

Section 94 Contributions Plan No. 2

Planning District No. 6

(NEIGHBOURHOODS OF AMBARVALE, ROSEMEADOW, GLEN ALPINE AND ST. HELENS PARK)

Note: Council have repealed;

Glen Alpine Contribution Plan (Council meeting 31/05/05 Min No 481)

Ambarvale Contribution Plan 9/05/06 (Council meeting 9/05/06 Min No 792)

Reviewed... March 1998.....

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. 6.

Council has previously adopted background documents relating to the provision of Community facilities in Planning District No. 6. 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 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. 6 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 are 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 land, 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. 6. 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. 6.

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

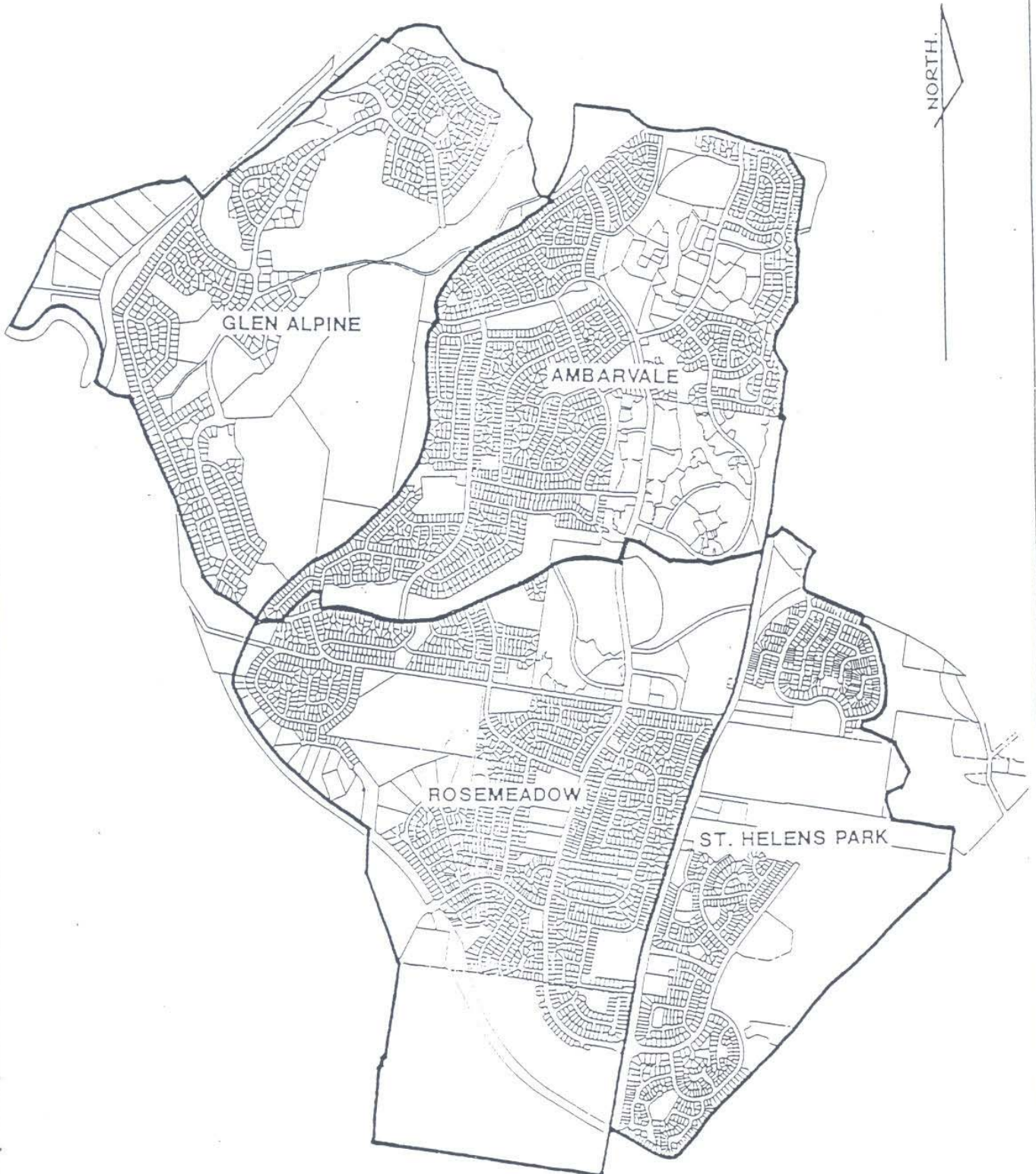
This plan is to be read in conjunction with Council's other development control plans and environmental planning instruments applicable in Planning District No. 6.

5. Land to which the plan applies

This plan applies to land within Planning District No. 6 as shown edged heavy black on the map marked "map for Planning District No. 6" deposited in the office of the Council.

MAP FOR PLANNING DISTRICT No.6

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 program, 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.

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 contributions 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 Ambarvale and Rosemeadow is not included in establishing 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 four neighbourhoods within Planning District No. 6 being identified as Ambarvale, Rosemeadow, Glen Alpine and St. Helens Park.

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.
- (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	Proposed Contribution per lot/building
Ambarvale	\$1019.54
Rosemeadow	\$1189.40
Glen Alpine	\$1107.61*
St. Helens Park	\$1437.61

* These contribution base rates are applicable as at April 1993

* The contribution rate in Glen Alpine is at March 1998

* 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 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.
- (c) The effect of any maintenance or recurrent costs to Council.

5. WORKS SCHEDULE

NOTE: 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.

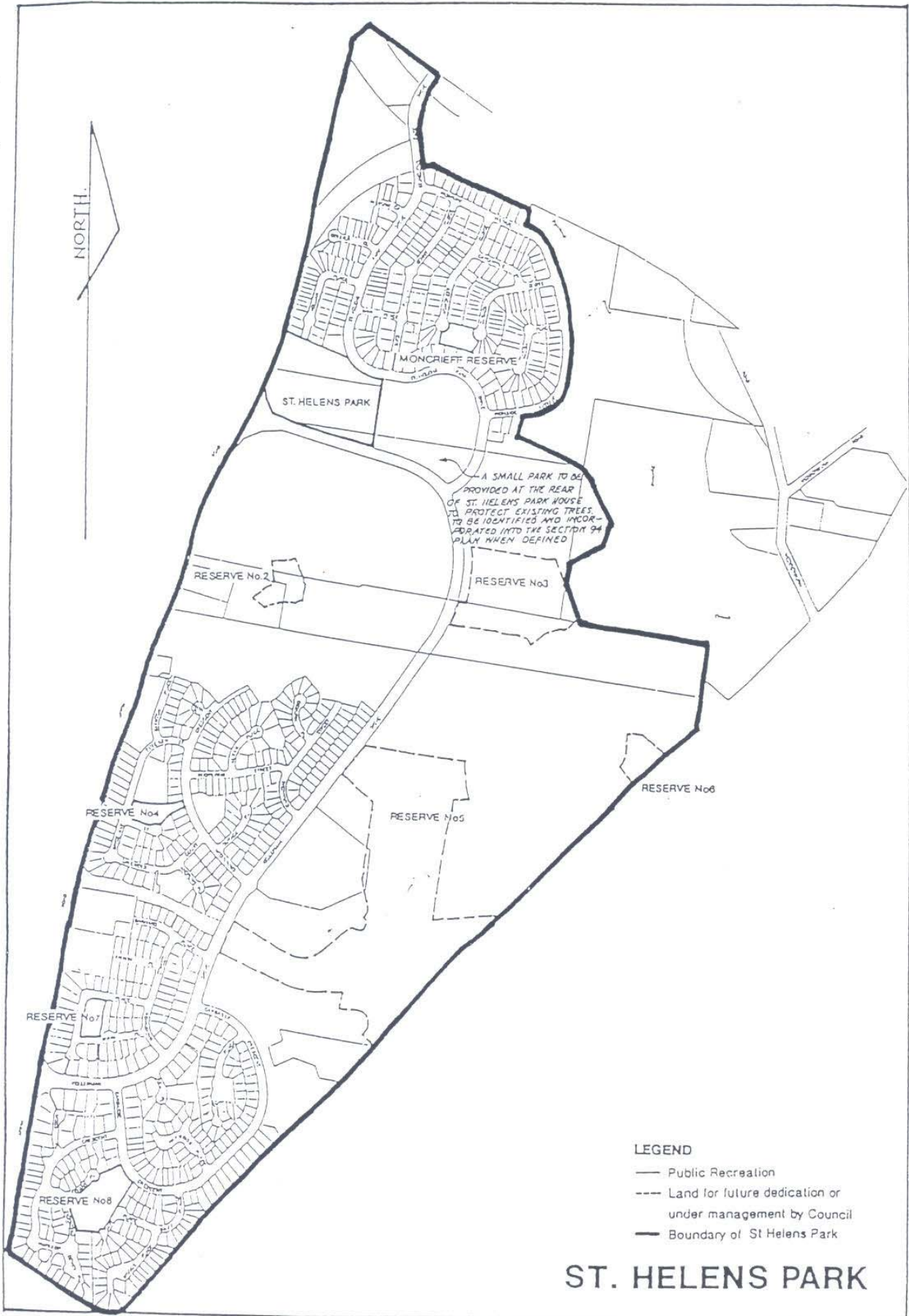
Type 3 Park: includes tree planting, kopper log barriers, water service and ancillary treatment to Council's specification.

