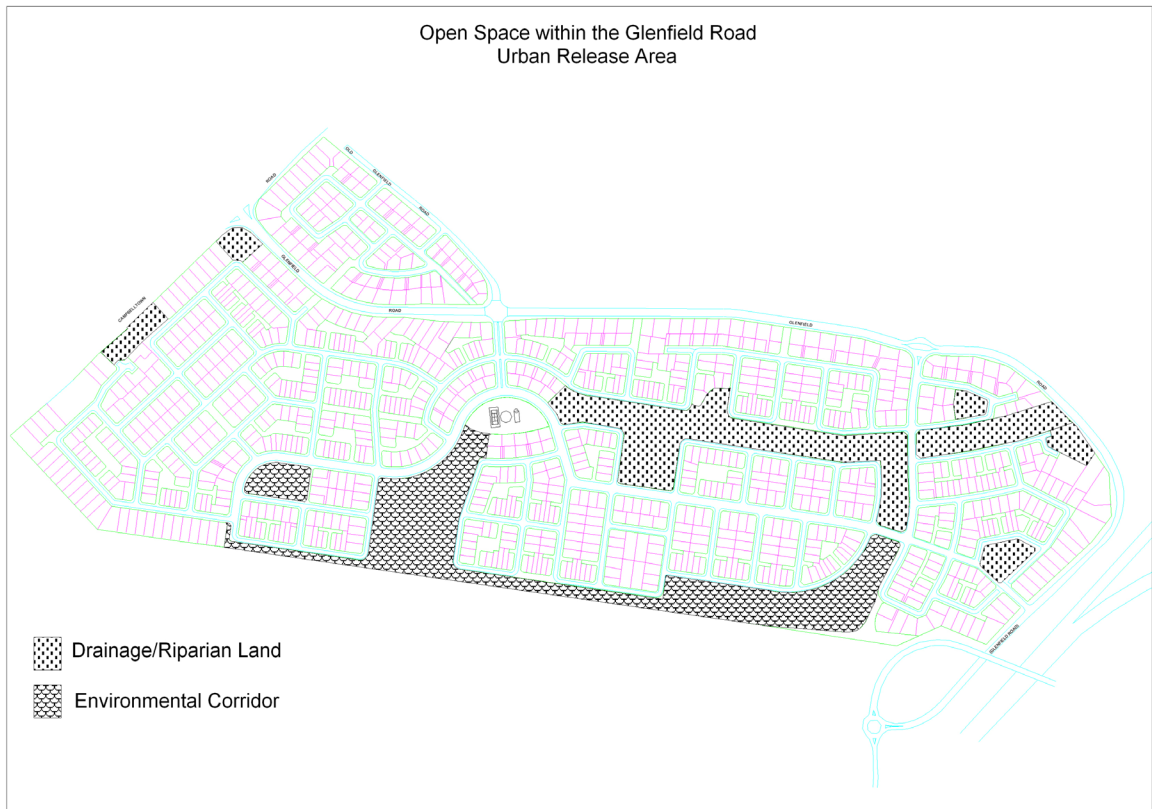
No other existing services or facilities are to be used by the new population of the Glenfield Road Urban Release Area.

