



Camden Council

Business Paper

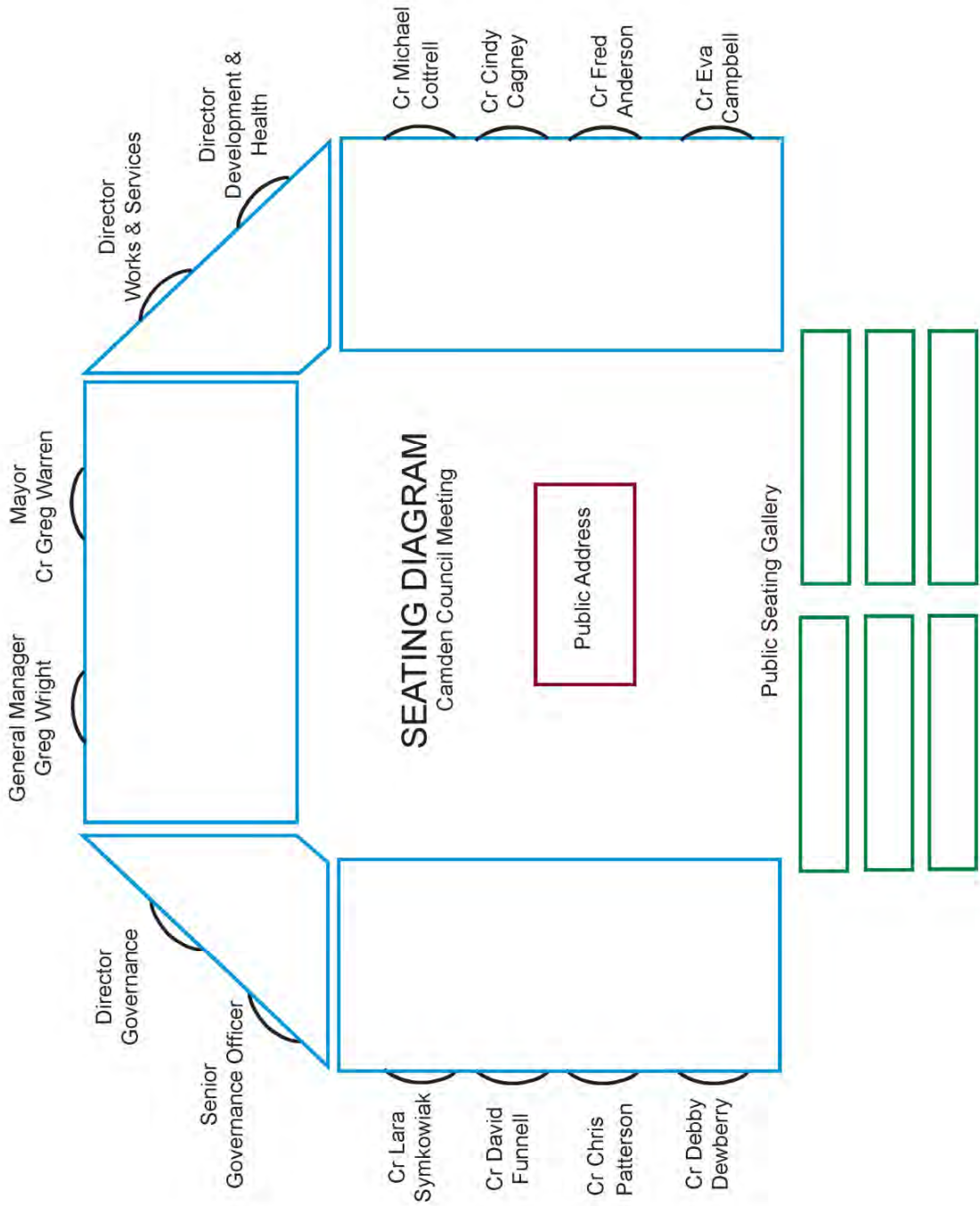
Ordinary Council Meeting
23 August 2011

Camden Civic Centre
Oxley Street
Camden



COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BCA	Building Code of Australia
CLEP	Camden Local Environmental Plan
CP	Contributions Plan
DA	Development Application
DECCW	Department of Environment, Climate Change & Water
DCP	Development Control Plan
DDCP	Draft Development Control Plan
DPI	Department of Planning & Infrastructure
DLG	Division of Local Government, Department of Premier & Cabinet
DWE	Department of Water and Energy
DoH	Department of Housing
DoT	NSW Department of Transport
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning & Assessment Act
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
GCC	Growth Centres Commission
LAP	Local Approvals Policy
LEP	Local Environmental Plan
LGA	Local Government Area
MACROC	Macarthur Regional Organisation of Councils
OSD	Onsite Detention
REP	Regional Environmental Plan
PoM	Plan of Management
RL	Reduced Levels
RTA	Roads & Traffic Authority
SECTION 149 CERTIFICATE	Certificate as to zoning and planning restrictions on properties
SECTION 603 CERTIFICATE	Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	Certificate from Sydney Water regarding Subdivision
SEPP	State Environmental Planning Policy
SRA	State Rail Authority
SREP	Sydney Regional Environmental Plan
STP	Sewerage Treatment Plant
VMP	Vegetation Management Plan
WSROC	Western Sydney Regional Organisation of Councils



Media



ORDINARY COUNCIL

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ORDINARY COUNCIL

SUBJECT: APOLOGIES

Leave of absence tendered on behalf of Councillors from this meeting.

RECOMMENDED

That leave of absence be granted.



ORDINARY COUNCIL

SUBJECT: DECLARATION OF INTEREST

NSW legislation provides strict guidelines for the disclosure of pecuniary and non-pecuniary Conflicts of Interest and Political Donations.

Council's Code of Conduct also deals with pecuniary and non-pecuniary conflict of interest and Political Donations and how to manage these issues (Clauses 7.5 -7.27).

Councillors should be familiar with the disclosure provisions contained in the Local Government Act 1993, Environmental Planning and Assessment Act, 1979 and the Council's Code of Conduct.

This report provides an opportunity for Councillors to disclose any interest that they may have or Political Donation they may have received relating to a Report contained in the Council Business Paper and to declare the nature of that interest.

RECOMMENDED

That the declarations be noted.

ORDINARY COUNCIL

SUBJECT: PUBLIC ADDRESSES

The Public Address segment (incorporating Public Question Time) in the Council Meeting provides an opportunity for people to speak publicly on any item on Council's Business Paper agenda or on any matter within the Local Government area which falls within Council jurisdiction.

Speakers must book in with the Council office by 4.00pm on the day of the meeting and must advise the topic being raised. Only seven (7) speakers can be heard at any meeting. A limitation of one (1) speaker for and one (1) speaker against on each item is in place. Additional speakers, either for or against, will be identified as 'tentative speakers' and should only be considered where the total number of speakers does not exceed seven (7) at any given meeting.

Where a member of the public raises a question during the Public Address segment, a response will be provided where Councillors or staff have the necessary information at hand; if not a reply will be provided at a later time. There is a limit of one (1) question per speaker per meeting.

All speakers are limited to 4 minutes, with a 1 minute warning given to speakers prior to the 4 minute time period elapsing.

Public Addresses are recorded for administrative purposes. It should be noted that speakers at Council meetings do not enjoy any protection from parliamentary-style privilege. Therefore they are subject to the risk of defamation action if they make comments about individuals. In the event that a speaker makes potentially offensive or defamatory remarks about any person, the Mayor/Chairperson will ask them to refrain from such comments. A copy of the recording may be available to third parties (in certain circumstances).

The Mayor/Chairperson has the discretion to withdraw the privilege to speak where a speaker continues to make inappropriate or offensive comments about another person.

RECOMMENDED

That the public addresses be noted.



ORDINARY COUNCIL

SUBJECT: CONFIRMATION OF MINUTES

Confirm and adopt Minutes of the Ordinary Council Meeting held 9 August 2011.

RECOMMENDED

That the Minutes of the Ordinary Council Meeting held 9 August 2011, copies of which have been circulated, be confirmed and adopted.

ORDINARY COUNCIL

ORD09

SUBJECT: DRAFT CAMDEN CONTRIBUTIONS PLAN 2011. REVIEW OF CAMDEN CONTRIBUTIONS PLAN 2004 AND CONTRIBUTIONS PLAN NO. 20 - FIRE AND OTHER EMERGENCY SERVICES

FROM: Director Governance

BINDER: Development Contributions - Review of Camden Contributions Plan 2004

PURPOSE OF REPORT

The purpose of this report is to seek Council's approval to publicly exhibit the Draft Camden Contributions Plan 2011 and accompanying Issues and Editorial Changes Paper in accordance with the provisions of the Environmental Planning and Assessment Regulation 2000.

BACKGROUND

On 10 November 2009, Council considered the Draft Camden Contributions Plan 2010 and resolved that

1. Council provide a copy of the Draft Camden Contributions Plan to the Department of Planning for its comment as required by the S94E Ministerial Direction dated 31 May 2009;
2. Council make necessary amendments to the Draft Plan prior to public exhibition as outlined in this report that do not substantially affect the content of the Draft Plan or the proposed contribution rates;
3. Upon receipt of comments from the Department of Planning, Council proceed directly to public exhibition of the Draft Camden Contributions Plan in accordance with the provisions of the Environmental Planning and Assessment Regulation 2000;
4. Council advertise its intention to repeal Contributions Plan No. 20 – Fire and Other Emergency Services in accordance with the provisions of the Environmental Planning and Assessment Regulation 2000;
5. Council investigate inclusion of the Administration Centre in relevant contributions plans to ensure the cost of the building is reasonably and fairly shared by both existing and future residents of the local government area.

Public exhibition of the Draft Plan was delayed by the State Government's review of Camden Contributions Plan 2004 and subsequent deferral of comments received from the Department of Planning to proceed directly to public exhibition of the Draft Camden Contributions Plan.

In January 2011, Council received comments from the Minister for Planning enabling Council to proceed with public exhibition of the Draft Camden Contributions Plan subject to conditions. These conditions related to matters such as including the application of the Minister's Direction published 16 September 2010 on maximum development contribution limits, indexation of land acquisition rates, levying for riparian corridor, land valuations and a reduction of project-on costs.

These matters were partially addressed by the Draft Plan presented to Council in November 2009. However, some further amendments were required. The Draft Plan that will go on public exhibition, subject to Council approval, has been updated and edited to reflect legal advice and re-valuation of land values. A number of issues of relevance to Contribution Plan policies have also arisen since 2009 and these may require further amendments to the Plan after the exhibition period. A discussion of these issues is provided in the Issues and Editorial Changes Paper that is to be exhibited concurrently with the Draft Plan.

MAIN REPORT

This report tables the Draft Camden Contributions Plan 2011 as **Attachments 1, 2 and 3 to this report**. Furthermore, an accompanying document titled *Issues and Editorial Changes Paper* as **Attachment 4 to this report** address issues that have arisen since November 2009, recent Section 94E Ministerial Directions, legal advice and updates to the Draft Plan.

Key changes to the Draft Plan in response to the outstanding Council resolutions

Reference is made to the Council resolution on 10 November 2009. The Background section of this report contains the said Council resolution and this section of the report outlines how Council has substantially fulfilled the outstanding Council resolutions.

Draft Plan forwarded to the Department of Planning

A copy of the Draft Camden Contributions Plan 2010 was provided to the Department of Planning for comment in November 2009. The Department of Planning responded to Council in January 2011. In essence, the correspondence approved the Draft Plan to be publicly exhibited subject to conditions.

Minor amendments made prior to exhibition

The following minor amendments have been made to the Draft Plan prior to exhibition:

- Revised cost estimates;
- Recent valuations of land to be acquired;
- Indexation of works costs by Consumer Price Index;
- Insertion of additional plan maps to identify the location of existing and future local infrastructure;
- Revised plan maps to ensure consistency with Works Schedules;
- Specification of major facilities;
- Clarification of cost notes in the Works Schedules; and
- Correction of typographical errors.

The abovementioned minor amendments do not substantially affect the content of the Draft Plan or the proposed contribution rates. These minor amendments are expanded upon in the Issues and Editorial Changes Paper as **Attachment 4 to this report**.

Issues

Given the time elapsed since the Draft Camden Contributions Plan 2011 was presented to Council on 10 November 2009, a number of policy issues regarding the Draft Plan have been identified. The Issues and Editorial Changes Paper as per **Attachment 4 to this report** identifies and explains matters of substantial significance to the Plan that have arisen since November 2009.

The contents of the Issues and Editorial Changes Paper are as follows:

- a) Half roads fronting open space
- b) Major road infrastructure projects
- c) Residential lot yields and population forecasts
- d) Land value indexation
- e) Narellan Town Centre car parking
- f) Recoupment of forward funding for completed projects
- g) Family and children's centre
- h) Multi-unit dwellings and Elderslie /Spring Farm local facility contribution rates
- i) Oxley Rivulet riparian corridor, Elderslie

Repeal of existing contributions plans



This report recommends Council advertise its intention to repeal Contributions Plan No. 6 (Rehabilitation & Management – Elderslie Sand & Soil Deposits) and Contributions Plan No. 20 – Fire and Other Emergency Services in accordance with the provisions of the *Environmental Planning and Assessment Regulation 2000*. Existing balances in the repealed plan will be transferred to the adopted Camden Contribution Plan 2011.

Administration Centre

Council officers investigated opportunities for inclusion of the Administration Centre in relevant contributions plans. According to the Section 94E Ministerial Direction and Planning Circular titled *Reforms to Local Development Contributions* dated 16 September 2010 (PS 10-022), Councils cannot levy for an administration building as it is deemed a 'non-essential works' item. Thus, Councils are prevented from collecting section 94 funds for proposed administration facilities.

Public Exhibition

Notification of the six week public exhibition period, which will last from 31 August to 12 October 2011, submission deadline, exhibition locations, details of a consultation workshop and open house will be advertised in the local newspaper and on Council's website prior to and during the six week exhibition period. Furthermore enquiries on the Draft Plan will be received by phone or in person during office hours.

This report, Council's resolution, Draft Plan and Issues and Editorial Changes Paper will be available to view at both customer services areas of the Camden and Narellan Council offices, Council libraries Council's website and CD, upon request.

Next Steps

1. Public exhibition of the Draft Camden Contributions Plan 2011 for a minimum of 42 days in accordance with the provisions of the Environmental Planning and Assessment Regulation 2000.
2. Advertise Council's intention to repeal the Camden Contributions Plan 2004, Contributions Plan No. 6 Rehabilitation and Management – Elderslie Sand and Soil Deposits and Contributions Plan No. 20 – Fire and Other Emergency Services on the date the Camden Contributions Plan 2011 comes into force.
3. Report the Draft Plan to Council post-exhibition with due consideration to the submissions received and post-exhibition amendments arising from the Issues and Editorial Changes Paper and submissions received.
4. Forward the adopted Camden Contributions Plan 2011 to the Minister for Planning.
5. Possible review of the Draft Plan by IPART. The Minister for Planning will determine if an IPART review is required.
6. Minister approves the Camden Contributions Plan 2011. The Plan then comes into force and Camden Contributions Plan 2004, Contributions Plan No. 6 and Contributions Plan No. 20 – Fire and Other Emergency Services will be repealed.

CONCLUSION

The Draft Camden Contributions Plan 2011 will provide a clear framework for the levying of development contributions in the Camden Local Government Area, excluding the South West Growth Centre. The Draft Plan is based on best practice principles and a review by Council's development contributions legal advisor. The Draft Plan contains policies to guide the delivery of local infrastructure and community facilities.

The Draft Plan as attached to this report comprehensively responds to and accommodates the State Government's role in the process. An Issues and Editorial Change Paper will also be exhibited with the Draft Plan to reflect evolving circumstances since it was first presented to Council in 2009.

Changes in the scope and cost of infrastructure, population and lot yield projections, plus adjustments in land values are reflected in the Draft Plan and the Issues and Editorial Changes Paper. These adjustments will ensure that development contributions will provide adequate funding to meet the needs of new communities as they grow. When adopted the Draft Plan will give Council confidence that developers will contribute equitably towards the reasonable costs of delivering the infrastructure their developments require.

RECOMMENDED

That Council:

- i. Endorse the content of the Draft Camden Contribution Plan 2011 and the accompanying documents;**
- ii. exhibit the Draft Camden Contributions Plan 2011 and accompanying Issues and Editorial Changes Paper in accordance with the Environmental Planning and Assessment Regulation 2000 and**
- iii. advertise it's intention to repeal Camden Contributions Plan 2004, Contributions Plan No. 6 Rehabilitation and Management – Elderslie Sand and Soil Deposits and Contributions Plan No. 20 – Fire and Other Emergency Services on the date the Camden Development Contributions Plan 2011 comes into force.**

ATTACHMENTS

1. Draft Camden Contributions Plan 2011 Sections 1-5
2. Draft Camden Contributions Plan 2011 Section 6 Works Schedules
3. Draft Camden Contributions Plan 2011 Section 6 Plan Maps
4. Issues and Editorial Changes Paper

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Attachment

Attachment 1

Draft Camden Contributions Plan 2011 Sections 1-5

**Camden Development
Contributions Plan 2011**

Attachment 1



15 August 2011

Attachment

Attachment 1

Draft Camden Contributions Plan 2011 Sections 1-5

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1. Summary

1.1 Overview of this Plan

Camden LGA is located on the south-western fringe of Sydney metropolitan area and contains a mix of agricultural lands, country towns and new residential areas, with associated commercial and industrial development.

The Camden LGA has been experiencing significant and relatively rapid urban development over at least the last three decades. This is forecast to continue in the nominated greenfield urban development areas, both within and outside of the South West Growth Centre precincts.

Development of existing and nominated urban development areas (outside of the South West Growth Centre boundary) will result in Camden LGA's population increasing from the current 51,000 to in excess of 80,000. This Plan focuses on the projected demands for local infrastructure arising from the majority of this planned development.¹

Existing facilities and services have been generally designed to accommodate the existing population of Camden. Future residential development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented facilities and services.

The occupants and users of the development that is expected to occur in the Camden LGA over the next 20 years will generate an increase in the demand for local infrastructure, namely:

- increased demand for local and district open spaces and parks;
- increased demand for local active and passive recreation facilities, such as sports fields, playgrounds, outdoor sports courts, youth-oriented recreation facilities, athletics tracks and leisure centres;
- increased demand for spaces that will foster community life and the development of social capital, such as multi-purpose community centres and libraries;
- increased demand for volunteer emergency services facilities;
- increased demand for facilities that will support safe and convenient travel within, to and through specific precincts (including the Spring Farm and Elderslie release areas, Struggletown and Narellan Vale), such as new roads and public transport facilities; and
- increased demand for stormwater drainage facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development in specific precincts.

Council has also identified a potential need to augment public car parking facilities in its town centres, with that need being generated by retail, commercial and other non residential developments that are not able to address all car parking needs on site.

A range of local infrastructure has been identified as being required to address the impacts of the expected development, including new and/or augmented:

- open space and recreation facilities;
- community facilities;

¹ Refer to Section 3.2.3 for specific information on development addressed by this Plan

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Draft Camden Contributions Plan 2011 Sections 1-5

- volunteer emergency services facilities;
- local facilities serving the major urban release areas of Elderslie and Spring Farm;
- facilities serving localised precincts in Struggletown and Narellan Vale; and
- car parking facilities.

It is Camden Council's policy that new development should make a reasonable contribution toward the provision of new and/or augmented facilities to meet this additional demand.

Section 94 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* authorises a consent authority responsible for determining a development application to grant consent to a proposed development subject to a condition requiring the payment of a reasonable contribution toward the provision, extension or augmentation of local infrastructure within the area, or toward the recoupment of the cost of existing local infrastructure in the area.

Where the consent authority is a council, such a contribution may only be imposed on a development if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

The EP&A Act also allows for the negotiation of voluntary planning agreements between councils, developers, and/or other planning authorities for the provision of public purposes. These agreements have the potential advantage of providing a more efficient and effective means of providing local infrastructure that is required by new development. Camden Council may seek to negotiate planning agreements with relevant parties in relation to major developments and where it is in the wider public interest.

This Plan has been prepared in accordance with the EP&A Act and *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)*; and having regard to the Practice Notes issued by the NSW Department of Planning.

This Plan sets out:

- the relationship or nexus between the expected development in the area affected by the Plan and the local infrastructure that is required to meet the demands of that development;
- the formulas to be used for determining the reasonable contributions required from expected development for different types of local infrastructure;
- the contribution rates for the anticipated types of development in the area;
- maps showing the location of the local infrastructure proposed to be provided by Camden Council supported by a works schedule setting out an estimate of their cost and staging; and
- the administrative and accounting arrangements applying to contributions that are required by this Plan.

This Plan will be reviewed on a regular basis. Amendments to the plan will be publicly exhibited in accordance with the EP&A Act and Regulation.

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Draft Camden Contributions Plan 2011 Sections 1-5

1.1

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Draft Camden Contributions Plan 2011 Sections 1-5

1.2 Works schedule and contribution rates summary

(The contributions rates summary will be inserted post-exhibition)

Attachment 1

2. Administration and operation of this Plan

2.1 Definitions

In this Plan, the following words and phrases have the following meanings:

Attributable cost means the estimated cost for each item in the works schedules set out in Section 6 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.

Council means The Council of Camden.

CPI means the Consumer Price Index (All Groups - Sydney) published by the Australia Statistician.

EP&A Act means the Environmental Planning and Assessment Act 1979.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2000.

LGA means local government area.

Planning agreement means a voluntary planning agreement referred to in section 93F of the EP&A Act.

Works in kind means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan as a means of either fully or partly satisfying a condition of consent requiring development contributions to be made.

Works schedule means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources, as set out in Section 6 of this Plan.

2.2 What are development contributions?

Development contributions are contributions made by those undertaking development approved under the EP&A Act toward the provision of public services and public amenities. Development contributions are addressed under Divisions 6 and 6A of Part 4 of the EP&A Act.

Contributions may be in the form of the dedication of land free of cost, or the payment of a monetary contribution.

There are different classes of development contributions provided for under the EP&A Act:

- Special infrastructure contributions;

- Local infrastructure contributions, which may be either section 94 contributions or section 94A fixed rate levies;
- contributions included in voluntary planning agreements; and
- contributions toward the provision of affordable housing.

This Plan is principally concerned with the imposition of conditions of consent requiring development contributions for local infrastructure under section 94 of the EP&A Act.

More detail on the types of infrastructure levied for under this Plan is included in Section 2.6 of this Plan.

2.3 Prerequisites for councils seeking development contributions

2.3.1 Contributions must be authorised by a contributions plan

The EP&A Act establishes that a council (or an accredited certifier) can require, through imposition of a condition or conditions on a development consent (or on a complying development certificate), development contributions if:

- there is a contributions plan applying to the development that is in force and that authorises the contribution; and
- the contribution is imposed in accordance with the provisions of such a plan.

Alternatively, or in addition to the levying of section 94 contributions, a council may negotiate a voluntary planning agreement with a developer for the provision of local infrastructure.

Camden Council (Council) may seek to negotiate planning agreements with relevant parties in relation to major developments. Such agreements may address the substitution of, or be in addition to, the contributions required under this Plan.

Any draft planning agreement shall be subject to any provisions of or Ministerial directions made under the EP&A Act or EP&A Regulation relating to planning agreements.

2.3.2 Section 94 contributions must be reasonable

Section 94 of the EP&A Act authorises a consent authority responsible for determining a development application to grant consent to the proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land free of cost or a combination of them towards the provision of public amenities and public services (public facilities) to meet the development.

The power to levy a section 94 contribution relies on there being a clear relationship (or 'nexus') between the development being levied and the need for the public amenity or service for which the levy is required.

A condition may only be imposed under section 94 towards the future provision of public facilities:

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Draft Camden Contributions Plan 2011 Sections 1-5

- if the proposed development will or is likely to require the provision of, or increase the demand for, public facilities within the local government area; and
- to require a reasonable dedication or monetary contribution for the provision, extension or augmentation of the public facilities concerned.

A condition may be imposed under section 94 towards the recoupment of the cost of public facilities previously provided if:

- the consent authority has, at any time, provided public facilities within the local government area in preparation for or to facilitate the carrying out of development in the area, and
- development for which development consent is sought will, if carried out, benefit from the provision of those public facilities.

2.4 Name of this Plan

This Plan is called Camden Development Contributions Plan 2011.

2.5 Purposes of this Plan

The primary purpose of the Plan is to authorise:

- Council, when granting consent to an application to carry out development to which this Plan applies; or
- An accredited certifier, when issuing a complying development certificate for development to which this plan applies,

to require a contribution to be made towards either/both:

- the provision, extension or augmentation of local infrastructure only where development is likely to require the provision of or increase the demand for local infrastructure; and
- the recoupment of the cost of providing existing local infrastructure within the area to which this Plan applies.

Other purposes of the Plan are:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and services generated by development within the area;
- to determine the demand for public facilities generated by the incoming population to the area and ensure that development makes a reasonable contribution toward the provision of services and facilities that are required for that population;
- to ensure that the existing community is not unreasonably burdened by the provision of public infrastructure required (either partly or fully) as a result of development in the area; and
- to ensure Council's management of development contributions complies with relevant legislation and guidelines, and achieves best practice in plan format and management.

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2.6 Commencement of this Plan

This Plan commences on X (yet to be determined),

Development applications determined on or after this date will be subject to the provisions of this Plan.

2.7 Land to which this Plan applies

This Plan applies to all of the land identified in Figure 2.1.

This Plan applies generally to all of the land situated within the Camden local government area (LGA) except the following areas:

- Land within the Oran Park and Turner Road Precinct Plan 2007 as defined in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*;
- Land within the Harrington Park, Harrington Grove and Mater Dei development areas that is subject to a planning agreement under the EP&A Act (or similar agreement prepared between the Council and the developer) that addressed the provision of development contributions for public services and amenities located outside of each of those development sites.

Note: This Plan applies to land that is affected by the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (SEPP) but that has not yet been rezoned by the SEPP. It is intended that when land is rezoned for development under the SEPP that a contributions plan will be prepared for the precinct and this plan will be amended to remove the precinct from the operation of this plan.

