

Section 94 Contributions Plan No. 1

Planning District No. 4

NEIGHBOURHOODS OF BLAIRMOUNT, EAGLE VALE/ESCHOL
PARK, KEARNS AND RABY

1. PREAMBLE

This plan has been prepared to meet the statutory requirements and the policy guidelines issued by the Department of Planning for Section 94 contribution plans to improve the detail, accountability and administration of providing community facilities in Planning District No. 4.

Council has previously adopted background documents relating to the provision of Community facilities in Planning District No. 4. including the basis for contribution rates. These documents prepared by Wellings Smith and Byrnes consists of two volumes. Volume I include the background data and analysis in ascertaining the appropriate public amenities and services required in the Planning District and Volume II deals with the provision of these amenities and services.

Council has adopted these documents as the basis of its Section 94 policy since 1986 and has obtained Section 94 contributions as a result of new residential development in these areas and has provided facilities generally in accordance with those identified.

It should be noted that not all Community facilities in Planning District No. 4 have been provided by way of Section 94 contributions because a number of facilities have been provided by alternative sources.

The documents prepared by Wellings Smith and Byrnes is generally reflected in this current plan and very little change to Council's previous practice is proposed. 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 each of the identified neighbourhoods accounting for both lands, which is currently vacant and urban consolidation.

It should be noted that this plan will need to be reviewed from time to time to account for any changes or requirements, which may arise due to changing circumstances. In this regard, factors such as the receipt of contributions, the timing of provision of facilities and the cost of facilities, services and land will need to be continually revised.

2. THE PLAN

1. Citation

This plan may be referred to as Section 94 Community Facilities contribution plan for Campbelltown City Council Planning District No. 4. It has been prepared according to the requirements of Section 94 (AB) 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 City of Campbelltown Planning District No. 4.

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.
- (e) to recoup a reasonable proportion of costs already incurred in the provision of identified facilities and services.
- (f) 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

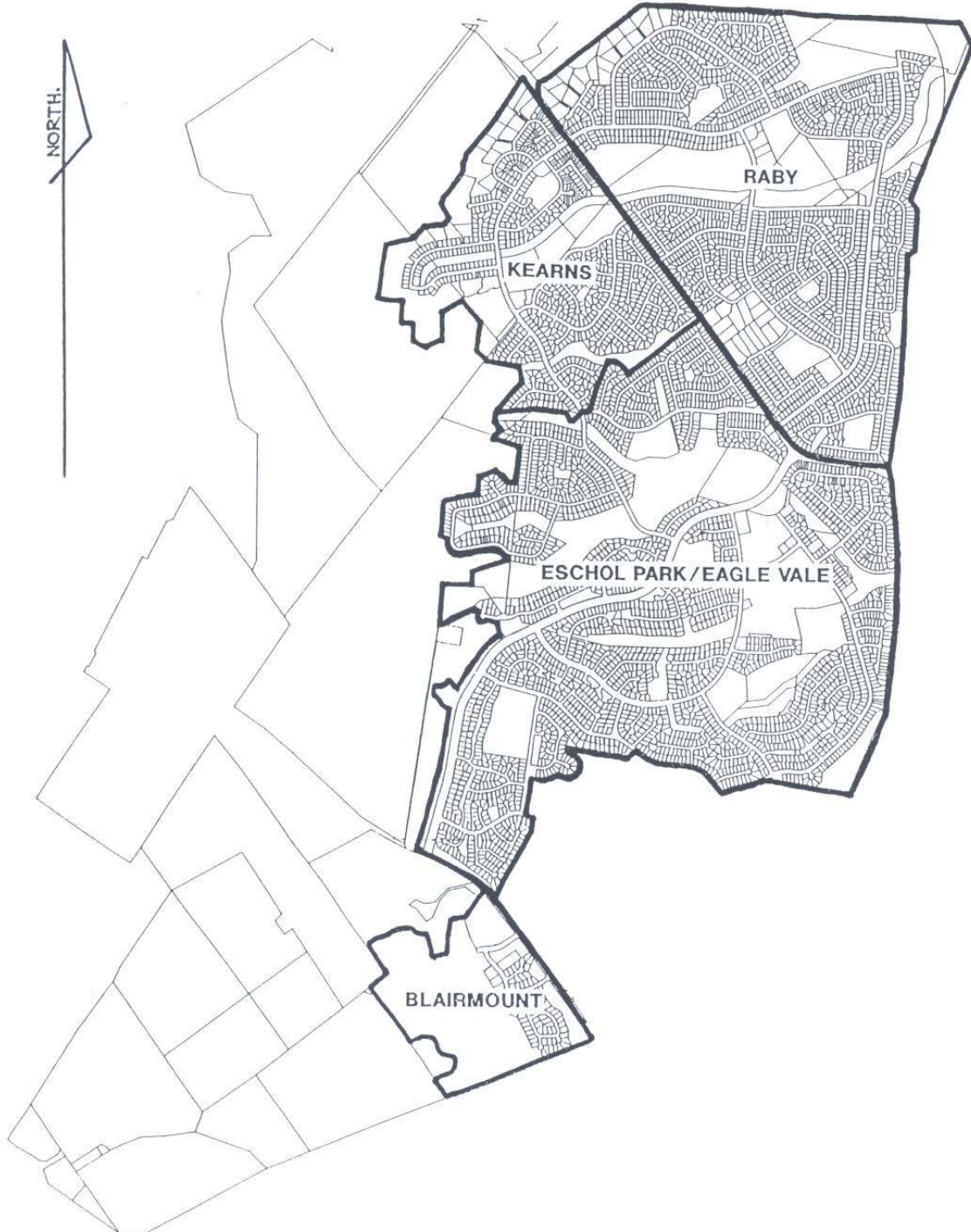
This plan is to be read in conjunction with Council's other development control plans and environmental planning instruments applicable in Planning District No. 4.

5. Land to which the plan applies

This plan applies to all land within Planning District No. 4 as shown edged heavy black on the attached map marked "map for Planning District No. 4" deposited in the office of the Council.

MAP FOR PLANNING DISTRICT No.4

REFERRED TO IN SECTION 2 CLAUSE 5 OF THIS PLAN.



3. ASSESSMENT OF CONTRIBUTIONS

Establishment of Nexus

The City of Campbelltown, the Municipality of Camden and the Shire of Wollondilly 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.

In this regard, 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 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.

The identification of the facilities in this plan are those generally identified by Wellings, Smith and Byrnes in their report on the utilisation of Section 94 contributions for community facilities and other purposes in Districts 4, 6 and 7 Campbelltown, Volumes I and II dated May 1986. These reports form the basis of this, community facilities plan modified to take into account current circumstances.

Contribution Formula

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

Pre Section 94 development in each of the neighbourhoods is not included in the contribution rate as this development has been provided with a level of facilities and services funded from other sources.

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

The provision of facilities and services will be managed on a neighbourhood basis with the neighbourhoods within Planning District No. 4 being identified as Blairmount, Eagle Vale/Eschol Park, Kearns and Raby.

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 community facilities including where appropriate cost of acquiring land.
- (c) The present day costs of community facilities already provided by Council in anticipation of development.

The contribution formula is

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

(\$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 Deflators are published on a quarterly or annual basis for all items of expenditure shown in the Domestic Production Account.

Contribution Rate

The current contribution rate per lot/dwelling for each of the identified neighbourhoods is shown below. It should be noted that these contribution rates are applicable as of April 1993 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.) which is an index obtained by dividing a current price value by its corresponding constant price value. I.P.D.'s are published on a quarterly or annual basis for all items of expenditure shown in the Domestic Production Account.

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	Contribution per Lot/building
Raby	\$1367.00
Eagle Vale and Eschol Park	\$1298.00
Blairmount	\$1316.26
Kearns	\$1497.34

- * These contribution rates are applicable as at April 1993
- * All contribution rates will be adjusted on a quarterly basis by the Implicit Price Deflator

4. PAYMENT OF CONTRIBUTIONS

Timing of Contribution Payments

Council, upon granting development consent including the subdivision of land, which is subject to this Section 94 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.