3.5. *Demand For New Facilities And Services*

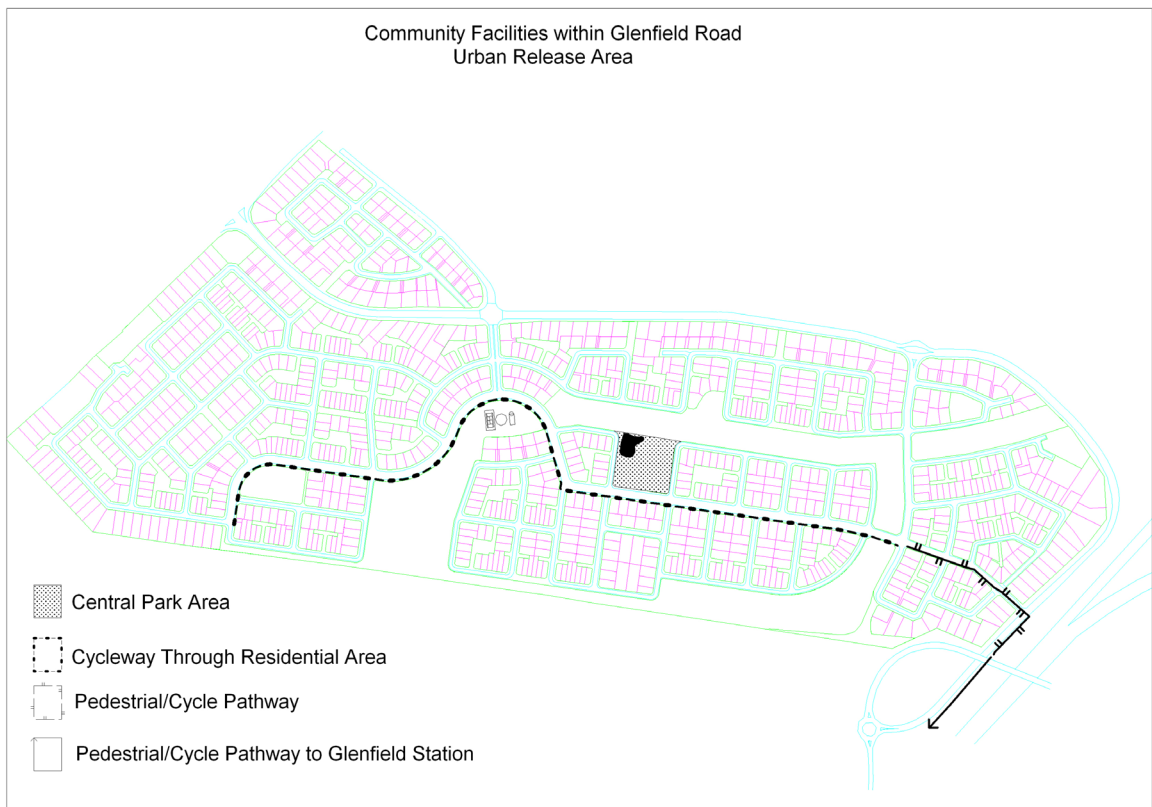
Open Space

Maps 1 and 2 set out the environmental open space requirements and the provision of active open space with the Glenfield Road Urban Release Area.

Map 1



Map 2



An assessment of the supply and future needs of open space in the study area has been outlined within the LES. Having regard to the availability of existing open space and sporting facilities in the district and region, a needs basis assessment has concluded that the following targeted provision of open space and recreation facilities would be appropriate to satisfy the specific needs of the incoming population of the study area: -

The total area of open space lands to be acquired as part of the Contributions Plan, in accordance with the findings of the LES, is approximately 13.87 hectares. This equates to a provision of 3.89 hectares per additional 1,000 persons (excluding the existing 160 residents of the study area). This level of provision is determined on a needs assessment basis and is considered reasonable and appropriate having regard to the following matters:

- The existing provision of open space in the Campbelltown LGA is approximately 9 hectares per 1,000 persons (excluding regional open space) and therefore the incoming population has an expectation for a relatively high rate of provision of open space.
- Over 4 hectares of the proposed open space lands are required principally for drainage purposes, conservatively assuming a 20 metre corridor of land along those creek lines within the proposed open space required to be retained in their natural state, as determined in the LES, and wet basins as proposed in the Masterplan. This would reduce the effective provision of open space to less than 2.77 hectares per 1,000 persons.
- The proposed central park and active open space areas will clearly contribute to satisfying the needs of the incoming population, as outlined by the LES.
- The environmental corridor, inclusive of the Cumberland Plain Woodland and riparian corridors forms part of the open space network. Its linear form provides both linkage and aesthetic open space functions that benefit the whole of the Estate by providing visual relief for residents, motorists, cyclists and pedestrians. A pedestrian/cycle route is capable of traversing the periphery of the corridor.
- Limited access may be provided to the more significant remnant Cumberland Plain Woodland community, which will be an important scientific and educational resource for the community, and contributes to satisfying the broad recreational needs of the community. Accordingly it is concluded that there is a clear causal nexus between the provision of the proposed open space and its embellishment, to satisfy the function for which it is to be provided, and the incoming population of the urban release area.

Council is moving away from the concept of pocket parks to fewer (but larger) district parks. By centralising the park facilities, Council can provide significantly better equipment and facilities. This central park will incorporate play equipment (0-11 years) and a multi purpose court (12-17 years). This will provide an opportunity for a wide range of social and physical interactions at one location.