Noorumba Park - It is proposed that Noorumba Park be developed as a significant passive recreation area for the community of Planing District No. 6.

The proposed works program will include

- . A flora/fauna study
- . Preparation of a management plan to address the location/relocation of equestrian facilities, and development of public amenities access to the site, car parking and the provision of recreation furniture, trails and the like.

Ambarvale/Rosemeadow Cycleway - the cycleway project will identify the existing cycleway network and expand this facility to link with adjoining neighbourhoods and transport nodes.



NEIGHBOURHOOD: ST. HELENS PARK

Lot Dwelling Projections

	Pre Sec. 94		Sec94	Urban Cons.	Total Lots
No. of Lots	0		1547	78	
Cumulative Total	0		1547	1625	1625

Projected Development Rate

	1993	1994	1995	1996	1997	1998	1999
No. of Lots	134	100	100	100	100	100	100
Cumulative Total	1025	1125	1225	1325	1425	1525	1625

FACILITIES AND COST - ST. HELENS PARK

Facility	Location/Name	Provided	Cost
Multi Purpose Centre	Kellerman Drive	100%	\$600,000
Local Park Type 1	St. Helens Park	100%	\$ 18,200
Local Park Type 1	Moncrieff Reserve	100%	\$ 18,200
Local Park Type 1	Reserve No. 2	-	\$ 18,200
Local Park Type 1	Reserve No. 4	-	\$ 18,200
Local Park Type 1	Reserve No. 6	-	\$ 18,200
Local Park Type 1	Reserve No. 7	100%	\$ 18,200
Local Park Type 1	Reserve No. 8	100%	\$ 18,200
Winter Playing Field	Reserve No. 3	-)
Winter Playing Field	Reserve No. 3	-)\$400,000
Summer Playing Field	Reserve No. 3	-)
Winter Playing Field	Reserve No. 5	-]]
Winter Playing Field	Reserve No. 5	-] \$450,000
Summer Playing Field	Reserve No. 5	-]]
Street Tree Planting		25%	\$48,840
Amenities Building	Reserve No. 3	-	\$250,000
Amenities Building	Reserve No. 5	-	\$250,000

TOTAL COST = \$2,126,240

DEVELOPMENT PROGRAM ST. HELENS PARK

<u>1993-97</u>	Moncreiff Reserve	\$ 18,200	Completed
	St. Helens Park	\$ 18,200	Completed
	Reserve No. 7	\$ 18,200	Completed
	Reserve No. 8	\$ 18,200	Completed
	30% of street tree planting	\$ 14,652	Completed
	Multi Purpose Centre	\$600,000	Completed

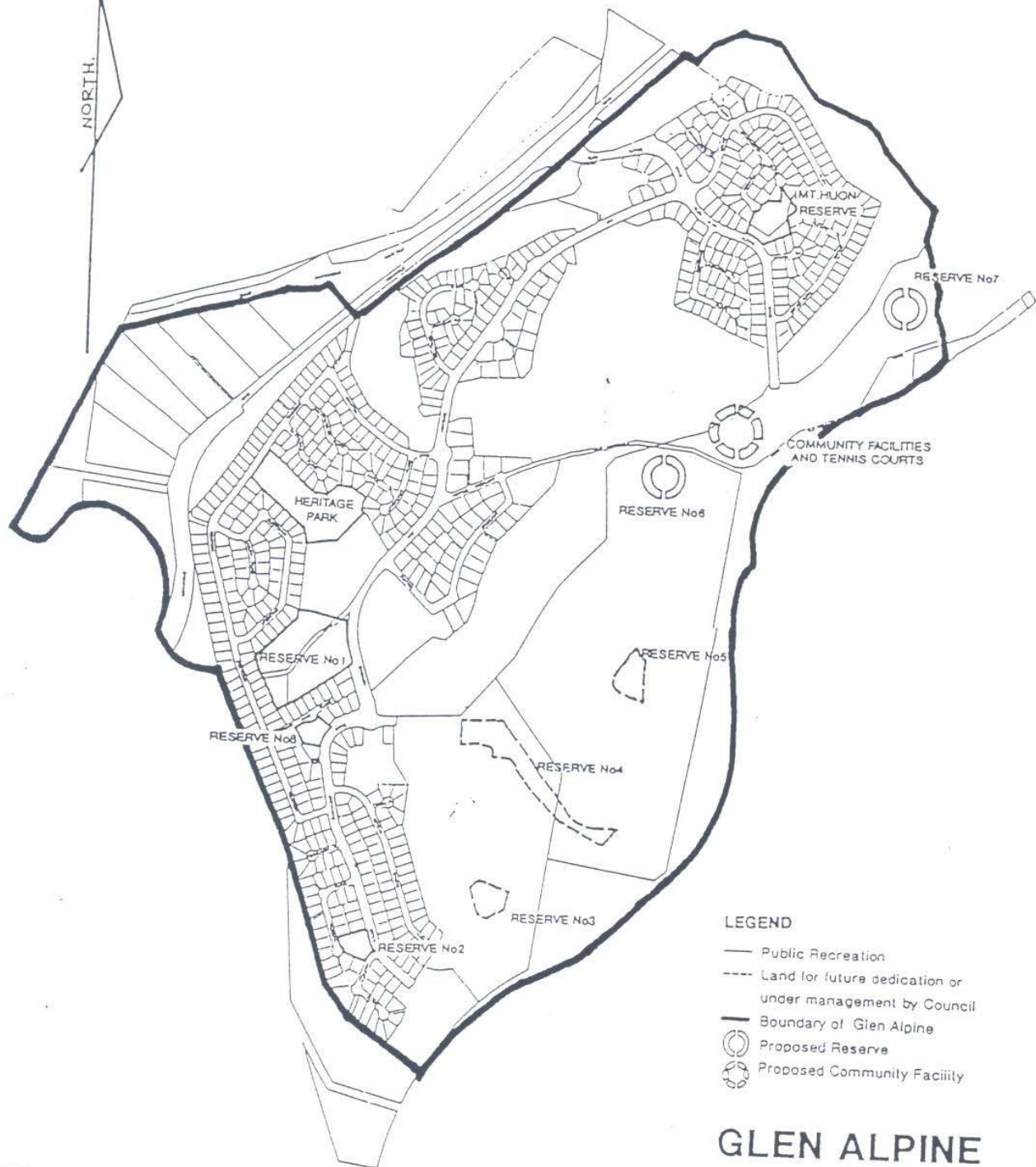
<u>1998</u>	Pt. Reserve No. 2	\$15,200
	Reserve No. 6	\$18,200
	50% of street tree planting	\$ 24,420
	Reserve No. 4	\$18,200
	Reserve No. 5	\$450,000
	Amenities Building Reserve No. 5	\$250,000

<u>1999</u>	Reserve No. 3	\$400,000
	Amenities Building Reserve No. 3	\$250,000
	Pt. Reserve No. 2	\$ 3,000
	50% of Street tree planting	\$ 24,420

TOTAL COST = \$2,126,240

NOTE: The development program is dependent on contributions being received from new development. It should be noted that the likely rate of Development may be subject to variation. In this regard the development program will be reviewed on a regular basis to take account of these circumstances.

NORTH



LEGEND

- Public Recreation
- - - Land for future dedication or under management by Council
- Boundary of Glen Alpine
- Proposed Reserve
- ⊗ Proposed Community Facility

GLEN ALPINE

NEIGHBOURHOOD: GLEN ALPINE

Lot Dwelling Projections

	Pre Sec. 94	Current Sec 94	Urban Cons.	Total Lots
No. of Lots	0	1396	70	
Cumulative Total	0	1396	1466	1466

Projected Development Rate

	1993	1994	1995	1996	1997	1998	1999	2000
No. of Lots	83	100	100	100	100	100	100	75
Cumulative Total	791	891	991	1091	1191	1291	1391	1466

FACILITIES AND COST - GLEN ALPINE

Facility	Location/Name	Provided	Cost
Multi Purpose Centre	Englorie Park Drive	-	\$624,000
Local Park Type 2	Heritage Park	20%	\$30,000
Local Park Type 2	Mt. Huon Reserve	-	\$ 20,000
Local Park Type 1	Reserve No. 2	100%	\$18,200
Local Park Type 2	Reserve No. 3	-	\$20,000
Local Park Type 2	Reserve No. 4	-	\$40,000
Local Park Type 1	Reserve No. 5	-	\$30,000
Local Park Type 1	Reserve No. 6	-	\$30,000
Local Park Type 1	Reserve No. 7	-	\$30,000
Local Park Type 2	Reserve No. 8	-	\$20,000
Local Park Type 2	Reserve No. 9	-	\$20,000
Local Park Type 1	Reserve No. 10	-	\$30,000
Winter Playing Field (Training	Reserve No. 1	-	\$40,000
Winter Playing Field	Rosemeadow Sports Complex	100%)
Winter Playing Field	Rosemeadow Sports Complex	100%)\$250,000
Summer Playing Field	Rosemeadow Sports Complex	100%)
Amenities Building (Half Cost)	Rosemeadow Sports Complex	-	\$125,000
4 x Tennis Courts	Englorie Park Drive	-	\$196,000
Street Tree Planting @ \$30 per lot		-	\$46,340