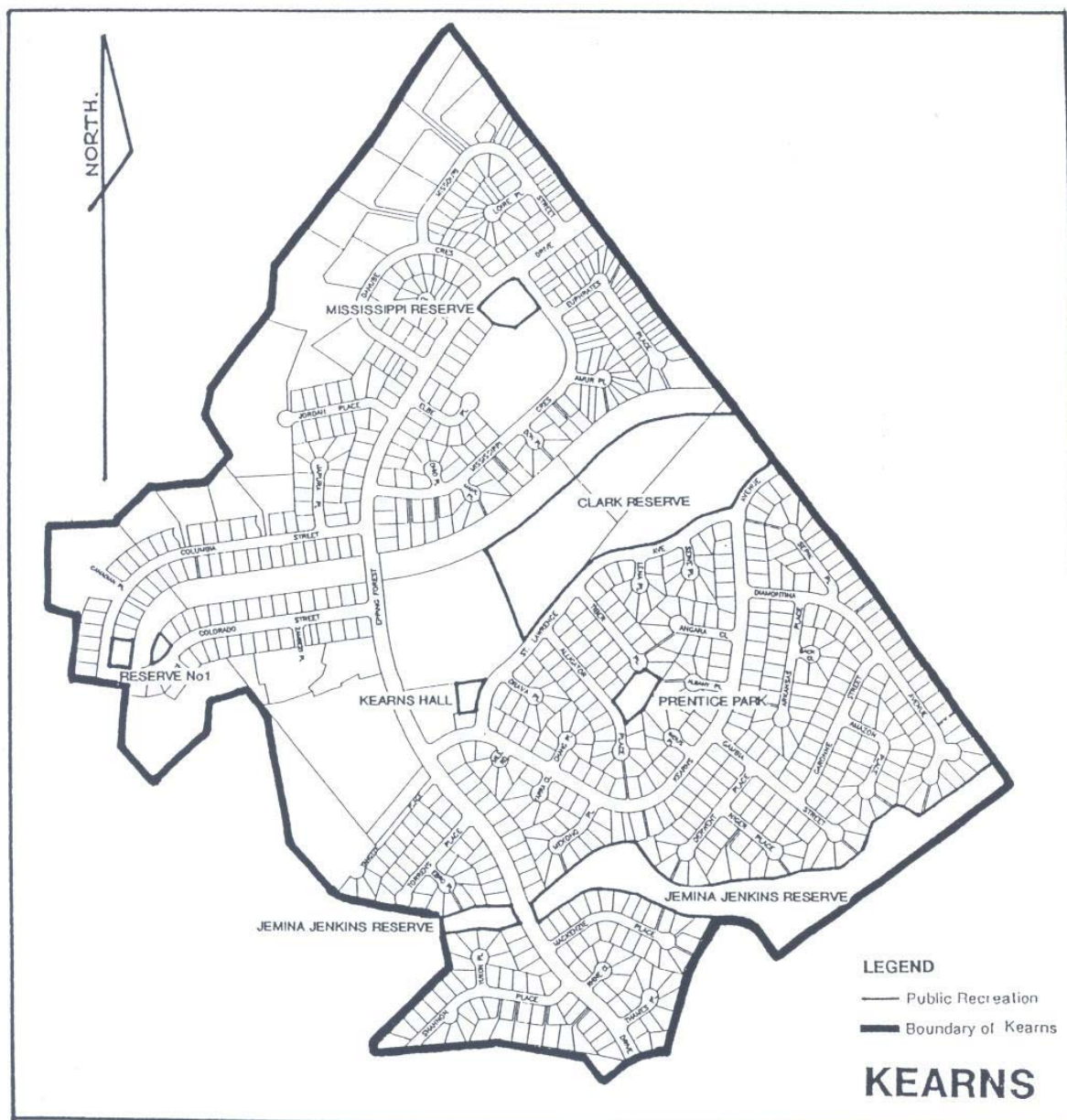
Under unusual or specific circumstances, the method of payment may be varied subject to a detailed written submission being considered by Council. A decision to defer payment shall be entirely at the discretion of Council. Adequate security will be required to cover the value of the contribution including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

Dedication of Land and Material Public Benefit

Council may consider the dedication of land or the provision of the material public benefit/works in kind in lieu of 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.
- (c) The effect of any maintenance or recurrent costs to Council.

5. WORKS SCHEDULE



NEIGHBOURHOOD: KEARNS

Lot Dwelling Projections

	Pre Sec. 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	14	717	140	44	
Cumulative Total	14	731	871	915	915

Projected Development Rate

	1993	1994	1995	1996
No. Sec 94 lots	10	10	10	14
No. of Credit Lots	30	40	40	30
Cumulative Total	771	821	871	915

Population

	1993	1994	1995	1996
Population	2699	2874	3049	3203

NOTE: An agreement is applicable in the Kearns Neighbourhood dated 15th June 1984 between Daiman Developments Pty. Ltd, West Coast Developments Pty. Ltd. (Mateku Pty. Ltd.), Frank Lopresti Investments Pty. Ltd. and Campbelltown City Council for contributions in kind of land and Community Buildings to meet Sec. 94 requirements in this neighbourhood as a result of Land developed by the subject companies.

FACILITIES AND COST - KEARNS

Facility	Location/Name	Provided	Cost
Mutli Purpose Centre		100%	\$600,000
Local Park Type 1	Jemina Jenkins Reserve	-	\$ 18,200
Local Park Type 1	Prentice Park	60%	\$ 18,200
Local Park Type 1	Clark Reserve	-	\$ 18,200
Local Park Type 1	Mississippi Reserve	60%	\$ 18,200
Local Park Type 1	Reserve No. 1	-	\$ 18,200
Winter Playing Field	Clark Reserve	100%)
Summer Playing Field	Clark Reserve	100%)\$250,000

TOTAL COST = \$941,000

DEVELOPMENT PROGRAMME - KEARNS

Lot/Dwelling Threshold

1993 Reserve No. 1 \$18,200

1993 Budget = \$18,200 (771 lots/dwgs)

1994 Prentice Park \$ 7,280
Mississippi Reserve \$ 7,280

1994 Budget = \$14,560 (821 lots/dwgs)

1995 Jemima Jenkins Reserve \$18,200

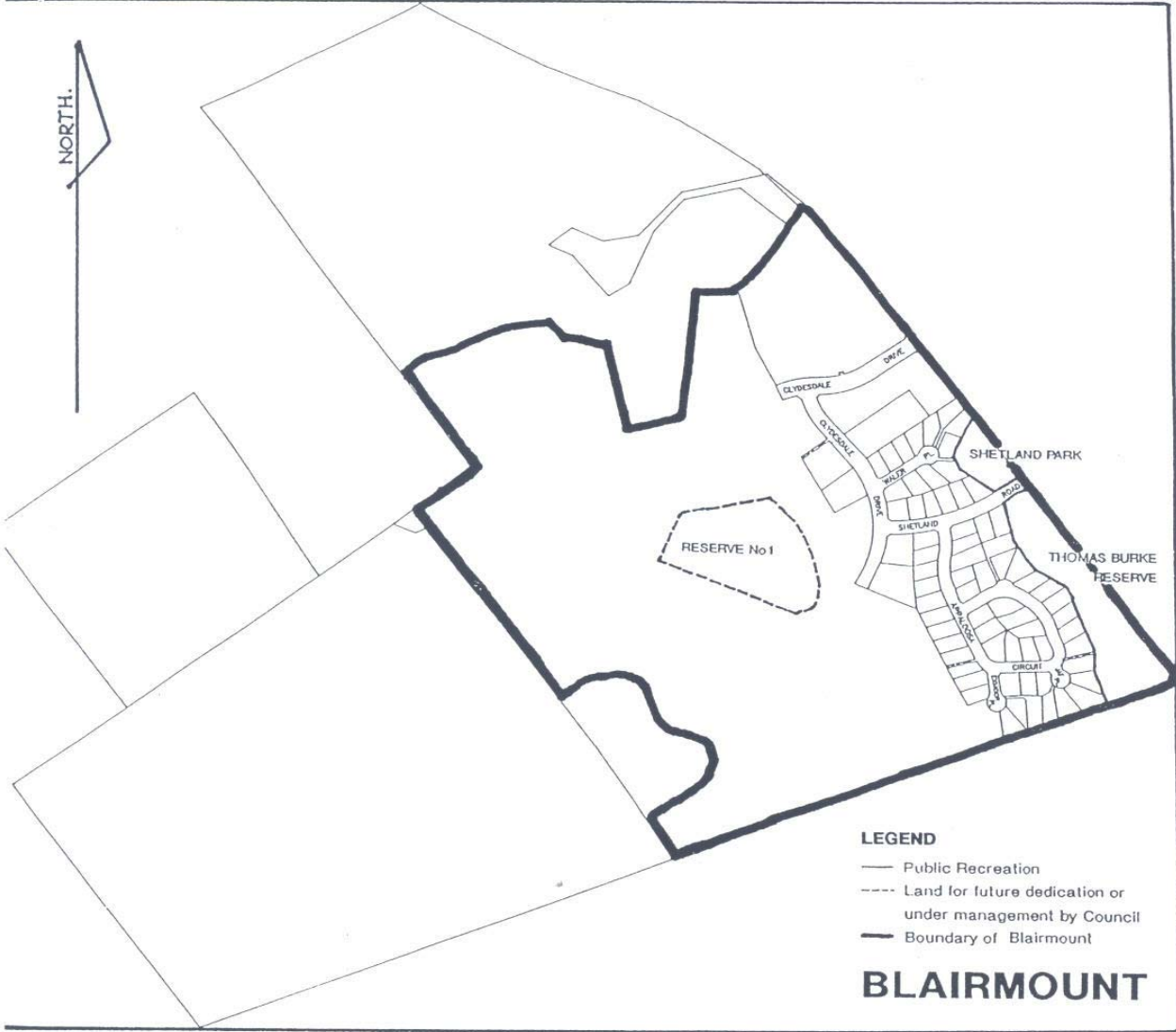
1995 Budget = \$18,200 (871 lots/dwgs)