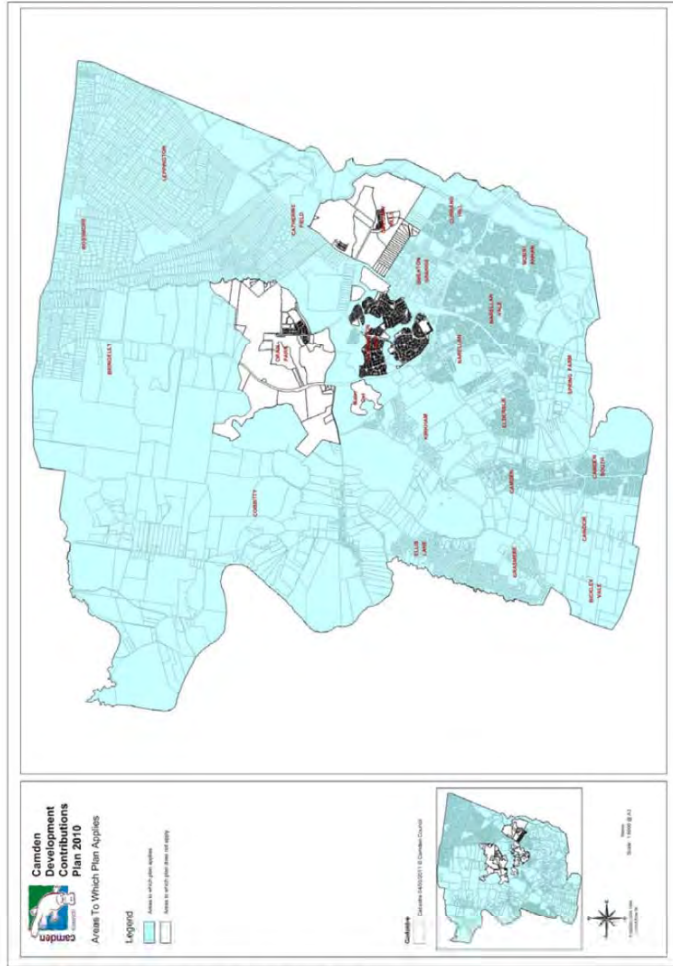


Figure 2.1 Land to which this Plan applies

2.8 Development to which this Plan applies

Council or an accredited certifier must impose a contribution under section 94 of the EP&A Act on consents or complying development certificates issued for different types of development, if that contribution is authorised by this Plan

The type and quantum of the contribution will relate to the type and location of the development proposed.

The following sets out the types of development² that may be required to make a section 94 contribution, and the contributions that the development type may be subject to:

- Subdivision or use of land for residential purposes in either the Elderslie or Spring Farm release areas – contributions identified in Sections 4.1 to 4.4 and 4.7 of this Plan. The location of the Elderslie and Spring Farm release areas is shown in Figure 2.2.
- Subdivision or use of land for residential purposes in all other areas affected by this Plan – contributions identified in Sections 4.1 to 4.3 and 4.7 of this Plan.
- Subdivision of land for residential purposes in the Struggletown and Holdsworth Drive contribution precincts – contributions identified in Sections 4.1 to 4.3, 4.5 and 4.7 of this Plan. The location of the Struggletown and Holdsworth Drive contribution precincts is shown in Figures 2.3 and 2.4.
- Non residential development on land within either Camden or Narellan town centre precincts which cannot satisfactorily address car parking needs through on-site provision – contributions identified in Section 4.5 of this Plan. The location of the Camden and Narellan town centre contribution precincts is shown in Figures 2.5 and 2.6.

² Definitions of development addressed by this Plan have the same meaning ascribed to them as the definitions contained in the relevant environmental planning instrument(s) applying to the land upon which the development is proposed.

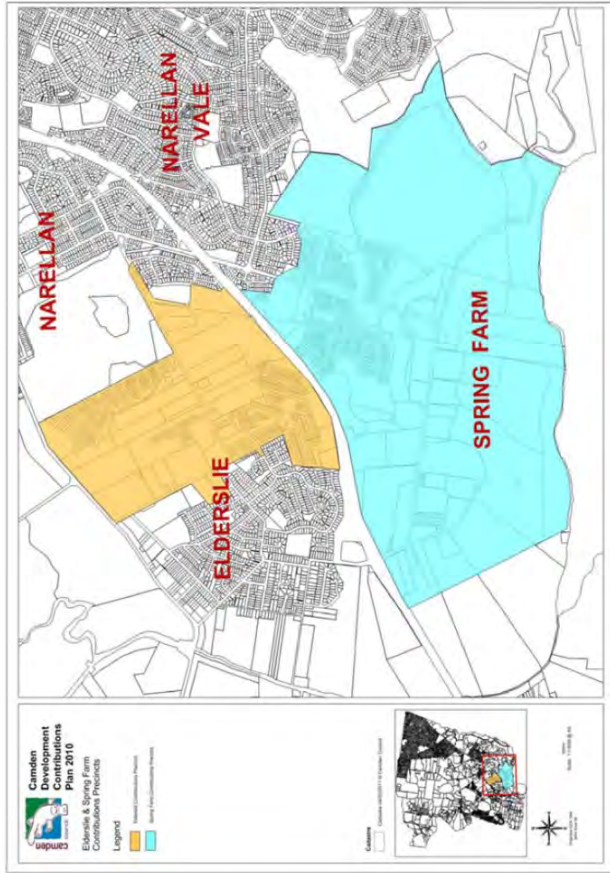


Figure 2.2 Elderslie and Spring Farm contributions precincts



Figure 2.3 Struggletown contributions precinct



Figure 2.4 Holdsworth Drive contributions precinct



Figure 2.5 Camden town centre contributions precinct



Figure 2.6 Narellan town centre contributions precinct

2.8.1 Exemptions

This Plan shall not apply to development:

- for the sole purpose of affordable housing;
- for the sole purpose of the adaptive reuse of an item of environmental heritage;
- for the purposes of public infrastructure provided by or on behalf of State Government or the Council;
- for the purposes of local infrastructure under this Plan or another contributions plan prepared under section 94B of the EP&A Act;
- for infrastructure provided by Sydney Water, Integral Energy or equivalent water, sewer or energy provider; or
- that in the opinion of Council does not increase the demand for the categories of local infrastructure addressed by this Plan.
- for which section 94 contributions will not be levied in accordance with a direction by the Minister under section 94E of the EP&A Act.

2.9 Relationship to other contributions plans

Other contributions plans may also apply to development affected by this Plan. This Plan does not affect the operation of any other contributions plan adopted by the Council and in force at the date that this Plan was made, except as provided for in Sections 2.9.1 to 2.9.3.

For details of other contributions plans that apply to land in Camden LGA, refer to Council's web site.

2.9.1 Camden Contributions Plan 2004

This Plan repeals Camden Contributions Plan 2004 (CP2004).

CP2004, prior to its repeal, was part-way through implementation. CP2004 addressed a similar range of infrastructure to that addressed under this Plan. This 'crossover' between contributions plans has therefore resulted in CP2004 forming the basis for the preparation of the works schedule included in Section 6 of this Plan.

Council has also determined that the crossover between the plans will include bringing forward funds collected under CP2004 to this Plan. Funds collected under CP2004 will be directed to the provision of infrastructure as follows.

- The fund balance (and any contributions received after 1 July 2009) for Spring Farm and Elderslie facilities specified in CP2004 is to be directed toward local works for Spring Farm and Elderslie included in the works schedule to this Plan.
- The fund balance (and any contributions received after 1 July 2009) for LGA-wide and district facilities specified in CP2004 will be directed toward the following (in priority order):
- towards repaying internal borrowings from each relevant contributions account to which the contributions relate;

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- towards uncompleted but corresponding works or facilities in the works schedule in this plan (Schedule 6);
- towards Council's obligations under agreements with or commitments to developers regarding contributions made under Camden Contributions Plan 2004 within a relevant category;
- towards other works or facilities in this plan that most closely meet the purpose for which the contributions were originally made;
- towards Council's obligations under agreements with or commitments to developers regarding contributions made under other contributions plans.
- Existing fund balances and any contributions received after 1 July 2009 under planning agreements toward district and LGA-wide facilities under CP2004 will also be accounted for and be directed to one or more of the above purposes.
- Existing fund balances and any contributions received after 1 July 2009 relating to other facilities or other development areas not identified above will be directed to one or more of the above purposes.

2.9.2 Camden Contributions Plan No. 6

This Plan utilises funds held by Council under *Camden Contributions Plan No. 6* which was repealed by Council in 2003.

Camden Contributions Plan No. 6 related to the provision of certain works and land associated with mineral sands extraction activities near the Nepean River in Spring Farm. Mineral sands extraction activities in the area are winding up.

Land and works proposed by that contributions plan have a relationship with the development that is now proceeding at Spring Farm and that is addressed by this Plan.

The fund balance from *Camden Contributions Plan No. 6* will be directed toward the provision of open space and recreation and local roads facilities included in the works schedule to this Plan, in the following priority order as identified at the time of repealing the plan:

- Springs Road works
- Acquisition and embellishment of riverfront open space at Spring Farm
- local government area-wide open space and recreation facilities

2.9.3 Camden Contributions Plan No. 20

This Plan repeals Camden Contributions Plan No. 20.

Camden Contributions Plan No. 20 relates to the provision of emergency services facilities.

The fund balance from *Camden Contributions Plan No. 20* will be directed toward the provision of volunteer emergency services facilities included in the works schedule to this Plan.

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2.10 Minister's direction

The Minister for Planning issued a direction to the Council under section 94E of the Environmental Planning and Assessment Act 1979 (EPA Act) effective from 16 September 2010.

The Minister's direction has the effect of preventing the Council from making a section 94 contributions plan that authorises the imposition of conditions of consent requiring monetary section 94 contributions for certain residential development in excess of the monetary cap specified by or under the Direction.

This provision aside, this Plan could authorise contributions in excess of the monetary cap.

For that reason, and for so long as the Direction or any similar replacement direction (Direction) remains in place, it may not be possible to fund all of the works and facilities identified in this Plan.

Accordingly, the categories of works for which contributions are to be sought in respect of the relevant residential development under this Plan have been prioritised.

The order of priority of the categories of works (from highest to lowest) is as follows:

- Recoupment of the costs of works or land acquisition previously provided such as Stage 1 of the Mount Annan Leisure Centre
- Major road and drainage works
- Major community facilities
- Major open space and recreation facilities

Therefore:

- a contribution prescribed for the works and facilities in a category may be imposed in accordance with this Plan where the contribution prescribed for that category, when added to the sum of contributions prescribed by this Plan for a category or categories of higher priority and any other contributions proposed to be imposed under any other plan or plans, does not exceed the monetary cap;
- where part of the contribution prescribed for works and facilities in a category when added to the sum of contributions prescribed by this Plan for a category or categories of higher priority and any other contributions proposed to be imposed under another plan or plans would not exceed the monetary cap, the contribution rate otherwise prescribed by this Plan for the lower priority category shall be reduced commensurately so as to ensure that the total contribution for that category when added to the sum of contributions prescribed by this Plan for the category or categories of higher priority and any other contributions proposed to be imposed under any other plan or plans, does not exceed the monetary cap;
- where no part of the contribution prescribed for works and facilities in a category when added to the sum of contributions prescribed by this Plan for a category or categories of higher priority and any other contributions proposed to be imposed under any other plan or plans could be imposed without exceeding the monetary cap, no contribution may be imposed for works and facilities in that category.

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- The categories of works and facilities for which contributions are sought in accordance with the priorities shall be specified in the section 94 condition

2.11 Local infrastructure costs and delivery

2.11.1 How are the costs of infrastructure derived?

Costs for infrastructure included in this Plan were derived as follows:

- Future planned open space, recreation, community facilities' costs (both project base and on costs) have been estimated by a qualified quantity surveyor drawing on the experience of this and other councils in providing similar facilities.
- Future planned local facilities' costs are the costs contained in the reports titled *Spring Farm Revised Section 94 Plan and Cost Estimate* and *Elderslie Revised Section 94 Plan and Cost Estimate* prepared by Lean and Hayward Pty Ltd (September 2006), indexed to the date this Plan is adopted using the *Producer Price Index, General Construction for NSW* as published by the Australian Statistician (ABS Catalogue No. 6427.0).
- The cost of land to be acquired under this Plan has been derived from valuations prepared by registered valuers. References of valuations used in the determination of contribution rates for land acquisitions included in this Plan are listed in Section 6 of this Plan.
- The costs of existing facilities to be partly recouped under this Plan (including acquired land) is the completed cost of each facility are indexed using the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician.

At the time this Plan was prepared, the planning for different infrastructure items had been carried out at different levels. Planning for and delivery of some infrastructure was well advanced and so costs are more accurately defined. For other infrastructure the planning has only been carried out at a strategic level.

2.11.2 How are infrastructure costs apportioned to expected development?

The development contribution for each of the facilities identified in this Plan is determined by dividing the total cost of the facility by the contribution catchment (which is expressed in persons). This process ensures that fair apportionment of facility costs is calculated for development expected to occur under this Plan.

The contribution catchments for each facility are shown in the works schedule – Section 6 of this Plan.

The size of the contribution catchment depends on whether the facility is yet to be provided or if it is an existing facility. The contribution catchment is the number of people (or future residents) the facility has been designed for.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development under this Plan.

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2.11.3 How will the local infrastructure be delivered?

Council will require contributions from developers under this Plan toward provision of the local infrastructure identified in this Plan. These contributions may be in the form of monetary contributions, works in kind, land dedications, or a combination of these.

Developers may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this Plan as works-in-kind or provide another type of material public benefit as means of satisfying development contributions required under the Plan (refer Section 2.19 of this Plan). A Works In Kind Agreement must be in place prior to commencing the works in accordance with Council's Works In Kind Agreements Policy.

The planning for the location of all facilities has not yet been finalised. The facilities will be developed in a manner that allows the facilities to effectively serve the demand attributable to development envisaged under this Plan.

The costs and indicative timing of individual works for all categories of infrastructure are included in Section 6.

The location of these works, where this location was known at the time this Plan commenced, is shown on maps included in Section 6.

Council will prepare design concepts for the facilities so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

Some of the facilities strategies included in Section 4 of this Plan are based on strategic information. It is likely that, as the planning process for the different development areas proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

Where alternatives to the works schedule are proposed in conjunction with the development of areas and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

2.12 Formulas used for determining contribution rates applicable under this Plan

The formulas used to determine the contributions rates applicable under this Plan are set out in Sections 4.1.3, 4.2.3, 4.3.3, 4.4.3, 4.5.1, 4.5.2, 4.6.3 and 4.7.2.

2.12.1 Allowances for existing development

Monetary contributions determined under this Plan will be calculated according to the estimated net increase in demand (usually represented as the population) that a particular development is projected to generate. Council will take into consideration an assumed population relating to the development site for the purpose of determining the net increase, at the rates cited in Table 2.2.

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Table 2.2 Assumed population by development type

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing and residential flat buildings	2.0 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 persons per bedroom
Boarding houses and hostels	1 person per bed

Note: the assumed occupancy rates relate to the analysis included in Section 3.4 of this Plan

2.13 Section 94 contributions may be required as a condition of approval

2.13.1 Monetary contributions

This Plan authorises the Council, when granting consent to an application to carry out development to which this Plan applies, to impose a condition under section 94 of the EP&A Act requiring the payment of a monetary contribution to the Council towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

This Plan requires the Council or an accredited certifier, when determining an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under section 94 of the EP&A Act requiring the payment of a monetary contribution towards:

- the provision of public amenities and public services as specified in the works schedule to meet the demands of the development; or
- the recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

2.13.2 Land contributions

This Plan authorises Council, by imposition of a condition of development consent, to require in connection with any development on land to which this Plan applies:

- the payment of a monetary contribution to the Council for land to be acquired under this Plan; and / or
- the dedication of any part of the development site that is land that is to be acquired under this Plan free of cost to the Council. The value of the land dedicated free of cost should not exceed the monetary contribution otherwise authorised by this Plan.

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For the purposes of this section, the value of the land is to be calculated in accordance with the value of the land as indexed by the Land Value Index established under this Plan.

The monetary development contribution otherwise authorised by this Plan shall be reduced by an amount corresponding to the value of the land required to be dedicated.

Where the value of the land exceeds the monetary development contribution otherwise authorised, the developer may offer to enter into a voluntary planning agreement dealing with an appropriate settle up in exchange for the dedication of the remainder.

2.13.3 Variation to contributions authorised by this Plan

Council retains the right to reduce the development contribution otherwise calculated in accordance with the provisions of this Plan.

A developer's request for variation to a contribution calculated in accordance with this Plan must be supported by written justification included with the development application. Such request will be considered as part of the assessment of the application.

2.14 Obligations of accredited certifiers

In relation to an application made to an accredited certifier for a complying development certificate:

- the accredited certifier must, if a complying development certificate is issued, impose a condition requiring a section 94 contribution, if such a contribution is authorised by this Plan; and
- any such contribution may only be a monetary contribution required under this Plan; and
- the amount of the monetary contribution that the accredited certifier must impose in respect of the development is the amount determined in accordance with this Plan.

It is the responsibility of the principal certifying authority to accurately calculate and apply the local infrastructure contribution conditions to complying development certificates. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

Likewise, it is the responsibility of an accredited certifier issuing a construction certificate to certify that the contributions have been paid to Council prior to the issue of the certificate. The accredited certifier must ensure that the applicant provides a receipt (or receipts) 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 and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, material public benefit, dedication of land and/or deferred payment arrangement has been agreed by the Council.

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In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.15 Indexation of contribution rates under this Plan

The purpose of this clause is to ensure that the monetary contribution rates imposed at the time of development consent reflect the indexed cost of the provision of facilities included in this Plan. The Consumer Price Index is generally used as a measure to increase contribution rates. However, it is not a suitable index for adjusting contributions of land yet to be acquired as it is not related to fluctuations in land values. As a result, Council will prepare and publish a customised Land Value Index on a regular basis, and at least annually by engaging a registered valuer to prepare revised land valuations. The Land Value Index will be published on Council's website www.camden.nsw.gov.au.

Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 94 contribution rates set out in this Plan to reflect quarterly changes to the Consumer Price Index (for all works schedule items identified in this Plan apart from the items comprising land yet to be acquired) and the customised Land Value Index (for works schedule items identified in this Plan involving land yet to be acquired).

2.15.1 Contribution rates for all works schedule items (other than land yet to be acquired)

The contribution rate for works schedule items (other than land yet to be acquired) will be indexed as follows:

$$\frac{\$C_a \quad X}{\text{Current CPI}} \\ \text{CPI} \quad \text{Base}$$

Where:

$\$C_a$ is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the Plan expressed in dollars

Current CPI is the most recent level of the *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician at the time of the review of the contribution rate

Base CPI is the *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician at the date of adoption of this Plan

The contribution rate will not be less than the contribution rate specified at the date of the adoption of this Plan.

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2.15.2 Contribution rates for works schedule items involving land yet to be acquired

The contribution rate for works schedule items involving land yet to be acquired will be indexed as follows:

$$\frac{\$C_A \times X}{\text{Current LV Index}} = \text{Base LV Index}$$

Where:

$\$C_A$ is the land values within the Plan at the time of adoption of the Plan expressed in dollars

Current LV Index is the most recent level of Land Value Index as published by the Council at the time of the review of the contribution rate

Base LV Index is the Land Value Index as published by the Council at the date of adoption of this Plan

The contribution rate for land acquisition will not be less than the contribution rate specified at the date of the adoption of this Plan.

Process for publishing the Land Value Index

The Base LV Index relates to the value of land at the date of adoption of this Plan, as follows:

Spring Farm area:

- Developable land (unconstrained) \$125 per square metre
- Developable land ('good') \$85 per square metre
- Constrained or riparian land:
 - Above 1 in 100 year flood level \$65 per square metre
 - Below 1 in 100 year flood level \$40 per square metre

Elderslie area:

- Developable land ('premium') \$125 per square metre
- Developable land ('good') \$85 per square metre
- Constrained or riparian land:
 - Above 1 in 100 year flood level \$65 per square metre³

³ This is an average amount. The base valuation referred to in Section 6 of this Plan assessed different parcels of constrained land above the flood line at either \$65 or \$125 per square metre.

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Below 1 in 100 year flood level

\$40 per square metre

The Base LV Index for all land categories is set at 100.00 at the time this Plan is adopted.

Council will, through the life of the Plan, engage a registered valuer on at least an annual basis to review and (if necessary) update the LV Index for each of the land categories listed above.

The updated LV Index will be obtained by dividing the value of the land at the time of the review by the value of the land at the date of adoption of this Plan and multiplying this figure by 100.

Council will publish updates to its LV Index on either its web site or in its Management Plan or both.

2.16 Indexation of contributions required by a condition imposed under this Plan

The purpose of this clause is to ensure that the monetary contributions at the time of payment reflect the indexed cost of the provision of facilities included in this Plan.

A contribution required by a condition of development consent imposed in accordance with this Plan may require indexation between the date of the grant of the consent and the date on which the contribution is made as follows.

The total contribution at the time of payment is determined by the following formula:

$$\frac{\$C_c \times CPI_p}{CPI_c}$$

Where:

$\$C_c$ is the contribution amount for all works schedule items (other than land yet to be acquired) shown in the development consent expressed in dollars

CPI_p is the most recent quarterly level of *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician at the time of the payment of the contribution

CPI_c is the *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician which applied at the time of the issue of the development consent

The contribution payable will not be less than the contribution specified on the development consent.

2.17 Timing of payment of monetary contributions required under this Plan

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is as follows:

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- Development involving subdivision - prior to the release of the first subdivision certificate (linen plan) or strata certificate.
- Other development that requires a construction certificate - prior to the release of the construction certificate.
- Other development not requiring the issuing of a construction certificate - prior to the issuing of the first occupation certificate or commencement of the use, whichever occurs first.

2.18 Policy on deferred or periodic payments

Council may accept the deferred or periodic payment of part or all of a monetary contribution required under this Plan if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council that non-compliance with the payment provisions is justified. Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council. Generally acceptance of deferred or periodic payments will only be accepted in exceptional circumstances and will be assessed on a case-by-case basis.

Deferred or periodic payments may be permitted in any one or more of the following circumstances:

- Compliance with the provisions of Section 2.17 of this Plan is unreasonable or unnecessary in the circumstances of the case.
- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- There are other circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept deferred or periodic payment, Council will require the applicant to provide a bank guarantee by a bank, with a minimum long term credit rating (Standard & Poors) of A, for the full amount of the contribution or the outstanding balance on condition that:

- the bank guarantee be for the amount of the total contribution, or the amount of the outstanding contribution, plus a provisional amount equal to 10 percent of the outstanding amount plus any charges associated with establishing or operating the bank security;
- the bank provides that the bank or financial institution must pay the guaranteed sum on demand by the Council without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- the bank or financial institution's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank or financial institution in writing that the guarantee is no longer required; and
- where the bank guarantee contains an end date, the developer agrees that the Council is free to call on the guarantee in respect of the outstanding balance of the

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development contribution as indexed if the development contribution has not been paid 14 days prior to the end date.

Council is also entitled to claim any charges associated with establishing or operating the bank security. The applicant is to be provided with the details of any such expenses.

2.19 Works in kind and other material public benefits offered in part or full satisfaction of contributions

A person may make an offer to the Council to carry out work or provide another kind of material public benefit in lieu of making a contribution in accordance with a section 94 condition imposed under this Plan, in the terms described below.

In addition to the requirements set out in this Section:

- the acceptance of any offer of works-in-kind or other material public benefits is entirely at Council's discretion;
- offers of works-in-kind shall be subject to any works-in-kind policy adopted by the Council; and
- a Works In Kind Agreement must be in place prior to commencing the works.

2.19.1 Offer of a material public benefit made after the imposition of a section 94 contribution condition under this Plan

The Council may accept an offer made in writing to the Council that provides for:

- a material public benefit (other than the dedication of land or the payment of a monetary contribution) in part or full satisfaction of a condition already imposed requiring the payment of a monetary contribution; or
- the dedication of land free of cost towards the provision of public facilities to meet the demands of the development.

Council will only consider offers of this type where the proposed work or dedication of land is contained in the works schedule included in this Plan (i.e. a works-in-kind offer).

Where the Council accepts such an offer, it is not necessary for the consent to be amended under section 96 of the EP&A Act.

2.19.2 Offer of a material public benefit made before the imposition of a section 94 contribution condition under this Plan

An applicant for consent to carry out development to which this Plan applies may request that any consent granted to the development is made subject to a condition that the applicant carries out work or provides another material public benefit that would satisfy the requirements of this Plan in relation to the development.

The applicant's request:

- may be contained in the relevant development application; or

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- may constitute an offer to enter into a planning agreement relating to the development accompanied by the draft agreement.

The Council will consider the request as part of its assessment of the development application.

If the Council decides to grant consent to the development and agrees to a request made in the relevant development application, it may impose a condition under section 80A of the EP&A Act requiring the works to be carried out or the material public benefit to be provided.

If the applicant makes an offer to enter into a planning agreement, the Council will, if it proposes to enter into the agreement, publicly notify the draft agreement and an explanatory note relating to the draft agreement together with the development application in accordance with the requirements of the EP&A Act.

If the Council decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under section 931 (3) of the EP&A Act requiring the agreement to be entered into and performed.

It is Council's preference that voluntary planning agreements that it enters into be registered on the property title.

2.19.3 Matters to be considered by the Council in determining offers of material public benefits

In addition to any matters identified in Sections 2.19.1 and 2.19.2 Council will take into account the following matters in deciding whether to accept an offer of material public benefit:

- the requirements contained in any material public benefits or works-in-kind policy that the Council has adopted; and
- the standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction; and
- the conditions applying to the transfer of the asset to the Council are to Council's satisfaction; and
- the provision of the material public benefit will not unduly prejudice the timing or the manner of the provision of public facilities included in the works program.

Where the offer is made in accordance with Section 2.19.2 and relates to material public benefit that is not a works-in-kind proposal Council will take into account the following additional matters:

- the overall benefit of the proposal; and
- whether the works schedule included in this Plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this Plan (including whether Council would need to make up for any shortfall in contributions by its acceptance of the offer; and
- the implications of funding the recurrent cost of the facility(s) the subject of the offer.

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Council will require the applicant to enter into a written agreement for the provision of the works prior to the commencement of works or the development. If the offer is made by way of a draft planning agreement under the EP&A Act, Council will require the agreement to be entered into and performed via a condition in the development consent.

Works in kind and material public benefit agreements shall be made between the Council and the developer and (if the developer is not the land owner) the land owner.

Agreements shall specify (as a minimum) the works the subject of the offer, the value of those works, the relationship between those works and this Plan, the program for delivering the works. Planning agreements shall address the matters included in the EP&A Act and Regulation.

2.19.4 Valuation of offers of works-in-kind and other material public benefits

The value of works offered as works-in-kind is the attributable cost of the works (or a proportion of the attributable cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this Plan.

The attributable cost of works will be used in the calculation of the value of any offset of monetary contributions required under this Plan.

The value of any other kind of material public benefit will be determined by a process agreed to between the Council and the person making the offer at the time the development application is being prepared.

The value of land will be the attributable cost of the land under this Plan indexed in accordance with this Plan to the time the agreement is entered into.

2.19.5 Provision of works-in-kind and other material public benefits in excess of contribution requirements

It is at Council's discretion whether it will accept from a developer the provision of works-in-kind (which is the attributable cost of the works indexed in accordance with the provisions of this Plan) or other material public benefits where the value of the works exceeds the value of development contribution required by conditions of consent.

Where Council does agree to accept works with a value greater than the contributions required, Council will hold the 'surplus value' of the works as a credit in favour of the developer and will apply this credit against future development contribution requirements for that particular type of work.

For example, if works are provided that relate to the provision of a community facility that have a value greater than the community facility contribution required, then the difference (being the 'surplus value') will be held as a credit and will only be used to offset future requirements imposed on that developer to make development contributions for the purposes of community facilities.

That is, Council would not offset requirements to make contributions for the purposes of recreation facilities, open space land acquisition, plan administration or any other types of facilities required under this plan or any other contributions plan against this 'surplus value', as the surplus value relates only to the provision of community facilities.