TOTAL COST

=

\$1,569,540

DEVELOPMENT PROGRAM - GLEN ALPINE

1994 -96	Rosemeadow Sports Complex	\$250,000
	Reserve No. 2	\$ 18,200

1997	Heritage Park	\$ 30,000
	Mt. Huon Reserve	\$ 20,000
	Reserve No. 8	\$ 20,000
	Reserve No. 1	\$ 40,000
	Reserve No. 4	\$ 40,000
	Reserve No. 9	\$20,000

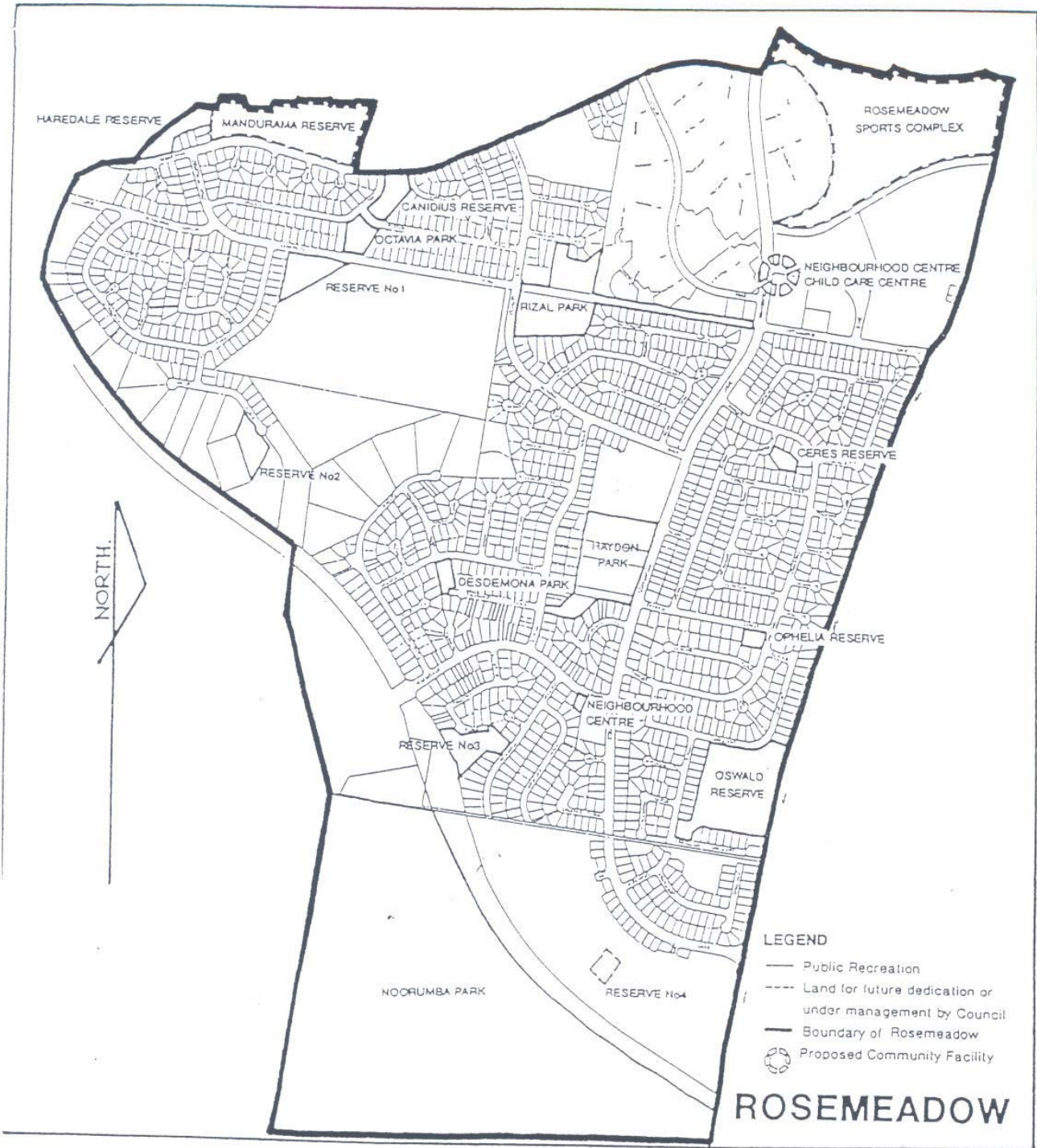
1998	Multi Purpose Centre	\$624,000
	4 x Tennis Courts	\$196,000
	Reserve No. 6	\$ 30,000
	Reserve No. 7	\$ 30,000
	Reserve No. 10	\$ 30,000
	Reserve No. 3	\$ 20,000
	Reserve No. 5	\$ 30,000

1999	Street Tree Planting	\$ 46,340
	Part Amenities Building	
	Rosemeadow Sports Complex	\$ 90,000

2000	Part Amenities Building	
	Rosemeadow Sports Complex	\$ 35,000

TOTAL COST	=	\$1,569,540
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NOTE: The development program is dependent on contributions being received from new development. It should be noted that the likely rate of Development may be subject to variation. In this regard the development program will be reviewed on a regular basis to take account of these circumstances.



NEIGHBOURHOOD: ROSEMEADOW

Lot Dwelling Projections

	Pre Sec. 94	Current Sec 94	Urban Cons.	Total Lots
No. of Lots	337	1558	94	
Cumulative Total	337	1895	1989	1989

Projected Development Rate

	1993	1994	1995	1996	1997	1998
No. of Lots	92	50	50	40	40	31
Cumulative Total	1778	1828	1878	1918	1958	1989

