

Oran Park and Turner Road Precincts Section 94 Contributions Plan

Prepared for

The Council of Camden



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1. Summary

1.1 Overview of this Plan

The Oran Park and Turner Road Precincts (the **Precincts**) are located in the northern part of the Camden local government area.

Land in the Precincts is currently mainly used for rural or recreation purposes, but this is set to change with the area having been identified for future urban development within Sydney's South West Growth Centre.

The NSW Government's approach to planning the Growth Centres represents a change from the past where new communities have been developed without quality design outcomes and with infrastructure provision lagging behind development. Planning for the Growth Centres is to focus on better matching infrastructure investment to the pace of development.¹

Characteristics of the expected future development in the Precincts may be summarised as follows:

- approximately 11,500 dwellings, with an associated anticipated population of about 33,700 residents;
- a new Oran Park town centre and smaller neighbourhood centres comprising retail, commercial, civic and community uses. Approximately 40 hectares of net developable land will be made available for these purposes;
- employment areas comprising a net developable area of approximately 115 hectares;
- educational, institutional, community and recreation land uses to support the resident population; and
- a development horizon of approximately 20 years.

There are currently few if any existing facilities in the Precincts to support the scale of urban development envisaged in the future.

The occupants and users of the development that is expected to occur in the Precincts will generate an increase in the demand for public services and amenities. New development should make a reasonable contribution toward the provision of new and/or augmented facilities to meet this additional demand.

The public services and amenities required to meet demands of the expected future development in the Precincts are as follows:

- traffic and transport management facilities;
- water cycle management facilities;
- open space and recreation facilities; and

¹ Growth Centres Commission (2006), *Growth Centres Development Code*, October 2006, foreword

- community facilities.

Section 94 of the *Environmental Planning and Assessment Act 1979* (EPA 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 monetary contribution or the dedication of land free of cost, or both, towards the provision of public amenities and public services.

Where the consent authority is a council, a contribution under section 94 of the EPA Act 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.

This Plan has been prepared:

- with regard to the *Growth Centres Infrastructure Plan* (that addresses regional level infrastructure needs) and the *Growth Centres Development Code*;
- in conjunction with the preparation of the Indicative Layout Plans for the Precincts. In keeping with the requirements of the *Growth Centres Development Code*², this Plan addresses local infrastructure not provided for by the *Growth Centres Infrastructure Plan* and the special infrastructure contribution;
- having regard to the Practice Notes issued by NSW Department of Planning in accordance with clause 26(1) of the *Environmental Planning and Assessment Regulation 2000* (EPA Regulation);
- having regard to advice contained in the NSW Department of Planning Circular PS 07-018 issued on 6 November 2007; and
- having regard to the Ministerial Direction issued on 2 January 2008 under Section 94EAA of the *Environmental Planning and Assessment Act 1979* and the associated Explanatory Note issued by the Department of Planning.

This Plan sets out:

- the relationship between the expected types of future development in the Precincts and the public amenities and services required to meet the demands of that development;
- the formulas to be used for determining the contributions required for different categories of public amenities and services;
- the contribution rates for the anticipated types of development in the Precincts;
- maps showing the location of the public facilities proposed to be provided by Camden Council supported by a works schedule setting out an estimate of their cost; and
- the administrative and accounting arrangements applying to section 94 contributions that are required by this Plan.

Background information to this Plan is contained within the references included in Section 6 of this Plan.