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Developers providing works-in-kind and other material public benefits that are in excess of their contribution requirements should not expect 'settle-up' monetary payment from Council until all contributions toward the provision of the works identified in this plan have been received from other developers and surplus contributions are available to meet the payment.

2.20 Pooling of funds

Council's ability to forward fund services and amenities identified in this Plan is very limited. Consequently their provision is largely contingent upon the availability of contributions funds.

To provide a strategy for the orderly delivery of the public services and amenities, this Plan authorises monetary contributions paid for different purposes in accordance with the conditions of various development consents authorised by this Plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works as set out in the works schedule in Section 6.

In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council will have to first be satisfied that such action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

2.21 The Goods and Services Tax (GST)

At the time this Plan was made, the position of the Australian Taxation Office (ATO) was that the payment of development contributions made under the EP&A Act is exempt from the Goods and Services Tax (GST) under Division 81 of *A New Tax System (Goods and Services Tax) Act 1999* (Cwth).

Items in the works schedule of this Plan have been calculated without any GST component.

2.22 Accountability and access to information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 94 contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EP&A Regulation and include:

- maintenance of, and public access to, a contributions register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- annual financial reporting of contributions; and
- public access to contributions plans and supporting documents.

These records are available for inspection free of charge at Council.

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2.23 Review of Plan without the need for public exhibition

Pursuant to clause 32(3) of the EPA Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections and amendments to rates resulting from changes in the indexes adopted by this Plan (see Section 2.15).

2.24 Savings and transitional arrangements

A development application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

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3. Facilities needed by new development

3.1 Development context

3.1.1 Current development context

Camden LGA is located on the south-western fringe of Sydney metropolitan area and contains a mix of agricultural lands, country towns and new residential areas, with associated commercial and industrial development. Campbelltown (to the east), Liverpool (to the north) and Wollondilly LGAs (to the west and south) adjoin the Camden LGA.

Initial urban development of the area grew around the old Camden town precinct, itself a service and administrative centre for one of the earliest farming districts in Australia following European settlement. The development envelope was constrained by the Nepean River floodway – still a major environmental feature dictating settlement form. Significant heritage assets remain in Camden to provide evidence of its history. Further, significant cultural landscapes, including the floodplains and hills, continue to be used for agriculture or for rural residential purposes.

Camden's primary role as a rural service centre continued up until the 1970s, when the gradual outward spread of Sydney's urban area began to impact on the LGA. Since that time significant urban development and settlement has occurred largely to the east of Camden town along Camden Valley Way and Narellan Road. The neighbourhoods include Narellan, Mount Annan, Harrington Park, Currans Hill and adjacent suburbs. Town centres at Narellan and Mount Annan provide a service focus for the residents who live in these areas.

These recent urban areas are complemented by the Smeaton Grange industrial area, which is located to the north of Narellan Road. Smeaton Grange is the principal area for industrial and warehouse activity in the LGA that enjoys good access to regional and interstate markets via The Northern Road and the Hume Highway.

3.1.2 Future development areas

Camden will continue to fulfil its role of assisting to meet the demand for Sydney's greenfield urban housing needs.

Areas containing vacant land and currently zoned to cater for new urban housing include Elderslie, Spring Farm, Harrington Park, Harrington Grove, Manooka Valley, Narellan, Camden infill, Mount Annan South, Yamba, and part of Central Hills.

Other areas that are proposed to be rezoned to permit urban development include the remainder of Central Hills.

In addition to these areas, the South West Growth Centre will be an important source of new urban housing. Two precincts within the South West Growth Centre have been rezoned for urban development, being the Oran Park and Turner Road precincts.

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Together, these areas have the capacity to accommodate over 21,000 dwellings and 66,000 new residents.

These totals do not include other South West Growth Centre precincts that are located in the Camden LGA and which may be expected to meet some of the local housing demand over the next 25 years.

3.2 Population

3.2.1 Historic population growth

Camden's role as a key land bank for Sydney's urban growth is reflected in the rapid growth in resident population experienced in the area since the 1980s, as shown in Table 3.1. Camden's population tripled between 1981 and 2007.

Table 3.1 Camden LGA population 1966-2007

Year (at 30 June)	Population	Change in population from previous year	Growth per annum (%)
1966	8,661		
1971	11,155	2,494	5.8
1976	14,597	3,442	6.2
1981	17,096	2,499	3.4
1986	18,870	1,774	2.1
1991	22,468	3,598	3.8
1996	31,504	9,036	8.0
1997	33,371	1,867	5.9
1998	35,468	2,097	6.3
1999	38,359	2,791	7.9
2000	41,460	3,201	8.4
2001	44,494	3,304	7.3
2002	47,198	2,704	6.1
2003	47,763	565	1.2
2004	48,592	829	1.7
2005	49,705	1,113	2.3
2006	50,485	780	1.6
2007	51,296	811	1.6

Source: Sustainable Camden Report 2006/7, prepared by Camden Council

3.2.2 Population projections

The Transport and Population Data Centre has issued population projections for the Camden LGA (including part of the South West Growth Centre) up to 2031. The population and annual growth projections are shown in Tables 3.2 and 3.3. Table 3.2 Population projections 2006-2036: Camden LGA

Year	Males	Females	Persons	Median age
2006	25,019	25,921	50,940	32
2011	27,871	28,778	56,650	33
2016	34,892	35,454	70,347	34
2021	47,398	47,075	94,473	34
2026	65,533	63,325	128,857	35
2031	86,961	81,793	168,857	36
2036	111,239	102,478	213,717	39

Source: Forecast ID (21 April 2011) Population Forecasts

Table 3.3 Average annual population growth rates 2006-2036: Camden LGA

Period	Persons	Per cent
2006-11	1,142	2.2 %
2011-16	2,740	4.6 %
2016-21	4,825	6.0 %
2021-26	6,877	6.2 %
2026-31	7,979	5.6 %
2031-36	8,993	5.0 %

Source: Forecast ID (21 April 2011) Population Forecasts

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Table 3.4 Population projections by age 2006-2036: Camden LGA

Age in years	Persons						
	2006	2011	2016	2021	2026	2031	2036
0-4	4,331	4,526	5,694	7,885	10,658	13,447	13,447
5-9	4,310	4,667	5,800	7,979	11,081	14,330	17,740
10-14	4,234	4,520	5,583	7,491	10,313	13,537	16,972
15-19	3,817	4,242	5,048	6,705	8,933	11,769	14,917
20-24	3,224	3,748	4,554	5,883	7,857	10,132	12,788
25-29	3,317	3,647	4,627	6,089	8,025	10,118	12,465
30-34	4,418	4,215	5,410	7,449	9,966	12,415	15,132
35-39	4,316	4,792	5,663	7,911	11,069	14,192	17,404
40-44	3,973	4,516	5,643	7,440	10,562	14,186	17,794
45-49	3,400	3,909	4,889	6,659	9,221	12,690	16,545
50-54	2,979	3,314	4,116	5,517	7,719	10,583	14,176
55-59	2,633	2,880	3,478	4,579	6,276	8,610	11,525
60-64	1,783	2,492	2,823	3,532	4,674	6,255	8,350
65-69	1,290	1,730	2,462	2,935	3,791	4,976	6,519
70-74	984	1,183	1,679	2,443	3,114	4,086	5,317
75-79	769	910	1,160	1,665	2,392	3,059	3,966
80-84	633	703	896	1,211	1,712	2,362	3,055
85+	529	655	821	1,098	1,493	2,006	2,604
Total	50,940	56,649	70,346	94,471	128,856	168,753	213,716

Source: Forecast ID (April 2011) Population Forecasts

3.2.3 Future population in development areas

It is expected that future residential development in the Camden LGA will result in an increase in the number of persons living in the area.

The expected development and estimates of the incoming population attributable to the expected residential development is shown in Table 3.5.

Table 3.6 shows a summary of development and population addressed by this Plan.

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Table 3.5 Profile of expected residential development and population in Camden LGA (excluding Growth Centre precincts)

Development area	Expected No. of lots	Expected No. of dwellings	Expected residents
Land Zoned for Residential Purposes			
Elderslie	1,942	2,002	6,118
Harrington Park 1*	2,813	2,813	8,720
Harrington Grove*	1,150	1,150	4,225
Harrington Park South	97	127	361
Ironbark	22	22	44
Manooka Valley	400	400	1,240
Mater Dei*	210	285	660
Mount Annan South	445	445	1,380
Narellan	147	147	456
Narellan Release Area	155	155	481
Mount Annan Business Centre	149	149	298
Camden Infill	95	95	295
Yamba	25	25	78
Central Hills (part)	300	380	1,190
Spring Farm	3,747	3,747	11,616
Sub Total	11,985	12,155	37,059
Land Proposed to be Rezoned for Residential Purposes			
Central Hills (part)	850	850	2,635
Sub Total	850	850	2,635
Rural Residential Areas			
Grasmere	70	70	217
Kirkham	13	13	40
Central Hills East (El Caballo)	10	10	31
Other areas	20	20	62
Sub Total	113	113	350

Source: Camden Council data

* Development areas subject to a voluntary planning agreement for the provision of public purposes. The demands for public services and amenities arising from the development of these areas are not addressed by this Plan.

Table 3.6 Summary of development and population addressed by this Plan

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	Dwellings	Residents
Estimated development and resident population at time of Plan commencement	16,820	51,717
Estimated future development and resident population on land zoned for Residential purposes	9,297	28,516
Estimated future development and resident population on land proposed to be rezoned for Residential purposes	850	2,635
Rural residential development	113	350
Less estimated future development and resident population on land the subject of Voluntary Planning Agreements	1,960	6,076
Development and population addressed by this Plan	8,330	25,823

Source: Camden Council data

Population attributable to development addressed by this Plan comprises about 22 percent of the total population growth envisaged in Camden LGA up to 2031. However, this Plan applies only to projected residential development on land situated outside the South West Growth Centre.

Most expected residential development during this time is likely to be accommodated in that part of LGA situated within the South West Growth Centre. Planning and development of 4 of the Growth Centre precincts (Oran Park, Turner Road, Catherine Fields South and Austral Leppington North precincts) is well underway. Public infrastructure needs associated with these developments are to be addressed by development contributions imposed under separate contributions plans, via State infrastructure contributions to provide for State and regional infrastructure, and/or through the negotiation of voluntary planning agreements.

3.3 Demographic characteristics

Characteristics of the population living in the Camden LGA may be summarised as follows:

- High rates of population growth compared to Sydney as a whole.
- A younger age profile, a high proportion of children and relatively low proportion of older people compared to Sydney as a whole.
- A high proportion of family households with children and a corresponding low proportion of other types of households.
- Relatively high average household occupancy rates (3.1 persons compared with 2.7 persons for Sydney as a whole).
- Low proportions of indigenous people and people from non English speaking backgrounds.
- Relatively high proportions of residents in the higher household income brackets and low rates of unemployment.
- Lower rates of people with university qualifications and employed in professional and managerial occupations, but higher rates working in trades, clerical, service and sales positions.

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- Very high rates of home ownership, vehicle ownership and dwelling houses.⁴

No recent analysis on the demographic characteristics of the future population of the broader Camden LGA has been undertaken; however the following general assumptions can be made:

- Based on projections shown in Tables 3.2 to 3.4 there is likely to be:
 - sustained high levels of population growth in the LGA over the long term with annual growth rates reflecting those achieved in the 1980s and 1990s (annual growth rates of between 4 and 6 percent);
 - substantial growth in the number of people in all age groups, however children will represent a declining share of total population while the share of persons aged over 65 years will increase; and
 - a steady increase in the median age of residents.
- Almost three-quarters of the population addressed by this Plan are expected to live in the Elderslie and Spring Farm urban release areas. These areas may be expected to have residents with similar characteristics to the resident population of other urban release areas in Camden, i.e.:
 - A relatively high proportion of young couples and families with children in the early stages of lot release.
 - Low proportions of empty nesters and older people but, depending on the level of provision of a diversity in housing stock, will increase over time once services and public transport become well established.
 - Over time, the peaks in the age distribution associated with a predominance of young families will reduce and the population will become more diverse.
 - Declining proportions of young children and young adults and increasing proportions of both older children with older parents and persons aged over 55 years over time.⁵
- Over time, the population profile of release areas is likely to come to resemble that of an established area with a variety of age and household characteristics.
- The expected population living in development situated in other areas affected by this Plan may be expected to generally exhibit social characteristics reflecting the populations of the established areas which they adjoin.

3.4 Household occupancy rates

The likely level of household occupancy within expected future residential development is critical in calculating the contribution rate for various residential development types under this Plan.

Specific types of residential developments levied under this Plan:

- conventional residential subdivision accommodating detached dwelling houses;

⁴ Oran Park and Turner Road Precincts Section 94 Contributions Plan, page 24

⁵ Ibid.

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- multi-unit housing including semi-detached, row or terrace house, townhouse etc: flat, unit or apartment; and
- seniors living independent living units.

At the 2006 Census a total of Occupancy rates recorded for these dwelling types in Camden at the 2006 Census are shown in Table 3.7.

Table 3.7 Household occupancy rates for private occupied dwellings: Camden LGA

Private dwelling type	No. of dwellings	No. of persons	Occupancy (persons dwelling)	rate per
Separate house	14,840	46,163	3.11	
Semi-detached, row or terrace house	506	855	1.69	
Flat, unit or apartment	249	335	1.35	
Other dwelling	125	186	1.49	
Dwelling structure not stated	4	24	NA	
Total	15,724	47,563	3.02	

Source: ABS 2006 Census of Population and Housing Time Series Profile, Catalogue No. 2003.0, Table 15

This Plan, for the purpose of calculating contribution rates by dwelling type, adjusts the 2006 occupancy rates as follows:

- The occupancy rate for separate houses and subdivision of lots to support separate house development is assumed to be 3.1 persons per dwelling.
- The occupancy rate for multi-unit housing (excluding seniors living dwellings) is assumed to be 2.0 persons per dwelling. This is considered reasonable notwithstanding that the combined result for multi-unit dwellings (i.e. semi-detached, row, terrace, flat, unit or apartment dwellings) was 1.56 persons per dwelling at the 2006 Census. The Census result is an inadequate assumption for future development under this Plan having regard to:
 - the age of the existing multi-unit dwellings in Camden;
 - the relatively small number and proportion of these types of dwellings in the Camden housing mix (2.5 percent of the total dwellings in 2006); and
 - the detailed assessment of assumed occupancy rates for similar dwelling types in the Oran Park and Turner Road release areas suggesting likely occupancy rates of between 1.8 and 2.4 persons per dwelling.
- The occupancy rate for seniors living dwellings (independent living units) is assumed to be 1.5 persons per dwelling. The Census does not segment occupancy rates for this dwelling type – it may be expected to comprise part of the stock of semi-detached, row or terrace housing. Compared to conventional multi-unit housing, seniors living housing may be expected to have fewer persons per household as they will almost exclusively be occupied by one- and two-person households. A figure of 1.5 persons per household is reasonable given this context.

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3.5 Facility demands

The Camden LGA has been experiencing significant and relatively rapid urban development over at least the last three decades. This is forecast to continue in the nominated greenfield urban development areas, both within and outside of the South West Growth Centre precincts. Development of existing and nominated development areas (outside of the South West Growth Centre boundary) will result in Camden LGA's population increasing from the current 51,000 to about 80,000. Growth Centre development is projected to ultimately add a further 150,000 residents to the Camden population.

While small in relative terms, development in Camden outside the Growth Centre precincts will impact on the demand for, and therefore the provision of, local infrastructure. Significantly, these areas are currently developing and will likely be fully developed well before the last Growth Centre precincts are developed. There is therefore a need for Council to address the infrastructure impacts of this development through the preparation of this contributions plan.

The local infrastructure demands associated with Growth Centre, Harrington Park, Harrington Grove and Mater Dei developments will be addressed through the implementation of contributions plans and planning agreements involving those lands. Existing facilities and services have been generally designed to accommodate the existing population of Camden, although some facilities have additional capacity to accommodate population growth. Future residential development outside of the Growth Centre, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented facilities and services.

Council has identified that the expected residential development will generate the following impacts on local infrastructure:

- increased demand for local and district open spaces and parks;
- increased demand for local active and passive recreation facilities, such as sports fields, playgrounds, outdoor sports courts, youth-oriented recreation facilities, athletics tracks and leisure centres;
- increased demand for spaces that will foster community life and the development of social capital, such as multi-purpose community centres and libraries;
- increased demand for volunteer emergency services facilities;
- increased demand for facilities that will support safe and convenient travel within, to and through the Spring Farm and Elderslie release areas, such as new roads and public transport facilities;
- increased demand for stormwater drainage facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development in the Spring Farm and Elderslie release areas; and
- increased demand for certain facilities in the Struggletown and Narellan Vale areas (refer to Section 4.5).

Council has also identified a potential need to augment public car parking facilities in its town centres, with that need being generated by retail, commercial and other non residential developments that are not able to address all car parking needs on site.

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A range of local infrastructure has been identified as being required to address the impacts of the expected development, including:

- open space and recreation facilities;
- community facilities;
- volunteer emergency services facilities;
- local facilities serving the specific contributions catchments or precincts; and
- car parking facilities.

More detail on the demand for local infrastructure, the relationship of the infrastructure with the expected development, and the strategies for the delivery of the infrastructure are included in Sections 4.1 to 4.7 of this Plan.

The costs and programs of works related to these facility categories are shown in Section 6 of this Plan.

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4. Strategy plans for local infrastructure

4.1 Open space and recreation facilities

This section:

- identifies the projected open space and recreation facility needs of the resident population in development addressed by this Plan; and
- describes the method of calculating a reasonable contribution from development toward the provision of open space and recreation facilities demand by that development.

4.1.1 Summary of local infrastructure demand and how that demand will be met

Expected residential development in certain parts of the Camden LGA addressed by this Plan is likely to result in approximately 25,600 additional persons living in the LGA.

Such development will generate demand for open space and recreation works including:

- New parks and reserves for both active and passive recreation purposes; and
- New sports facilities, including sports fields, outdoor sports courts, playgrounds, leisure centres, and an athletics track

Some of the required facilities are existing, having been provided in advance of development. Council will seek a reasonable contribution from expected development towards recouping part of the cost of those facilities.

Other facilities are proposed to be provided in the future and Council will seek a reasonable contribution from expected development towards the estimated cost of those facilities.

4.1.2 What is the nexus between the expected types of development and the demand for local infrastructure?

Open space land and embellishment

For the purposes of assessing facility demands, Council has in the past adopted the following planning open space planning standard:

- 3.64 hectares per 1,000 residents⁶

Other relevant and related criteria for the provision of new open space in the area include the following:

- Open space to be provided in two components – district and local open space.

⁶ This is the planning standard contained in the *Camden Council Open Space Strategy*, adopted by Council on 29 January 2002

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- The relative provision rates are to be generally 3.24 hectares per 1,000 residents for district open space and 0.4 hectares per 1,000 residents for local open space.
- District open space is to (wherever practicable):
 - be located within 2 kilometres of all dwellings
 - be located near public transport routes or be easily accessible to cars, pedestrians and public transport;
 - be not less than 5 hectares in size;
 - provide walking and cycle tracks as an alternative to vehicle usage;
 - provide a link to significant natural systems and features; and
 - provide disability access.
- Local open space is to (wherever practicable):
 - be located within 500 to 700 metres walking distance of all dwellings;
 - have a minimum size of 2,000 square metres; and
 - provide a lower level of development focusing on an informal park setting, including the following facilities as a base: grassed areas for walking, play, casual games, etc; trees, seating and shade; playground equipment.
- Open space areas must be provided with a slope of less than 1 in 6 for passive open space and a slope of less than 1 in 50 for active open space.

Application of the total area standard of 3.64 hectares per 1,000 residents standard to the projected population addressed under this Plan would result in that population needing a further 92.9 hectares of embellished parkland.

Council proposes to meet the demand for open space land by providing future facilities and through the provision of Rheinbergers Hill park in advance of development. The cost of acquiring Rheinbergers Hill will be recouped through the Contributions Plan.

Council has identified the following areas of local and district open space to be made available to meet the needs of future development:

- 11.93 hectares of land in the Elderslie release area (less land already acquired);
- 54.4 hectares of land in the Spring Farm release area;
- 16.76 hectares of land fronting the Nepean River south of Spring Farm; and
- 0.96 hectares of land within the Central Hills release area.

Together these areas comprise a total of 84.05 hectares of open space.⁷ When compared to the projected additional population under this Plan, this equates to a planned standard of additional provision of 3.4 hectares per 1,000 residents.

This amount includes some of the land acquired under previous contributions plans at Rheinbergers Hill that has been provided in advance of development and will, in part, meet future development needs. This Plan authorises the recoupment of part of the cost of acquiring this land.

⁷ This area does not include approximately 23.73 hectares of flood-free riparian areas planned to be made available for passive recreational use, and addressed as local area contributions in this Plan, in the Elderslie and Spring Farm release areas.

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Such parkland will meet the need for both local and district open space, and the provision of both passive and active recreation facilities.

Taking the existing and planned future areas into account results in an open space planning provision less than the 3.64 hectares per 1,000 residents standard. It is considered however that this Plan makes adequate provision for open space to meet the needs of development addressed by the Plan considering:

- the prevailing standard applied by the Growth Centres Commission in the planning of the Growth Centre urban release areas (being 2.8 hectares per 1,000 residents);
- that additional open space is to be provided in shared use drainage corridors in the Elderslie and Spring Farm release areas; and
- that the Plan includes limited additional embellishment works on existing open spaces to help address the notional shortfall in land quantum. The open areas nominated for passive open space embellishment include Glenlee Reserve, Sedgewick Reserve, Wandarrah Reserve, Birriwa Reserve, Manna Gum Reserve, Downes Reserve, Elizabeth Reserve)

The active recreation component is expected to take up approximately 26.1 hectares of the open space leaving approximately 61 hectares needing to be embellished suit its purpose for passive recreation. This Plan includes allowance for development to meet the cost of embellishing passive open space land.

The future open space lands are those identified in:

- the master plan for the Elderslie urban release area;
- the master plan for the Spring Farm urban release area;
- concept plans for the Central Hills urban release area; and
- Camden Contributions Plan No. 6, being open space fronting the Nepean River.

Council will also recoup part of the cost of providing the following existing open space and recreation facilities:

- Rheinberger's Hill park
- Mt Annan Leisure Centre (Stage 1)

It is anticipated that almost all of the land required for open space purposes will be dedicated through conditions of consent imposed on subdivision approvals for land.

The value of land yet to be acquired, and which will be levied on development, has been assessed by Council's valuer. At the time this Plan was prepared the value of the required lands was based on the values shown in Section 2.15 of this Plan.

The value of land already acquired is the actual cost of the land to Council at the time of acquisition from the developer, indexed to the date of adoption of the Plan in accordance with the EP&A Regulation.

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Council may consider amendments to future local open space in the Spring Farm or Elderslie Development Areas. Proposals to amend the location of local open space land and embellishment in the Camden Contributions Plan 2011 must satisfy the following minimum requirements:

- Amalgamation of smaller local open space land parcels within a release area to provide a minimum 3,000m² local open space land parcel; and
- Proposed local open space land should be situated in within 500 to 700 metres walking distance of all dwellings; and
- Proposed open space land dimensions, embellishment and maintenance should be consistent with relevant specifications as set out in this Contributions Plan and to the satisfaction of Council's Works Section.

Amendments to the Spring Farm and Elderslie Open Space and Recreation Facilities Plan Maps in Section 6 of this Contributions Plan may also require corresponding amendments to Part C of the Camden Development Control Plan 2011, relevant Open Space and Recreation Strategy and/or Landscape Master Plan.

Recreation facilities

For the purposes of assessing facility demands, Council has adopted the planning standards for open space and recreation facilities listed in Table 4.1.

Table 4.1 Open space and recreation facility planning standards

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Facility type	Standard	Source of standard
Sports grounds	1 sports ground per 1,850 residents	Recreation Study 1993 (GHD Pty Ltd)
Outdoor courts (netball, tennis, basketball)	1 outdoor court per 1,075 per residents	Recreation Study 1993 (GHD Pty Ltd)
Children's playground	1 playground or playspace per 1,200 residents	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 playground per 600 residents, with all facilities being within 400m walk of residents. Planning for the Growth Centre Precincts is considered to be more contemporary, reflecting in larger and better quality facilities spaced further apart. This standard is applied to development addressed under this Plan.
Athletics track	1 track per 75,000 residents	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 track per 10,000 residents. This standard has since been found to be excessive. In addition, planning for the first Growth Centre Precincts has identified a standard of 1 per 75,000 residents for this facility type. This Plan assumes that a single, higher quality facility will be appropriate to meet the demands of existing and future residential development.
Leisure centre	1 centre per 37,500 residents	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 centre per 50,000 residents. This standard has since been found to be inadequate and Council plans to provide 2 centres – 1 at Camden and 1 at Narellan – to meet the demands of existing and future residential development.
Youth focused recreation facility	89 square metres per 1,000 residents plus outdoor facilities	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 centre per 10,000 residents. Council now wishes to provide either one or two centres with a youth recreation focus and to provide such a facility or facilities at a similar scale and with similar inclusions to that specified for the first Growth Centre Precincts. The floor space standard used here reflects the standard applied in those Precincts.

Features of the current (2009) level of provision and use of these recreation facilities are as follows:

- Council provides 47 sports fields, including general purpose, AFL rugby and soccer fields. This equates to a level of provision of 1 field for every 1,100 residents, which is in excess of the planning requirement. Bookings for the use of fields however indicate that there is no available spare capacity in the provision of sports fields.
- Council provides 65 outdoor courts, including basketball, netball and tennis courts. This equates to a level of provision of 1 court for every 800 residents, which is also in excess of the planning requirement. Bookings and user surveys however indicate that there is no available spare capacity in the provision of outdoor courts.
- Council provides 66 playgrounds within open space reserves throughout the LGA. However the play facilities provided are of varying age and quality. This equates to a

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level of provision of 1 playground for every 784 residents. Many playgrounds do not meet contemporary needs for a range of play experiences in the one location. The planning for Camden's Growth Centre precincts involves providing fewer facilities of higher quality and amenity for users. This is an appropriate strategy for Council to pursue in seeking to meet the demands of development in the remainder of the LGA.

- There is no athletics track provided by Council in the LGA, yet a need exists for such a facility from the existing population.
- Council provides one leisure centre at Mount Annan. It has been Council's desire for some years to augment the facilities at this centre to cater for future population growth.
- Council's previous contributions plan (Camden Contributions Plan 2004) indicated that there was about 916 square metres of floor space provided by Council dedicated to structure youth activities in Camden LGA, which equates to a level of provision of around 21 square metres per 1,000 residents. The planning for Camden's Growth Centre precincts involves providing centralised facilities with a recreation focus (called a 'Recreation and Youth Centre'. The centre's floor space equates to a provision standard of 89 square metres per 1,000 residents and also includes outdoor components such as BMX track and skate park. The higher standard of provision is justified on the grounds that more detailed planning of youth needs has been undertaken and that Council needs to plan for contemporary needs rather than merely replicating existing levels of service provision.