FACILITIES AND COST - ROSEMEADOW

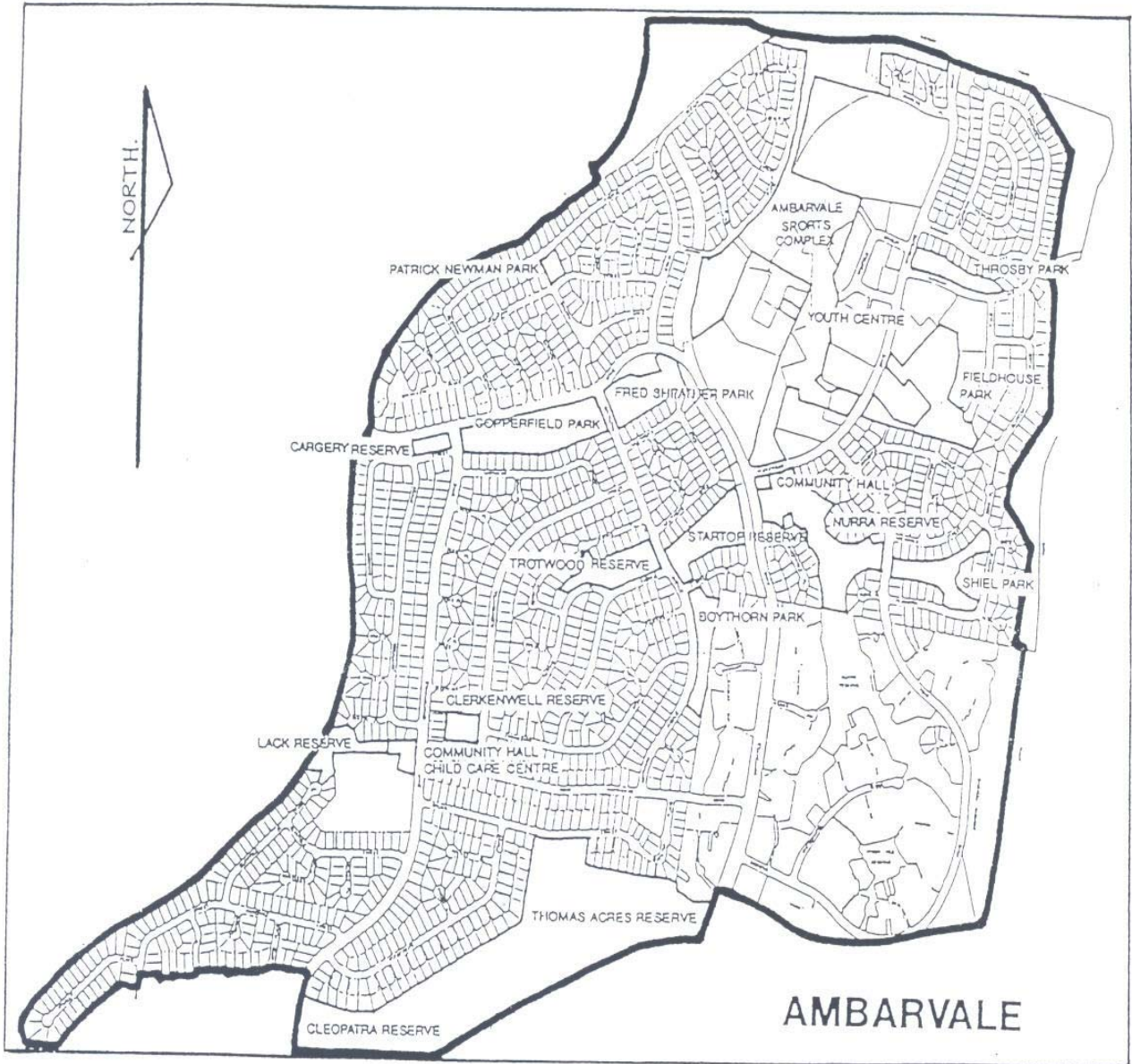
Facility	Location/Name	Provided	Cost
Car Parking Rosemeadow/Open Space Complex	District Centre	-	\$100,000
Land in District Centre	District Centre	-	\$400,000
Neighbourhood Centre	Glendower Street	100%	\$400,000
Amenities Building (Half Cost)	Rosemeadow Sports Complex	100%	\$125,000
Amenities Building	Oswald Park	100%	\$250,000
Local Park Type 1	Haredale Reserve	100%	\$ 18,200
Local Park Type 1	Mandurama Reserve	100%	\$ 18,200
Local Park Type 1	Rizal Park	100%	\$ 18,200
Local Park Type 2	Ceres Reserve	100%	\$ 7,200
Local Park Type 1	Ophelia Reserve	100%	\$ 18,200
Local Park Type 1	Desdemona Reserve	100%	\$ 18,200
Local Park Type 2	Canidius Reserve	100%	\$ 7,200
Local Park Type 1	Octavia Park	100%	\$18,200
Local Park Type 2	Reserve No. 1	-	\$ 7,200
Local Park Type 2	Reserve No. 2	100%	\$ 7,200
Local Park Type 1	Reserve No. 3	100%	\$18,200
Local Park Type 1	Reserve No. 4	-	\$ 18,200
Local Park Type 1	Oswald Reserve	100%	\$18,200
Winter Playing Field	Oswald Reserve	100%)
Winter Playing Field	Oswald Reserve	100%)\$250,000
Summer Playing Field	Oswald Reserve	100%)
Winter Playing Field	Rosemeadow Sports Complex	100%]
Winter Playing Field	Rosemeadow Sports Complex	100%]\$250,000
Winter Playing Field	Haydon Park	100%	\$150,000
Passive Reserve	Noorumba Reserve	-	\$350,000
Cycleway	Ambarvale/Rosemeadow	-	\$150,000

TOTAL COST = \$2,617,600

DEVELOPMENT PROGRAMME - ROSEMEADOW

	S94 expend.	Non S94 Expend
<u>1993-97</u> Rizal Park	\$ 5,460	\$12,740
Ophelia Reserve	\$ 7,280	\$10,920
Desdemona Reserve	\$ 7,280	\$10,920
Octavia Park	\$ 7,280	\$10,920
Reserve No. 3	\$ 18,200	
Haredale Reserve	\$ 18,200	
Reserve No. 2	\$ 7,200	
Oswald Park	\$ 18,200	
Neighbourhood Centre (Glendower St)	\$400,000	
Amenities Building (Sports Complex)	\$125,000	
Rosemeadow Sports Complex	\$250,000	
Mandurama Reserve	\$ 18,200	
Ceres Reserve	\$ 7,200	
Canidius Reserve	\$ 7,200	
Amenities Building (Oswald Res)	\$250,000	
Oswald Reserve	\$250,000	
Haydon Park	\$150,000	
<u>1998</u> Reserve No. 4	\$ 18,200	
Reserve No. 1	\$ 7,200	
Carparking Rosemeadow O/S Complex	\$100,000	
Noorumba Reserve	\$350,000	
Cycleways Rosemeadow/Ambarvale	\$150,000	
Land District Centre	\$400,000	
TOTAL COST =	\$2,572,100	(\$45,500)
TOTAL EXPENDITURE =		\$2,617,000

NOTE: The development program is dependent on contributions being received from new development. It should be noted that the likely rate of Development may be subject to variation. In this regard the development program will be reviewed on a regular basis to take account of these circumstances.



LEGEND

- Public Recreation
- - - Land for future dedication or under management by Council
- Boundary of Ambarvale

NEIGHBOURHOOD: AMBARVALE

Lot Dwelling Projections

	Pre Sec. 94	Current Sec 94	Urban Cons.	Total Lots
No. of Lots	1690	358	97	
Cumulative Total	1690	2048	2145	2145

Projected Development Rate

	1993	1994	1995	1996	1997	1998
No. of Lots	30	80	80	60	60	47
Cumulative Total	1818	1898	1978	2038	2098	2145

FACILITIES AND COST - AMBARVALE

Facility	Location/Name	Provided	Cost
Community Hall	Crispsparkle Drive	100%	\$283,000
Child Care Centre	Crispsparkle Drive	100%	\$272,000
Youth Centre	Wickfield Circuit	100%	\$220,000
Community Hall	Woodhouse & Copperfield Drives	100%	\$186,000
Upgrade Community Hall	Woodhouse Drive	-	\$100,000
Amenities Building	Ambarvale Sports Complex	100%	\$195,000
Amenities Building	Thomas Acres Reserve	100%	\$141,000
Local Park Type 1	Cleopatra Reserve		\$ 18,200
Local Park Type 1	Lack Reserve	100%	\$ 18,200
Local Park Type 1	Clerkenwell Reserve	100%	\$ 18,200
Local Park Type 1	Throsby Park	-	\$40,000
Local Park Type 3	Shiel Park	-	\$ 4,000
Local Park Type 1	Patrick Newman Park	100%	\$18,200
Local Park Type 2	Fred Sheather Park	-	\$7,200
Local Park Type 1	Copperfield Park	-	\$ 7,200
Local park Type 1	Cargary Reserve	-	\$ 29,200
Local Park Type 1	Trotwood Reserve	100%	\$18,200
Local Park Type 2	Startop Reserve	100%	\$ 7,200
Local Park Type 2	Boythorn Park	100%	\$ 7,200
Local Park Type 1	Nurra Reserve	100%	\$ 18,200
Local Park Type 1	Field House Park	100%	\$18,200
Local Park Type 1	Englorie Park		\$50,000
Local Park Type 1	Thomas Acres Reserve		\$60,000
Winter Playing Field	Ambarvale Sports Complex	100%)
Winter Playing Field	Ambarvale Sports Complex	100%)\$400,000
Winter Playing Field	Ambarvale Sports Complex	100%)

Summer Playing Field	Ambarvale Sports Complex	100%)
Winter Playing Field	Thomas Acres Reserve	100%	\$150,000
Street Tree Planting @ \$30 per lot		-	\$ 56,340

Total Cost = \$2,342,740

DEVELOPMENT PROGRAM AMBARVALE

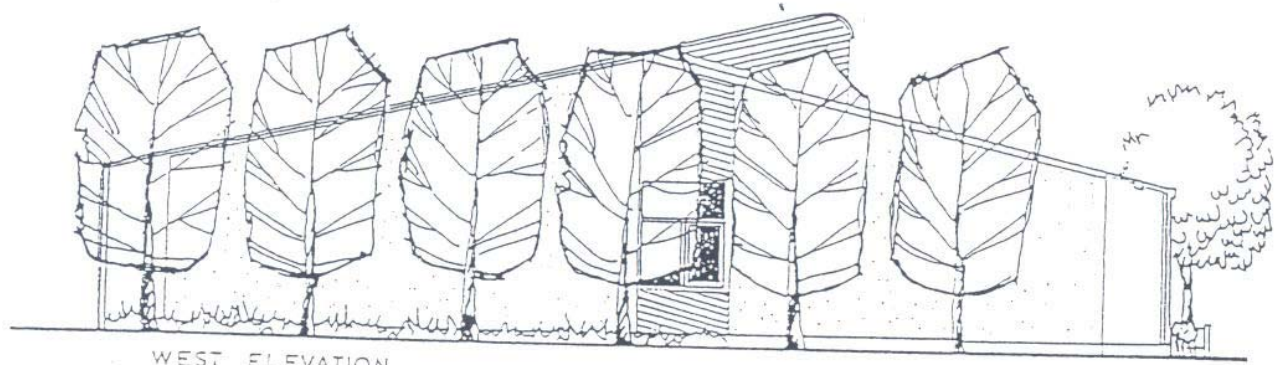
Pre Section 94 Projects and Section 94 Program 1993-97