1996 Clark Reserve \$18,200

1996 Budget = \$18,200 (915 lots/dwgs)

TOTAL COST = \$69,190

NOTE: The Lot/Dwelling Threshold is the level of development required to complete each stage of the Development Programme. It should be noted that the Lot/Dwelling Threshold is based on the likely rate of Development but may be subject to variation. In this regard the development programme will be reviewed on a regular basis to take account of these circumstances.



NEIGHBOURHOOD: BLAIRMOUNT (1st Stage Release)

Lot/Dwelling Projections

	Pre Sec. 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	153	2	245	20	
Cumulative Total	153	155	400	420	420

Projected Development Rate

	1993	1994	1995	1996	1997	1998
No. of Lots	30	50	50	50	50	35
Cumulative Total	185	235	285	335	385	420

Population

	1993	1994	1995	1996	1997	1998
Population	648	823	998	1123	1348	1470

FACILITIES AND COST - BLAIRMOUNT (1st Stage Release)

Facility	Location/Name	Provided	Cost
Local Park Type 3	Shetland Park	-	\$ 4,000
Local Park Type 1	Thomas Burke Reserve	-	\$ 18,200
Local Park Type 1	Reserve No. 1	-	\$ 18,200
Winter Playing Field	Reserve No. 1	-)\$250,000
Summer Playing Field	Reserve No. 1	-)
Street Planting			\$ 12,600
Amenities Building	Reserve No. 1	-	\$250,000

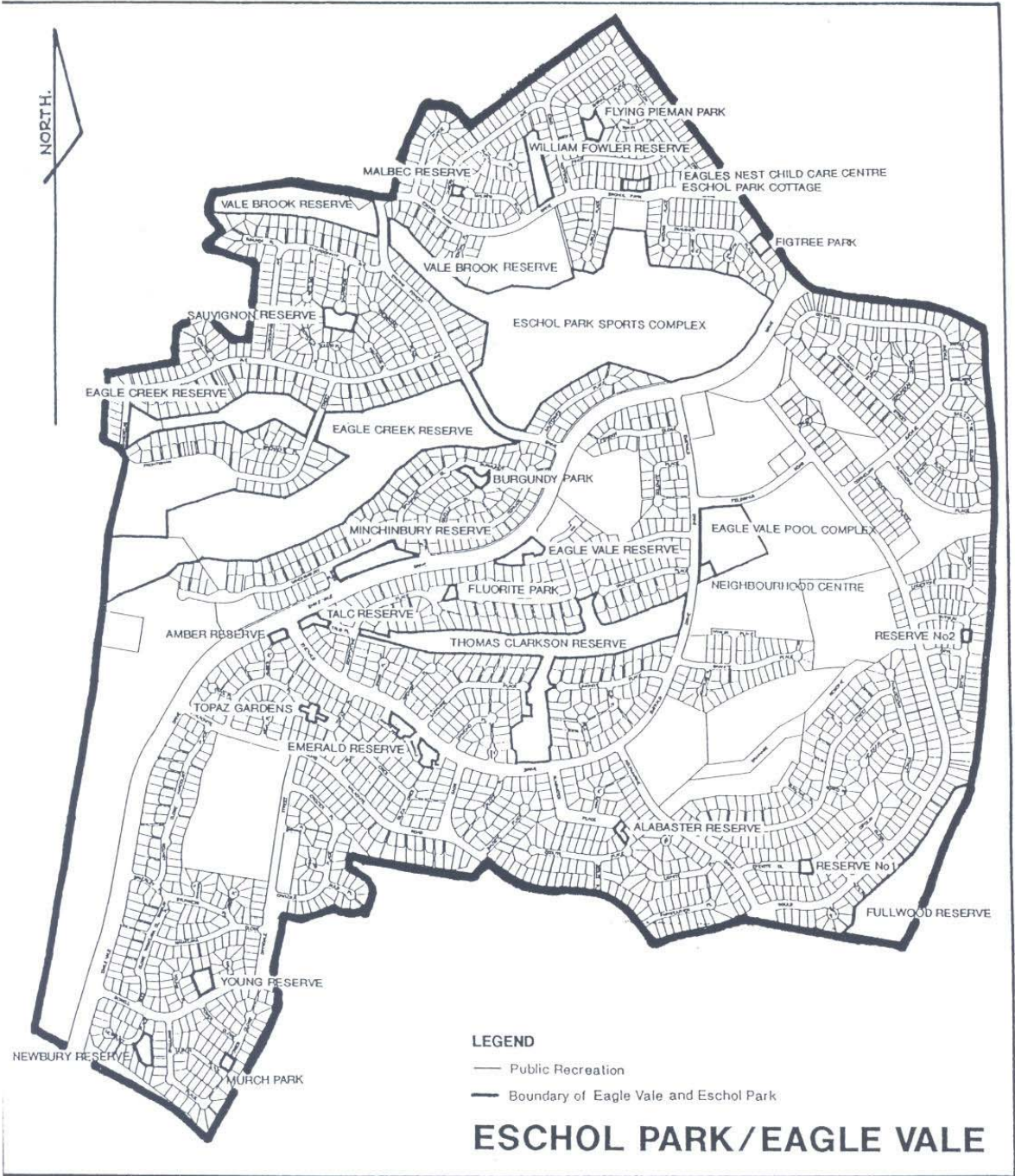
TOTAL COST = \$553,000

NOTE: 153 Lots/dwellings were created prior to the introduction of Section 94 contributions. Therefore, Councils share of the above works, as at April 1993 is \$201,388. Council's Contribution will be made in respect of the part provision of the amenities building in Reserve No. 1.

DEVELOPMENT PROGRAMME - BLAIRMOUNT (1st Stage Release)

			Lot/Dwelling Threshold
<u>1993</u>	Shetland Park	\$ 4,000	
	Thomas Burke Park	\$ 18,200	
	Part Street Planting	\$ 2,400	
1993 Budget	=	\$ 24,600	(185 lots/dwgs)
<u>1994</u>	Nil		
<u>1995</u>	Part Street Planting	\$ 2,400	
1995 Budget	=	\$ 2,400	(285 lots/dwgs)
<u>1996</u>	Part Street Planting	\$ 2,400	
1996 Budget	=	\$ 2,400	
<u>1997</u>	Reserve No.1 Winter and Summer Playing Fields	\$250,000	
	Part Street Planting	\$ 2,400	
1997 Budget	=	\$252,400	(385 lots/dwgs)
<u>1998</u>	Reserve No. 1 Park	\$ 18,200	
	Reserve No. 1 Amenities Building	\$250,000	
	Part Street Planting	\$ 3,000	
1998 Budget	=	\$271,200	(420 Lots/dwgs)
TOTAL COST	=	\$553,000	

NOTE: The Lot/Dwelling Threshold is the level of development required to complete each stage of the Development Programme. It should be noted that the Lot/Dwelling Threshold is based on the likely rate of Development but may be subject to variation. In this regard the development programme will be reviewed on a regular basis to take account of these circumstances.