² Growth Centres Commission, op. cit., page 1-11

1.2 Works schedule and contribution rates summary

1.2.1 Oran Park Precinct

Oran Park Precinct Contributions Schedule

Facility	Total Cost to Development (\$)^	Total Area of Land to be Acquired (m2)^	Contributions for:									
			Open Space, Recreation and Community Facilities				Water Cycle Management				Transport Management	
			Residential Development				All Development*				All Development*	
							Urban Lands		Transition Lands~		Urban Land	Transition Lands~
			Per person	Per Detached Dwelling / Lot	Per Semi-detached or Attached Dwelling	Per Apartment	Per net developable hectare (South Creek Catchment)	Per net developable hectare (Cobbitty Creek Catchment)	Per net developable hectare (South Creek Catchment)	Per net developable hectare (Cobbitty Creek Catchment)	Per net developable hectare	Per net developable hectare
Occupancy Rate (persons per dwelling)			1	3.3	2.4	1.8						
Open Space and Recreation												
Land Acquisition	\$ 58,921,464	756,712	\$ 2,747	\$ 9,066	\$ 6,594	\$ 4,945						
Capital Works	\$ 47,905,358		\$ 2,234	\$ 7,371	\$ 5,361	\$ 4,021						
Total	\$ 106,826,821		\$ 4,981	\$ 16,438	\$ 11,955	\$ 8,966						
Community												
Land Acquisition	\$ 672,484	9,060	\$ 31	\$ 103	\$ 75	\$ 56						
Capital Works	\$ 9,314,766		\$ 434	\$ 1,433	\$ 1,042	\$ 782						
Total	\$ 9,987,251		\$ 466	\$ 1,537	\$ 1,118	\$ 838						
Transport Management												
Land Acquisition	\$ 17,230,289	168,924									\$ 30,160	\$ 4,174
Capital Works	\$ 42,510,393										\$ 74,411	\$ 10,297
Total	\$ 59,740,682										\$ 104,571	\$ 14,471
Water Cycle Management												
Land Acquisition	\$ 19,056,660	191,100					\$ 32,710	\$ 34,745	\$ 4,526	\$ 4,808		
Capital Works	\$ 25,816,050						\$ 49,861	\$ 35,172	\$ 6,900	\$ 4,867		
Total	\$ 44,872,710						\$ 82,571	\$ 69,916	\$ 11,426	\$ 9,675		

^ 'Total Cost to Development' and 'Total Area of Land to be Acquired' columns includes the full costs and areas of those facilities that are designed to serve both Precincts - i.e. the actual costs/areas attributable to development in this Precinct are less than those shown

* Except development that is excluded from the Plan - refer to Section 2.6

~ Refer to definition contained in Section 2.10 of the Plan

1.2.2 Turner Road Precinct

Turner Road Precinct Contributions Schedule

Facility	Total Cost to Development (\$)^	Total Area of Land to be Acquired (m2)^	Contributions for:							
			Open Space, Recreation and Community Facilities				Water Cycle Management Facilities		Transport Management Facilities	
			Residential Development				All Development on Non-Excluded Land shown in Figure 4.4*		All Development*	
			Per person	Per Detached Dwelling / Lot	Per Semi-detached or Attached Dwelling	Per Apartment	Per net developable hectare (South Creek Catchment)	Per net developable hectare (Narellan Creek Catchment)	Per net developable hectare (Northern Area)	Per net developable hectare (Southern Area)
Occupancy Rate (persons per dwelling)			1	3.3	2.4	1.8				
Open Space and Recreation										
Land Acquisition	\$ 30,123,315	519,572	\$ 2,470	\$ 8,150	\$ 5,927	\$ 4,445				
Capital Works	\$ 30,847,607		\$ 2,529	\$ 8,346	\$ 6,070	\$ 4,552				
Total	\$ 60,970,921		\$ 4,999	\$ 16,496	\$ 11,997	\$ 8,998				
Community										
Land Acquisition	\$ 383,022	8,093	\$ 31	\$ 104	\$ 75	\$ 57				
Capital Works	\$ 5,270,179		\$ 432	\$ 1,426	\$ 1,037	\$ 778				
Total	\$ 5,653,201		\$ 463	\$ 1,530	\$ 1,112	\$ 834				
Transport Management										
Land Acquisition	\$ -	0							\$ -	\$ -
Capital Works	\$ 4,243,781								\$ 11,434	\$ 11,767
Total	\$ 4,243,781								\$ 11,434	\$ 11,767
Water Cycle Management										
Land Acquisition	\$ 12,536,438	129,375					\$ 48,606	\$ 51,144		
Capital Works	\$ 12,862,321						\$ 50,570	\$ 49,805		
Total	\$ 25,398,759						\$ 99,177	\$ 100,949		

* Except development that is excluded from the Plan - refer to Section 2.6

^ 'Total Cost to Development' and 'Total Area of Land to be Acquired' columns includes the full costs and areas of those facilities that are designed to serve both Precincts - i.e. the actual costs/areas attributable to development in this Precinct are less than those shown

2. Administration and operation of this Plan

2.1 What are development contributions?

Development contributions are contributions made by those undertaking development approved under the EPA Act.