The plan allows for the construction of 2 tennis courts (including lighting etc) at Kenneth Park, adjacent to Seddon Park. The use of tennis courts tends to be of an organised nature. As such locating the new courts with existing courts will create a better venue and fulfil the needs of the incoming residents. This proposal is supported by the Southern Districts Tennis Association, who manage all of the tennis courts owned by Council within Campbelltown.

According to the ERASS Report 2004, 82% of the NSW population participated in sport and physical activity (more than 4 out of every 5 people aged 15 and over participated in sport or physical

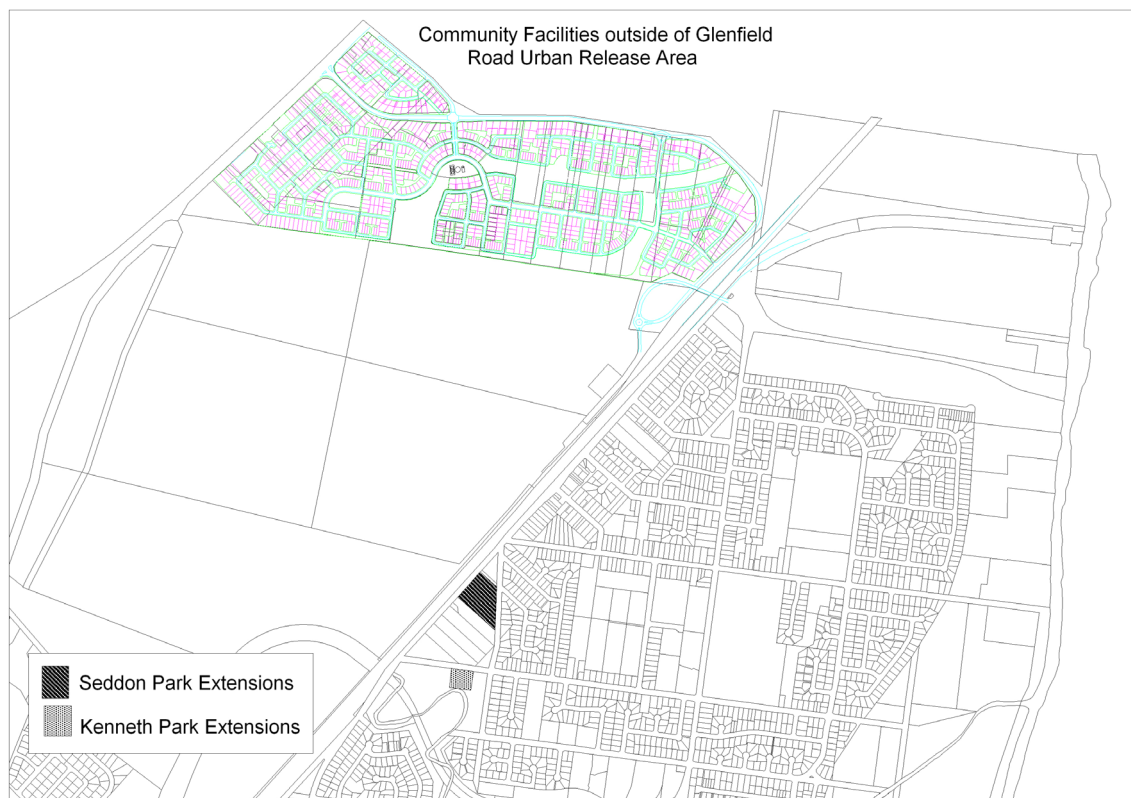
activity in the 12 months in 2004). Tennis was the fourth popular sport/physical activity in NSW. (Source: ERASS Report 2004, NSW Sport and Recreation).

Cycleway/pedestrian links have become increasingly important in new release areas. They provide safe access in the surrounding neighbourhood and provide for recreational opportunities. They also provide an important role in the minimisation of car trips. The plan will provide an intricate internalised cycleway/pedestrian way, as well as linking the release area to Glenfield Railway Station. This will give the community more choice in their mode of transport, creating a healthier lifestyle and an alternative access to Glenfield shops and Glenfield Railway Station. This not only achieves improved accessibility to external community facilities and services, but assists in satisfying the transportation criteria outlined within the LES as being essential to the acceptability of the proposed rezoning.