The above commentary indicates that there is generally little or no spare capacity in existing recreation facilities and that new or augmented facilities will be required to be provided to meet the demands of expected development. In the case of recreation facilities for youth, a higher (than current) standard of facility provision is required to meet contemporary needs.

Application of the standards in Table 4.1 to the projected population results in that population needing the facilities listed in Table 4.2. The proposed means of delivering the required facilities is also described in Table 4.2.

Table 4.2 Open space and recreation facility requirements and delivery strategies

Facility type	Facility demands under this Plan	Delivery strategies
Sports grounds	14 sports grounds	<p>8 grounds will be provided on land at the southern end of Spring Farm. 2 further grounds will be provided within Elderslie release area.</p> <p>Council will consider the following options for the provision of the further 4 grounds in the longer term:</p> <ul style="list-style-type: none"> ▪ Ferguson Lane land north west of Camden town centre ▪ Provision of more grounds in the Growth Centre Precincts <p>Council will retain the flexibility of providing some of the required grounds as smaller or "modified" sports grounds.</p>

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Facility type	Facility demands under this Plan	Delivery strategies
Outdoor courts (netball, tennis, basketball)	24 courts	<p>Council will provide new courts to address both existing deficiencies in provision and provision related to the demands of new development.</p> <p>Council will provide a further 16 courts to augment the Kirkham facility.</p> <p>A further 6 courts will be provided on land in the Spring Farm release area and 2 courts at Onslow Park, Camden.</p> <p>Council will consider the following options to meet any remaining needs of the current and future population:</p> <ul style="list-style-type: none"> ▪ Provision of more courts in the Growth Centre Precincts
Children's play space	21 playspaces	<p>The historic practice of Council providing smaller playgrounds with minimal facilities that are all within walking distance of residents will be modified.</p> <p>Instead, Council will seek to provide higher quality facilities with a greater range of play experiences on fewer sites.</p> <p>This strategy reflects the practice and rate of provision associated with playground and play space facilities planned for the Growth Centre Precincts.</p> <p>This strategy is more in keeping with contemporary community expectations and will be achieved as follows.</p> <p>Playgrounds will be provided in the following locations:</p> <ul style="list-style-type: none"> ▪ Elderslie release area; ▪ Spring Farm release area; ▪ Central Hills release area, <p>or as larger facilities replacing existing outdated playgrounds on existing parks in the LGA.</p>
Athletics track	0.33 track (1 track to serve both existing and new development)	The location of the facility is yet to be determined, however possible sites include Camden Showground, Ferguson Lane or south of Spring Farm release area.

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Facility type	Facility demands under this Plan	Delivery strategies
Youth focused recreation facility	2,271 square metres accommodated in either 1 or more centres	<p>Contemporary planning for the recreation and social needs of younger people is reflected in the 'Recreation and Youth Centre' facility proposed to serve the future populations of both Oran Park and Turner Rd Growth Centre Precincts.</p> <p>Council intends to apply the same philosophy to planning for the needs of youth in the remainder of the LGA's residential development areas.</p> <p>The proposed recreation facility or facilities will offer a similar range of facilities, namely:</p> <ul style="list-style-type: none"> ▪ indoor rock climbing wall ▪ two netball court sized sports hall, which can accommodate netball, basketball, indoor soccer and other sports and double as a hall accommodating people for events, performances etc ▪ youth activity rooms with wooden floor for dance, martial arts and drama classes ▪ cultural activity rooms ▪ BMX and Skate facility ▪ kitchen, amenities, storage, first aid room, foyer (refer Table 4.1 of OPTR contributions plan) <p>These components are likely to be provided in one or more of the following locations:</p> <ul style="list-style-type: none"> ▪ Mount Annan Leisure Centre (Stage 2 enlargement) ▪ a proposed PCYC facility in Elderslie ▪ As an annexe to the Spring Farm multi-purpose (district level) community centre

4.1.3 How are the contributions calculated?

Contributions will be collected from all residential development toward active open space and recreation facilities identified under this Plan. Rural residential development will only be levied the cost of providing passive recreation facilities.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person} (\$) = \left(\frac{\sum C}{P} \right)$$

Where:

C = the estimated cost - or if the facility is existing, the indexed, completed cost - of providing each of the open space and recreation facilities (refer Section 5 - works schedule)

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P = the contribution catchment (in persons) attributable to each facility (refer Section 6 – works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.3.

Table 4.3 Household occupancy rates for residential development types

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing and residential flat buildings	2.0 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Boarding houses and hostels	1 person per bed

4.2

Community facilities

This section:

- identifies the projected community facility needs of the resident population in development addressed by this Plan; and
- describes the method of calculating a reasonable contribution from development toward the provision of civic and community facilities demanded by that development.

4.2.1 Summary of local infrastructure demand and how that demand will be met

Expected residential development in certain parts of the Camden LGA addressed by this Plan is likely to result in approximately 25,600 additional persons living in the LGA.

Such development will generate demand for community facilities infrastructure including the following:

- New library floor space to meet the needs of Central Hills residents.
- New multi-purpose community centre floor space (both local and district level facilities).
- Land for new community facilities.

Some of the required facilities are existing (that is, library facilities), having been required in advance of development. Council will seek a reasonable contribution from expected development towards recouping part of the cost of those facilities.

Other facilities are proposed to be provided in the future and Council will seek a reasonable contribution from expected development towards the estimated cost of those facilities.

4.2.2 What is the nexus between the expected types of development and the demand for local infrastructure?

Land for community facilities

Land to be acquired for community facilities is associated with the facilities proposed to be provided under this Plan. Council has traditionally applied a land acquisition estimate equivalent to 2.5 times the amount of community floor space proposed to be constructed.

It is anticipated that the land required for community purposes will be acquired through a mix of dedications through conditions of consent imposed on subdivision approvals and through Council selectively purchasing land parcels.

The value of land yet to be acquired, and which will be levied on development, has been assessed by Council's valuer. This Plan assumes a cost of \$130 per square metre to acquire community facilities land.

The value of land already acquired is the value of the land at the time Council acquired the land from the developer, indexed to the date of adoption of the Plan in accordance with the Regulation.

Libraries

At the time of preparing this Plan, Council provided library services at the following locations:

- Narellan library (2,548m² of floor area)
- Camden library (806m² of floor area)

These facilities comprise a total of 3,354m² of floor area.

In planning for future facility needs for development anticipated under this Plan, Council uses the 'population based benchmark' published by the State Library of NSW (i.e. *People Places; A guide for Public Library Buildings in NSW*). Applying that standard to the current population (51,717) suggests that there is a current need for 2,212m² of library floor space. There was, at the time this Plan was prepared, therefore a notional oversupply of library floor space of 1,142m².

This situation has occurred because both the new Narellan library and upgraded Camden library was provided to cater for current and anticipated future needs.

The estimated future resident population of Camden (outside of the Growth Centre Precincts) that is addressed by this Plan is approximately 77,000. Applying the State Library standards to this projected population results in a projected library floor area need of 3,310m². This is approximately the same as the current level of facility provision. On its face, this result suggests that Council need only recoup the cost of existing facilities provided in advance of development occurring, and does not need to provide new facilities.

This conclusion ignores the location of a significant future population at Central Hills (3,819 persons) that will be relatively remote from the Narellan and Camden facilities. Council therefore considers it unreasonable to not provide new local library facilities to meet the needs of this population and will therefore provide additional floor space in the adjacent Oran Park and Turner Road Precincts of the Growth Centre to address this. Again using the State Library standards, a total of 192m² of floor area will be needed.

Council's strategy to address the library facility needs associated with development addressed by this plan is to:

- recoup part of the historic cost of providing library facilities at Camden and Narellan; and
- provide additional library floor space as part of the proposed Oran Park Town Centre library.

Multi-purpose community facilities

Bookings and user surveys indicate that there is no available spare capacity in the current provision of multi-purpose community floor space provided by the Council.

For the purposes of assessing facility demands, Council has adopted the following planning standard:

- 42 square metres per 1,000 residents for the provision of local community facilities; plus

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- 13 square metres per 1,000 residents for the provision of district community facilities (comprising additional floor space to one or more of the local community centres.

This total standard of 55 square metres per 1,000 residents reflects the provision strategy adopted by Council in its previous contributions plan.

Application of the planning standard to the projected population resulting from development addressed by this Plan results in the following additional floor area needs:

- 1,072 square metres of multi-purpose community floor space to meet local level needs; and
- 332 square metres of multi-purpose community floor space to meet district level needs

It is proposed to meet the total demand for 1,403 square metres of multi-purpose community floor space by providing the following new or expanded facilities:

- 1 centre of approximately 800 square metres of floor space within either the Elderslie and Spring Farm release area. This facility will primarily serve the demands generated by expected development in those areas.
- Approximately 150 square metres of floor space to be added to the multi-purpose community facility planned for the Turner Road Precinct. The Oran Park and Turner Road Section 94 Contributions Plan provides for a 515 square metre facility in this location. This facility expansion will primarily serve the demands generated by expected development in the Central Hills release area.

The remaining 453 square metres floor space is to be provided in one or more of the following formats:

- as district level facilities as an adjunct to an existing or planned community or library facilities; or
- a new community centre within established residential communities at Narellan, Narellan Vale, or Mount Annan.

This residual floor space would also be oriented to catering to families and children with, potential provision for sessional space for practitioners as well as meeting space for playgroups.

4.2.3 How are the contributions calculated?

Contributions will be collected from all residential development toward community facilities identified under this Plan.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person} \\ (\$) = \left(\frac{\sum C}{P} \right)$$

Where:

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C = the estimated cost - or if the facility is existing, the indexed, completed cost - of providing each of the community facilities (refer Section 6 – works schedule)

P = the contribution catchment (in persons) attributable to each facility (refer Section 6 – works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.4.

Table 4.4 Household occupancy rates for residential development types

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing and residential flat buildings	2.0 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	? persons per bedroom
Boarding houses and hostels	1 person per bed

4.3

Volunteer emergency services facilities

This section:

- identifies the projected volunteer emergency services facility needs of the resident population in development addressed by this Plan; and
- describes the method of calculating a reasonable contribution from development toward the provision of volunteer emergency services facilities demanded by that development.

4.3.1 Summary of local infrastructure demand and how that demand will be met

Expected residential development in certain parts of the Camden LGA addressed by this Plan is likely to result in approximately 25,600 additional persons living in the LGA.

Such development will generate demand for new and augmented volunteer emergency services facilities jointly provided by Council and the State Government, namely:

- Rural fire fighting facilities; and
- Facilities required by the State Emergency Service.

Council provides a minor proportion of the capital and operational funds required to deliver these services to the local community. Nevertheless, Council's funding commitment is significant and Council will therefore seek a reasonable contribution from expected development towards the apportioned estimated cost of those facilities.

4.3.2 What is the nexus between the expected types of development and the demand for local infrastructure?

Councils are required to contribute toward the cost of providing volunteer emergency services facilities to meet the needs of their local areas.

Camden Council helps fund the provision of facilities provided under the *Rural Fires Act 1997* (rural fire services) and under the *State Emergency Services Act 1989* (natural disaster emergency services). There are requirements under these statutes and other agreements for councils to contribute 11.7 percent of the estimated running costs of the Rural Fires Service and 50 percent of the State Emergency Services in their areas. The balance is contributed by others (for example, for rural fires facilities, NSW Treasury meets 14.6% and insurance companies meet 73.7% of the total costs).

Expected subdivision, development and consequent population within the Camden LGA translates into an increasing number of emergency incidents and the need to attend incidents by emergency services. Development over time changes the risk profile of the area and of individual properties across the area, as well as changing the needs and focus of the various emergency services.

As further settlement occurs more people are exposed to the risk of fires and storm damage. The occurrence of other types of incidents such as vehicle accidents, hazchem incidents and false alarms also increase.

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This plan authorises the imposition of contributions on development for the provision of new buildings and works required by these emergency services to meet response needs in Camden.

The Council-apportioned cost of the future works will be met by expected residential development addressed by this Plan and development in the initial Growth Centre precincts located in Camden LGA (i.e. Oran Park and Turner Road Precincts). This approach is considered reasonable in that:

- it fairly accounts for the fact that the existing population has invested a significant amount in the provision of existing volunteer emergency services facilities in the LGA; and
- the existing provision adequately addresses current needs; and
- the proposed buildings and works are largely required as a consequence of the expected growth in residential development in the LGA in the future.

Rural Fire Service

Fire hazards are present in a number of areas in the LGA and in various forms. The risk of fire increases as people carry out their day to day activities which often provide ignition sources. The risk to life and property increases not only due to the increased number of ignitions, but also the increased number of people, structures and vehicles in the area.

Even in those areas where development is not occurring, regional infrastructure such as arterial roads carry increased traffic with the inherent increase in risk and numbers of emergency incidents.

The Camden LGA has a significant urban/bushland interface and this is reflected in the number of bushfires and grass fires attended by both the NSW Fire and Rescue and the NSW Rural Fire Service (RFS). While encroaching subdivision and development on existing urban fringes may cause the loss of natural bushland, the potential for bush and grass fires remains. This is due primarily to the retention of areas of natural bushland, the retention or creation of areas for riparian zones where development is restricted and the floodplains which are a major geographical feature of the area. In addition, with an expanding rural/urban interface, there continue to be incidents where fires are deliberately lit.

The greatest increase in incidents for the fire services is expected to be in the form of structure fires, vehicle fires and other incidents. While primarily the responsibility for such fires is with the NSW Fire and Rescue, RFS units will continue to have a role due to the slow rate of development (and NSW Fire Brigade stations) of new urban release areas.

Indications from the RFS are that, over time, the urban development will result in the need to review the coverage of various brigades with the likely need for two new, larger RFS stations and gradual closure of existing stations.

The RFS has developed standard designs for various facilities. The proposed Brigade Station for Camden West is currently classed as a Category 3 station, requiring sufficient room to accommodate three vehicles. Initial conversations with the RFS area controller indicate this will continue to be required. Estimated cost of this facility is up to \$650,000 based on estimates for nearby station construction.

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Two additional stations, being larger, 4 bay stations, are likely to be required for the northern part of the LGA (with one of these being shared for part of the RFS zone outside the Camden LGA). The estimated cost for this type of station is \$750,000. It is proposed that one station would be required for the Oran Park area, with another (shared) facility at Mount Annan which will service the Camden LGA and Menangle Park (outside Camden LGA).

In addition, the RFS has indicated a need for the acquisition of more vehicles. This plan however only proposes to levy part of the cost of providing RFS buildings and works and not vehicles.

State Emergency Service

In relation to storm damage and/or flooding, the same implications arise for State Emergency Service (SES) activities as for RFS. As stated in the SES business plan 2009-2014:

With the rapid increase of population in the Camden LGA, particularly over the next 2-5 years, it is extremely important that the requests for SES assistance from the existing and future residents of the community are met. To do this the unit must have appropriate vehicles to respond with and carry adequate equipment.

A similar need for purpose built accommodation is outlined in the SES Business Plan.

While the relocation of the SES to Queen Street Narellan will go some way to address the current shortcomings of the current accommodation, these premises are likely to fall short of the needs of the SES Local Unit over time.

The SES has indicated a desire to have a main base for operations and satellite centres for various areas within the LGA to better facilitate response in times of storm or flood, recognising the impact on transport to incidents by flooding.

The SES proposes providing a central facility at Oran Park and to retain a satellite site at Narellan or Camden and have a second site toward Leppington. The satellite sites shall consist of a facility suitable for storage of emergency equipment and vehicles, parking areas and turning bay for emergency vehicles.

In addition, the SES has indicated a need for the acquisition of more vehicles. This plan however only proposes to levy part of the cost of providing SES buildings and works and not vehicles.

4.3.3 How are the contributions calculated?

Contributions will be collected from all residential development toward volunteer emergency services facilities identified under this Plan.

The monetary contribution per person is calculated as follows:

Contribution per person Σ _____ C)

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$$(\$) = \left(\frac{\quad}{P} \right)$$

Where:

C = the estimated cost - or if the facility is existing, the indexed, completed cost - of providing each of the volunteer emergency services facilities (refer Section 6- works schedule)

P = the contribution catchment (in persons) attributable to each facility, being the combined expected additional resident populations under this Plan and in both the Oran Park and Turner Road Precincts (refer Section 6- works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.5.

Table 4.5 Household occupancy rates for residential development types

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing and residential flat buildings	2.0 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 persons per bedroom
Boarding houses and hostels	1 person per bed

4.4

Elderslie and Spring Farm local facilities

This section:

- identifies the projected local facility needs related to expected development in two specific urban release areas addressed by this Plan: Elderslie and Spring Farm; and
- describes the method of calculating a reasonable contribution from development in each of those areas toward the provision of the facilities demanded by development in each area.

4.4.1 Summary of local infrastructure demand and how that demand will be met

The facility demands arising from the development of the Elderslie and Spring Farm release areas are addressed by this Plan.

Aside from generating a need for open space and recreation and community facilities (which is addressed in Sections 4.1 and 4.2 of this Plan), development in these areas will generate demand for:

- New and augmented roads, traffic and transport facilities
- New and augmented stormwater drainage facilities

Some of the required facilities are existing, having been required in advance of development. Council will seek a reasonable contribution from expected development towards recouping part of the cost of those facilities.

Most facilities are proposed to be provided in the future and Council will seek a reasonable contribution from expected development towards the estimated cost of those facilities.

4.4.2 What is the nexus between the expected types of development and the demand for local infrastructure?

Roads, traffic and transport facilities

Occupants of expected development in the release areas will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections;
- facilities for public transport (primarily bus infrastructure); and
- facilities for walking and cycling.

The existing transport network in these areas has generally been planned and developed to serve the historic rural and primary production land uses in the area, and not necessarily future urban development. Existing conditions for public transport, walking and cycling are either minimal or poor and are reflected in low levels of use for these modes.

While there is some operational spare capacity available in most of the surrounding road network it is not sufficient to cater for all the additional demands that will be attributable to the expected development in these areas.

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The master plans and concept plans for the areas have identified a number of transport infrastructure upgrades to address the demands likely to be created by new urban development. The required infrastructure includes:

- new and upgraded intersections;
- new collector roads;
- reconstruction of existing roads;
- traffic management facilities (such as roundabouts);
- provision of half-road widths fronting open space and drainage areas;⁸
- services adjustments;
- bus shelters;
- cycleways;
- pedestrian bridges;
- streetscape facilities; and
- land acquisition associated with the above

Council will require contributions from developers under this Plan toward provision of the transport infrastructure that needs to be provided by a range of developments in each area.

A range of other transport management facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act. Such facilities are likely to include local roads, footpaths and street tree planting within proposed subdivisions and traffic management devices and treatments on local roads required to provide safe and convenient access to the development - the demand for which is generated entirely by the proposed single development.

Stormwater drainage facilities

A significant investment in a modern stormwater drainage system is required in order to cater for the anticipated change in development context in the Elderslie and Spring Farm areas from predominantly rural and primary production uses to urban land uses.

The master plans and concept plans for the areas have identified a number of stormwater drainage facilities to address the demands likely to be created by new urban development. The required infrastructure includes:

- 'rain gardens' and 'bioribbons';
- wetlands and basins;
- rehabilitation and landscaping of drainage reserves;

⁸ The initial contributions plan applying to the Elderslie and Spring Farm development areas (CP2004) sought contributions for these facilities. Some of the facilities had been constructed at the time this Plan was prepared. In keeping with the strategy of containing the amount of section 94 contributions in urban release areas so as to improve housing affordability, Council will no longer accept contributions for half-road construction and will instead require the developer to construct such roads as a condition of consent. This Plan therefore does not include the cost of half road construction, except where the facilities have been completed, or where an arrangement has been entered into between the Council and a developer to provide the facilities.

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- sediment control pits;
- culverts;
- services adjustments;
- provision of half-road widths fronting open space and drainage areas; and
- land acquisition associated with the above.

A range of other stormwater management facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act. Such facilities may include construction of kerb and gutter on local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network - the demand for which is generated entirely by the proposed development.

4.4.3 How are the contributions calculated?

Contributions will be collected from all residential development within the Elderslie and Spring Farm urban release areas toward local infrastructure identified under this Plan.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person} \\ (\$) = \left(\frac{\sum C}{P} \right)$$

Where:

C = the indexed estimated cost - or if the facility is existing, the indexed, completed cost - of providing the local infrastructure in the respective urban release area (refer Section 6 - works schedule)

P = the contribution catchment (in persons) attributable to each infrastructure item, being the projected resident population of the respective urban release area (refer Section 6 - works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.6.

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Table 4.6 Household occupancy rates for residential development types

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing and residential flat buildings	2.0 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	? persons per bedroom
Boarding houses and hostels	1 person per bed

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Struggletown and Holdsworth Drive facilities

This section identifies local facility needs and determination of reasonable contributions related to the development of 2 localised catchments: Struggletown and land adjoining Holdsworth Drive.

These facilities / catchments were addressed in *Camden Contributions Plan 2004*. Envisaged development under that plan has not yet been fully approved or developed. The facilities / catchments are included here as *Camden Contributions Plan 2004* has been repealed by this Plan.

4.5.1 Struggletown

Struggletown is a small residential precinct that is part of Narellan, situated immediately north of the Camden Valley Way / Northern Road intersection.

Development of this precinct requires the provision of local roads and intersection upgrades.

The need for the works stems from the redevelopment of the existing allotments in the precinct and the much larger development of the Harrington Park estates to the north. Council has entered into an agreement with the Harrington Park developers that provides for the construction of the works. Struggletown requires the works to enable its development potential to be achieved by providing safe and convenient access. Consequently a contribution toward the cost of the works is required.

The agreement attributes a cost for the facilities to the development of the Struggletown precinct, which is a number of existing residential allotments fronting Stewart Street and Sharman Close, Narellan. The location of affected land is shown in Figure 2.3 of this Plan. This area has a projected development potential of 12 additional residential allotments. The cost attributable to Struggletown is proposed to be met by the additional development via the levying of contributions under this Plan.

A summary of works costs and apportionment is provided in Tables 4.7 and 4.8. Details can be found in the Deed of Agreement made between Council, Dandaloo, and Nepean Quarries.

Table 4.7 Struggletown works costs - total and apportioned

Works	Total Cost	Cost apportioned to Struggletown
Roadworks	\$4,593,095	\$117,736
Trunk Drainage	\$174,739	\$17,474
Total	\$4,767,834	\$135,209

Table 4.8 Struggletown works apportionment rates

Works	Apportionment rates for Struggletown development
Construction of Road 1	6% of the cost of works (\$83,702)
Road 2 & Roundabout	10% of the cost of works (\$281,569)
Collector Road 19	2% of the cost of works (\$1,094,856)
Collector Road 19 (landscape)	2% of the cost of works (\$230,000)
Camden Valley Way Intersection	2% of the cost of works (\$2,902,967)
Trunk Drainage (Outlet to Narellan Creek)	10% of the cost of works (\$174,739)

The monetary contribution per residential lot is calculated as follows:

$$\text{Contribution per lot (\$)} = \left(\frac{\sum C}{L} \right)$$

Where:

C = the apportioned indexed estimated cost - or if the facility is existing, the apportioned indexed completed cost - of providing the local infrastructure to serve the Struggletown precinct

L = the contribution catchment (in lots) attributable to each infrastructure item, being 12 lots

4.5.2 Holdsworth Drive

Holdsworth Drive is a collector road serving the suburb of Narellan Vale that was constructed in the 1990s. Part of this road was constructed on Council's behalf to facilitate the orderly and efficient urban development of the area. The need for the works was occasioned by existing and planned future development of the surrounding residential area.

Council has been recouping the cost of providing the facility via section 94 contributions from surrounding urban residential development - initially under *Contributions Plan No. 23* and more recently under *Camden Contributions Plan 2004*.

At the time this Plan (which repealed Camden Contributions Plan 2004) was adopted, a single parcel of land fronting Holdsworth Drive had yet to be approved to be developed for urban residential subdivision.

The subject parcel is Lot 31, DP 826724, as shown in Figure 2.4.

This Plan therefore seeks to recoup the apportioned cost of the facility that is attributable to the future development of this land.

The total cost of the works at the time of construction (1994) was \$150,964.

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Draft Camden Contributions Plan 2011 Sections 1-5

When Camden Contributions Plan 2004 commenced:

- the indexed completed cost had risen to \$198,200; and
- the cost apportioned to Lot 31, DP 826724 was \$53,643.

For the purpose of calculating a fair contribution for development under this Plan, this apportioned cost has been indexed to the time this Plan was prepared using the *Consumer Price Index (All Groups Index) for Sydney*.

Monetary contributions for this facility are based on the area of the affected land.

The monetary contribution per square metre of site area is calculated as follows:

$$\text{Contribution per m}^2 \text{ of site area (\$)} = \left(\frac{\Sigma C}{A} \right)$$

Where:

C = the apportioned indexed completed cost of providing the local infrastructure

A = the area of the contribution catchment (in square metres) attributable to each of the infrastructure items, being 17,220m²

4.6

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Public car parking facilities

This section:

- identifies the projected need for the provision of public car parking facilities related to expected development in both the Camden and Narellan town centres; and
- describes the method of calculating a reasonable contribution from development in each of those areas toward the provision of the parking facilities demanded by development in each area.

4.6.1 Summary of local infrastructure demand and how that demand will be met

The Narellan and Camden town centres are two key nodes for the provision of business and commercial services to serve the Camden LGA population.

Council has traditionally had an active role in ensuring that these town centres function efficiently through providing an appropriate level of on-street car parking and through providing numerous public car parks on land in and adjacent to the centres. Indeed, the centres could not function properly without Council's ongoing provision of these parking assets.

All development approved in the Camden LGA is required to make adequate arrangements for vehicular access and parking related to the development.

Council has and will continue to provide consolidated parking facilities in the town centres. Where a developer of land in these areas cannot or chooses not to address all of the development's parking needs through on site parking provision, Council will require the developer to make a contribution toward the provision of new or augmented parking facilities in each centre.

4.6.2 What is the nexus between the expected types of development and the demand for local infrastructure?

Council's Development Control Plan provides standards for the numbers of parking spaces required for particular types of development. When issuing a development consent, Council may impose conditions requiring that a certain number of parking spaces be provided for the development. However, in some circumstances, not all of the required parking spaces may be able to be provided on site due to site constraints. When this occurs, and if the development is on land within either the Camden or Narellan town centres, Council will consider whether it is appropriate for the development to contribute toward providing the additional spaces that are required in a central public parking area. These contributions will be used to purchase land, construct car parking at ground level and to augment existing car parks by erecting deck structures.

Council has planned a centralised parking area behind Somerset Avenue for the Narellan centre. Camden centre however has been provided with relatively large ground level parking areas located behind the major business establishments, which may now be expanded to further increase the availability of parking in this centre.

Attachment

Attachment 1

Draft Camden Contributions Plan 2011 Sections 1-5

An analysis of parking provision and floor space requirements, was carried out by Haliburton KBR, in March 2002 for the Camden town centre (Haliburton study). A similar analysis was carried out by Christopher Stapleton Consulting in April 1995, for the Narellan town centre. A concept design report for car parking was also prepared for Narellan by the Kann Finch Group in March 2006.

Camden town centre

The Haliburton study addressed a proposal for multi storey car park within the Camden town centre. This study outlined the existing parking supply and demand, and the projected future demands.