		=	\$1,981,520	Completed
<u>1998</u>	Throsby Park	\$	40,000	
	Shiel Park	\$	4,000	
	Cleopatra Reserve (part)	\$	7,280	
	Fred Sheather Reserve	\$	7,200	
	Cargery Reserve	\$	29,200	
	Street Planting	\$	56,340	
	Copperfield Park	\$	7,200	
	Upgrade Community			
	Hall Woodhouse Drive	\$	100,000	
	Englorie Park	\$	50,000	
	Thomas Acres Reserve	\$	60,000	
TOTAL COST		=	\$361,220	
TOTAL EXPENDITURE			\$2,342,740	

NOTE: . The development program is dependent on contributions being received from new development. It should be noted that the likely rate of Development may be subject to variation. In this regard the development program will be reviewed on a regular basis to take account of these circumstances

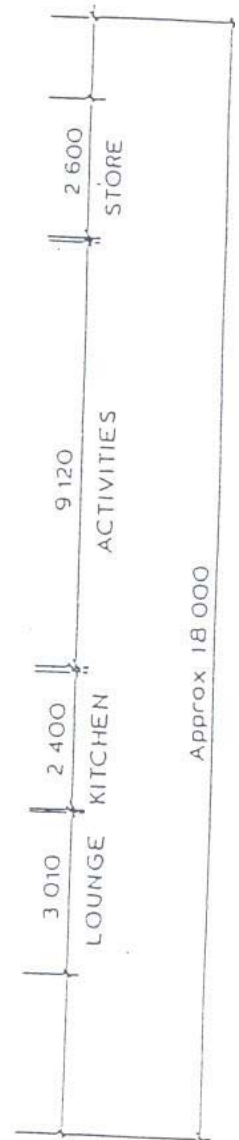
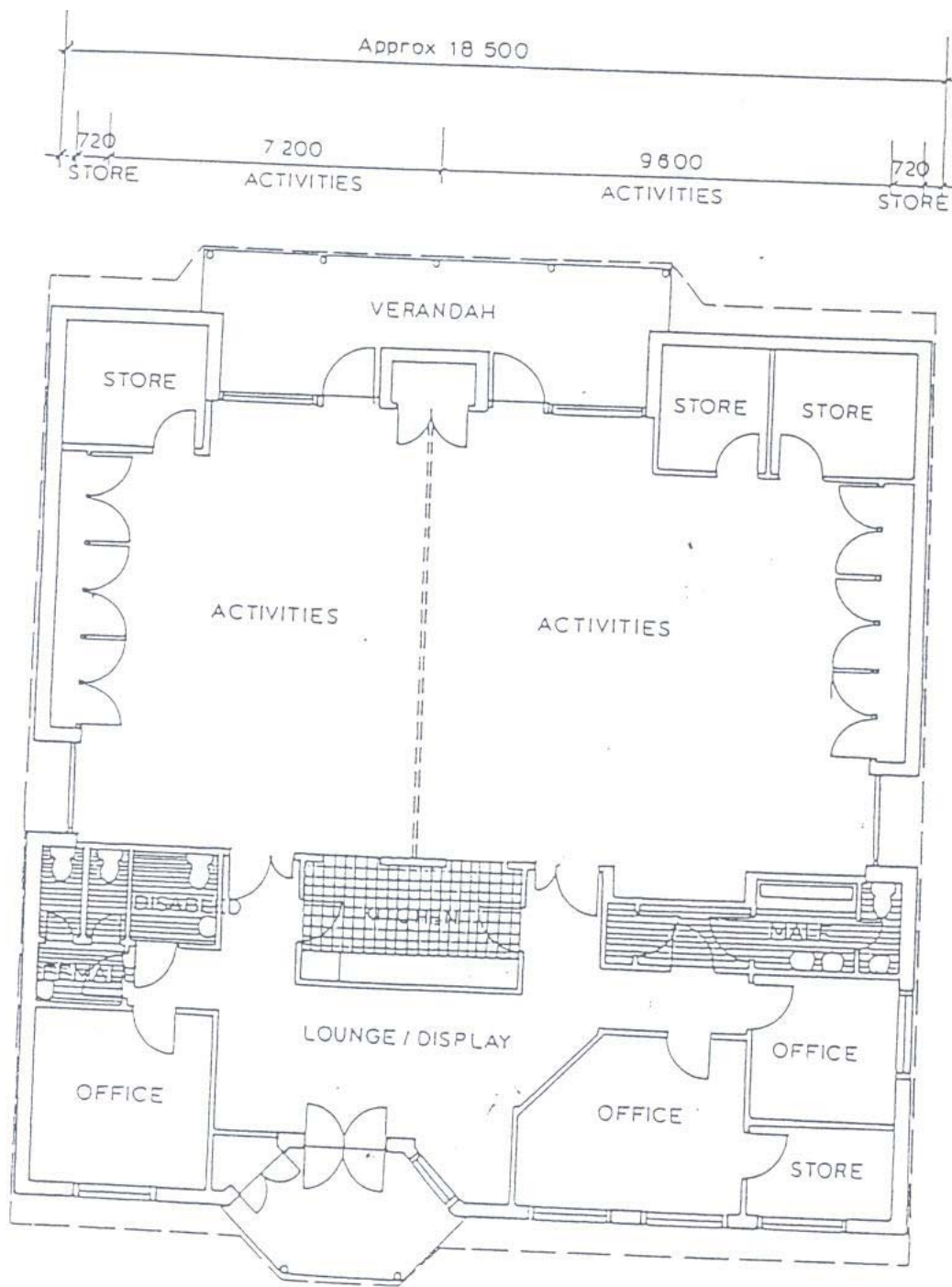