NORTH.

LEGEND

- Public Recreation
- Boundary of Eagle Vale and Eschol Park

ESCHOL PARK/EAGLE VALE

NEIGHBOURHOOD: EAGLE VALE AND ESCHOL PARK

Lot/Dwelling Projections

	Pre Sec. 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	1862	711	187	100	
Cumulative Total	1862	2573	2760	2860	2860

Projected Development Rate

	1993	1994	1995	1996
No. of Lots	50	100	100	37
Cumulative Total	2623	2723	2823	2860

Population

	1993	1994	1995	1996
Population	9181	9531	9881	10010

FACILITIES AND COST

NEIGHBOURHOOD - EAGLE VALE AND ESCHOL PARK

Facility	Location/Name	Provided	Cost
Small Hall	Eschol Park Cottage	100%	\$119,250
Swimming Pool (part)	Eagle Vale Pool Complex	100%	\$2,001,960
40 Pl. Child Care Centre	Eagles Nest	100%	\$272,000
Neighbourhood Centre	Neighbourhood Centre	100%	\$337,000
Amenities Building	Eschol Park No 1 & No 2	100%	\$252,000
Amenities Building	Fullwood Reserve	100%	\$ 77,000
Local Park Type 1	Thomas Clarkson Reserve	70%	\$18,200
Local Park Type 1	Eagle Vale Reserve	40%	\$18,200
Local Park Type 1	Fluorite Park	70%	\$18,200
Local Park Type 3	Talc Reserve	-	\$ 4,000
Local Park Type 1	Amber Reserve	-	\$18,200
Local Park Type 1	E.R.Jones Reserve	40%	\$18,200
Local Park Type 1	Topaz Gardens	60%	\$ 18,200
Local Park Type 1	Alabaster Reserve	60%	\$ 18,200
Local Park Type 2	Brady Park	-	\$7,200
Local Park Type 1	Fullwood Reserve	60%	\$18,200
Local Park Type 1	Young Reserve	100%	\$18,200
Local Park Type 3	Newbury Reserve	-	\$ 4,000
Local Park Type 3	Murch Park	-	\$ 4,000
Local Park Type 3	Reserve No. 1	-	\$4,000
Local Park Type 1	Reserve No. 2	-	\$18,200
Local Park Type 1	Reserve No. 3	-	\$18,200
Local Park Type 2	Minchinbury Reserve	-	\$ 7,200
Local Park Type 2	Burgundy Park	-	\$ 7,200
Local Park Type 1	Eagle Creek Reserve	-	\$18,200
Local Park Type 1	Eschol Park Sports Complex	100%	\$18,200
Local Park Type 1	Sauvignon Reserve	70%	\$18,200

Local Park Type 3	Vale Brook Reserve	-	\$ 4,000
Local Park Type 1	Figtree Park	80%	\$18,200
Local Park Type 1	Malbec Reserve	40%	\$18,200
Local Park Type 2	William Fowler Reserve	-	\$ 7,200
Local Park Type 1	Flying Pieman Park	100%	\$18,200
Winter Playing Field	Eschol Park Sports	100%)
Summer Playing Field	Complex No. 1	100%)\$250,000
Winter Playing Field	Eschol Park Sports	100%]]
Summer Playing Field	Complex No. 2	100%]250,000
Winter Playing Field	Eschol Park Sports	-] }
Summer Playing Field	Complex No. 3	-]250,000
Amenities Building (Canteen and Toilet only)	Complex No. 3	-	\$175,000

TOTAL COST = \$4,360,610

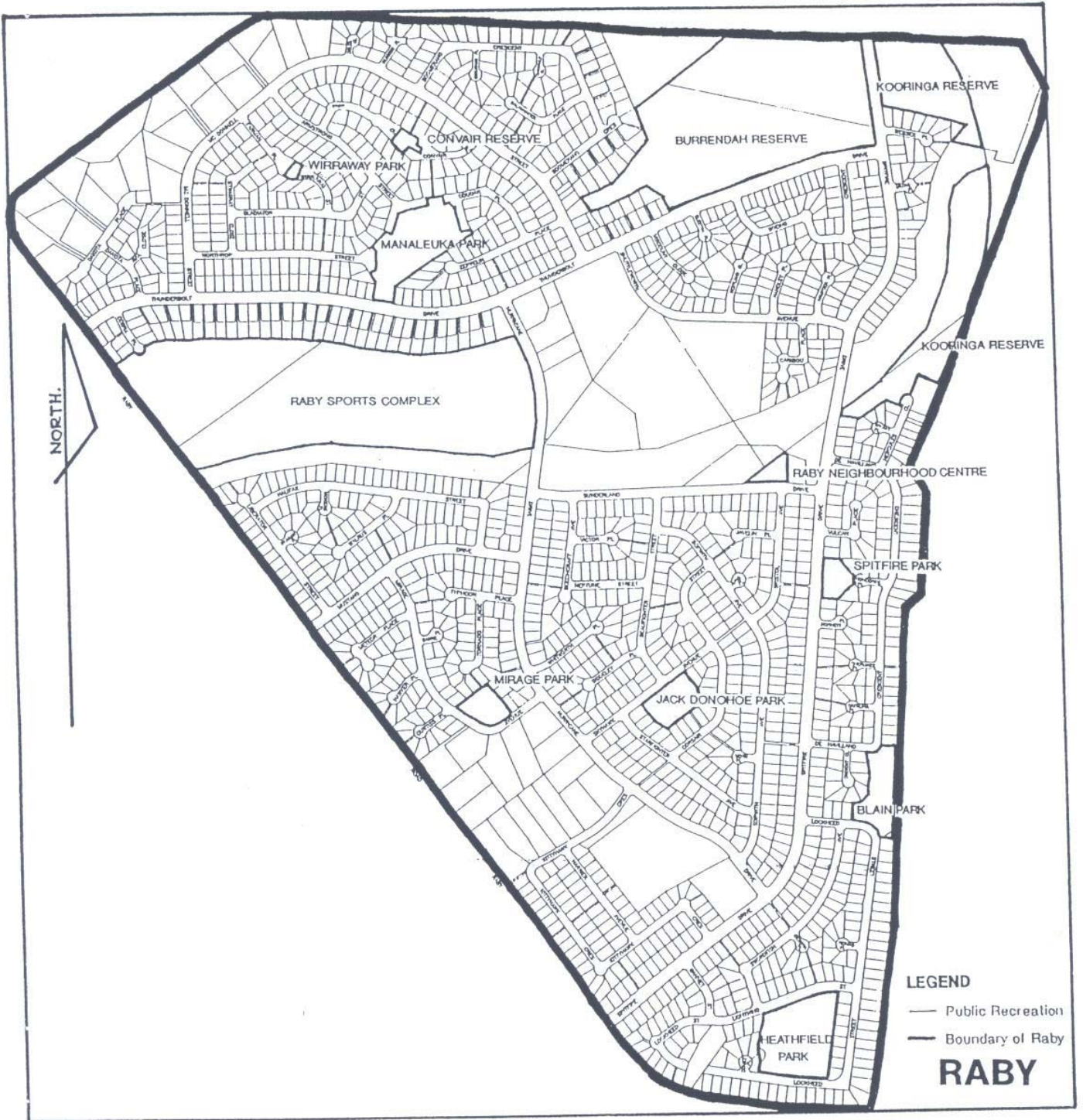
NOTE: The cost of the Eagle Vale Pool Complex (\$3.6 million) is partly funded by Campbelltown City Council and part by Section 94 Contributions levied in the neighbourhoods of Eaglevale/Eschol Park and Raby.

In this regard the Section 94 contribution for the pool complex is \$700,000 with a proportional contribution of 55.61% from Eaglevale/Eschol Park and 44.39% from Raby.