Community Facilities: Extensions To Seddon Park Hall

Map 3 sets out the proposed extensions to Seddon Park Hall

Map 3



Campbelltown Council has had an extensive history of resourcing its local community with base level community facilities, in association with development of its urban release areas over the last 20 years. As outlined within the LES, the community facility needs of the incoming population of the study area has been assessed, having regard to the specific circumstances of the study area and the needs of the incoming population.

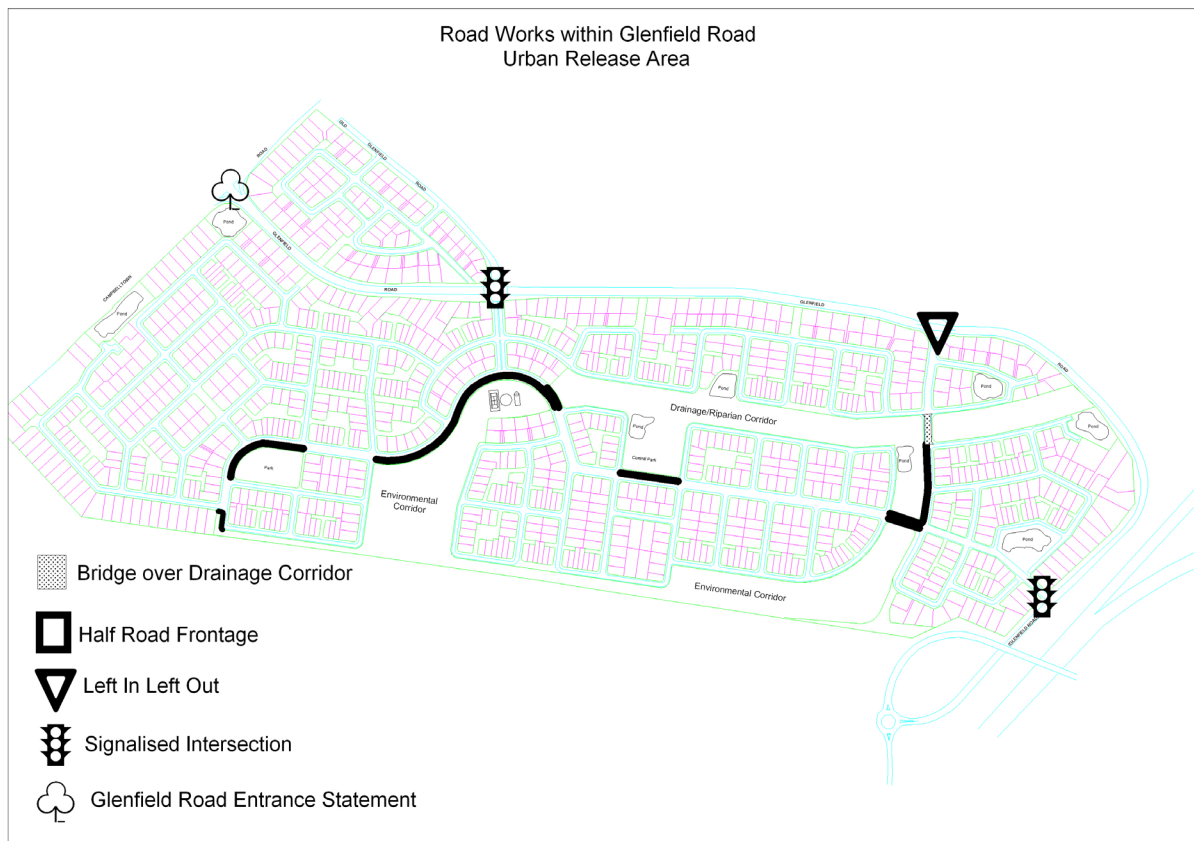
In terms of community facilities, a robust multi purpose facility should be within easy access of the new residents. This building should be versatile enough so that it can be used for a variety of purposes including a child care centre, community hall, youth centre or aged persons centre, or a combination of these uses, depending on the population mix of the estate over time. The building should also incorporate public toilets and a parenting room.

The extension to the Seddon Park Hall will provide a new function room; meeting room, covered entry, verandahs, additional amenities and courtyards.

Road Works

Map 4 sets the proposed road works for the subject area.