The study proposed that Council would need to provide an additional 22 parking spaces annually, until 2021, to cater for growth in retail / commercial business use. A component of this demand would be created by the growth of retail / commercial floor space within the Camden town centre.

According to an analysis by Leyshon Consulting Pty Ltd in 1999, development to 2021 would provide an additional 3,000m² of retail and 1,500m² of commercial floor space. This floor space would require the provision of approximately 160 parking spaces. In line with the Haliburton study, approximately 108 of these spaces will need to be provided by Council. The study also recommends these spaces be accommodated within a deck structure on a site already owned by Council.

The option proposed for Camden under the Plan is the provision of a decked car park. As Camden already is served by large parking areas, no new land areas are to be acquired. Council has considered a range of sites within the Camden Town Centre including Larkin Place and has identified the John Murray site as the preferred site for constructing a decked car park structure. The possible sites are shown in Figure 2.5. Designs for this structure have been prepared and were the subject of a development application. These designs have provided the basis for the cost estimate for the facility.

Narellan town centre

The Kann Finch Group in 2007 prepared the report *Proposed Masterplan Concept Design for staged car parking facilities Doncaster Avenue, Narellan*. It provides three concept design options of which Option 2 is the preferred concept. This option provides up to 435 spaces in a decked car park structure.

These spaces are required to service developments within the Narellan town centre that are not capable of providing parking on site, or where the developer chooses not to provide the parking on site.

The car park will be provided in the area bounded by Somerset Avenue, Slade Street and Doncaster Avenue and the location is shown in Figure 2.6.

The construction of the decked car park will require the acquisition of No's 2, 4, 6, 8, 10, 12, 14 & 16 Doncaster Avenue and the undeveloped area at the rear of the commercial lots which face Somerset Avenue - No's 1,3,5,7,9,10,13,15 & 17 Somerset Avenue, Narellan. Council has already purchased Nos. 4, 6 & 8 Doncaster Avenue. The additional land will be purchased as properties become available and when sufficient development contributions have been collected.

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The preferred option may involve partial dedication of the undeveloped area at the rear of the commercial lots which face Somerset Avenue. It is intended that the land at the rear of the Somerset Avenue properties will be dedicated to Council free of cost as development occurs. This will provide development on Somerset Avenue with access to a more efficient parking arrangement. Any requirement to dedicate these lands free of cost is also authorised by this Plan.

The acquisition and dedication of all the required land is likely to be a lengthy process and therefore a staged method of construction will be adopted to ensure Council satisfies demand within a reasonable time. Initially it is proposed that an "at grade" car park will be built. When sufficient development contributions have been collected and subject to demand, the decked car park structure will be constructed.

Car parking spaces are also proposed to be provided along Doncaster Avenue, fronting the new car park. This Plan does not address the provision of these spaces.

4.6.3 How are the contributions calculated?

Contributions for car parking may be:

- made on a voluntary basis by the developer for part or all of the parking required by the development by way of development contribution under this Plan instead of physically providing them on the development site; or
- required as a condition of development consent issued by the Council where the development site characteristics or design features of the development are such that it would be impractical or inappropriate for some or all of the required parking to be provided on the development site.

The monetary contribution (per car parking space) is calculated as follows:

$$\text{Contribution space (\$)} = \text{per } \frac{C}{S}$$

Where:

C = the indexed estimated cost - or if the facility is existing, the indexed, completed cost - of providing all of the proposed car parking facilities in the respective town centre (refer Section 6 - works schedule)

S = the number of additional off street public car parking spaces proposed to be provided in the respective town centre (refer Section 6 - works schedule)

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Draft Camden Contributions Plan 2011 Sections 1-5

Plan preparation and administration

This section:

- identifies the activities associated with the preparation and administration of this Plan;
- describes the anticipated costs of those activities; and
- describes the method of calculating a reasonable contribution from development toward the provision of contributions plan preparation and administration services.

4.7.1 What is the nexus between the expected types of development and the demand for local infrastructure?

Preparation and administration of contributions plans by councils incur significant costs.

Council staff are deployed to:

- prepare and review contributions plans;
- account for contributions receipts and expenditure; and
- coordinate the implementation of contributions plans and works, including involvement in negotiating works in kind and material public benefit agreements.

Consultant studies are also commissioned by Council from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions of the contributions plan. Council is also required to engage the services of legal professionals from time to time to assist it in the administration of this Plan.

It is reasonable that the costs associated with preparing and administering this Plan be recouped from contributions from development.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications which require a development contribution.

Costs included in this Plan for these purposes are determined as follows:

- The estimate of legal expenses will be determined by calculating the average annual legal expenses that Council has incurred for development contributions matters in the years immediately prior to the commencement of this Plan, and extending this average figure over the life of this Plan.
- The estimate of administration costs is equivalent to the current annual salary and on-costs (at the time the Plan is adopted) for 1 full time development contributions planning officer and 0.5 full time development contributions accounting officer and, and extending this annual figure over the life of the plan.
- The estimate of costs to engage a land valuer to prepare and update at regular intervals the Land Value Index described in Section 2.15 of this Plan.
- Costs of consultant studies used to prepare this Plan are the completed, indexed costs of the studies.

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4.7.2 How are the contributions calculated?

Contributions will be collected from all residential development toward Plan preparation and administration activities.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person} = \left(\frac{\sum C}{P} \right)$$

(\$)

Where:

C = the estimated cost - or if study work has been completed, the indexed, completed cost - of providing Plan preparation and administration activities (refer Section 6 - works schedule)

P = the total projected additional resident population addressed by this Plan (i.e. the contribution catchment - refer Section 6 works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.9.

Table 4.9 Household occupancy rates for residential development types

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing and residential flat buildings	2.0 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 persons per bedroom
Boarding houses and hostels	1 person per bed

Attachment

Attachment 1

Draft Camden Contributions Plan 2011 Sections 1-5

References

- Australian Bureau of Statistics, *Producer Price Index, General Construction for NSW*, Catalogue No. 6427.0
- Australian Bureau of Statistics, *Consumer Price Index, Sydney, All Groups*, Catalogue No. 6401.0
- Australian Bureau of Statistics, *Census of Population and Housing 2006 Time Series Profile*, Catalogue No. 2003.0, Table 15
- Camden Council (2005), *Library Strategic Plan 2003 – 2010: Vibrant Places – People Spaces*
- Camden Council (2009), *Sustainable Camden Report 2009/2010*
- Camden Council (2008), *Oran Park and Turner Road Precincts Section 94 Contributions Plan*
- Camden Council (undated), *Open Space Strategy*
- Camden Local Environmental Plan 2010
- Camden Development Control Plan 2011
- Camden LGA Emergency Risk Management Report and Displan
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Development Contributions System - Directions and technical advice
- Section 94E direction: 4 March 2011
- Section 94E direction: 9 September 2009
- Section 94E direction: 14 September 2007
- Section 94E direction: 10 November 2006
- Section 94E Direction – Development contributions* 15 March 2011: PS 11-012
- Planning circular - Guidelines for the assessment of Local Contributions Plans by IPART 24 November 2010
- Planning circular - Reforms to Local Development Contributions 16 September 2010
- Planning circular – Local Development Contributions 4 June 2010
- Planning circular – Building Education Revolution Program – section 94E Direction 15 September 2009
- Planning circular – Complying development – certifiers to follow Minister's directions on development contributions 21 July 2009
- Planning circular – Review of infrastructure contributions 23 December 2008
- Planning circular – Infrastructure contributions 6 November 2007
- Planning circular – Changes to the application of section 94A of the EP&A Act – Ministerial Direction 6 December 2006
- Local Development Contributions Practice Note For the assessment of Local Contributions Plans by IPART 24 November 2010

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Draft Camden Contributions Plan 2011 Sections 1-5

Development Contributions Practice Notes (2005, with updates December 2006)

Lean & Hayward Pty Ltd (2006), *Elderslie Revised Section 94 Plan and Cost Estimate*, prepared for Camden Council

Lean & Hayward Pty Ltd (2006), *Spring Farm Revised Section 94 Plan and Cost Estimate*, prepared for Camden Council

NSW Rural Fire Service (2011) Macarthur Zone Strategic Plan 2010-2020

SES Camden Local Headquarters - Business Plan 2009-201

Review of Land Values For Camden Council Development Contributions Plan 2011 - Acquisitions Spring Farm North - Tim Elliott Real Estate Valuer, April 2011

Review of Land Values For Camden Council Development Contributions Plan 2011 - Acquisitions Spring Farm South - Tim Elliott Real Estate Valuer, April 2011

Review of Land Values For Camden Council Development Contributions Plan 2011 - Acquisitions Elderslie - Tim Elliott Real Estate Valuer, April 2011

NSW Statistical Local Area Population Projections, 2006-2036, NSW Planning and Infrastructure, April 2010

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Draft Camden Contributions Plan 2011 Sections 1-5

Works schedules and maps

7. Works Schedules

Contributions Schedule

Non Development Assumptions Summary

Development Assumptions Summary

Open Space and Recreation Facilities

Community Facilities

Volunteer Emergency Facilities

Local Facilities - Elderslie Development Area

Local Facilities - Spring Farm Development Area

Local Facilities - Struggletown and Holdsworth Drive

Public Car Parking Facilities

Plan Preparation and Administrative Services

Cost Details

8. Maps

Open Space and Recreation Facilities

Elderslie – Open Space and Recreation Facilities - Land

Spring Farm – Open Space and Recreation Facilities - Land

Future Works - Passive Embellishment of Passive Open Space

Elderslie – Open Space and Recreation Facilities - Works (multiple maps)

Spring Farm – Open Space and Recreation Facilities – Works (multiple maps)

Community Facilities

Existing Land and Works – Narellan and Camden Libraries

Volunteer Emergency Services Facilities

Future Works – RFS and SES stations

Local Facilities

Elderslie Development Area – Land Acquisition and Works (multiple maps)

Spring Farm Development Area – Land Acquisition and Works (multiple maps)

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Draft Camden Contributions Plan 2011 Sections 1-5

Public Car Parking
Future Public Car Parking - Camden Town Centre
Future Public Car Parking - Narellan Town Centre

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Camden Development Contributions Plan 2011 Draft Contributions Schedule

Facility	Total Cost to Existing and Future Development (\$)	Monetary Contribution										
		Urban Residential Development					Rural Residential Development					Non Residential Development in Narellan Town Centre
		Per Person	Per Subdivided Lot or Detached Dwelling House	Per Multi Unit Dwelling	Per Seniors Living Dwelling	Per m ² of site area (Holdsworth Dr only)	Per Person	Per Subdivided Lot or Detached Dwelling House	Per car parking space	Per car parking space		
			3.1	2	1.5		1	3.1				
			Occupancy Rate:									
			1									
Open Space and Recreation Facilities												
Land Acquisition - Future Works - Future	\$ 73,189,645	\$ 2,281	\$ 7,072	\$ 4,563	\$ 3,422	\$ 696	\$ 2,158					
Land & Works - Existing	\$ 18,040,822	\$ 2,788	\$ 8,641	\$ 5,575	\$ 4,181	\$ 1,433	\$ 4,442					
Total	\$ 91,230,467	\$ 5,069	\$ 15,713	\$ 10,138	\$ 7,603	\$ 2,829	\$ 6,599					
Community Facilities												
Land Acquisition - Future Works - Future	\$ 528,809	\$ 20	\$ 62	\$ 40	\$ 30	\$ 20	\$ 62					
Land & Works - Existing	\$ 5,764,255	\$ 218	\$ 676	\$ 436	\$ 327	\$ 218	\$ 676					
Total	\$ 6,293,064	\$ 238	\$ 738	\$ 476	\$ 357	\$ 238	\$ 738					
Volunteer Emergency Services Facilities												
Land Acquisition - Future Works - Future	\$ 709,260	\$ 12	\$ 37	\$ 24	\$ 18	\$ 12	\$ 37					
Land & Works - Existing	\$ 709,260	\$ 12	\$ 37	\$ 24	\$ 18	\$ 12	\$ 37					
Total	\$ 1,418,520	\$ 24	\$ 74	\$ 48	\$ 36	\$ 24	\$ 74					
Local Facilities - Elderslie Development Area												
Land Acquisition Works	\$ 15,849,117	\$ 2,590	\$ 8,031	\$ 5,181	\$ 3,886	\$ 2,590	\$ 8,031					
Land & Works - Existing	\$ 38,188,437	\$ 5,915	\$ 18,336	\$ 11,830	\$ 8,672	\$ 5,915	\$ 18,336					
Total	\$ 54,037,554	\$ 8,505	\$ 26,367	\$ 17,011	\$ 12,558	\$ 8,505	\$ 26,367					
Local Facilities - Spring Farm Development Area												
Land Acquisition Works	\$ 36,480,810	\$ 3,141	\$ 9,736	\$ 6,281	\$ 4,711	\$ 3,141	\$ 9,736					
Land & Works - Existing	\$ 84,637,255	\$ 7,286	\$ 22,588	\$ 14,573	\$ 10,930	\$ 7,286	\$ 22,588					
Total	\$ 121,118,065	\$ 10,427	\$ 32,324	\$ 20,854	\$ 15,641	\$ 10,427	\$ 32,324					
Local Facilities - Struggle town and Holdsworth Drive												
Land & Works - Existing	\$ 4,918,798	\$ 119	\$ 368	\$ 237	\$ 178	\$ 119	\$ 368					
Total	\$ 4,918,798	\$ 119	\$ 368	\$ 237	\$ 178	\$ 119	\$ 368					
Public Car Parking Facilities												
Land Acquisition Works	\$ 7,114,500										\$ 17,268	
Land & Works - Existing	\$ 11,998,138										\$ 19,689	
Total	\$ 19,112,638										\$ 36,957	\$ 51,136
Plan Preparation and Administration Services												
Services	\$ 3,316,023	\$ 119	\$ 368	\$ 237	\$ 178	\$ 119	\$ 368					
Total	\$ 3,316,023	\$ 119	\$ 368	\$ 237	\$ 178	\$ 119	\$ 368					

Total contributions required under the Plan for residential development areas (per subdivided lot or detached dwelling house)

Elderslie Development Area \$47,703
 Spring Farm Development Area \$52,190
 Other urban development areas \$18,862 (excl. Struggle town and Holdsworth Drive)
 Struggle town \$30,766
 Rural residential areas \$8,812

Camden Development Contributions Plan 2011 Non Development Assumptions Summary

Occupancy Rates	Persons per dwelling
Subdivided lot /detached dwelling	3.1
Multi unit dwelling	2.0
Seniors living dwelling	1.5

Land valuations for land acquisition items*	Cost per m2
Elderslie open space	
Premium land (assumed to be 50% of total)	\$125.00
Good land (assumed to be 50% of total)	\$85.00
Elderslie drainage	
Elderslie - non flood affected (assumed weighted average)	\$65.00
Elderslie roads	
Elderslie - flood affected	\$40.00
Premium land	\$125.00
Spring Farm	
Spring Farm - unconstrained	\$125.00
Spring Farm - constrained - not flood affected	\$65.00
Spring Farm - constrained - flood affected	\$40.00

*Source: Review of Land Valuations for Camden Council, April 2011

Existing facilities costs to be partially recouped under this Plan	Completed cost (as at September 2009 CPI 168.1)	Benefit population
Open space and recreation		
Open Space - Rheinbergers Hill acquisition	\$ 7,461,865	26,089
Narellan Library	\$ 8,805,358	78,157
Camden Library	\$ 1,683,216	78,157
Public car parking		
Nil		

Camden Development Contributions Plan 2011 Development Assumptions Summary

Population Projections	Dwellings	People
Current Population (estimate 31 Dec 07)	16,820	51,717
Land zoned for Residential Purposes	12,155	37,059
Land proposed to be zoned for Residential Purposes	850	2,635
Rural Residential Development	113	350
Less development on land addressed by VPAs	4,461	13,605
Development growth addressed by this Plan	8,657	26,440
<i>Growth Centres precincts</i>	54,161	150,936
<i>Radar Sites - UNCERTAIN</i>	100	600
TOTAL	97,317	283,342

Residential Development	Area	No of Lots	No of Dwellings	No of People
Land Zoned for Residential Purposes				
Elderslie		1,942	2,002	6,118
Harrington Park 1		2,813	2,813	8,720
Harrington Grove		1,363	1,363	4,225
Harrington Park South		97	127	361
Manooka Valley		400	400	1,240
Water Dei		285	285	660
Mount Annan South		445	445	1,380
Narellan		147	147	456
Narellan Release Area		155	155	481
Mount Annan Business Centre		149	149	298
Camden Infill		95	95	295
Yamba		25	25	78
Central Hills		300	380	1,090
Spring Farm		3,747	3,747	11,616
Sub Total		11,985	12,155	37,059
Land Proposed to be Rezoned for Residential Purposes				
Central Hills		850	850	2,635
Sub Total		850	850	2,635

Camden Development Contributions Plan 2011
Open Space and Recreation Facilities

Item	Facility	Specification and Costs Notes	Estimated Base Cost	Indexed Base Cost	Project On Costs	Borrowing Costs	Total Estimated Cost	Actual Indexed Cost (if acquired or completed)	R Res exc?	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
LAND ACQUISITION - FUTURE												
OS1	Open Space - Elderstile (excludes Rheinbergers Hill (recoupment)) - 14.83ha - 2.9ha = 11.73ha	Valuation prepared by Tim Elliott dated 1 Sep 2009, as amended by schedule provided on 1 Oct 2009 and April 2011. Areas identified in master plan for open space will be acquired and contribute to the LGA's stock of public land. Valuation prepared by Tim Elliott dated 1 Sep 2009, as amended by schedule provided on 1 Oct 2009 and April 2011. Assumed value of area dedicated from open space for open space will be acquired and contribute to the LGA's stock of public land. Valuation prepared by Tim Elliott dated 26 Nov 2008 (reference areas C and D) and updated April 2011. This land is to be acquired at the rate of \$152.50 per square metre.	\$ 12,980,470				\$ 12,980,470		Part	26,440	\$	480 All open space and recreation facilities land to be dedicated / acquired as and when surrounding development proceeds
OS2	Open Space - Elderstile - deduction of 0.5ha as a result of re-masterplanning of precinct	Valuation prepared by Tim Elliott dated 1 Sep 2009, as amended by schedule provided on 1 Oct 2009 and April 2011. Assumed value of area dedicated from open space for open space will be acquired and contribute to the LGA's stock of public land. Valuation prepared by Tim Elliott dated 26 Nov 2008 (reference areas C and D) and updated April 2011. This land is to be acquired at the rate of \$152.50 per square metre.	\$ 625,000				\$ 625,000		Part	26,440	\$	24 All open space and recreation facilities land to be dedicated / acquired as and when surrounding development proceeds
OS3	Open Space - Spring Farm - all classes of turf type - 31.814ha	Valuation prepared by Tim Elliott dated 26 Nov 2008 and updated on April 2011. Areas identified in master plan for open space will be acquired and contribute to the LGA's stock of public land. Valuation prepared by Tim Elliott dated 26 Nov 2008 (reference areas C and D) and updated April 2011. This land is to be acquired at the rate of \$152.50 per square metre.	\$ 23,053,800				\$ 23,053,800		Part	26,440	\$	872
OS4	Open Space - Spring Farm - deduction of 3.353ha as a result of re-masterplanning of precinct	Valuation prepared by Tim Elliott dated 26 Nov 2008 and updated on April 2011. Areas identified in master plan for open space will be acquired and contribute to the LGA's stock of public land. Valuation prepared by Tim Elliott dated 26 Nov 2008 (reference areas C and D) and updated April 2011. This land is to be acquired at the rate of \$152.50 per square metre.	\$ 2,028,000				\$ 2,028,000		Part	26,440	\$	77
OS5	Open Space - Spring Farm - Area L1 (6.14ha) identified in Tim Elliott report of 26 Nov 2008	Valuation prepared by Tim Elliott dated 26 Nov 2008 and updated on April 2011. Areas identified in master plan for open space will be acquired and contribute to the LGA's stock of public land. Valuation prepared by Tim Elliott dated 26 Nov 2008 (reference areas C and D) and updated April 2011. This land is to be acquired at the rate of \$152.50 per square metre.	\$ 9,363,500				\$ 9,363,500		Part	26,440	\$	354
OS6	Open Space - Spring Farm - flood affected (1.979ha)	Valuation prepared by Tim Elliott dated 26 Nov 2008 and updated on April 2011. Areas identified in master plan for open space will be acquired and contribute to the LGA's stock of public land. Valuation prepared by Tim Elliott dated 26 Nov 2008 (reference areas C and D) and updated April 2011. This land is to be acquired at the rate of \$152.50 per square metre.	\$ 7,916,000				\$ 7,916,000		Part	26,440	\$	295
OS7	Open Space - Nepean River - area identified for acquisition under CPE (16.78ha)	Valuation prepared by Tim Elliott dated 26 Nov 2008 and updated on April 2011. Areas identified in master plan for open space will be acquired and contribute to the LGA's stock of public land. Valuation prepared by Tim Elliott dated 26 Nov 2008 (reference areas C and D) and updated April 2011. This land is to be acquired at the rate of \$152.50 per square metre.	\$ 7,522,680				\$ 7,522,680		Part	26,440	\$	285
OS8	Central Hills local open space (passive recreation only)	Valuation prepared by Tim Elliott dated 26 Nov 2008 and updated on April 2011. Areas identified in master plan for open space will be acquired and contribute to the LGA's stock of public land. Valuation prepared by Tim Elliott dated 26 Nov 2008 (reference areas C and D) and updated April 2011. This land is to be acquired at the rate of \$152.50 per square metre.	\$ 980,000				\$ 980,000		All	26,089	\$	37
WORKS - FUTURE												
OS9	Embodiment of passive open space - future and recoupment	Total open space (87.24ha) less land required for active recreation (26.1ha) leaves 61.14 ha of passive open space to be embodied. Assume an embodiment rate of \$35/m2 allowing for a mix of formal, informal and green space. Reserve, Manna Gum Reserve, Downes Reserve, Elizabeth Reserve	\$ 21,399,000	\$ 22,600,343	\$ 7,189,453		\$ 29,797,796		All	26,089	\$	1,142 Embodiment proposed to occur as part of dedication of open space land by developers
OS10	Embodiment of existing passive open space identified in Camden Contributions Plan 2004 and not yet completed	Embodiment of existing passive open space identified in Camden Contributions Plan 2004 and not yet completed	\$ 1,720,000	\$ 1,827,789	\$ 581,231		\$ 2,409,000		All	26,089	\$	92
OS11	Children's playgrounds	21 @ \$150,000 per playground	\$ 3,150,000	\$ 4,502,679	\$ 1,431,852		\$ 5,994,530		All	26,089	\$	227 Preferred timing of provision: 1 new facility for every 400 residential allotments approved under this Plan
OS12	Sportsgrounds	14 required @ \$350,000 per field	\$ 4,900,000	\$ 5,176,919	\$ 1,646,260		\$ 6,823,179		All	26,440	\$	298 Preferred timing of provision: 1 new facility for every 600 residential allotments approved under this Plan
OS13	Sportsgrounds amenities	Parking and amenities buildings @ rates included in CP171 534 plan. Assume seven amenities buildings with 24 required @ \$70,360 per court	\$ 7,029,940	\$ 7,427,124	\$ 2,361,826		\$ 9,788,950		All	26,440	\$	370 Preferred timing of provision: 1 new facility for every 400 residential allotments approved under this Plan
OS14	Outdoor sports courts	227 1m2 @ \$150 per m2	\$ 1,688,640	\$ 1,921,220	\$ 610,948		\$ 2,592,168		All	26,440	\$	96 Preferred timing of provision: 1 new facility for every 400 residential allotments approved under this Plan
OS15	Youth recreation facility	227 1m2 @ \$150 per m2	\$ 4,169,556	\$ 4,405,194	\$ 1,400,852		\$ 5,996,046		All	26,440	\$	220 Preferred timing of provision: 1 new facility for every 400 residential allotments approved under this Plan
OS16	Youth recreation facility (in/out)	227 1m2 @ \$350 per m2	\$ 794,850	\$ 836,770	\$ 287,047		\$ 1,106,617		All	26,440	\$	42 Preferred timing of provision: 1 new facility for every 400 residential allotments approved under this Plan
OS17	Youth recreation facility (BMX, skatepark)	0.669272 @ \$500 per m2	\$ 449,659	\$ 475,070	\$ 151,072		\$ 636,742		All	26,440	\$	2 Preferred timing of provision: 1 new facility for every 400 residential allotments approved under this Plan
OS18	Youth recreation facility (bank and landscaping)	0.000002 @ \$800 per m2	\$ 160,000	\$ 182,007	\$ 57,886		\$ 239,825		All	26,440	\$	9 Preferred timing of provision: 1 new facility for every 400 residential allotments approved under this Plan
OS19	Leisure centre (Mt Arman Stage 2 and Camden)	\$201 per person	\$ 7,455,709	\$ 7,845,365	\$ 2,494,826		\$ 10,340,192		All	26,440	\$	291 Preferred timing of provision: 1 new facility for every 400 residential allotments approved under this Plan
OS20	Athletics track	0.33 track @ \$900,000 per track	\$ 297,000	\$ 313,285	\$ 98,764		\$ 413,568		All	26,440	\$	16 Preferred timing of provision: 1 new facility for every 400 residential allotments approved under this Plan
OS21	Open space and recreation facilities strategy		\$ 200,000	\$ 211,303			\$ 211,303		All	26,440	\$	8 Preferred timing of provision: 1 new facility for every 400 residential allotments approved under this Plan
Credit from previous contributions plans												
CP 6 funds balance as at 30 Jun 2009												
Total			\$ 53,394,253	\$ 57,736,578	\$ 18,288,037		\$ 73,169,645			26,440	\$	107
Total (to determine Urban Residential contributions)			\$ 53,394,253	\$ 57,736,578	\$ 18,288,037		\$ 73,169,645				\$	2,758
Total (to determine Rural Residential contributions)			\$ 27,113,253	\$ 28,797,687	\$ 9,690,502		\$ 37,898,289				\$	1,433
LAND AND WORKS - EXISTING												
OS21	Open Space - Rheinbergers Hill acquisition (approx 2.9ha)	Cost as at September 2009 \$7,461,862						\$ 7,983,585	All	26,089	\$	302 Provided in advance of development
OS22	Mt Arman Leisure Centre (Stage 1)	Cost as at September 2009 \$9,613,936						\$ 10,157,258	All	50,000	\$	203 Provided in advance of development
Total								\$ 18,040,822			\$	505
Total (to determine Urban Residential contributions)								\$ 18,040,822			\$	203
Total (to determine Rural Residential contributions)								\$ 10,157,258			\$	203

Camden Development Contributions Plan 2011
Volunteer Emergency Services Facilities