NORTH ELEVATION

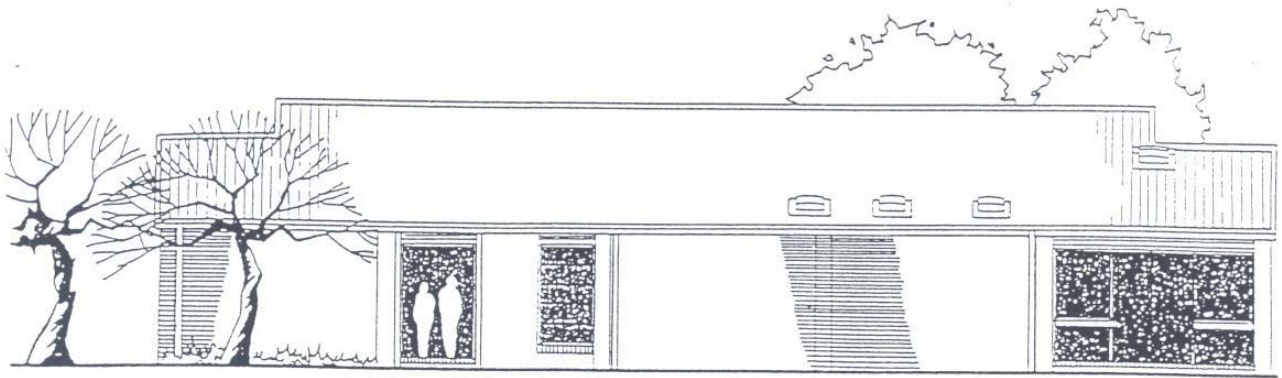


WEST ELEVATION

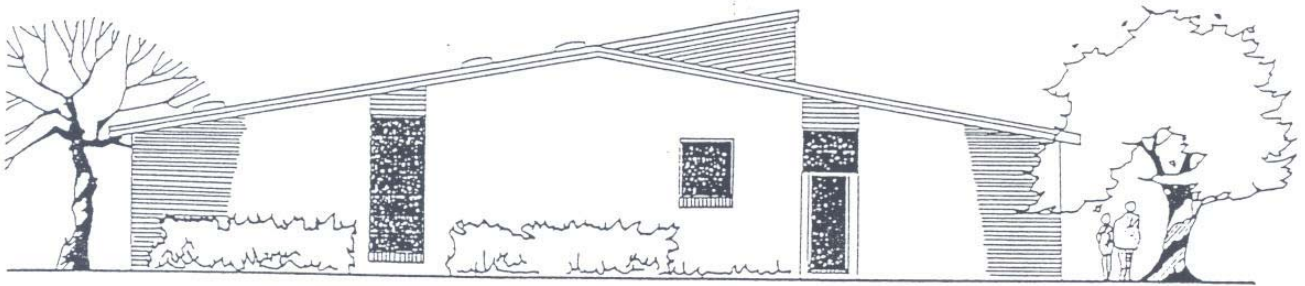
TYPICAL NEIGHBOURHOOD CENTRE
ELEVATIONS



TYPICAL NEIGHBOURHOOD CENTRE
FLOOR PLAN

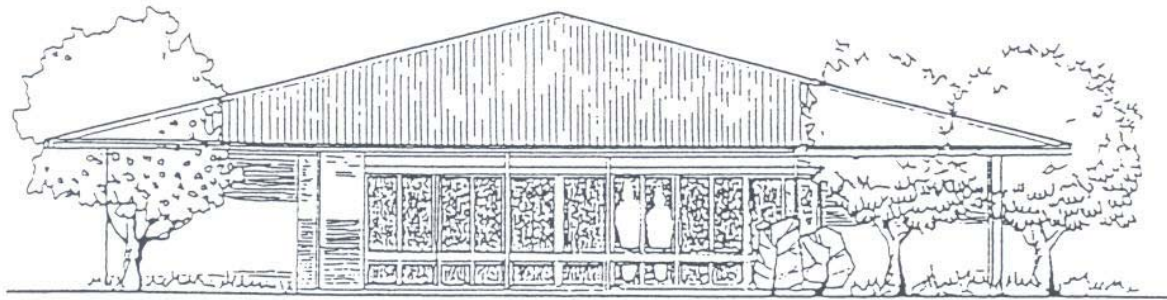


NORTH ELEVATION

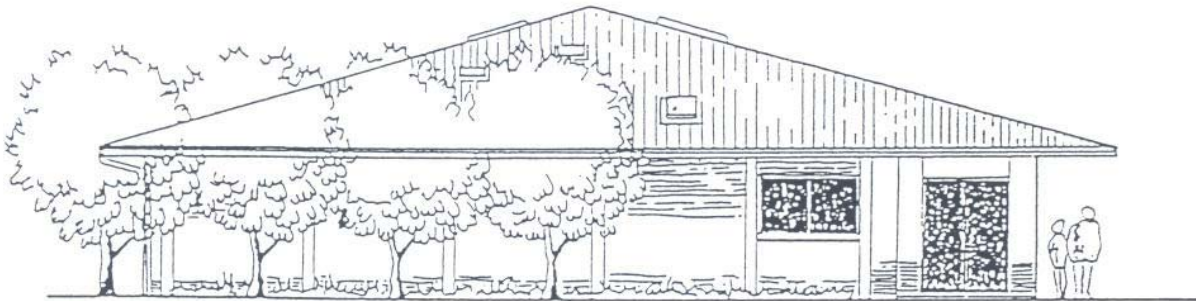


WEST ELEVATION

TYPICAL MULTI-PURPOSE CENTRE
ELEVATIONS

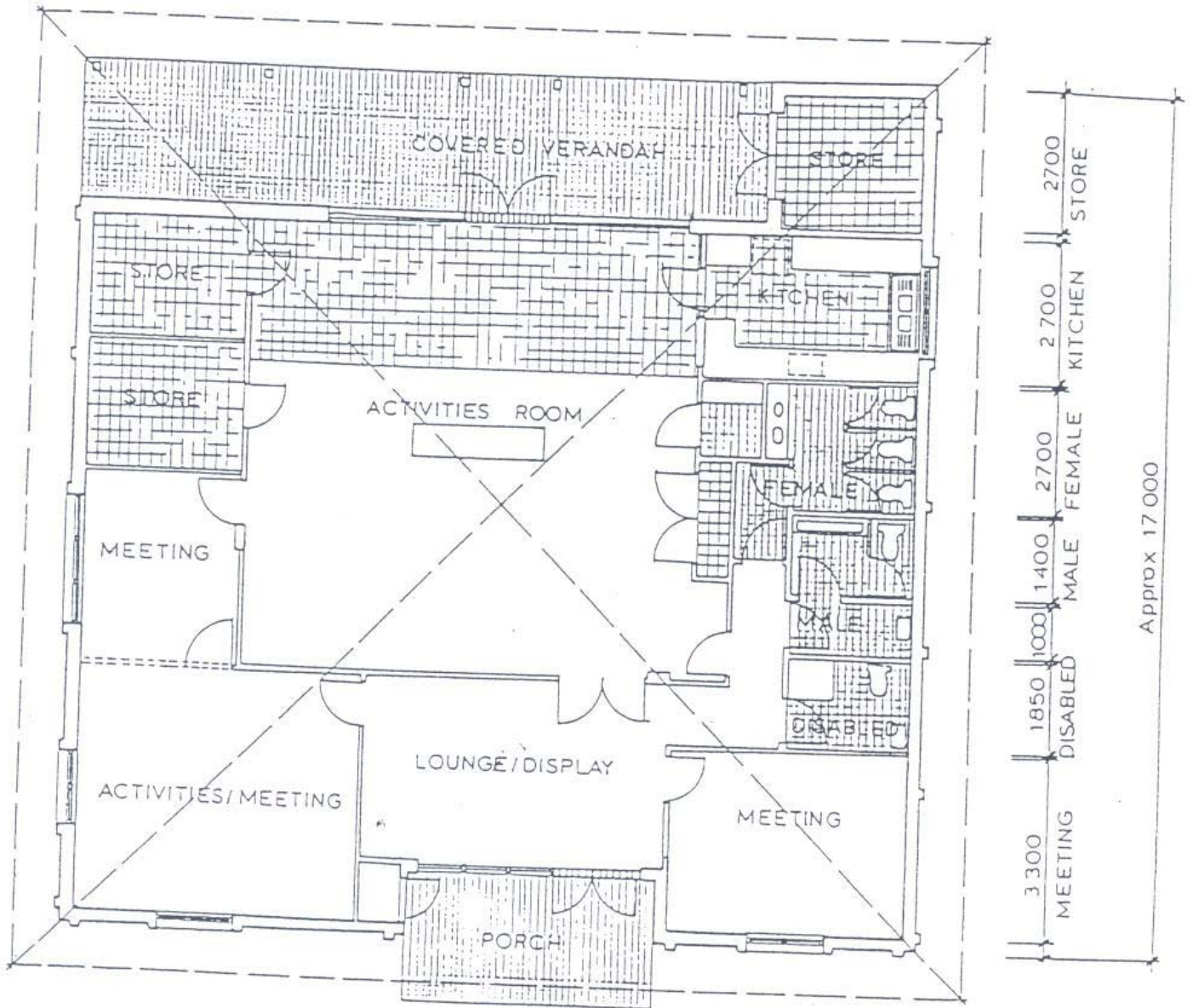
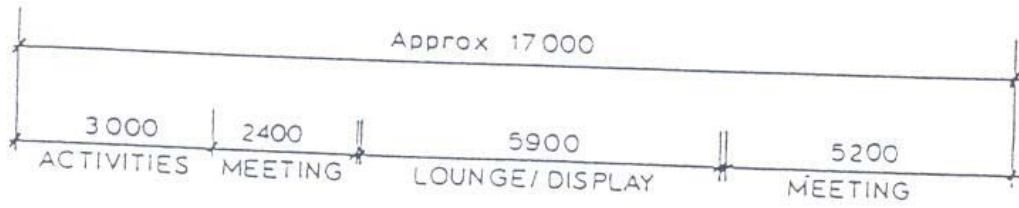