DEVELOPMENT PROGRAMME - EAGLEVALE AND ESCHOL PARK

				Lot/Dwelling Threshold
<u>1993</u>	Part Contribution Pool Complex (Total Eaglevale/Eschol Park)		\$389,270	
	Reserve No. 1		\$ 4,000	
	Reserve No. 2		\$ 18,200	
	Reserve No. 3		\$ 18,200	
	Fullwood Reserve		\$ 14,560	
	Eagle Creek Reserve		\$ 18,200	
1993	Budget	=	\$462,430	(2623 lots/dwgs)
<u>1994</u>	Amber Reserve		\$18,200	
	Vale Brook Reserve		\$ 4,000	
	William Fowler Reserve		\$ 7,200	
	Thomas Clarkeson Reserve		\$ 5,460	
	Eschol Park Sports Complex No. 3		\$250,000	
	Eaglevale Reserve		\$10,920	
	Fluorite Park		\$ 5,460	
	Talc Reserve		\$ 4,000	
1994 Budget		=	\$305,240	(2723 lots/dwgs)
<u>1995</u>	E.R. Jones Reserve		\$ 10,920	
	Topaz Gardens		\$ 7,280	
	Alabaster Reserve		\$ 7,280	
	Newbury		\$ 4,000	
	Murch Park		\$ 4,000	
	Minchinbury Reserve		\$ 7,200	
	Burgundy Park		\$ 7,200	
	Sauvignon Reserve		\$ 5,460	
1995 Budget		=	\$ 53,340	(2823 lots/dwgs)
<u>1996</u>	Figtree Park		\$ 3,640	
	Malbec Reserve		\$ 10,920	
	Eschol Park Sports Complex No. 3 Amenities Buildings (Canteen and Toilets only)		\$175,000	
1996 Budget		=	\$189,560	(2860 lots/dwgs)
TOTAL COST		=	\$1,010,570	

NOTE: The Lot/Dwelling Threshold is the level of development required to complete each stage of the Development Programme. It should be noted that the Lot/Dwelling Threshold is based on the likely rate of Development but may be subject to variation. In this regard the development programme will be reviewed on a regular basis to take account of these circumstances.



NEIGHBOURHOOD: RABY

Lot/Dwelling Projections

	Pre Sec. 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	1248	638	90	79	
Cumulative Total	1248	1886	1976	2055	2055

Projected Development Rate

	1993	1994	1995	1996
No. of Lots	50	50	50	19
Cumulative Total	1936	1986	2036	2055

Population

	1993	1994	1995	1996
Population	6776	6951	7126	7193

FACILITIES AND COST - RABY

Facility	Location/Name	Provided	Cost
Swimming Pool (Part)	Eaglevale Pool Complex	100%	\$1,598,040
Neighbourhood Centre	Raby Neighbourhood Centre	100%	\$281,000
Amenities	Raby Oval Meeting Room	100%	\$ 96,000
Amenities	Raby Oval Amenities 1	100%	\$198,000
Amenities	Raby Oval Amenities 2	100%	\$285,000
Local Park Type 1	Heathfield Park	30%	\$ 18,200
Local Park Type 1	Blain Park	60%	\$18,200
Local Park Type 1	Jack Donohoe Park	30%	\$18,200
Local Park Type 1	Spitfire Park	80%	\$18,200
Local Park Type 1	Mirage Park	60%	\$18,200
Local Park Type 1	Raby Sports Complex	80%	\$18,200
Local Park Type 1	Kooringa Reserve	60%	\$18,200
Local Park Special	Burrendah Reserve	-	\$48,200
Local Park Type 1	Manaleuka Park	60%	\$18,200
Local Park Type 2	Wirraway Park	-	\$ 7,200
Local Park Type 2	Convair Reserve	60%	\$7,200
Winter Playing Field	Raby Sports Complex No. 1	100%)
Winter Playing Field	Raby Sports Complex No.1	100%)\$250,000
Summer Playing Field	Raby Sports Complex No. 1	100%)
Winter Playing Field	Raby Sports Complex No. 2	100%]
Winter Playing Field	Raby Sports Complex No. 2	100%]\$250,000
Summer Playing Field	Raby Sports Complex No. 2	100%]
Street Planting		-	\$62,250

TOTAL COST = \$3,228,490

NOTE: The cost of the Eaglevale Pool Complex is partly funded by Campbelltown City Council and part by Section 94 Contributions levied in the Neighbourhoods of Eaglevale/Eschol Park and Raby. In this regard, the Section 94 Contribution for the pool complex is \$700,000 with a proportional contribution of 55.61% from Eaglevale/Eschol Park and 44.39% from Raby.

DEVELOPMENT PROGRAMME - RABY

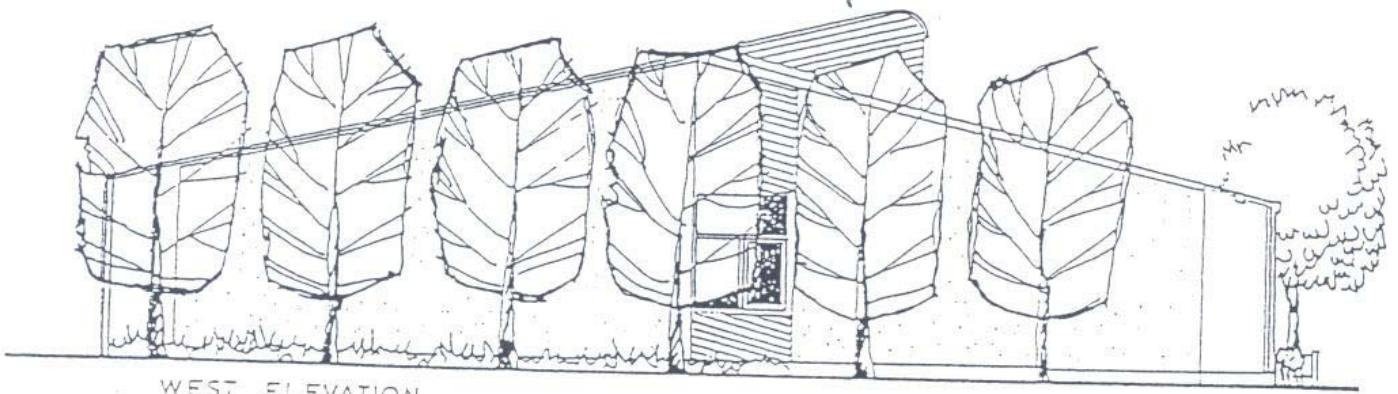
			Lot/Dwelling Threshold
<u>1993</u>	Part Contribution Pool Complex (Total Raby)	\$310,730	
1993 Budget	= \$310,730		(1936 lots/dwgs)
<u>1994</u>	Heathfield Park	\$ 12,740	
	Jack Donohoe Park	\$ 12,740	
	Mirage Park	\$ 7,280	
	Part Street Planting	\$ 20,000	
1994 Budget	= \$ 52,760		(1986 lots/dwgs)
<u>1995</u>	Manaleuka Park	\$ 7,280	
	Blain Park	\$ 7,280	
	Burrendah Reserve	\$ 48,200	
	Part Street Planting	\$ 20,000	
1995 Budget	\$ 82,760		(2036 lots/dwgs)
<u>1996</u>	Spitfire Park	\$ 3,640	
	Wirraway Park	\$ 7,200	
	Kooringa Reserve	\$ 7,280	
	Raby Sports Complex	\$ 3,640	
	Convair Reserve	\$ 2,880	
	Part Street Planting	\$ 22,250	
1996 Budget	= \$ 46,890		(2055 lots/dwgs)
TOTAL COST	= \$493,140		

NOTE: The Lot/Dwelling Threshold is the level of development required to complete each stage of the Development Programme. It should be noted that the Lot/Dwelling Threshold is based on the likely rate of

Development but may be subject to variation. In this regard the development programme will be reviewed on a regular basis to take account of these circumstances.