Item	Facility	Estimated Base Cost	Indexed Base Cost	Project On Costs*	Estimated Borrowing Costs	Total Estimated Cost	Cost to be met by Council	Actual, Indexed Cost (if acquired or completed)	Contribution Catchment (persons)	Contribution Rate (per person)	Contribution (per person)	Priority / Staging
	LAND ACQUISITION - FUTURE											
	Nil											
	Sub-total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
	On Costs associated with land acquisition (2%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
	WORKS - FUTURE											
VES1	RFS - Camden West brigade station - Grasmere (share of cost yet to be	\$ 100,000	\$ 105,651	\$ 33,597	\$ -	\$ 139,249	\$ 16,292		60,176	\$ -	\$ 0	
VES2	RFS - New station - Oran Park vicinity	\$ 750,000	\$ 792,385	\$ 251,979	\$ -	\$ 1,044,364	\$ 122,191		60,176	\$ -	\$ 2	
VES3	RFS - New station - Mount Annan vicinity (50% of cost)	\$ 375,000	\$ 396,193	\$ 125,989	\$ -	\$ 522,182	\$ 61,095		60,176	\$ -	\$ 1	
VES4	SES - Main site - Oran Park	\$ 600,000	\$ 633,908	\$ 201,583	\$ -	\$ 835,491	\$ 417,746		60,176	\$ -	\$ 7	
VES5	SES - Secondary site - Narellan/Camden area	\$ 150,000	\$ 158,477	\$ 50,396	\$ -	\$ 208,873	\$ 104,436		60,176	\$ -	\$ 2	
VES6	SES - Secondary site - Mount Annan area	\$ 200,000	\$ 211,303	\$ 67,194	\$ -	\$ 278,497	\$ 139,249		60,176	\$ -	\$ 2	
	Credit from previous contributions plans											
	Camden CP 20 funds balance as at 30 Jun 2009						\$ 151,749		60,176	\$ -	\$ 3	
	Total	\$ 2,175,000	\$ 2,280,810	\$ 730,738	\$ -	\$ 3,028,656	\$ 709,280			\$ -	\$ 12	
	LAND AND WORKS - EXISTING											
	Nil											
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	

Camden Development Contributions Plan 2011 Local Facilities - Struggletown and Holdsworth Drive

Struadletown

Works	Actual Cost*	Cost apportioned to development	Indexed Cost (June 2011 CPI)	Contribution Catchment (lots)	Contribution rate (per lot)
Roadworks	\$4,593,095	\$117,736	\$124,390	12	\$10,366
Trunk Drainage	\$174,739	\$17,474	\$18,462	12	\$1,538
Total	\$4,767,834	\$135,209	\$142,850		\$11,904

*Assumed actual cost as at September 2009 (CPI 168.1)

Holdsworth Drive

Item	Actual Cost as at September 1994	Cost Indexed to Camden CP2004 (Dec 2003 CPI 143.6)	Cost Indexed to date of preparation of this Plan (June 2011 CPI 177.6)	Cost apportioned to development	Contribution Catchment (m ²)	Contribution rate (per m ²)
RESUMPTION OF LOT 33	\$93,807	\$123,218	\$152,393	\$41,224	17,220	\$2.39
CONSTRUCTION OF ROAD OVER LOT 33						
Public utility adjustments	\$720	\$946	\$1,170	\$316	17,220	\$0.02
Earthworks	\$10,144	\$13,324	\$16,479	\$4,458	17,220	\$0.26
Supply & spread sub base	\$15,740	\$20,675	\$25,570	\$6,917	17,220	\$0.40
Supply & spread base	\$9,758	\$12,817	\$15,852	\$4,288	17,220	\$0.25
Bitumen seal	\$2,103	\$2,762	\$3,416	\$924	17,220	\$0.05
Supply & lay asphalt concrete	\$7,222	\$9,486	\$11,732	\$3,174	17,220	\$0.18
Supply & lay pipes	\$3,107	\$4,081	\$5,047	\$1,365	17,220	\$0.08
Construct pits	\$1,751	\$2,300	\$2,845	\$769	17,220	\$0.04
Construct kerb & gutter	\$2,780	\$3,652	\$4,516	\$1,222	17,220	\$0.07
Hand poured kerb & gutter	\$253	\$332	\$411	\$111	17,220	\$0.01
Construct footpath	\$2,768	\$3,636	\$4,497	\$1,216	17,220	\$0.07
Turfing	\$320	\$420	\$520	\$141	17,220	\$0.01
Contingencies	\$491	\$645	\$798	\$216	17,220	\$0.01
Sub Total	\$57,157	\$75,078	\$92,854	\$25,118	17,220	\$1.46
TOTAL	\$150,964	\$198,296	\$245,246	\$66,343		\$3.85

Camden Development Contributions Plan 2011
Local Facilities - Elderslie Development Area

Item	Facility	Estimated Base Cost*	Indexed Estimated Cost**	Project On Costs***	Borrowing Costs	Total Estimated Cost	Actual Indexed Cost (if acquired or completed)	Contribution Catchment (persons)	Contribution Rate (per person)	Priority/ Staging
LAND ACQUISITION - FUTURE										
E1	Land for drainage works - not flood affected (6,483ha)	\$ 4,213,950				\$ 4,213,950		6,118	\$ 689	All Elderslie facilities land to be dedicated /
E2	Land for drainage works - flood affected (10,791ha)	\$ 4,316,400				\$ 4,316,400		6,118	\$ 706	acquired as and when surrounding development/
E3	Land for road works - excluding half road fronting open space (799 - 2 sections)	\$ 7,008,000				\$ 7,008,000		6,118	\$ 1,145	proceeds
Sub-total		\$ 15,538,350				\$ 15,538,350			2,540	
On Costs associated with land acquisition (2%)										
Total		\$ 15,849,117				\$ 15,849,117			2,590	
WORKS - FUTURE										
Drainage works - Elderslie										
E4	Design	\$ 212,000	\$ 243,382	\$ 18,254		\$ 261,636		6,118	\$ 43	All Elderslie local facilities works to be carried
E5	Liter/sediment control dils	\$ 430,000	\$ 493,552	\$ 37,924		\$ 530,576		6,118	\$ 87	out as and when surrounding development
Herbert Rivulet										
E6	Reinforcements	\$ 322,819	\$ 370,505	\$ 27,795		\$ 398,401		6,118	\$ 65	
E7	Subsurface wetlands/basins	\$ 1,089,300	\$ 1,250,547	\$ 93,791		\$ 1,344,398		6,118	\$ 220	
E8	Riparian / river general earthworks	\$ 725,000	\$ 843,801	\$ 63,285		\$ 907,086		6,118	\$ 148	
E9	Cycleways & retaining walls	\$ 600,000	\$ 698,817	\$ 51,661		\$ 750,478		6,118	\$ 121	
E10	Landscaping of riparian corridor	\$ 1,618,200	\$ 1,857,740	\$ 139,330		\$ 1,997,070		6,118	\$ 326	
E11	Federated bridges over riparian corridor	\$ 303,430	\$ 348,348	\$ 26,128		\$ 374,472		6,118	\$ 61	
Oxley Rivulet										
E12	Reinforcements	\$ 494,126	\$ 567,271	\$ 42,545		\$ 609,816		6,118	\$ 100	
E13	Subsurface wetlands/basins	\$ 1,326,000	\$ 1,522,286	\$ 114,171		\$ 1,638,457		6,118	\$ 267	
E14	Riparian corridor general earthworks	\$ 670,000	\$ 769,179	\$ 57,688		\$ 826,867		6,118	\$ 133	
E15	Cycleways & retaining walls	\$ 700,000	\$ 803,620	\$ 60,271		\$ 863,891		6,118	\$ 141	
E16	Landscaping of riparian corridor	\$ 1,380,400	\$ 1,614,344	\$ 136,076		\$ 1,590,420		6,118	\$ 319	
E17	Federated bridges over riparian corridor	\$ 223,580	\$ 256,676	\$ 19,251		\$ 273,927		6,118	\$ 45	
E18	Local culvert(LC1, LC2,LC3, LC4)	\$ 1,700,000	\$ 1,951,848	\$ 146,574		\$ 2,098,022		6,118	\$ 343	
E19	Distributor culvert (DC1)	\$ 750,000	\$ 851,021	\$ 64,577		\$ 915,598		6,118	\$ 151	
E20	Distributor bridge (DB1)	\$ 1,200,000	\$ 1,377,634	\$ 103,523		\$ 1,480,957		6,118	\$ 242	
Road works - Elderslie										
E21	Intersection, CVW / Kirkham	\$ 1,775,000	\$ 2,037,750	\$ 152,831		\$ 2,190,582		6,118	\$ 358	
E22	Intersection, CVW / Hilder	\$ 423,000	\$ 485,616	\$ 36,421		\$ 522,037		6,118	\$ 85	
E23	Pedestrian bridge over broass	\$ 463,886	\$ 532,531	\$ 39,940		\$ 572,471		6,118	\$ 94	
E24	Intersection, Broass / Collector	\$ 1,230,252	\$ 1,412,364	\$ 105,927		\$ 1,518,292		6,118	\$ 248	
E25	Intersection CVW/MacArthur Road	\$ 485,128	\$ 556,941	\$ 41,771		\$ 598,711		6,118	\$ 98	
E26	Design collector roads	\$ 393,570	\$ 451,830	\$ 33,887		\$ 485,717		6,118	\$ 79	
E27	Road pavement	\$ 2,720,000	\$ 3,122,637	\$ 234,198		\$ 3,356,835		6,118	\$ 549	
E28	Link road construction	\$ 5,130,000	\$ 5,889,386	\$ 441,704		\$ 6,331,090		6,118	\$ 1,035	
E29	Link road construction	\$ 3,262,000	\$ 3,744,869	\$ 280,865		\$ 4,025,734		6,118	\$ 658	
E30	Link road construction	\$ 1,017,750	\$ 1,168,406	\$ 87,630		\$ 1,256,036		6,118	\$ 205	
E31	Bus Shelters	\$ 204,000	\$ 234,198	\$ 17,565		\$ 251,763		6,118	\$ 41	
E32	Street scape (Lodges Rd)	\$ 1,161,800	\$ 1,333,779	\$ 100,033		\$ 1,433,813		6,118	\$ 234	
E33	Street scape (Link Rd)	\$ 1,406,000	\$ 1,614,128	\$ 121,060		\$ 1,735,188		6,118	\$ 284	
E34	Street scape (Hilder St)	\$ 680,800	\$ 781,578	\$ 58,618		\$ 840,196		6,118	\$ 137	
E35	Roundabouts (Minor)	\$ 261,000	\$ 299,635	\$ 22,473		\$ 322,108		6,118	\$ 53	
E36	Roundabouts (Major)	\$ 460,000	\$ 528,093	\$ 39,607		\$ 567,700		6,118	\$ 93	
E37	Traffic signals (Link Rd and Lodges Rd intersection)					\$ 400,000		6,118	\$ 65	
E38	(Deduct half roads fronting open space)					\$ 3,928,741		6,118	\$ 642	
Credit from previous contributions plans										
Camden CP (Elderslie) funds balance as at 30 Jun 2009										
Total		\$ 35,029,021	\$ 40,214,312	\$ 3,016,073		\$ 36,188,437			\$ 574	
LAND AND WORKS - EXISTING										
E39	Masterplan - Elderslie. Actual Indexed cost \$435,000 as at September 2009 (CPI 168.1)						\$ 459,584	6,118	\$ 75	
E40	Half roads land dedicated and works constructed by developers. Provided in advance of development. Actual indexed cost as at September 2009 \$4,404,949 (CPI 168.1)						\$ 4,653,890	6,118	\$ 723	
Total							\$ 5,113,474		\$ 798	

* Works costs based on Lean & Hayward report dated September 2006 Spring Farm Local Section 94 Contributions as at August 2006 (Base CPI June 2006 Quarter)

Camden Development Contributions Plan 2011
Local Facilities - Spring Farm Development Area

Item	Facility	Estimated Base Cost**	Indexed Estimated Cost (June 2011 CPI 177.6)	Project On Costs***	Estimated Borrowing Costs	Total Estimated Cost	Actual, Indexed Cost (if acquired or completed)	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
LAND ACQUISITION - FUTURE										
SF1	Land for drainage works - non flood affected (17.25ha)	\$ 11,212,500				\$ 11,212,500		11,516	965	All Spring Farm local facilities land to be
SF2	Land for drainage works - flood affected (28.45ha)	\$ 13,380,000				\$ 13,380,000		11,516	1,354	dedicated / acquired as and when
SF3	Land for road works - non flood affected (1.5ha)	\$ 8,529,000				\$ 8,529,000		11,516	743	surrounding development process
SF4	Land for road works - flood affected (1.5ha)	\$ 593,000				\$ 593,000		11,516	49	
Sub-total		\$ 33,794,500				\$ 33,794,500			3,072	
Total		\$ 36,480,810				\$ 36,480,810		11,516	52	
WORKS - FUTURE										
Drainage works - Spring Farm										
SF5	Design Sediment Control	\$ 1,027,000	\$ 1,179,025	\$ 88,427		\$ 1,267,452		11,516	109	All Spring Farm local facilities works to be
SF6	Design Culvert	\$ 880,000	\$ 997,245	\$ 71,949		\$ 1,069,194		11,516	61	carried out as and when surrounding
SF7	Design Road	\$ 5,240,000	\$ 5,987,854	\$ 437,458		\$ 6,665,312		11,516	543	development process
SF8	Substation works	\$ 6,510,000	\$ 7,473,665	\$ 560,525		\$ 8,034,190		11,516	692	
SF9	Retention Corridor General earthworks	\$ 1,984,500	\$ 2,278,862	\$ 170,870		\$ 2,449,132		11,516	211	
SF10	Retention Corridor landscaping	\$ 10,026,000	\$ 11,510,133	\$ 853,560		\$ 12,372,393		11,516	1,065	
SF11	Currents Retention Rd existing riparian corridor	\$ 900,000	\$ 1,033,226	\$ 77,492		\$ 1,110,718		11,516	96	
SF12	Dam Reconstruction & embank	\$ 690,000	\$ 792,140	\$ 59,410		\$ 851,550		11,516	73	
SF13	Underground cable over dam	\$ 450,000	\$ 516,619	\$ 38,746		\$ 555,359		11,516	48	
SF14	Spring Road Bridge	\$ 1,200,000	\$ 1,377,634	\$ 103,323		\$ 1,480,957		11,516	127	
Road works - Spring Farm										
SF15	Roundabouts (Major)	\$ 232,000	\$ 266,343	\$ 19,976		\$ 286,319		11,516	25	
SF16	Roundabouts (Minor)	\$ 1,725,000	\$ 1,960,669	\$ 146,526		\$ 2,107,195		11,516	155	
SF17	Intersections	\$ 2,337,123	\$ 2,687,869	\$ 198,238		\$ 3,026,082		11,516	253	
SF18	Intersections C/M/M/Manure Rd	\$ 1,240,900	\$ 1,424,586	\$ 105,644		\$ 1,530,130		11,516	36	
SF19	Manurebur Rd Traffic Management	\$ 2,429,748	\$ 2,789,420	\$ 209,606		\$ 3,209,066		11,516	132	
SF20	Intersections Bypass/Calender	\$ 916,134	\$ 1,051,748	\$ 78,881		\$ 1,130,629		11,516	97	
SF21	Pedestrian Overbridge	\$ 690,000	\$ 792,140	\$ 59,410		\$ 851,550		11,516	73	
SF22	Pedestrian links riparian corridor	\$ 72,000	\$ 82,658	\$ 6,199		\$ 88,857		11,516	8	
SF23	Retention Road Design	\$ 2,070,000	\$ 2,376,419	\$ 178,231		\$ 2,554,650		11,516	220	
SF24	Retention Road Construction	\$ 2,000,000	\$ 2,296,057	\$ 172,204		\$ 2,468,261		11,516	212	
SF25	Retention Rd underground power	\$ 889,000	\$ 1,019,449	\$ 76,459		\$ 1,095,908		11,516	94	
SF26	Link Rd Bypass CH-0 - CH-485)	\$ 1,345,000	\$ 1,544,098	\$ 115,807		\$ 1,659,906		11,516	143	
SF27	Link Rd Intersection with Retention Rd (CH-485)	\$ 395,000	\$ 453,471	\$ 34,010		\$ 487,482		11,516	42	
SF28	Link Rd Intersection with Retention Rd (CH-485)	\$ 2,645,000	\$ 3,026,535	\$ 227,740		\$ 3,294,275		11,516	281	
SF29	Link Rd Traffic Lights (CH-1485)	\$ 280,000	\$ 308,487	\$ 22,740		\$ 320,874		11,516	28	
SF30	Link Rd (CH-1485 to CH-280)	\$ 1,485,000	\$ 1,716,303	\$ 128,723		\$ 1,845,025		11,516	159	
SF31	Link Rd Intersection with Industrial Service Road	\$ 687,000	\$ 785,735	\$ 57,430		\$ 843,165		11,516	71	
SF32	Link Rd Intersection with Industrial Service Road	\$ 386,300	\$ 450,823	\$ 31,539		\$ 452,062		11,516	39	
SF33	Link Rd Street Scope (CH-0 to CH-485)	\$ 690,050	\$ 792,197	\$ 59,415		\$ 851,612		11,516	73	
SF34	Link Rd Street Scope (CH-485 to CH-280) (12 road)					\$ 400,000		11,516	34	
SF35	Link Rd Culvert							11,516	34	
SF36	Spring Rd upgrade to urban design	\$ 72,000	\$ 82,658	\$ 6,199		\$ 88,857		11,516	8	
SF37	Spring Rd upgrade to urban construction	\$ 1,784,000	\$ 2,026,122	\$ 151,884		\$ 2,177,006		11,516	167	
SF38	Spring Rd upgrade to urban construction (remained)	\$ 693,750	\$ 792,140	\$ 59,410		\$ 851,550		11,516	73	
SF39	Spring Rd upgrade to urban construction (remained)	\$ 1,147,000	\$ 1,316,789	\$ 98,759		\$ 1,415,548		11,516	64	
SF40	Spring Rd Street Scope	\$ 933,000	\$ 1,071,111	\$ 80,333		\$ 1,151,444		11,516	122	
SF41	Spring Road lowering works					\$ 4,988,800		11,516	429	
SF42	Spring Road lowering works							11,516	429	
SF43	Manurebur Rd (electrical)	\$ 480,000	\$ 528,093	\$ 39,607		\$ 567,700		11,516	49	
SF44	Gravine Rd design	\$ 42,300	\$ 48,562	\$ 3,642		\$ 52,204		11,516	4	
SF45	Gravine Rd construction	\$ 810,750	\$ 930,754	\$ 69,807		\$ 1,000,571		11,516	86	
SF46	Gravine Rd Street Scope	\$ 347,800	\$ 399,254	\$ 29,346		\$ 429,231		11,516	37	
SF47	Gravine Rd electrical reduction and street lighting	\$ 180,000	\$ 183,688	\$ 13,778		\$ 197,461		11,516	17	
SF48	Industrial service road construction	\$ 2,342,000	\$ 2,688,883	\$ 201,651		\$ 2,890,334		11,516	249	
SF49	Bus stations	\$ 612,000	\$ 702,593	\$ 52,995		\$ 755,288		11,516	65	
Other										
SF51	Open Space - Repetition of Ewalee Barwise South (EBS)	\$ 6,946,000	\$ 7,974,206	\$ 598,065		\$ 8,572,271		11,516	739	
SF52	Open Space - Acoustic Barrier next to abstraction	\$ 690,000	\$ 792,140	\$ 59,410		\$ 851,550		11,516	73	
Credit from previous contributions plans										
Camden CP (Spring Farm) funds balance as at 30 Jun 2010										
CP 6 funds balance as at 30 Jun 2010 for item SF-42										
Total		\$ 68,256,355	\$ 78,380,237	\$ 6,877,918		\$ 84,837,295		11,516	429	
LAND AND WORKS - EXISTING										
SF50	Manurebur - Spring Farm Provided in advance of development Actual indexed cost as at September 2009 \$1,272,000 (CPI 168.1)					\$ 1,343,886	\$ 1,343,886	11,516	115	
SF53	Half roads land dedicated and works constructed by developers. Actual indexed cost as at September 2009 \$2,287,206 (CPI 168.1)					\$ 2,417,099	\$ 2,417,099	11,516	209	
Total						\$ 3,760,985	\$ 3,760,985		324	

Camden Development Contributions Plan 2011
Public Car Parking Facilities

Item	Facility	Estimated Base Cost	Indexed Base Cost	Project On Costs	Estimated Borrowing Costs	Total Estimated Cost	Actual, Indexed Cost (if acquired or completed)	No. of spaces in facility	Contribution Rate for Narellian (per space)	Contribution Rate for Camden (per space)	Priority / Staging
CP1	LAND ACQUISITION - FUTURE Land required for the public car parking facility. This includes land to be acquired in Doncaster Avenue and the rear of properties in Somerset Avenue Narellian. Land valuation \$6,975,000 as at September 2009	\$ 6,975,000				\$ 6,975,000		412	\$ 16,930		Land to be acquired as and when development that contributes sufficient car parking contributions occurs
	Sub-total	\$ 6,975,000	\$ -	\$ -	\$ -	\$ 6,975,000	\$ -	412	\$ 16,930	\$ 0	
	On Costs associated with land acquisition (2%)	\$ 139,500	\$ -	\$ -	\$ -	\$ 139,500	\$ -		\$ 339		
	Total	\$ 7,114,500	\$ -	\$ -	\$ -	\$ 7,114,500	\$ -		\$ 17,268	\$ 0	
	WORKS - FUTURE										
	Camden Centre										
CP2	John / Murray Car Park - deck structure	\$ 3,678,420	\$ 3,886,302	Incl		\$ 3,886,302		76		\$ 51,136	
	Narellian Centre										
CP3	Doncaster Avenue Car Park - deck structure	\$ 7,091,987	\$ 7,492,783	Incl		\$ 7,492,783		412	\$ 18,186		1st stage of facility/ (at grade car park) to be provided when CP1 acquisitions are completed.
CP4	Doncaster Avenue Car Park - service relocations	\$ 585,939	\$ 619,053	Incl		\$ 619,053		412	\$ 1,503		2nd stage of facility (decked structure) to be provided when sufficient contributions funds are received.
	Total	\$ 11,356,346	\$ 11,998,138	\$ -	\$ -	\$ 11,998,138	\$ -		\$ 19,689	\$ 51,136	
	LAND AND WORKS - EXISTING										
	Nil										
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	

Camden Development Contributions Plan 2011 Plan Preparation and Administration Services

Item	Facility	Apportioned Cost to Expected Development (Sept 2009 CPI 168.1)	Indexed Cost (June 2011 CPI 177.6)	Contribution Catchment (persons)	Contribution Rate (per person)	Priority / Staging
SERVICES						
PA1	Provision of a development contributions planning officer over 15 years	\$ 1,625,250	\$ 1,717,099	26,440	\$ 61	Progressively over the life of the Plan
PA2	Provision of a development contributions accounting officer over 15 years	\$ 938,400	\$ 991,433	26,440	\$ 35	Progressively over the life of the Plan
PA3	Provision of legal services in relation to the implementation of this plan over 15 years	\$ 300,000	\$ 316,954	26,440	\$ 11	Progressively over the life of the Plan
PA4	Provision of valuation advice provided at least annually to maintain Land Value Index	\$ 225,000	\$ 237,716	26,440	\$ 9	Progressively over the life of the Plan
PA5	Plan preparation costs	\$ 50,000	\$ 52,826	26,440	\$ 2	Prior to commencement of Plan
Total		\$ 3,138,650	\$ 3,316,028		\$ 119	

Camden Development Contributions Plan 2011 Costs Details

Actual or Completed Costs		
	<p>Council is permitted by legislation to levy future development a reasonable contribution toward existing public services and amenities that, at the time this Plan was prepared, were provided in advance of or to facilitate future development. The maximum contribution that can be levied is so much of the completed cost of the public service or amenity (indexed to the date of plan adoption) that was incurred by the Council and fairly apportioning that cost to development that is expected to derive benefit from the public service or amenity. The only index that may be applied to the completed cost is the Consumer Price Index (All Groups) for Sydney.</p>	
Project On Costs		
Preliminaries	6% of the base cost	The Preliminaries allowance relates to items such as site establishment, supervision, large plant, scaffolding services, notices and fees, insurances - essentially all works not permanent physical parts of construction and are not directly associated with individual permanent physical parts or components of the construction.
Margin	5% of the base cost	Margin allowance addresses all overheads and profit for the procurement of the works identified in the schedule.
LSL	0.3% of the base cost	Long service levy payable pursuant to construction projects.
Professional Fees	10% of the base cost	Professional Fees allowance covers the engagement of all required professional consultants for the procurement of the required constructions including Architectural, Structural Engineering, Electrical Engineering, Mechanical Engineering, Hydraulics, Landscape, Quantity Surveyor, Geotech Engineer and other specialist consultants.
Environmental Approvals	1% of the base cost	Works identified in the schedule will generally need to be the subject to environmental assessment under the EPA Act and go through the approvals process of the council or other consent authority. The allowance reflects the need for planning assessments to be carried out for the capital works.
Project Management	2.5% of the base cost	Delivery of each of the projects included in the schedule need to be coordinated by Council staff or their consultants. Project management costs include Council officer supervision (including the administration of contracts) associated with the planning and delivery of capital projects.
Construction Contingency	7% of the base cost	Works in the schedule (and their costs) are based on high level strategic studies. For many of the items, planning has not yet reached the concept stage and the location of (and therefore site conditions attached to) many works has not yet been resolved. It is appropriate therefore to make an allowance for a cost contingency in the works