SOUTH ELEVATION

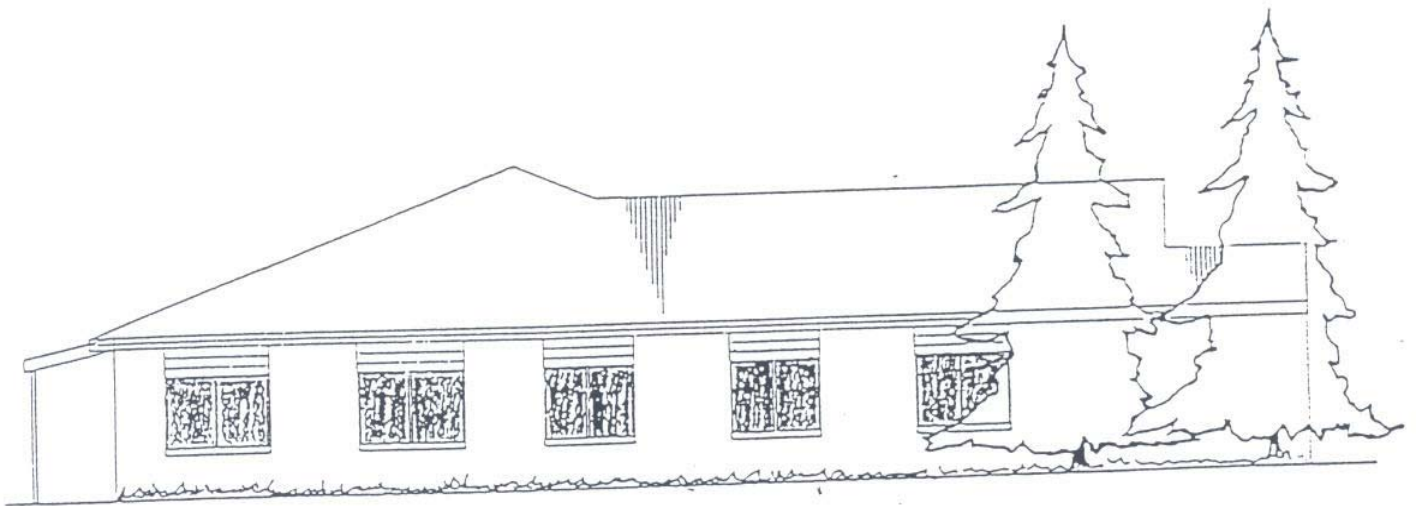


EAST ELEVATION

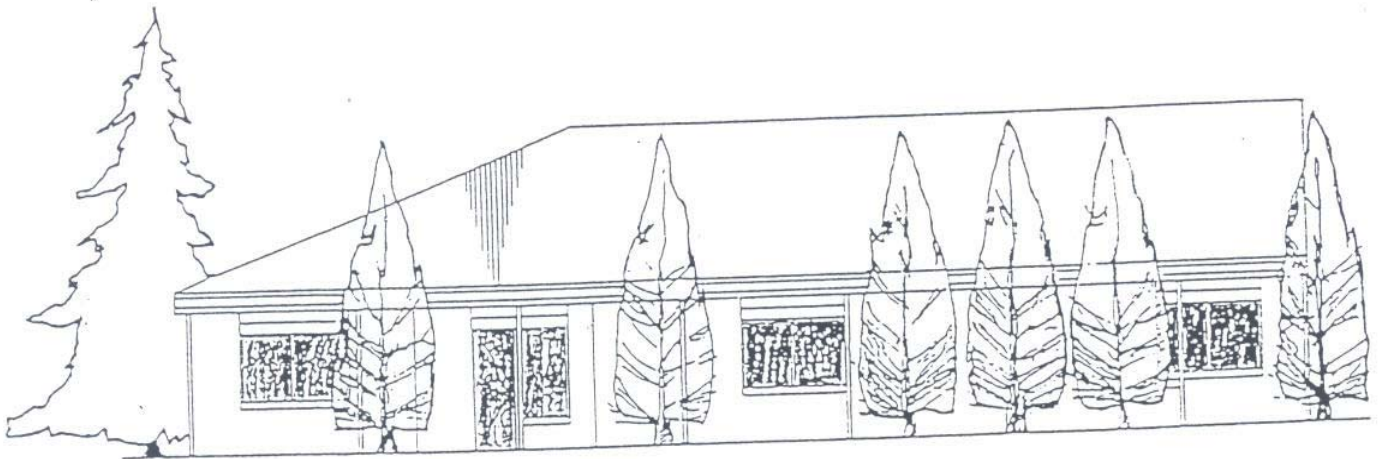
TYPICAL COMMUNITY HALL
ELEVATIONS



TYPICAL COMMUNITY HALL
FLOOR PLAN

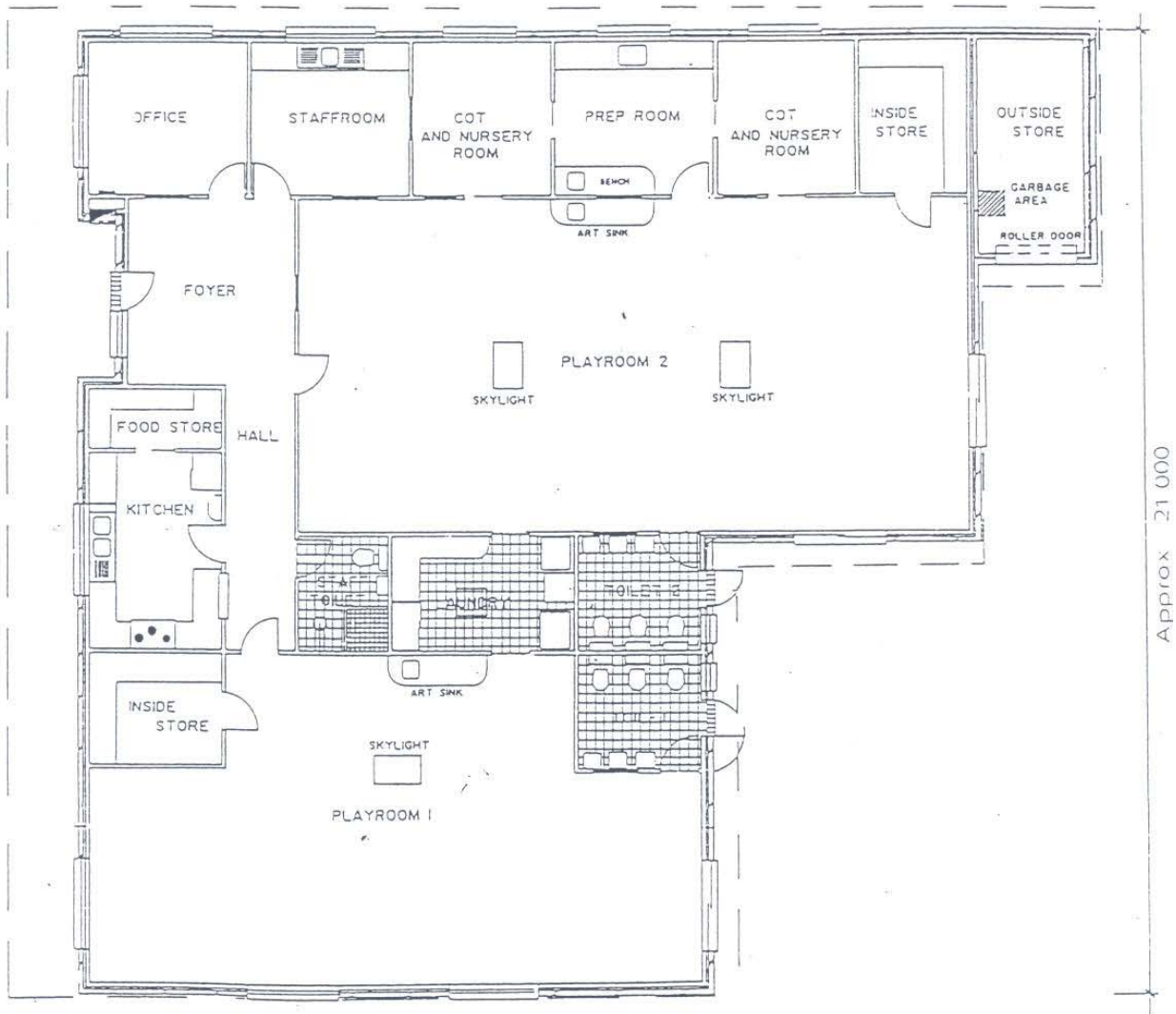
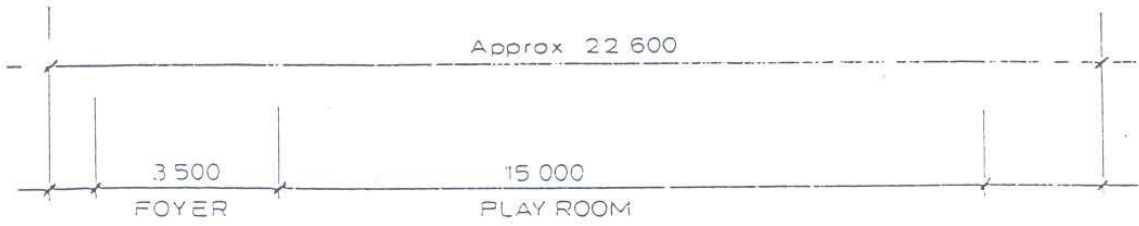


NORTH ELEVATION

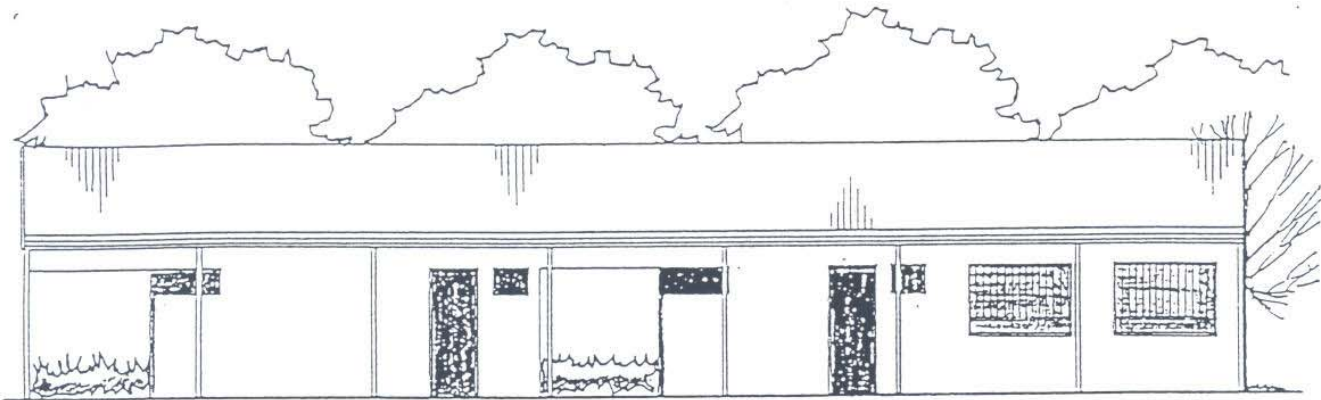


WEST ELEVATION

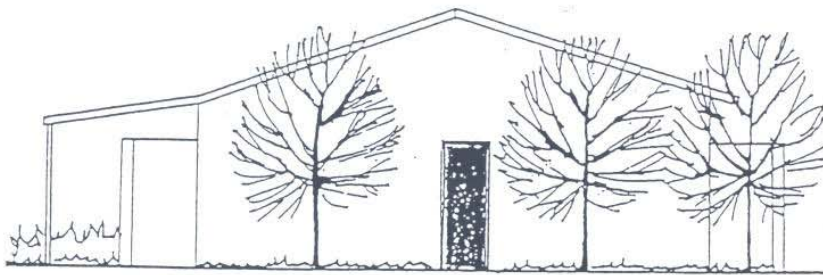
TYPICAL 40 place CHILD CARE CENTRE
ELEVATIONS