Contributions may be in the form of money, dedication of land or some other material public benefit (or a combination of these) directed:

- in the case of contributions made under Section 94 of the EPA Act - toward the provision or improvement of public amenities or services (or the recouping of the cost of provision or improvement of public amenities or services); or
- in the case of contributions made under a planning agreement prepared in accordance with Sections 93F to 93L of the EPA Act – toward public purposes.

2.1.1 Section 94 contributions

Section 94 of the EPA Act enables councils to seek contributions from developers where development is likely to increase the demand for public facilities. Section 94 contributions are levied at the time of development consent.

The EPA Act establishes that a council can only require a section 94 contribution if:

- it is satisfied that a development, the subject of a development application, will or is likely to require the provision of, or increase the demand for, public amenities and public services within the area;
- it has adopted a contributions plan justifying the contribution; and
- the contribution is reasonable.

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.

Generally, contributions can only be made towards:

- capital costs including land acquisition costs;
- public facilities which a council has a responsibility to provide; and
- public facilities which are needed as a consequence of new development.

Further detail on the types of public facilities that can be funded through section 94 contributions is included in Section 2.7 of this Plan.

2.1.2 Planning agreement contributions

The EPA Act allows for the negotiation of voluntary planning agreements between councils, developers, and/or other planning authorities for the provision of public purposes.

Public purposes are defined in the EPA Act as (without limitation):

- the provision of (or the recoupment of the cost of providing) public amenities or public services;
- the provision of (or the recoupment of the cost of providing) affordable housing;
- the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land;
- the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure;
- the monitoring of the planning impacts of development; and
- the conservation or enhancement of the natural environment.

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 section 94 contributions required under this Plan.

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

2.2 Name of this Plan

This Plan is called *Oran Park and Turner Road Precincts Section 94 Contributions Plan*.

2.3 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, to require a contribution to be made towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of development in the Precincts.

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 Precincts;
- to determine the demand for public facilities generated by the incoming population to the Precincts 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 Precincts; and

- to ensure Council's management of development contributions complies with relevant legislation and guidelines, and achieves best practice in plan format and management.

2.4 Commencement of this Plan

This Plan commences on X.

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

2.5 Land to which this Plan applies

This Plan applies to all of the land identified in Figures 2.1 and 2.2.



Figure 2.1 Land to which this Plan applies (Oran Park Precinct)