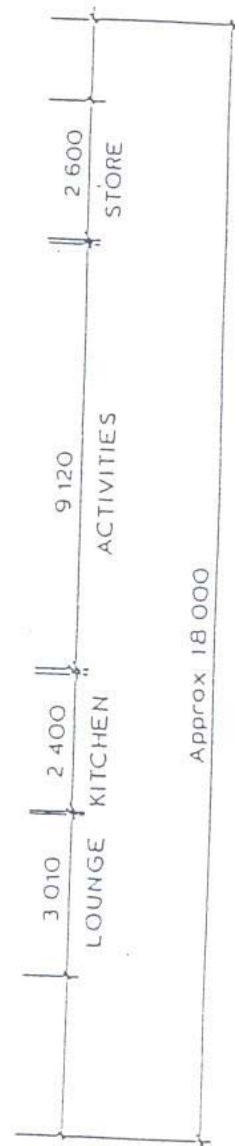
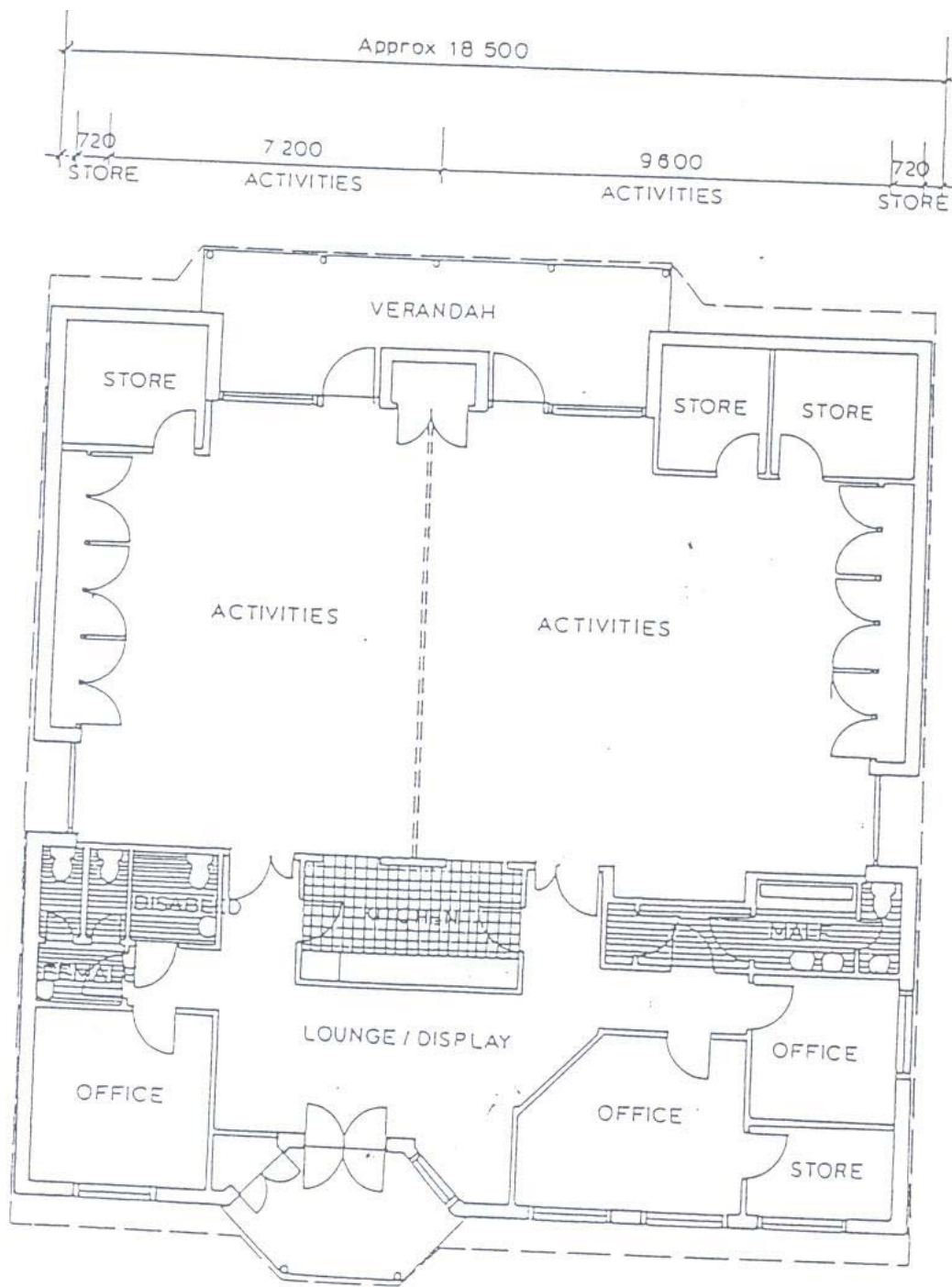