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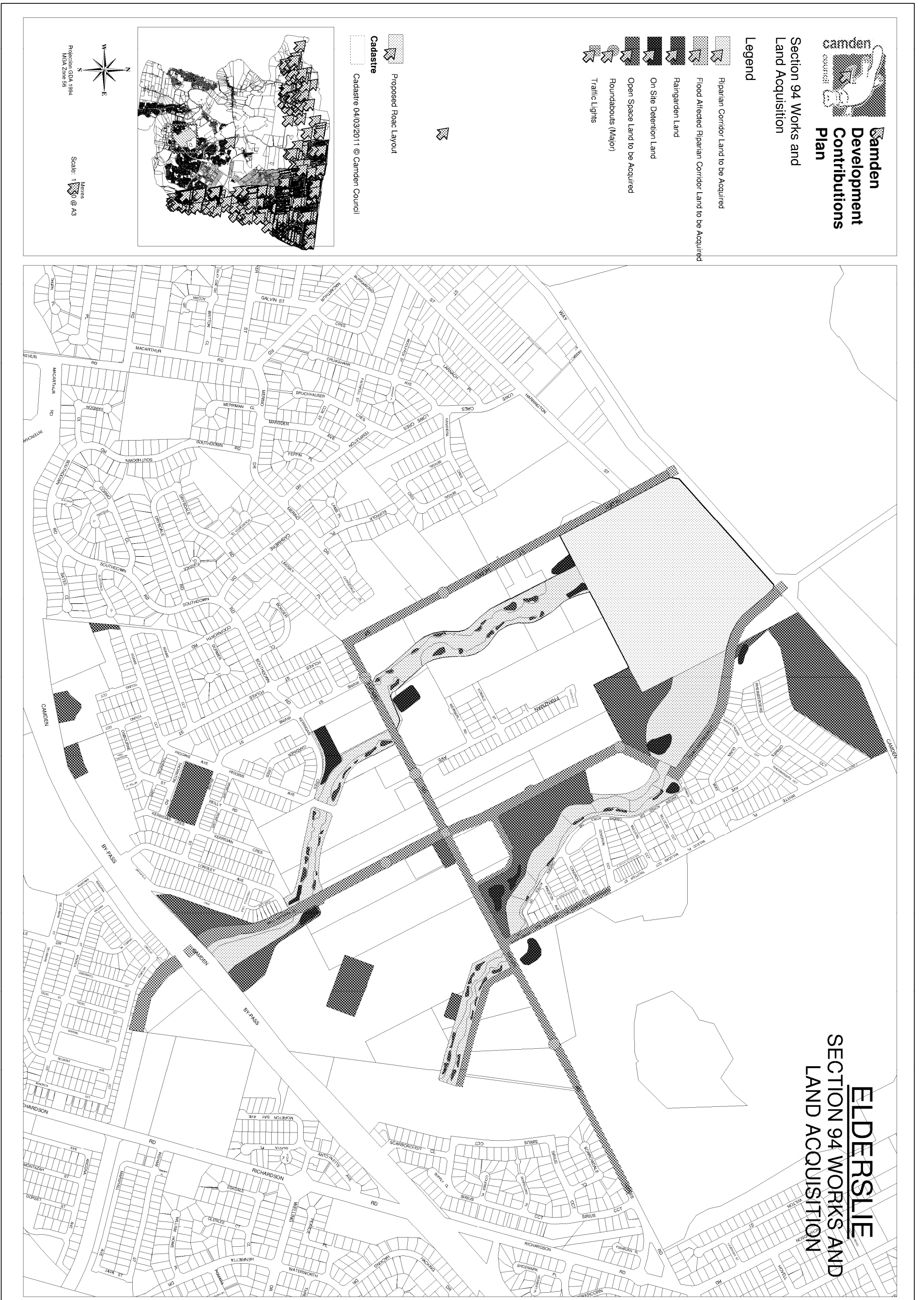
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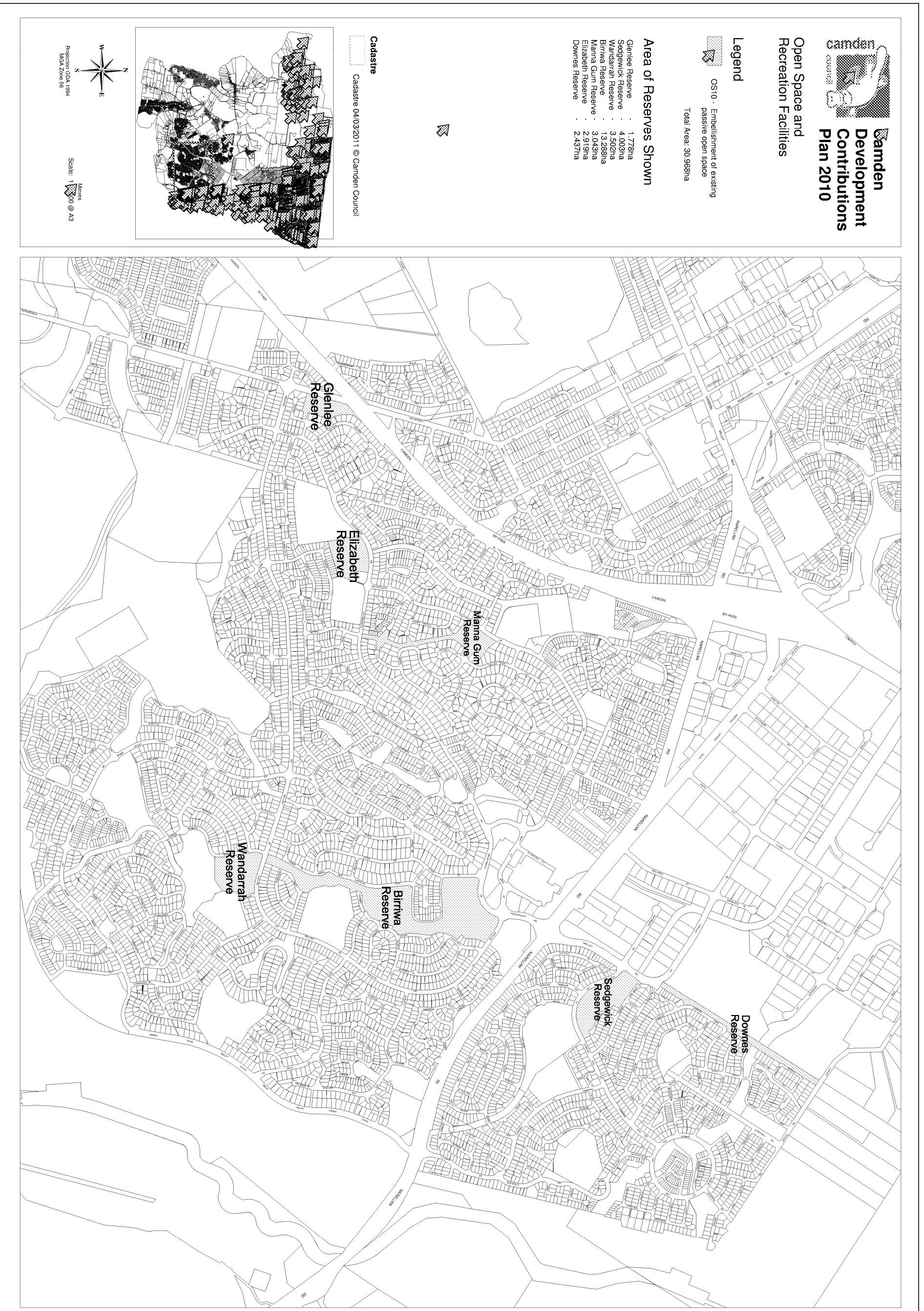


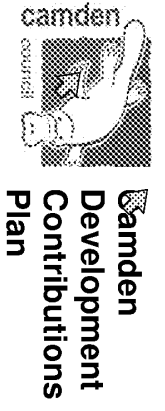


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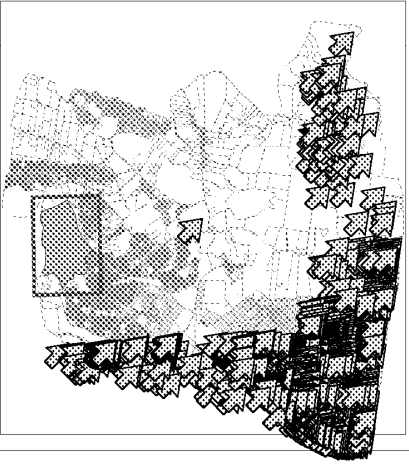


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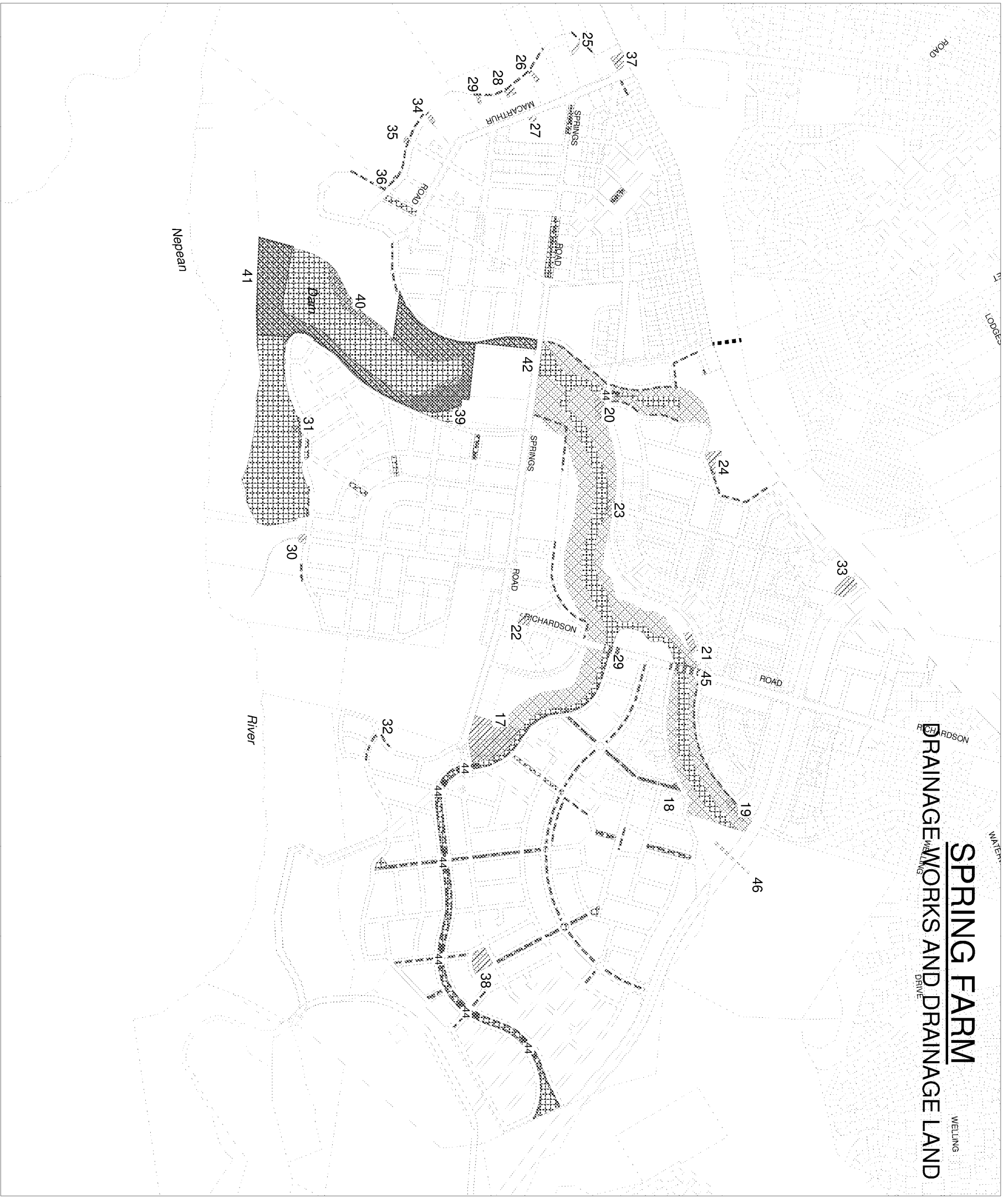
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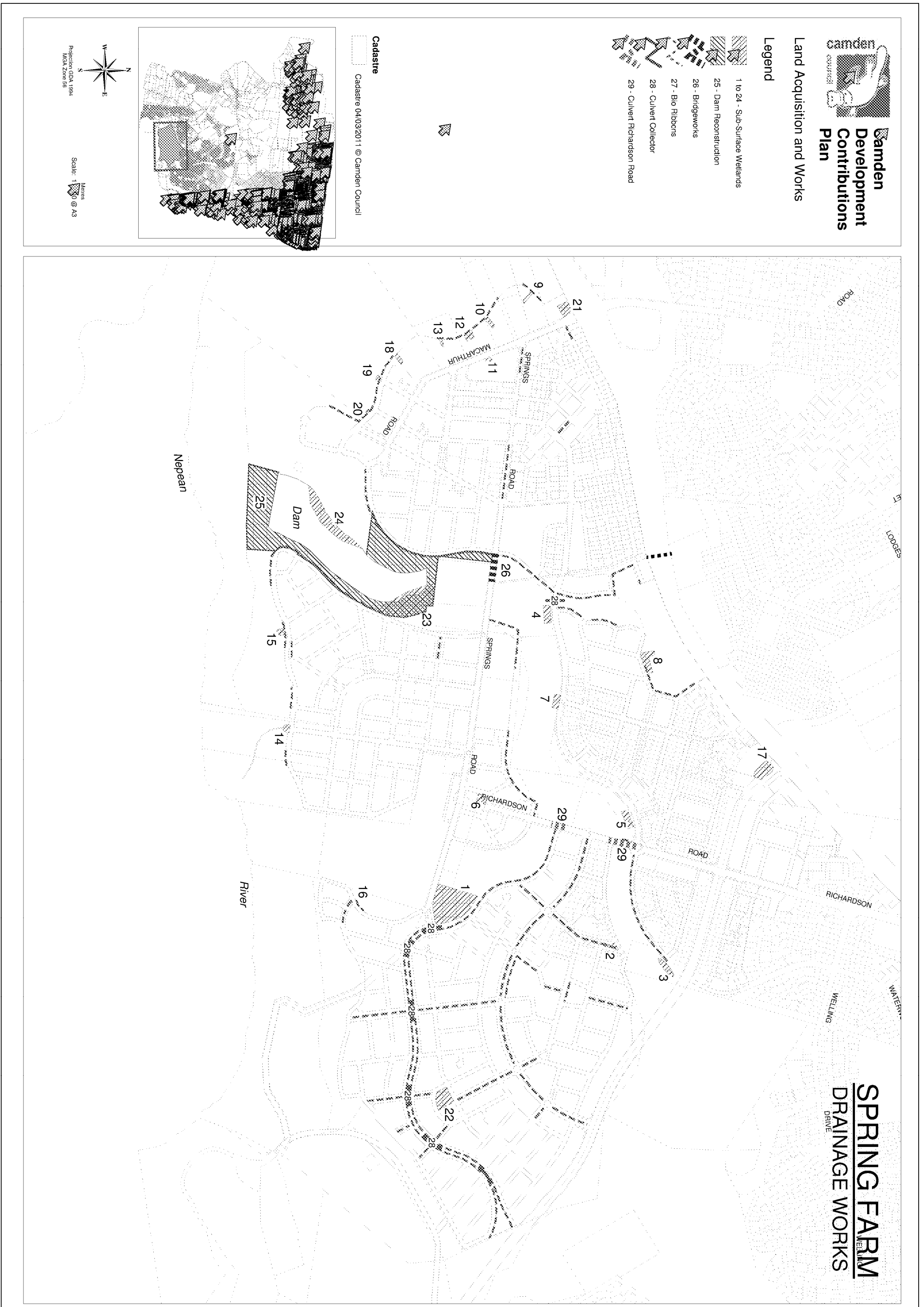
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- 25 - Dam Reconstruction
- 1 to 24 - Sub-Surface Wetlands
- 25 - Dam Reconstruction
- 26 - Bridgeworks
- 27 - Bio Ribbons
- 28 - Culvert Collector
- 29 - Culvert Richardson Road
- 46 - Major Culvert Link Road

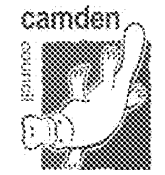
Cadastral
Cadastral 04/03/2011 © Camden Council



Scale: 1:300 @ A3







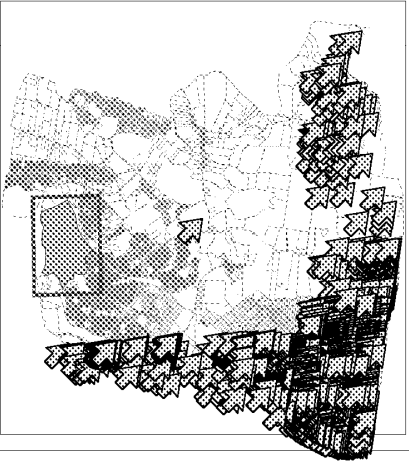
**Camden
Development
Contributions
Plan**

Land Acquisition and Works

Legend

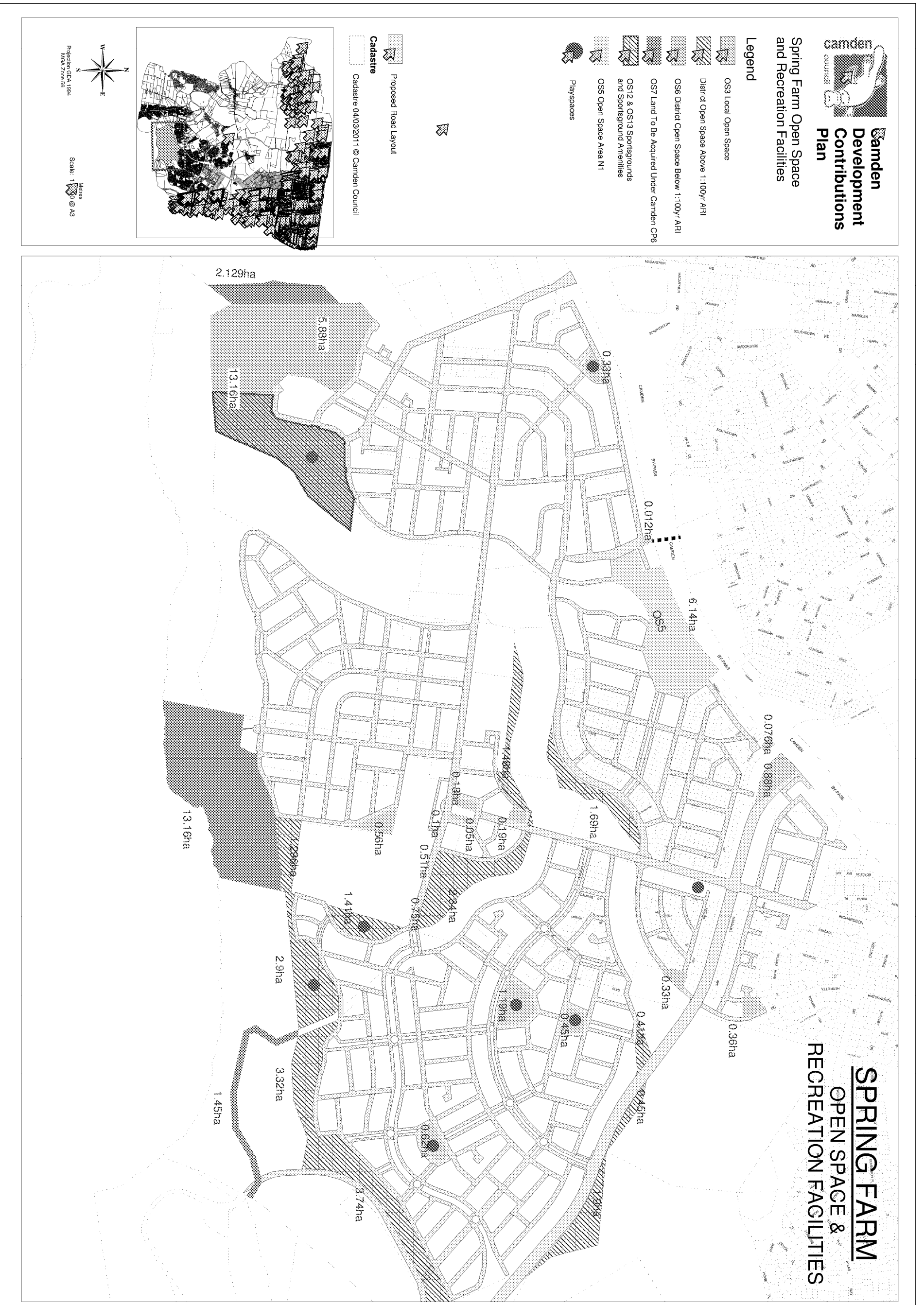
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- District Open Space Above 1:100yr ARI
- OS6 District Open Space Below 1:100yr ARI
- OS7 Land To Be Acquired Under Camden CP6
- OS12 & OS13
- OS5

Cadastral
Cadastral 04/03/2011 © Camden Council



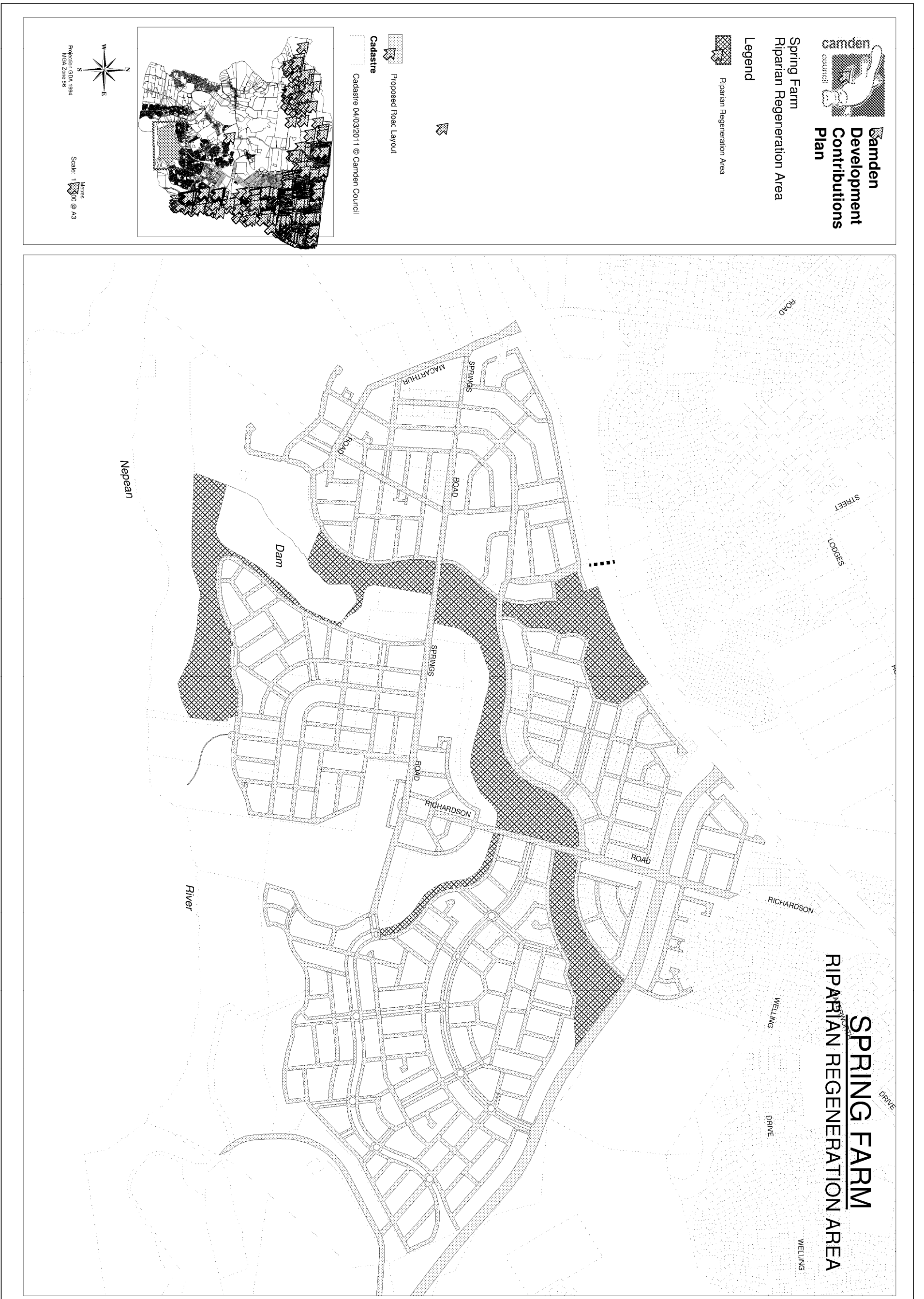
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MGA Zone 56
Scale: 1:30 @ A3
Meters





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Attachment 3





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Camden Development Contributions Plan 2011 Issues and Editorial Changes Paper

Attachment 4



15th August 2011

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Half roads fronting open space

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Family and children's centre

Multi-unit dwellings and Elderslie/Spring Farm local facility contribution rates

Oxley Rivulet riparian corridor

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Updated Schedule of Works

Specification for major facilities

Population projections

Land values

Residential lot yields

4. **Conclusion**

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ORD09**Attachment 4****1. INTRODUCTION**

- 1.1 This paper should be read in conjunction with the full Camden Development Contributions Plan 2011. Both are on public exhibition together and the Council invites comments and submissions on these documents from the public, landowners, developers and other stakeholders in the planning process.
- 1.2 The Issues Paper deals with changes in circumstances that have arisen since the Draft Contributions Plan was approved by Council in November 2009. Work on finalising the Plan and the exhibition were put on hold while the State Government reviewed the development contribution framework and introduced caps.
- 1.3 Council was informed in January 2011 it could proceed to exhibition of the Contributions Plan. Since that time Council officers have also been updating information in the Plan and accompanying maps.
- 1.4 When Council approved the Draft Camden Contributions Plan 2010 for public exhibition it delegated authority to officers to make editorial changes before it was put on exhibition. The Issues Paper outlines other possible post-exhibition changes likely to be considered as an update to the Draft Contributions Plan. These potential changes and all submissions on the exhibited Plan and Issues Paper will be reported to Council after the exhibition period and may lead to amendments to the Plan prior to adoption. The adopted document will become the Camden Development Contributions Plan 2011.

The issues and editorial are listed in the Contents the front of this Paper.

2. ISSUES

2.1 Half & Full Roads Fronting Open Space

- 2.1.1 The current Camden Contribution Plan 2004 collects contributions for these facilities in Elderslie and Spring Farm. Some of the facilities had been constructed by the time the Draft Contributions Plan 2010 was prepared. In keeping with the strategy of reducing the section 94 contribution rates in urban release areas to enhance housing affordability, Council decided to no longer accept contributions for half-road construction. Instead developers would be required to construct such roads as a condition of development consent. The draft Plan excluded the cost of half road construction, except where the facilities had been completed, or where an arrangement had already been entered into between the Council and a developer to provide the facilities.
- 2.1.2 Historically the policy of providing roads to the edges of open space was devised to counter the security fears of residents of houses whose rear yard fences backed on to unsupervised open space. Having roads fronting open space created informal security as drivers and pedestrians in residential neighbourhoods tend to be local and aware of suspicious individuals approaching houses across open space.
- 2.1.3 In addition developers acknowledged that lots fronting local streets and open spaces or parks beyond were an attractive urban design feature to present in their sales campaigns.
- 2.1.4 Council received submissions from developers raising concerns about this draft Plan policy change. A substantial amount of development with half roads fronting open space provided under Contributions Plan 2004 has already occurred in the major release areas at Elderslie and Spring Farm, often through Works in Kind Agreements. Some developers have outstanding contribution credits for building Council's sections of such half roads and some are part way through large developments where half roads have already been required as a DA consent condition.
- 2.1.5 The financial feasibility of some subdivisions will have been based on the existing half roads policy. To keep the proposed policy change to full roads as a DA consent condition could erode the financial viability of part completed developments. The existing Contributions Plan 2004 has already collected funds for half roads. A change in policy will have significant implications for both Council and developers for developments that have been approved but not yet commenced. Major developers understand the policy and find it relatively straightforward to apply.
- 2.1.6 Council will consider whether the new Contributions Plan with its focus on Spring Farm and Elderslie should retain half-roads fronting open space policy to ensure consistency and assist administration.

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2.2 Camden Bypass Intersection, Elderslie/Spring Farm Links and Springs Road Upgrade

2.2.1 Council is working towards completion of the following major road projects in 2012-2013 that are identified in the current and Draft Camden Contributions Plan 2011:-

- Camden Bypass Intersection serving Spring Farm and Elderslie
- Link Road from Bypass Intersection to Richardson Road in Spring Farm
- Link Road from Bypass Intersection to Lodges Road in Elderslie
- Upgrade of Springs Road to urban standard

Intersection and Link Roads

2.2.2 The Draft Development Contributions Plan 2011 proposed contribution rates per person / lot for these road projects based on estimated costs drawn from general road design standards. The Draft Development Contributions Plan 2011 indexed these cost estimates to June 2009.