Map 4



A transportation study was undertaken as part of the LES process by Sinclair, Knight Merz and Partners. The LES identified a number of road works would be required external to the development. These works are only required due to the increase volumes of traffic directly related to the release of land within the Glenfield Road Urban Release Area.

- Modification to the intersection of Glenfield Road and Campbelltown Road, to provide for left in and left out only movements and to provide ancillary landscaping works.

Drainage Works

The LES has identified various water quality and quantity controls required to be implemented in order to ensure that the incoming population of the study area is provided with appropriate drainage infrastructure, which satisfies current standards in regard to flood control and environmental management.

The specific requirements for the study area are encapsulated within the Water Management Plan.

A preliminary assessment has identified the need for:

- 4.28 hectares of riparian open space comprising 10 permanent basins;
- 24 litter control pits;
- 11 GPT devices;
- 2,850 lineal metres of bio-ribbon trenches; and
- project management and civil works fees.

Administration

Council considers that the costs involved with preparing and administering this Section 94 Plan are an integral component for the efficient provision of services and amenities generated by future development, without putting undue pressure on facilities that the existing community utilises.

Employment of a Section 94 Officer is accepted practice by the Department of Planning. It is estimated that 25% of the work undertaken by the Section 94 Officer will be involved in the implementation and administration of this Plan. This cost is to be recouped.

Detailed works and land acquisition costings have been prepared by a quantity surveyor. These costs will also be recouped.

In addition, consultants were utilised to develop the Plan in accordance with the provisions and processes required under the revised Section 94 legal and regulatory framework. This cost will also be recouped.

The administration and monitoring will be at an ongoing cost to Council for the life of this Plan.

3.6. Works Schedule

The majority of items in this work schedule have been costed by Patterson Britton & Partners Pty Ltd as at the 30th June 2006, whilst Grenfell, Fraser and Associates costed the Seddon Park Hall extensions, and MIRVAC Homes (NSW) Pty Ltd the costs of the Western Intersection and under-grounding of services; as set out in Table 10.

Table 10 Works Schedule

OPEN SPACE - Land	AMOUNT
Acquisition of a total of 13.73 Ha for open space (incorporating Environmental Corridor, Parkland and Drainage) at \$1,725,000 per Ha	\$23,684,250
SUB TOTAL	\$23,684,250
OPEN SPACE - Works	AMOUNT
Bushland regeneration and landscaping works	\$883,977
Provision of a Central Park 4x 8 playground, softfall, 200m x 2m pathway	\$151,597
Tennis Courts - Kenneth Park, Adjacent to Seddon Park	\$88,512
1 Multi Court, Basketball/Netball	\$55,320
Ancillary embellishment works, small public amenities, 2 picnic tables & seating (covered), and 2 bbq facilities	\$65,278
Provision of a 2.5m wide pedestrian/cycleway pathway linking the release area to the Glenfield Railway Station 650m in length	\$107,874
Glenfield Road entrance statement and landscaping/embellishment	\$55,320
SUB TOTAL	\$1,407,878

MULTI-PURPOSE COMMUNITY FACILITY - Works	AMOUNT
Extension to Seddon Park Hall	\$1,251,941
Rendering of Exterior to Hall	\$7,041
Architecture Designs	\$9,756
SUB TOTAL	\$1,268,738
ROADS - Land	AMOUNT
Road widening at intersection Glenfield Road and new Western intersection	\$51,233
Road widening at intersection Glenfield Road and new Eastern intersection	\$60,000
Half street frontage - collector street - land 770.6m 10m Width 124.1m 9m width	\$1,521,950
SUB TOTAL	\$1,633,183
ROADS - Works	AMOUNT
Signalised intersection at Glenfield Road, Old Glenfield Road and Western entrance	\$1,633,974
Left in left out at intersection on Glenfield Road	\$196,788
Signalised intersection at intersection Glenfield Road and Eastern entrance	\$1,089,069
Bikeway link through residential (1352m) 2m wide	\$179,502
Half street frontage - collector street - construction 892, fronting open space 770.6m (20m, 13m carriageway) 124.1 (18m, 11m carriageway)	\$987,487
Creek crossing bridge 41m length one side, 38m the other, 11m carriageway width, plus footpath both sides	\$912,780
Extension to left turn slip lane on Campbelltown Road	\$331,920
Provision of a 2.5 metre wide pedestrian/cycle pathway system 300m in length	\$49,788
Underground low voltage and telephone: Glenfield Road - Campbelltown Road to Old Glenfield Road	\$569,329
Minor planting road verge; Glenfield Road - Campbelltown Road to Old Glenfield Rd	\$50,291
Turf - road verge: Glenfield Road - Campbelltown Road to Old Glenfield Road	\$54,214
Retaining wall, 50m x 2.5m high at intersection (Western end)	\$48,405
Street lighting: Glenfield Road between Campbelltown and Old Glenfield Roads (450m per one side, approx 50m apart, V5 category)	\$24,894
Kerb & Guttering, length of Glenfield Road 2.45km	\$243,961
Flag Poles Glenfield Road, Campbelltown Road to Old Glenfield Road	\$31,713
SUB TOTAL	\$6,404,115