NORTH ELEVATION

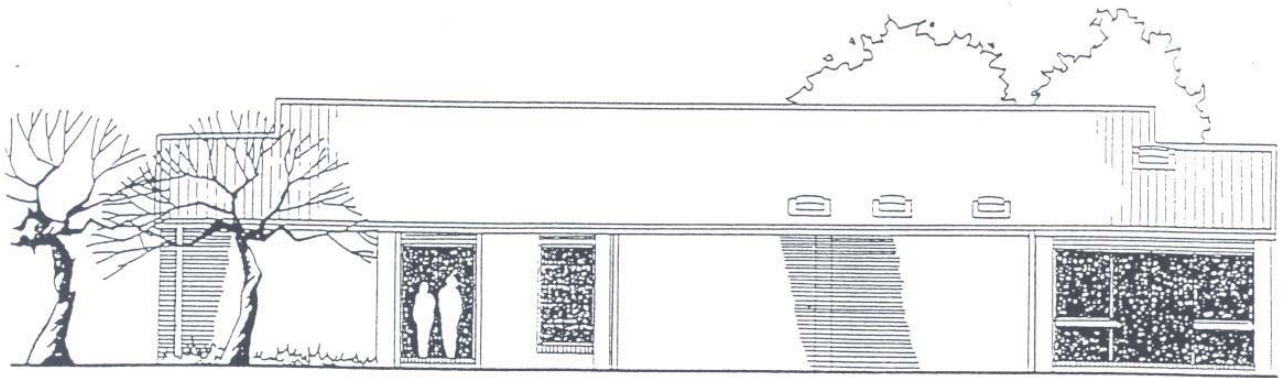


WEST ELEVATION

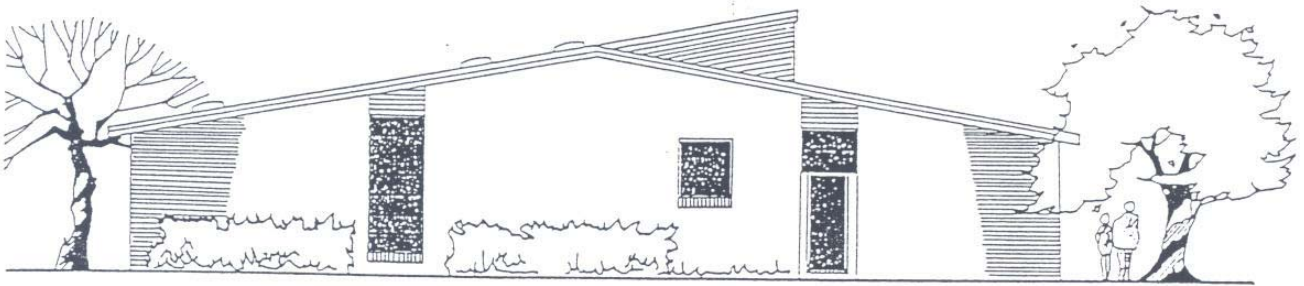
TYPICAL NEIGHBOURHOOD CENTRE
ELEVATIONS



TYPICAL NEIGHBOURHOOD CENTRE
FLOOR PLAN

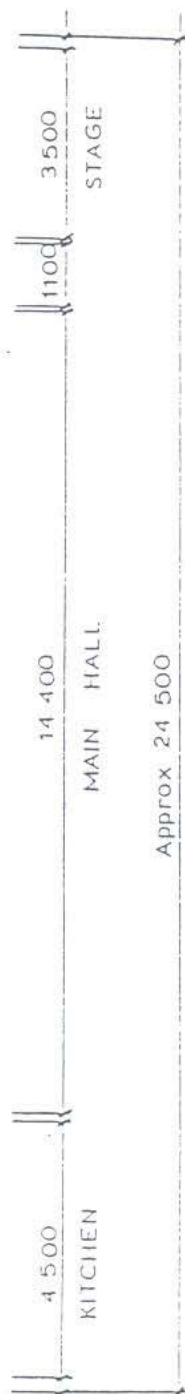
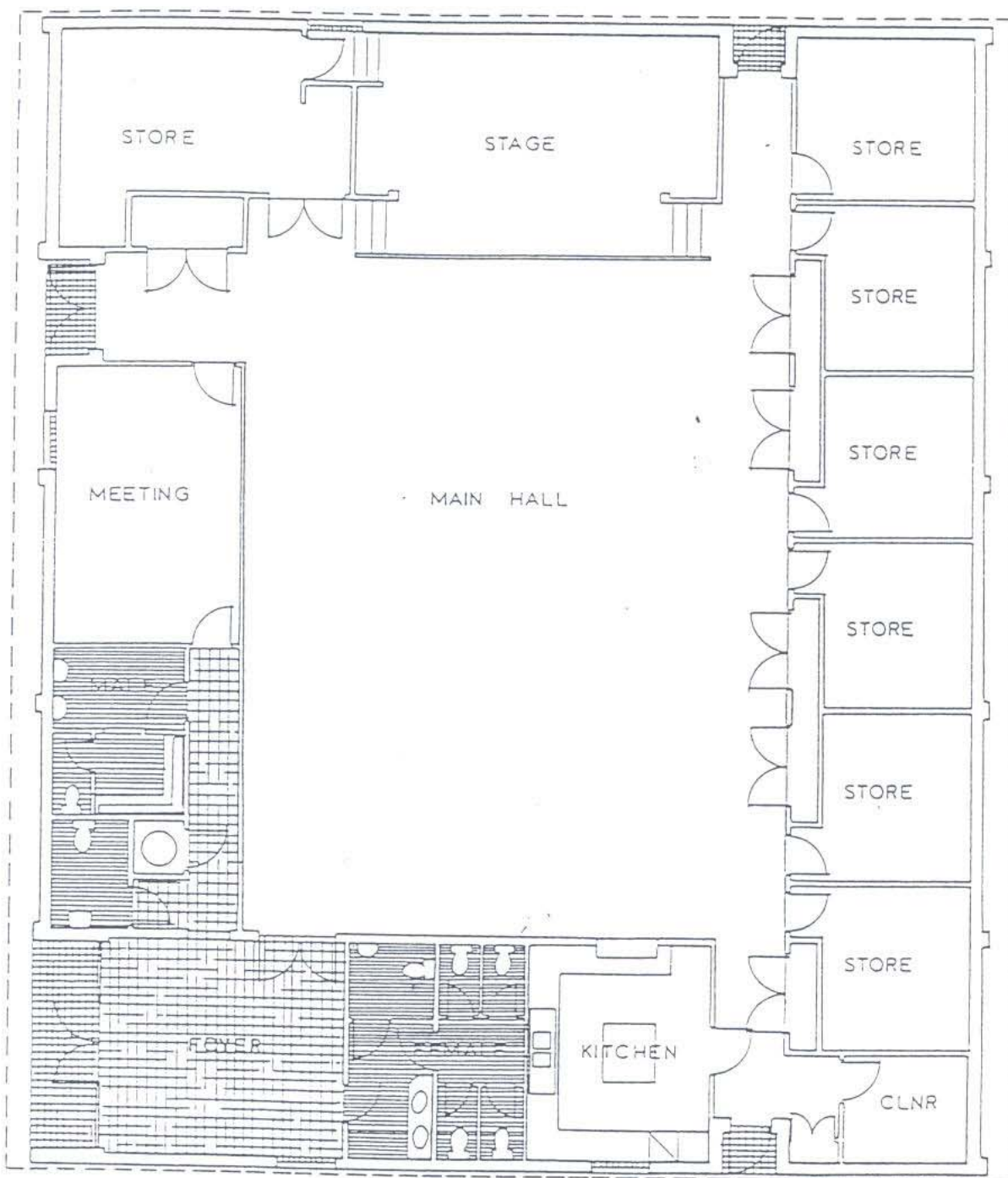
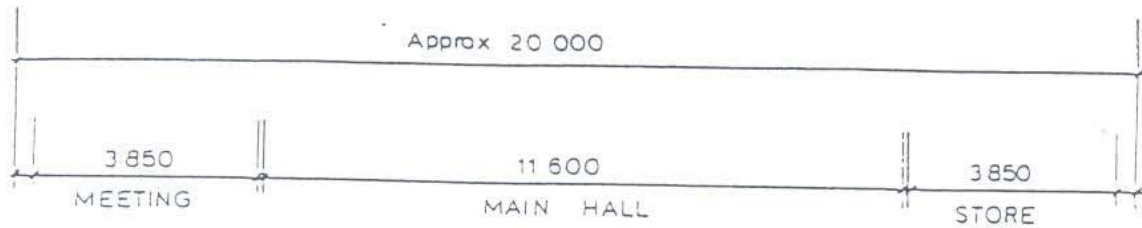