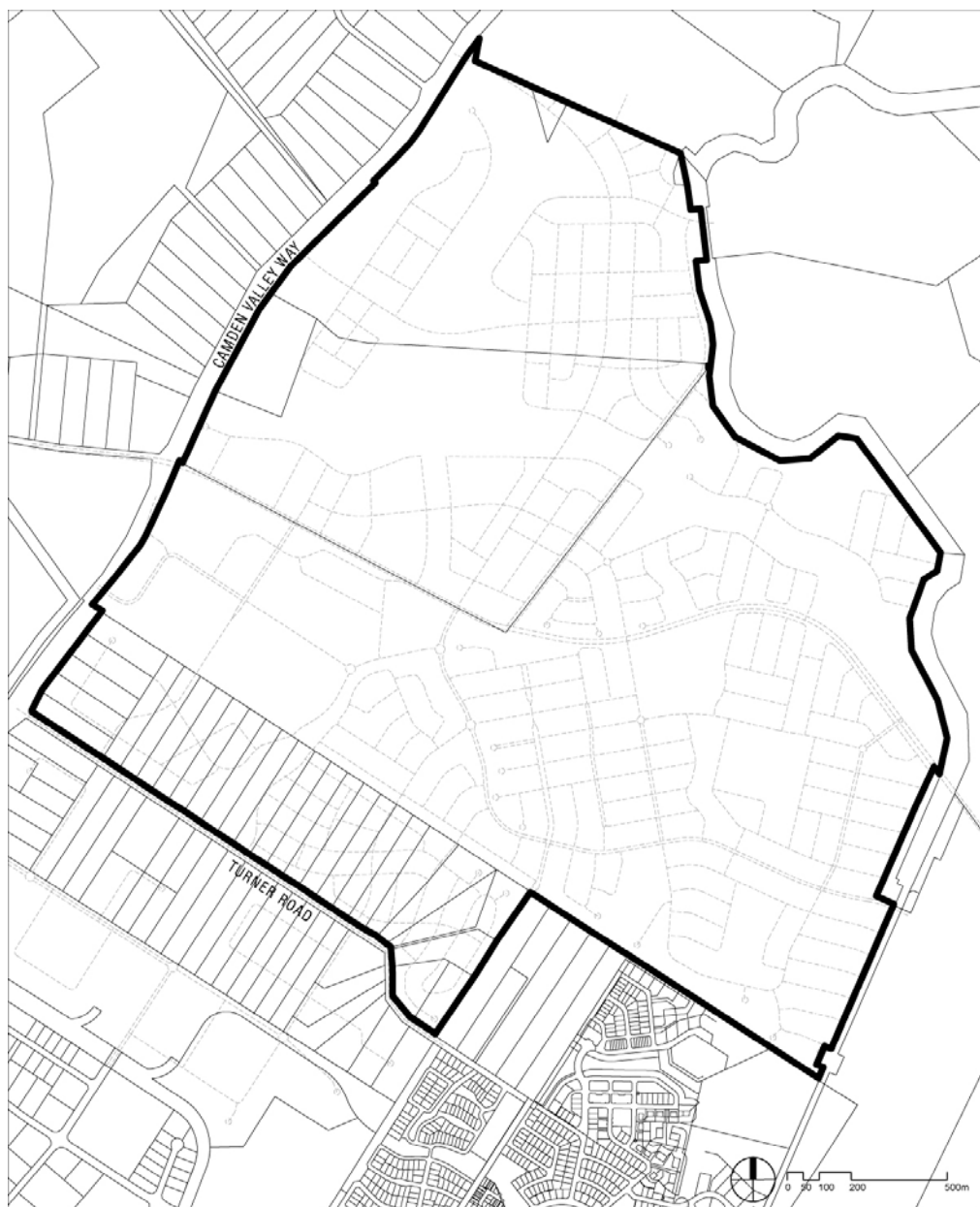


Figure 2.2 Land to which this Plan applies (Turner Road Precinct)

2.6 Development to which this Plan applies

Council may impose a contribution under section 94 of the EPA Act on consents issued for different types of development. The type and quantum of the contribution will relate to the form of the development proposed.

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

- Subdivision for residential purposes; construction of a dwelling, a dual occupancy, multiple dwelling housing, multi unit housing, seniors housing or other dwellings – contributions identified in Sections 4.1 to 4.4 of this Plan.
- Other developments – contributions identified in Sections 4.1 and 4.2 of this Plan.

2.6.1 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 roads, public transport, drainage, utility, open space, recreation, education, health, emergency services or community facilities to be provided by or on behalf of State Government or the Council;
- for the purposes of infrastructure utilising special infrastructure contributions under section 94EF of the EPA Act;
- for the purposes of infrastructure under this Plan or another contributions plan prepared under section 94 of the EPA Act;
- for facilities 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 public facilities and services addressed by this Plan.

2.7 Facilities addressed by this Plan

The Ministerial Direction issued on 2 January 2008 provides directions on the types of facilities that may be funded through local infrastructure contributions (that is, section 94 contributions or section 94A levies). Clause 5.1 of the Direction states that contributions will only fund 'the provision, extension or augmentation of the following types of public amenities and public services:

- (a) local roads;
- (b) local bus infrastructure;
- (c) local parks;
- (d) drainage and stormwater management works;
- (e) capital costs (including land) associated with local community infrastructure;
- (f) land for other community infrastructure and recreation facilities, excluding land for the purposes referred to in clause 5.3(d)'.

Clause 5.3(d) states that a contributions plan may not provide for facilities required for existing populations or as a result of general population growth, council-wide community or recreation facilities or acquisition of land for riparian corridors, unless required for local parks or stormwater management.

The Direction provides further clarification in relation to the scale of the public amenities and public services that can be funded through Section 94 in clause 5.2. This clause states that 'the public amenities and public services referred to in Clause 5.1(a), (b), (c), (d) and (e) are limited to public amenities and public services which will service a development site, Precinct or Precincts, being an area of up to no greater than 25,000 lots'.

The types of public facilities that will be required to meet demands of the expected future development in the Precincts are as follows:

- traffic and transport management facilities;
- water cycle management facilities;
- open space and recreation facilities; and
- community facilities.

The specification of works identified in this Plan as detailed in Sections 4 and 5 of this plan are in accordance with the Ministerial Direction.