DRAINAGE - Works	AMOUNT
Surface wetland - Detention offline	\$5,460,730
24 Litter Control Pits	
11 GPT Devices	
2,850 lineal metres Bio Ribbon Trenches	
10 Permanent Basins	
Project management & consultancy fees for civil works	
SUB TOTAL	\$5,460,730
ADMINISTRATION	AMOUNT
Administration of Plan 1/4 Officer for 5 years planner \$15,000 x 5 years	\$75,436
Quantity Surveyor, Survey, Studies	\$197,504
Section 94 Plan Preparation, Land Acquisition Cost, Advertising, Stamp Duty	\$501,937
Land Valuation Fees, Legal Fees	\$501,096
External Funding Interest Expense	\$2,418,193
SUB TOTAL	\$3,694,166
TOTAL ALL FACILITIES AND SERVICES	\$43,553,060

3.7. Timing Of Expenditure

It is anticipated that the expenditures will occur on a proportionate basis within two months of contributions being received. It is also that the proportion of total contributions to be received will occur in accordance with the analysis in the 'Timing of Development' section and as set out below in Table 11.

Table 11: Timing of Development

<i>Year</i>	<i>% Of Development</i>
1	10.76
2	10.27
3	5.44
4	3.67
5	12.33
6	14.10
7	9.69
8	8.29
9	9.81
10	10.64
11	5.00

The above facilities will be provided within the timeframe of this Plan (11 years) at a rate proportional to the rate of development and consequent contribution receipts. The exception is that Council may provide the multi-purpose community facility at the time that the estate is two thirds occupied, and forward fund the outstanding balance of costs. This will require review of the plan at that stage.

3.8. Calculation Of Contribution Rates

The following formula has been derived to determine the commencing contribution rates per person towards the provision of services and facilities to serve the Glenfield Road Urban Release Area. The base contribution formula is as follows:

$$\frac{\text{TCCWL}}{\text{TPP}}$$

- where TCCWL = total current cost of works and land;
- and TPP = total projected persons.

For the purposes of calculating the contribution rate, the following components have been included:

- The capital cost of the public facility based on comparable projects and accepted industry rates.
- Current land values, and subsequent indexation, as determined by Residex P/L.
- Relevant administrative costs expended to date, and projected costs.

For the purposes of calculating the contribution rate, the following components have been excluded:

- The costs associated with the proposed open space, community facilities, and drainage and road works intended to serve the existing population or to make up for any existing deficiency of provision, or to satisfy an existing demand in the community. The open space, community facilities, drainage and road works, which are to be funded through this Contributions Plan are intended to meet the demand of the future population in the Glenfield Road Urban Release Area, only.
- Any assured grants, subsidies or funding from other sources which may be payable in respect to providing open space, community facilities or drainage and road works in the Contributions Plan area.
- Any recoverable funding which has been provided for the open space, community facilities, drainage and road works that may have otherwise been provided under Section 94 of the *EP&A Act*.
- Maintenance and recurrent expenses for the continual operation of the facilities to be provided.

This Section 94 Contribution Plan has been prepared in accordance with the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2000*, Department of Planning *Development Contributions Practice Notes*, and relevant supporting material.

4. Part D: Supporting Material

The following list identifies reports, documents and studies, which have been used for researching the basis of strategies and the Section 94 Contributions Plan:

Department of Planning (2005), *Development Contributions Practice Notes*

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment, Regulation 2000

Glenfield Road Area LES (Don Fox Planning, November 2001)