TYPICAL 40 place CHILD CARE CENTRE
FLOOR PLAN

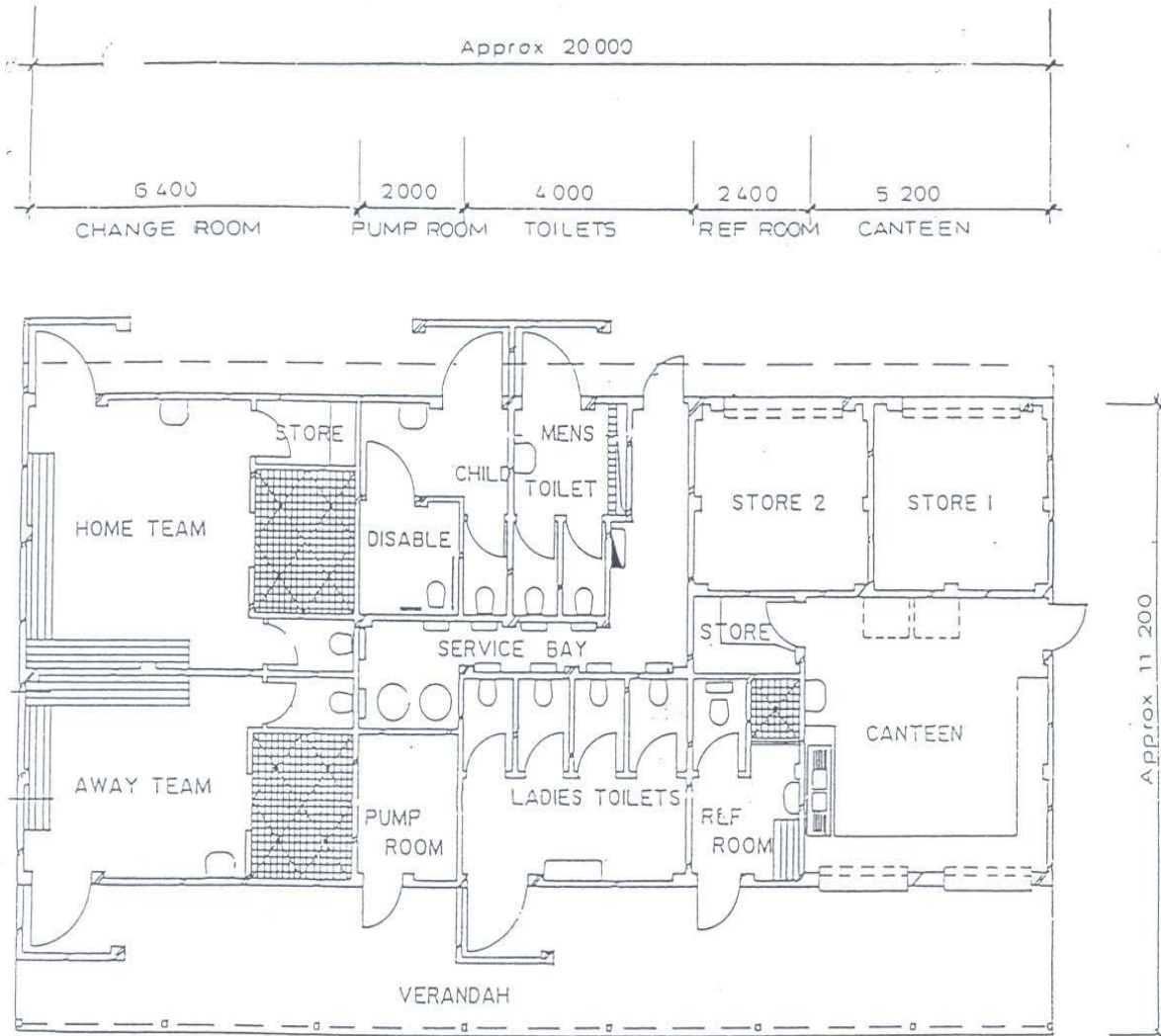


FRONT ELEVATION

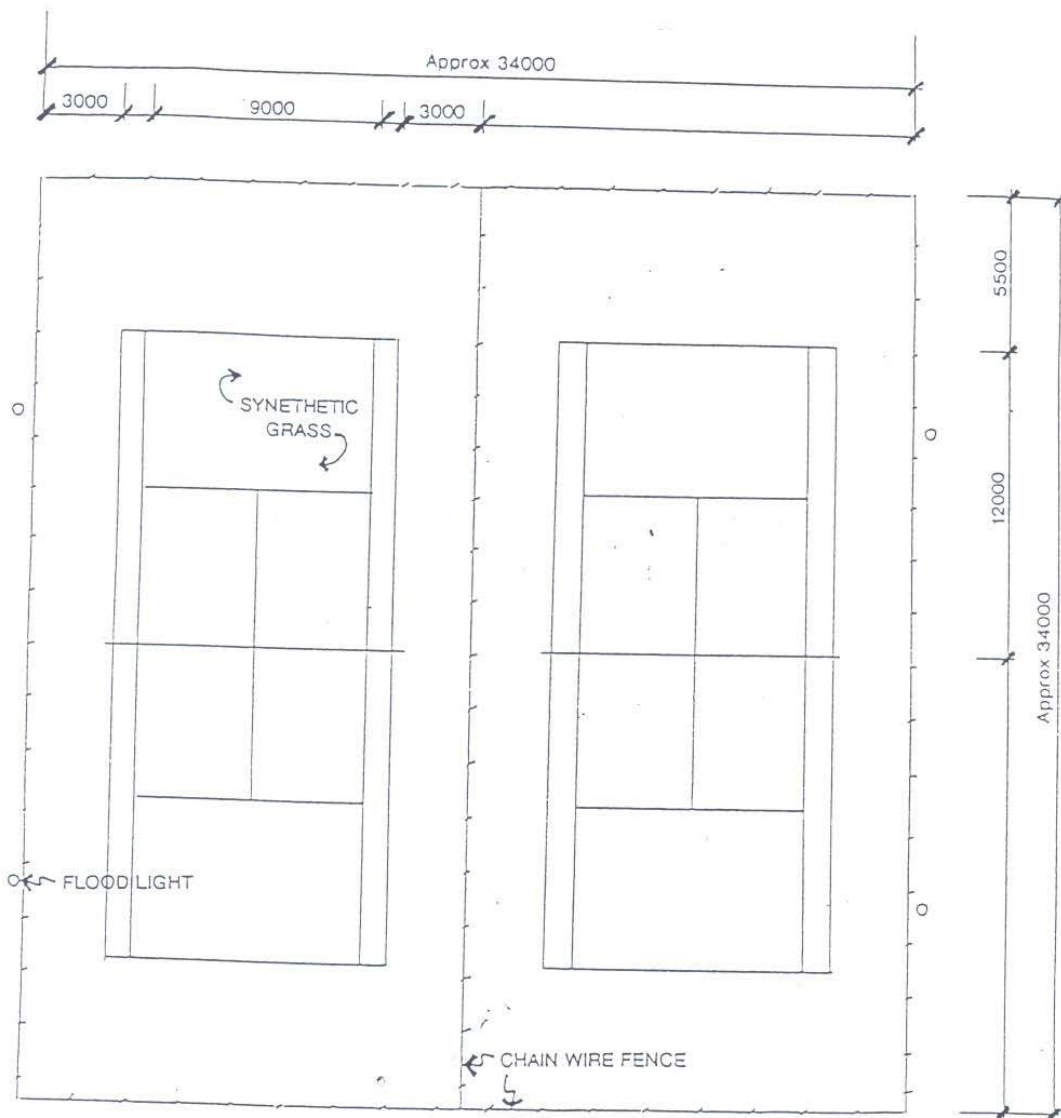


SIDE ELEVATION

TYPICAL AMENITIES BLOCK
ELEVATIONS



TYPICAL AMENITIES BLOCK
 FLOOR PLAN



TYPICAL TENNIS COURTS
PLAN