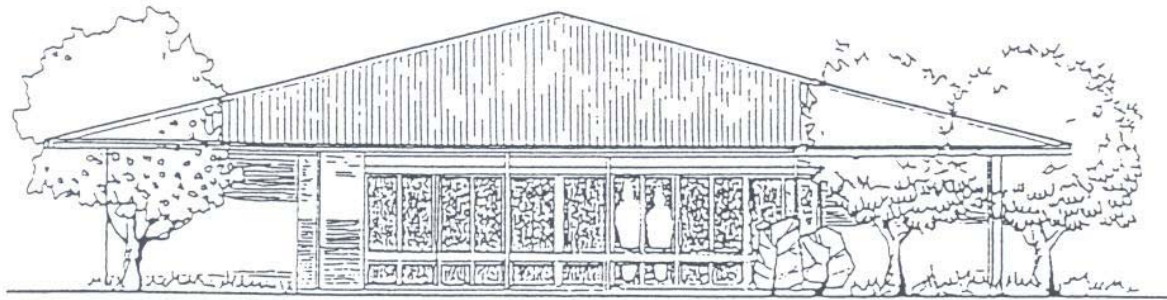
NORTH ELEVATION



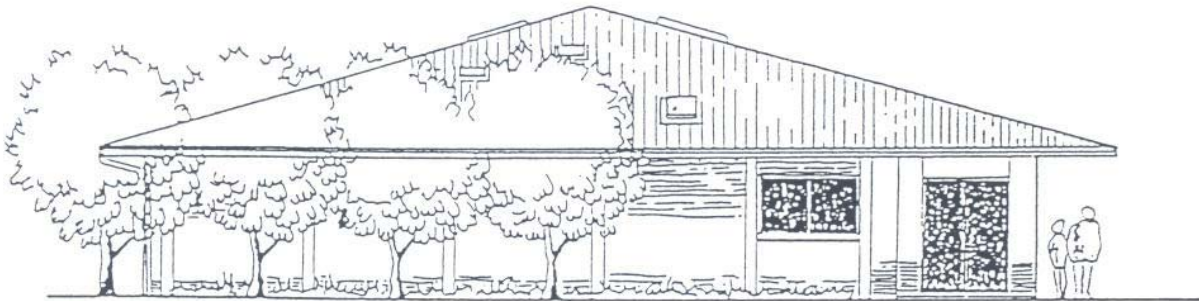
WEST ELEVATION

TYPICAL MULTI-PURPOSE CENTRE
ELEVATIONS



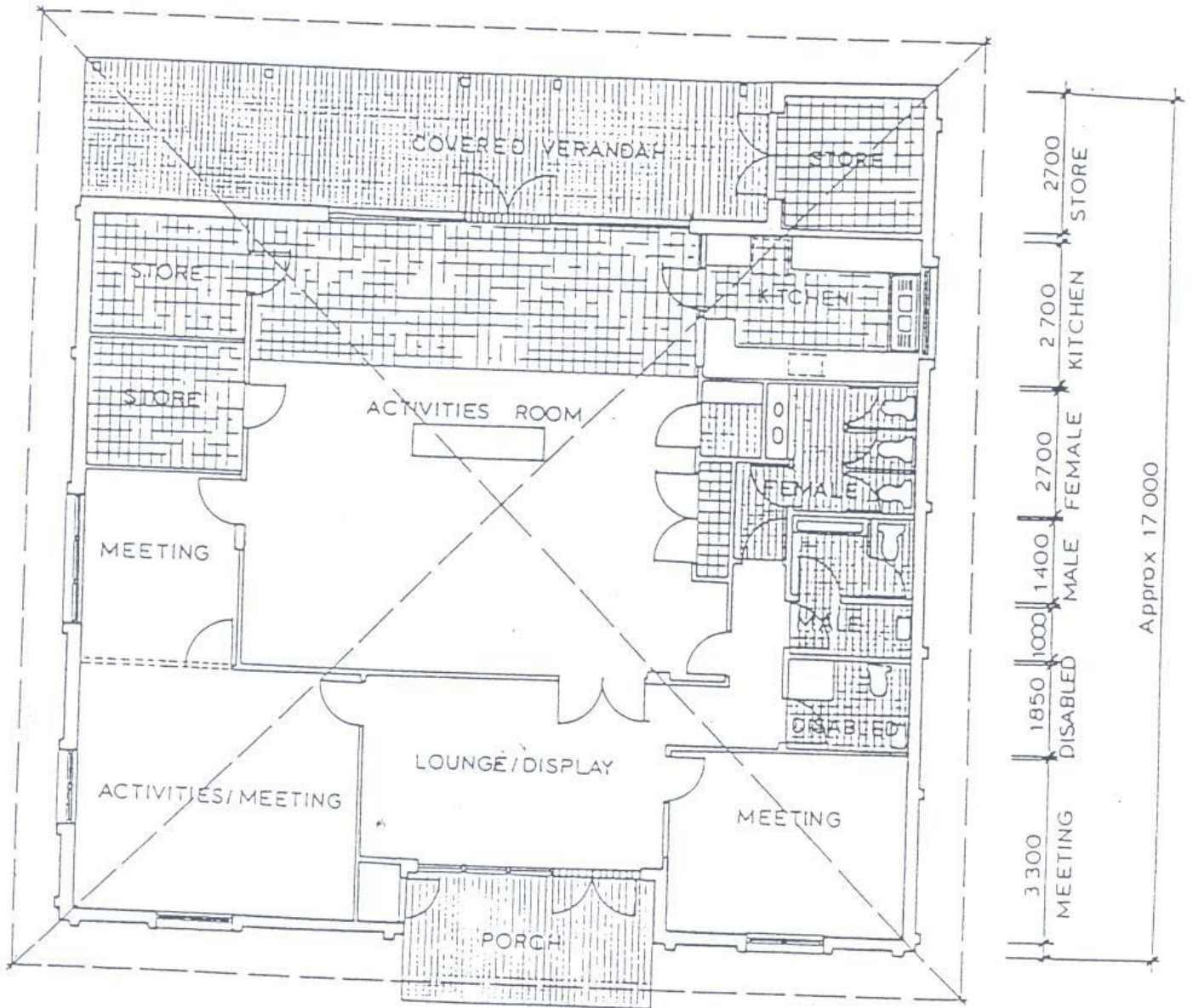


SOUTH ELEVATION

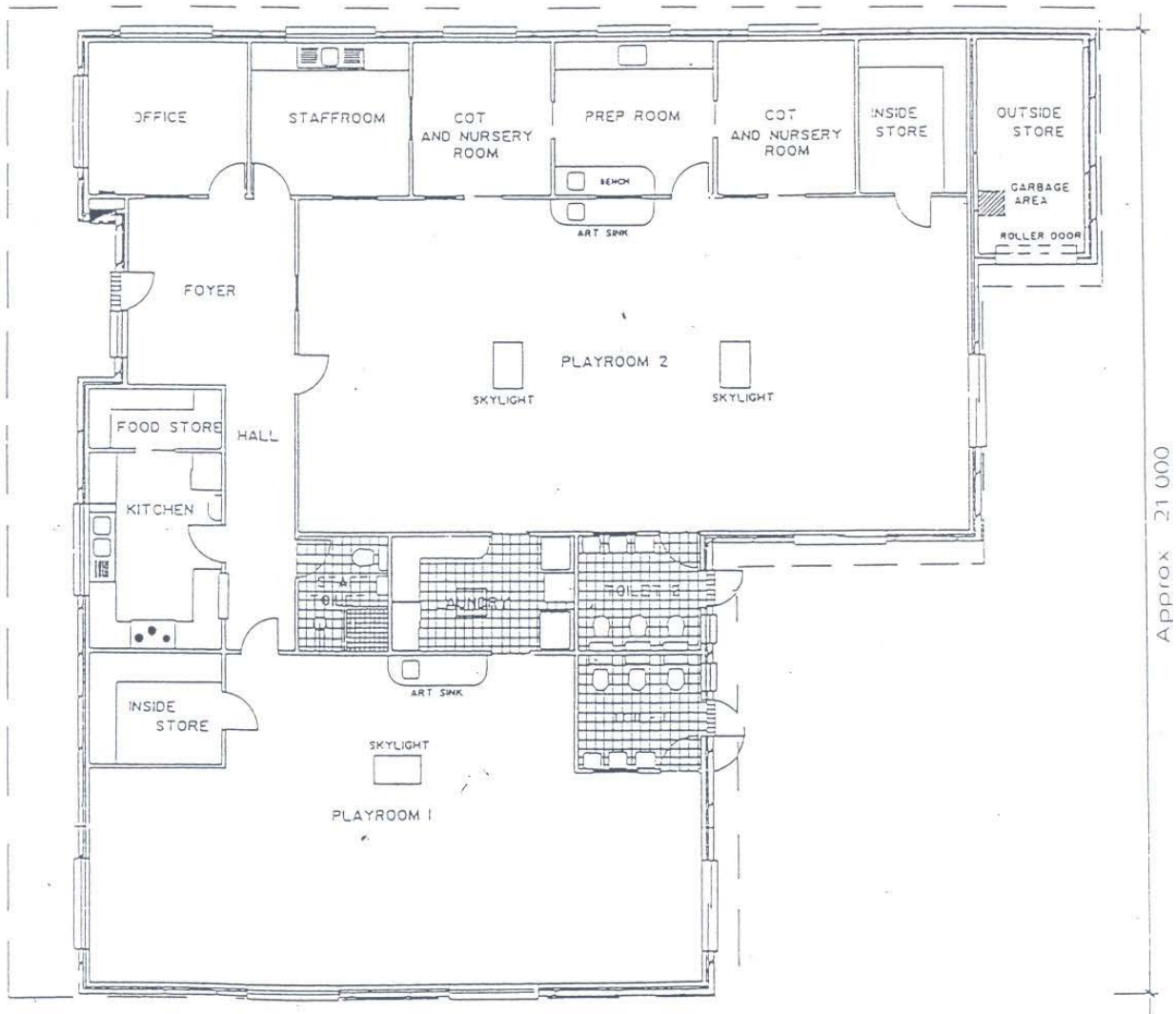
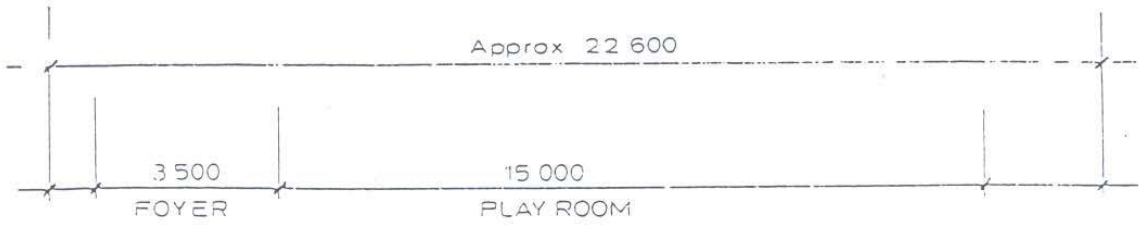


EAST ELEVATION

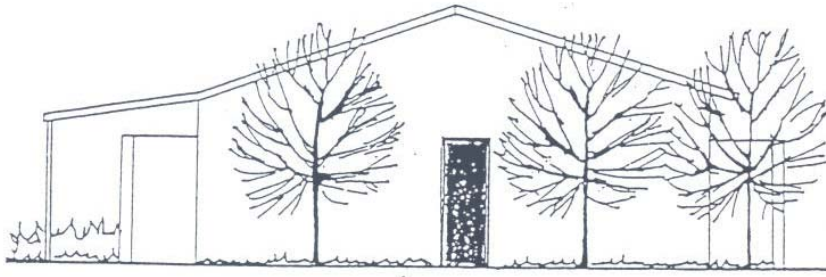
TYPICAL COMMUNITY HALL
ELEVATIONS



TYPICAL COMMUNITY HALL
FLOOR PLAN



TYPICAL 40 place CHILD CARE CENTRE
FLOOR PLAN



SIDE ELEVATION

TYPICAL AMENITIES BLOCK
ELEVATIONS