2.2.3 Since that time Council, developers, the Roads and Traffic Authority and the Department of Planning and Infrastructure (DPI) have been involved in formulating design briefs and gaining development consent for various components of these projects. By August 2011 design work for the Link Road between the Bypass and Lodges Road was almost complete and a section already had development consent; the design of the Intersection and the Link Road to Richardson Road was awaiting conclusion of a Memorandum of Understanding (MOU) with DPI; and the work on the Springs Road upgrade had started.

2.2.4 Council is moving towards acquiring some of the land required for the Link roads. It is clear from initial design work that the land take required to undertake these projects will need to be adjusted. When designs are finalised and construction costs are clear these may prove to be greater or less than the Draft Plan estimates. In addition some of the land required might need to be bought at market rates rather than dedicated as part of development consents.

2.2.5 These factors may lead to adjustment to the contribution rates for these road projects in the adopted Draft Contribution Plan 2011. Increased land take is likely to increase costs, while final design construction costs and land purchase at market value could lead to either decreases or increases in costs and related contribution rates.

2.2.6 All four of these road projects will have started or are likely to start construction in early 2012 and will require partial Council funding in the case of the Bypass Intersection and Link Road to Richardson Road and full Council funding for the Link Road to Lodges Road and the upgrade of Springs Road. There are still extensive areas in Elderslie and Spring Farm to be subdivided. Consequently the existing Camden Contributions Plan 2004 has a substantial amount of contributions for these road projects not yet collected.

2.2.7 Council intends to co-fund the construction of the Intersection and Link Road to Richardson Road with the Department of Planning and Infrastructure through a Memorandum of Understanding. Council's contribution to the project will be construction costs itemised in the Camden Contributions Plan 2004 subject to indexation. Council will also have to fund Link Road land acquisition costs.

2.2.8 Council will need to forward fund the cost difference between this \$8,754,667 and the amount of relevant contributions collected for the Intersection and the Link to Richardson Road under the Contributions Plan 2004 up to the adoption of the new Contributions Plan 2011. This will also apply to Council's direct acquisition and construction of the Elderslie Link Road between the Intersection and Lodges Road. The final costs for this project are not yet available, but the Contributions Plan 2004 allows for \$3,328,853. These differences will need to be recouped in the new Plan.

2.2.9 In summary the contribution rates for these four road projects in the adopted Camden Development Contributions Plan 2011 are likely to differ from those in the Camden Contributions Plan 2004 to reflect the following factors :-

- possible larger land take for road construction
- variations between final design construction costs and original basic cost estimates
- possible differences between Contribution Plan values and market value land acquisitions
- recoument of Council forward funding of these projects

Springs Road

2.2.10 Council recently decided to extend the contract for the upgrade of Springs Road to make the western section urban road standard as well as the eastern end. The additional works are costed in the new Contributions Plan at \$3,650,000 and includes provision of new bridge at Springs Creek. Work on the eastern section has started There have also been changes to streetscape and electrical infrastructure aspects of the Springs Road project. The Camden Development Control Plan 2011 amended the street tree planting development controls for Springs Road. The DCP amendment related to the location of street trees located on the road verge, rather than the road pavement.

2.2.11 This amended development control resulted in an estimated cost reduction from \$740 per lineal metre to \$410 per lineal metre for the Springs Road Streetscape Project (SF40). Based on the lowered cost of streetscape works, the revised estimated base cost of Springs Road Streetscape, SF40 is \$671,656 which is a saving of \$541,027.

2.2.12 Conversely, recent cost estimates to underground electricity power infrastructure services under Springs Road indicate a shortfall in section 94 funding for Springs Road Electrical Works (SP41). Cost savings from the Springs Road Streetscape (SF40) works project are proposed to be allocated towards Springs Road Electrical Works (SP41) to address the shortfall in the cost of providing under grounding in part.

2.2.13 Reallocation of this saving to the Springs Road Electrical Works item will increase the amount of funds levied for electrical works in the Draft Camden Contributions Plan 2011. However, these changes as set out above redistribute the costs of Spring Road works without affecting the total sum of costs for Springs Road works or contributions rates in the Draft Camden Contributions Plan 2011.

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2.3 Land Value Indexation

- 2.3.1 The level of monetary contribution rates and the value of facilities provided under Development Contributions Plans are set at the time of the adoption of a Plan. The monetary contributions to be made, facilities developed or land acquired by or dedicated to Council in relation to a particular site or development application may not occur for years after the Contribution Plan is adopted.
- 2.3.2 Consequently to avoid the potential erosion of value through inflation Consumer Price Index quarterly updates are used to ensure contribution rates keep pace with price increases. This mechanism also maintains the value of the works and facilities provided by developers.
- 2.3.3 The Consumer Price Index is not an ideal method for valuing land contributions because land values can fluctuate dramatically and do not follow Consumer Price Index trends.
- 2.3.4 This situation can potentially damage the integrity of a Contributions Plan because it could lead to a Council having to pay more for land than it is worth or a developer receiving less payment or credit for a site compared to its market value. The Camden Contributions Plan 2004 included provision for a Land Value Index as a more accurate guide to changes in land values, but this provision was not activated.
- 2.3.5 The Land Value Index mechanism has been retained in the Camden Development Contributions Plan 2011 with the same objective. To that end Council had all Contribution Plan sites valued in April 2011. This valuation will become the base line for the Index and set at 100.00. Indexation based on average values is likely to have some potential problems with the uniqueness of particular sites.
- 2.3.6 In addition if land values are to be reflected accurately Contribution Plan sites should be re-valued annually and provision for this process should be included in the new Plan. The original Draft Plan did not provide for valuations outside Spring Farm and Elderslie and Council should also consider including arrangements for annual re-valuation of this land. Council will give consideration to such matters in the light of submissions arising from the Exhibition of the Plan.

2.4 Narellan Town Centre Car Parking

- 2.4.1 Section 4.6.2 of the Draft Camden Contributions Plan 2011 makes provision to acquire No.'s 2, 10, 12, 14 and 16 Doncaster Avenue and the rear only of No.'s 1, 3, 5, 7, 9, 11, 13, 15, 17 Somerset Avenue, Narellan for the purpose of providing a public car parking facility. Council already owns No. 4, 6 and 8 Doncaster Avenue.
- 2.4.2 The Camden Development Control Plan 2011 requires adjoining land at the rear of buildings at No.'s 1, 3, 5, 7, 9, 11, 13, 15 and 17 Somerset Avenue, Narellan to be dedicated to Council at no cost for the purpose of providing a public car parking facility. This Development Control Plan does not refer to No's 2, 10, 12, 14 and 16 Doncaster Avenue.
- 2.4.3 The preferred concept design for the public car parking facility is defined as Option 2 in Kann Finch's *Proposed Master Plan Concept Design for the Staged Car Parking Facilities Doncaster Avenue, Narellan* dated 8 March 2006 and requires the transfer of land to Council in the following stages.
- Stage 1: Initial at-grade car park involving redevelopment of Narellan No.'s 4, 6 and 8 Doncaster Avenue and the rear of No.'s 1, 3, 5, 7, 9, 11, 13, 15 and 17 Somerset Avenue.
- No's 4, 6 and 8 Doncaster Avenue, Narellan was acquired by Council in 2002 and the Draft Plan does not intend to levy for the acquisition costs.
- Stage 2: Re-development of No.'s 2, 10, 12, 14 and 16 Doncaster Avenue, Narellan to extend the Stage 1 at-grade car park.
- Stage 3: Construction of a 2 storey decked car park structure on the Stages 1 and 2 at-grade car park.
- 2.4.4 The Draft Plan Works Schedule includes an estimated land acquisition cost of \$6,975,000 and indexation will increase this estimate when the Plan is adopted. There is however a clear inconsistency between the Draft Contributions Plan and the Development Control Plan with the former providing for the acquisition of private properties for the car park and the latter requiring dedications of land to the Council free of charge. The Camden Development Control Plan 2011 will need to be amended to ensure consistency with the Camden Contributions Plan.
- 2.4.5 Council will also need to consider a post exhibition amendment to the Draft Plan to include a separate cost estimate item for each stage of the proposed Narellan Town Centre Public Car Parking facility (Items CP3 and CP4 in the Works Schedule) construction. Any post exhibition amendment will need to review cost estimates. This will enable those landowners/developers that are subject to paying parking development contributions to identify what they are paying for more clearly
- 2.4.6 It is anticipated that the Draft Plan will include provisions to credit landowners intending to dedicate land free of cost for the public car parking facility. The credit would enable eligible landowners to offset contributions rates payable towards the public car parking facility under the Draft Plan.

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2.5 Mount Annan Phase 1 and Rheinberger's Hill Open Space Acquisition Cost Recoupment

- 2.5.1 The Draft Camden Contributions Plan 2011 allows for recoupment of the costs of buying the site and constructing the Mount Annan Leisure Centre Phase 1 and the costs of acquiring the Rheinbergers Hill open space. Both these items were forwarded funded by borrowing from development contributions collected for other purposes and those borrowed funds need to be recouped from development contributions from future developments in the areas served by these facilities. The draft Plan did not explain how the forwarded funded arrangement for the recoupment of the Leisure Centre and Rheinbergers Hill costs was calculated or how these were apportioned between future developments
- 2.5.2 Some of the forwarded funded costs were collected for under Contribution Plan No. 2 and Camden Contribution Plan 2004. Consequently only part of the recoupment costs for these facilities should be levied for under the new Plan. The Draft Contributions Plan 2011 will be amended to set out how the recoupment process is structured, how the costs have been apportioned between different contribution catchments and adjusted to reflect recoupment monies already collected. This process will reduce the level of development contribution currently listed in the Draft Contributions Plan 2011.

Attachment 4

2.6 Proposed Family and Children's Centre

- 2.6.1 Council commissioned a Social, Cultural and Recreational Needs Study (Draft Study) for the Narellan Release Area. The Draft Study identified the Narellan Community Centre as a potential location for a family and children's centre given the proximity of existing community focused services and supporting infrastructure in the area. This location would also be consistent with the Draft Camden Contributions Plan requirement to provide 453m² for a new District level multi-purpose community floor space. Council is considering this option.
- 2.6.2 Potential benefits include reduced land acquisition costs, centralisation of district community facilities, integration with existing land uses/infrastructure and economies of scale for the upgrade of the Narellan Community Centre.
- 2.6.3 A concept design and cost estimate was prepared in May 2011 for the expansion of the Narellan Community Centre to accommodate the Contributions Draft Plan 453m² District level multi purpose community floor space (Works Item C5). The cost estimate was \$1,807,338. The cost estimate exceeds the estimated cost in the Draft Contributions Plan.
- 2.6.4 Co-location of the proposed family and children's centre adjunct to the Narellan Community Centre would save \$149,364 (Draft Contributions Plan Work Schedule Item C1 453m² x 2.5 x \$130 = \$141,375 plus indexation). The land acquisition cost savings would fully address the shortfall.

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Attachment 4

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Attachment 4

2.7 Multi-unit Dwellings and Spring Farm /Elderslie Contribution Rates For Local Facilities

- 2.7.1 The Camden Contributions Plan 2004 levies for local facilities (in Spring Farm and Elderslie) assumed an occupancy rate of 3.1 persons for all dwellings. These levies do not distinguish between different occupancy rates for detached dwellings and multi unit dwellings. The actual occupancy rates are 3.1 persons per dwelling for standard lots and 2 persons per multi-unit dwelling.
- 2.7.2 This policy approach inhibits provision of a diverse mix of multi- unit dwellings and detached dwellings housing in Spring Farm and Elderslie.
- 2.7.3 The new Contributions Plan should reflect the different occupancy levels of multi-unit and detached houses. Post-exhibition Council will consider whether the Local Facilities – Elderslie and Spring Farm Development Area contributions rates for future multi unit dwellings should be levied according to an assumed occupancy rate of 2.0 persons per dwelling, rather than by any standard subdivided lot or detached dwelling house occupancy rate of 3.1 persons. This would be consistent with the methodology for the other components of the Draft Camden Contributions Plan 2011, reduce the Local Facilities component by 35% per multi unit dwelling and enhance housing affordability.

2.8 Oxley Rivulet Riparian Corridor, Elderslie

2.8.1 The Oxley Rivulet traverses the rear of properties fronting Hilder Street, Elderslie. The current and draft Contributions Plan levies contributions for drainage works and land acquisition along the Oxley Rivulet corridor south of Lodges Road (upstream) and north of Kirkham Park (downstream).

2.8.2 The nature, scope and cost of drainage works proposed in the Draft Contributions Plan for the Oxley Rivulet riparian corridor are likely to change to address the following planning considerations:

- current demand for trunk drainage within or adjacent to the Oxley Rivulet.
- fragmented ownership of the riparian corridor adversely affects the coordination and financial capacity of developers to carry out drainage works.
- modifications to the locations, area and volume capacity of water detention basins within the Oxley Rivulet Riparian Corridor, in comparison to the Camden Contributions Plan 2004.

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Attachment 4

3 EDITORIAL CHANGES

3.1 Plan Maps

- 3.1.1 The following mapping updates are included in this Issues Paper for information. These points do require action or changes to the policies of the Draft Camden Contributions Plan 2010.
- 3.1.2 When the Draft Camden Contributions Plan 2010 was originally presented to Council in November 2009 the core maps provided covered Elderslie and Spring Farm Release Areas. They were based on the original Camden Contributions Plan 2004 maps, which were in turn based on the masterplans for these release areas. The masterplans had originally been drawn by different developer consortia consultancies and used different formats, scales, notations, keys and themes. In addition the locations of some facilities and the route of some roads originally shown indicatively have altered slightly since the masterplans were formulated.
- 3.1.3 No maps were provided for Narellan and Camden town centres and not all items and facilities in the Contribution Plan Schedule were indicated on the Plan maps. The draft Plan key map showed areas not covered by the new Plan, but it did not show all areas of the Camden Local Government Area (LGA) that would be subject to the new Plan. Only the southern part of the LGA was shown.
- 3.1.4 The Holdsworth Drive and Struggletown contribution areas are small and were shown on the large scale key map, making it difficult to see the boundaries of these two areas. The Draft Plan maps were also in a format that could not be readily integrated with Council's geographic information system.
- 3.1.5 The Camden Contributions Plan 2011 maps have been completely revised to address all these issues and ensure that the format, notation, themes are consistent. Additionally, the locations of works have been updated; facilities and works listed in Plan Schedules are shown in the Plan Maps; the Camden and Narellan town centre maps are added; the Struggletown and Holdsworth Drive contribution areas are visible; and the electronic versions will be entirely compatible with the Council's mapping system.

3.2 Updating Schedules of Works

3.2.1 The Schedules of Works in the Draft Camden Contributions Plan 2010 presented to Council in November 2009 were based on a review of the 2004 Contributions Plan Schedules carried out in September 2006 and price indexed to June 2009. There have been some significant changes to costs and the design of some works since that time. The Schedules in the Plan on exhibition with this Issues Paper have been reviewed and updated to reflect these changes. The Exhibition of the Draft Plan may identify other details that may require further changes to the Schedules.

3.3 Specification of Major Facilities

3.3.1 The Draft Camden Contributions Plan 2010 originally only provided a basic, one line description of facilities to be delivered through the Plan. Consequently it is unclear what services and facilities important projects such as leisure and youth recreation centres will actually provide for the contributions being collected. This lacks transparency and without standard design specifications of such centres could lead to inconsistencies in the level of service and facilities provided in different parts of the Local Government area.

3.3.2 To address these issues the adopted Contributions Plan 2011 will incorporate standard definitions of major facilities to be funded by contributions to be collected under the Plan.

3.4 Population Projections

3.4.1 Reference is made to the population projection tables within Section 3.2.1 of the Draft Plan. The population figures in Tables 3.2, 3.3 and 3.4 within this Section of the Draft Plan were updated to ensure consistency with Council's Population Forecasts updated by ID Forecast on 21 April 2011 and available on Council's website.

3.4.2 The population projections produced by ID Forecast represent the most recent data demographic data available and extends the time series for population forecasts by five years for the Camden LGA. The Draft Camden Contributions Plan 2011 contains population forecasts 2006 to 2036.

3.5 Land Values

3.5.1 The Draft Contributions Plan presented to Council in November 2009 incorporated land values for categories of land that would be acquired to provide facilities proposed by the Plan. These were based on 2008 valuations of Contribution Plan sites in Elderslie and Spring Farm and are now out of date.

3.5.2 The land concerned was re-valued in April 2011 and these latest values have replaced the 2008 values in the Exhibition version of the Contributions Plan 2011. Values per square metre rose slightly in Spring farm and fell slightly in Elderslie.

3.6 Residential Lot Yields

3.6.1 The lot projections in the Draft Camden Contributions Plan 2011 Lot Projections were updated to reflect current development approvals statistics and strategic planning projects.

3.6.2 Lot yields in the Spring Farm Release Area will be reviewed to ensure the Draft Plan reflect recently adopted amendments to the Camden Development Control Plan 2011.

In August 2011 Council exhibited proposed amendments to the Spring Farm Eastern Village Master Plan within the Camden Development Control Plan 2011. The draft amendments seek to amend the Spring Farm master plan, densities, water management strategy and provision of local open spaces. Should the draft amendment to the Camden Development

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Control Plan 2011 be adopted, the Draft Camden Contributions Plan 2011 will be amended post-exhibition to incorporate adopted changes accordingly.

Attachment 4

4 CONCLUSION

This Issues and Editorial Changes Paper supplements the Draft Camden Contributions Plan 2011 prepared for public exhibition. The Issues Paper outlines possible recommendations or approaches, based on current understanding of the background to and the broad, potential impact of the issues concerned on development contributions for each issue. The issues described above in Section 2 of this Paper, along with any submissions on these points and recommendations on how these issues should be dealt with in the adopted Camden Contributions Plan 2011 will be reported to Council post-exhibition.

ORD09**Attachment 4**

ORDINARY COUNCIL

ORD10

SUBJECT: 2011 LOCAL GOVERNMENT ASSOCIATION CONFERENCE -
NOMINATION OF DELEGATES
FROM: Director Governance
BINDER: 2011 LGA Annual Conference

PURPOSE OF REPORT

To determine attendance at, and nominate, Council voting delegates to the 2011 Local Government Association Conference.

BACKGROUND

The 2011 Local Government Association Conference will be hosted by Shoalhaven City Council from Sunday 23 to Wednesday 26 October 2011, with sessions to be held in the Shoalhaven Entertainment Centre.

MAIN REPORT

Member Councils of the Associations are entitled to nominate voting delegates on a population basis. With a population of between 50,000 and 100,000, Camden Council is entitled to nominate four (4) voting delegates. As well as voting delegates, additional Councillors may also attend as observers.

Early Bird registrations for full Conference registration close on Friday 2 September 2011. The Early Bird registration cost is \$1,089 (GST inclusive) per delegate.

A copy of the draft programme has been included in the **Supporting Documents** for the information of Councillors.

Keynote speakers are still being confirmed. The programme also offers free development workshops presented by LGSA Learning Solutions on Sunday 23 October prior to the Conference commencing for the benefit of Councillors. The topics are noted in the draft programme.

CONCLUSION

Council has an entitlement to nominate four (4) voting delegates to attend the LGSA Conference. Council is required to determine whether it is to be represented at the Conference and if so, nominate delegates.

RECOMMENDED

That Council determine whether to attend the 2011 Local Government Association Conference in Shoalhaven City Council from 23 to 26 October 2011 and if so, nominate voting delegates.

ATTACHMENTS

1. Local Government Association of NSW Conference Draft Program 2011 -
Supporting Document

ORD10

ORDINARY COUNCIL**ORD11**

SUBJECT: COUNCILLOR REPRESENTATION - MACROC
FROM: Director Governance
BINDER: Councillor Representation

The MACROC Constitution provides for member Councils to nominate three (3) 'general' delegates for the term of the Council, in addition to the Mayor of the day, who is automatically a delegate.

Council's current delegates are Councillors Warren, Symkowiak and Dewbery. With Councillor Warren's election to the position of Mayor it would now be appropriate for Council to nominate an alternate delegate to fill his 'general' position.

MACROC meets every two months in the evenings and meetings rotate between the locations of the three member Councils. There are also other irregular events conducted by MACROC which delegates may also wish to attend.

The next scheduled MACROC Board Meeting is Wednesday 7 September 2011.

RECOMMENDED

That Council nominate a councillor representative to the Macarthur Regional Organisation (MACROC) of Councils.



ORDINARY COUNCIL

ORD12

ORD12

SUBJECT: 2010/11 BUDGET - QUARTERLY REVIEW AS AT 30 JUNE 2011
FROM: Director Governance
BINDER: 2010/11 Budget Quarterly Review

PURPOSE OF REPORT

The purpose of this report is to present Council with an interim review of the 2010/11 Budget as at 30 June 2011, in accordance with Part 9, Division 3, Section 203, of the Local Government (General) Regulation 2005.

INTERIM REVIEW OF THE 2010/11 BUDGET

At the time of preparing this report, the preparation of Council's 2010/11 Financial Reports was nearing completion. It is prudent to complete the Financial Reports before finalising the year-end budget result and as such this report provides an interim indication only.

The purpose of the interim report is to ensure that Council complies with the requirements of the *Local Government Act, 1993*. In other words, this report is purely a compliance report and not necessarily representative of the final budget result for 2010/11.

In adopting the March Review of the 2010/11 Budget, Council authorised a projected working funds surplus of \$1,362,641.

Since the adoption of the March Review of the 2010/11 Budget, Council has approved the following budget adjustments.

COUNCIL AUTHORISED VARIATIONS	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	Budget Impact Increase / (Decrease)
BEP Committee - Additional Subsidy Council Minute ORD 122/11 - 14/06/2011	\$40,000	\$0	(\$40,000)
Kids of Macarthur DA Fees Donation Council Minute ORD 135/11 - 28/06/2011	\$5,297	\$0	(\$5,297)
Senior Citizens Committee - Additional Subsidy Council Minute ORD 144/11 - 28/06/2011	\$1,600	\$0	(\$1,600)
TOTAL COUNCIL AUTHORISED VARIATIONS	\$46,897	\$0	(\$46,897)

These adjustments have led to a decrease in Council's budget surplus which is now \$1,315,744. This surplus is over and above Council's minimum working funds level of \$1,000,000.

A preliminary review of income and expenditure as at 30 June 2011 indicates that Council can expect an increase in the budget surplus.

ORD12

A further report is expected to go to Council in October 2011 which will include the final budget position for 2010/11.

CONCLUSION

The *Local Government Act* requires the quarterly budget review to be presented to Council within eight (8) weeks of the reporting date. This report presents Council with an interim position only. Upon completion of the 2010/11 Financial Reports the final year-end budget result will be presented to Council for consideration.

RECOMMENDED

That Council note the interim review of the 2010/11 Budget as at 30 June 2011.



ORDINARY COUNCIL

ORD13

ORD13

SUBJECT: 2010/11 BUDGET - EXPENDITURE REVOTES
FROM: Director Governance
BINDER: Budget Revotes

PURPOSE OF REPORT

The purpose of this report is to seek Council's approval to revoke a list of specific projects that were incomplete or not commenced as at 30 June 2011.

2010/11 EXPENDITURE REVOTES

At the end of each financial year a review is undertaken to identify the status of specific projects with a view to having funds carried forward in order to complete the works.

Most of the projects had been committed but not yet commenced as at 30 June 2011. All projects submitted for revoke have satisfied the criteria outlined in Council's adopted 'Expenditure Revotes Policy' and have been determined as essential to meet either the strategic or operational requirements of Council.

As at 31 March 2011 Council had approved \$8,649,823 in revoted works. The total amount of additional works identified as revotes for the June quarter is \$1,280,670 resulting in a total expenditure revotes program of \$9,930,493 overall.

The following table shows a comparison of the combined September, December and March Review revoke estimates to the actual year-end revoke required. The middle column highlights the additional revotes requiring Council's authorisation:

EXPENDITURE REVOTES (SOURCE OF FUNDS)	Revotes Approved to March 2011	Additional Revotes Requiring Approval	Actual Year-End Revoke Required
Section 94 Contributions	\$4,565,400	\$168,150	\$4,733,550
External Grant Funding	\$409,303	\$164,619	\$573,922
Internal Reserves / Trust Amounts	\$68,320	\$260,603	\$328,923
General Revenue (i.e. Council Funds)	\$278,800	\$341,377	\$620,177
DOP Loan (Lodges Road)	\$3,328,000	\$345,921	\$3,673,921
TOTAL EXPENDITURE REVOTES	\$8,649,823	\$1,280,670	\$9,930,493

For a detailed listing of all proposed revotes requiring Council's approval, please refer to the **supporting documents** in the business paper.

It should be noted that the upgrade of Springs Road, Lodges Road and Hilder Street account for \$7,924,544 (80%) of the total \$9,930,493 revoke.

It should also be noted that \$620,177 (6% of total revotes) of this year's revoke program relates to items funded from general fund. Whilst the final budget result for 2010/11 is

yet to be formally presented to Council, a preliminary review of expenditure and income, and all restricted cash reserves indicates sufficient monies are available to fund the general fund portion of the expenditure revotes program.

REMAINING BALANCE OF COUNCILLOR WARD FUNDS

The remaining balance of Councillor Ward Funds is \$19,169. Council may elect to revote these funds into the 2011/12 budget. If Council does carry forward the funds, the available balance in the 2011/12 budget will be \$49,169.

It should be noted that the remaining balance of Councillor Ward Funds \$19,169 is not currently included within the revotes list. This has traditionally been the practice with only one exception noted in the last eight years of Expenditure Revotes.

CONCLUSION

Council is required to approve the list of expenditure revotes to be carried forward into the 2011/12 Budget. If approved by Council, the general fund portion will be transferred to the "revotes reserve" in accordance with Council's Expenditure Revotes Policy.

RECOMMENDED

That Council:

- i. adopt the list of projects requiring revote as identified within the supporting documents and endorse the inclusion of these projects in the 2011/12 Budget; and**
- ii. determine whether the unspent portion of Councillor Ward Funds (\$19,169) be revoted to the 2011/12 Budget.**

ATTACHMENTS

1. *Proposed Budget Revotes Appendix - Supporting Document*



ORDINARY COUNCIL

ORD14

ORD14

SUBJECT: MANAGEMENT PLAN - JUNE 2011
FROM: Director Governance
BINDER: Management Plan

Council prepares a Management Plan and Budget annually, which sets out strategies and actions for the next three (3) years. The *Local Government Act* requires quarterly reports to be submitted to Council showing progress to date on each of the strategies and actions within the Management Plan for the current twelve (12) months.

The June 2011 review has been completed and is **provided in the Business Paper Supporting Documents**. The attachment highlights the progress of Council's adopted strategies and provides comments on each of the items.

RECOMMENDED

That the June 2011 Management Plan review be endorsed.

ATTACHMENTS

1. Management Plan - *Supporting Document*