2.8 Relationship to other contributions plans

Any other contributions plan approved by Council (and in force under Division 6 of Part 4 of the EPA Act at the time this Plan commenced) does not apply to development that is subject to a requirement to pay a contribution under this Plan.

2.9 Relationship to special infrastructure contributions

This Plan does not affect the determination, collection or administration of any special infrastructure contribution levied under section 94EF of the EPA Act in respect to development on land to which this Plan applies.

Applicants should refer to the most recent Practice Notes issued by the Growth Centres Commission for details on the application of special infrastructure contributions to the Precincts.

2.10 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 5 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.

Contribution means the dedication of land or the making of a monetary contribution, as referred to in section 94 of the EPA Act.

Council means The Council of Camden.

EPA Act means the *Environmental Planning and Assessment Act 1979*.

EPA Regulation means the *Environmental Planning and Assessment Regulation 2000*.

LGA means local government area.

Net developable land means all land in the Oran Park Precinct that can be used for economic purposes plus half the width of any adjoining access roads that provide vehicular access, but excluding land:

- that has been identified by the Growth Centres Commission to be required for the provision of infrastructure utilising special infrastructure contributions under section 94EF of the EPA Act.
- set aside for publicly owned community facilities and/or community services provided or to be provided under this Plan or another contributions plan prepared under section 94 of the EPA Act;
- set aside for roads provided or to be provided under this Plan or another contributions plan prepared under section 94 of the EPA Act;
- used as regional RTA roads;
- used as existing roads to be included as part of the proposed road network;
- identified in the Oran Park or Turner Road Precinct Plans as being set aside for public open space;
- that is flood affected, below the 1 in 100 year flood level;
- that is within a core riparian zone or riparian buffer area;
- for public schools and TAFE colleges;
- for publicly owned health facilities;
- for ambulance stations, fire stations & police stations;
- for bus depots, bus/rail interchanges;
- for rail corridors, rail stations & associated parking facilities; and
- for facilities provided by Sydney Water, Integral Energy or equivalent water, sewer or energy provider.

For the purpose of this Plan, economic purposes are residential purposes and retail, commercial, business, industrial, education or other employment purposes.

Planning agreement means a voluntary agreement referred to in section 93F of the EPA Act.

Precincts means all of the land within the Oran Park and Turner Road Precincts, as shown in Figures 2.1 and 2.2 of this Plan.

Special infrastructure contribution means a contribution imposed as a condition of development consent in accordance with section 94EF of the EPA Act.

Transition Lands means all of the land identified for 'Transition, Heritage and Landscape Protection' purposes in the *Oran Park Precinct Indicative Layout Plan* prepared by the Growth Centres Commission.

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.

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 5 of this Plan.

2.11 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 and 4.4.3.

2.11.1 Allowances for existing development

Except where provided for below, monetary contributions determined under this Plan will be calculated according to the estimated net increase in population that a particular development is deemed 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 2.1.

Table 2.1 Assumed population by development type

Residential development type	Average household occupancy rate
Subdivided lot with a dwelling entitlement	3.3 persons per lot
Detached (or low density) dwellings	3.3 persons per dwelling
Attached and semi-detached (or medium density) dwellings	2.4 persons per dwelling
Apartment (or high density) dwellings	1.8 persons per dwelling
Housing for older people	1.5 persons per dwelling

Source: Elton Consulting (2007c), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

2.12 Section 94 contributions may be required as a condition of consent

This Plan authorises the Council or an accredited certifier, when determining a development application or an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under section 94 of the EPA Act requiring:

- the payment of a monetary contribution; and/or
- the dedication of land free of cost,

to the Council towards the provision of public facilities to meet the demands of the development as specified in the works schedule to this Plan.

2.12.1 Land dedication

Developers of land to which this Plan applies will be required to provide either:

- sufficient, usable and (where appropriate) embellished land for the particular facilities identified in this Plan to meet the needs of the population attributable to proposed development; or, alternatively
- an equivalent monetary contribution to Council for the acquisition and embellishment of land for the particular facilities identified in this Plan.

Council will, wherever appropriate, require developers to dedicate land free of cost for the facilities identified in this Plan. Where the development does not, or cannot provide the full land area required as a contribution the shortfall will be required as a monetary contribution. The contribution rates included in this plan reflect the monetary contribution required where land is not dedicated free of cost.

Where the contribution required is by way of dedication free of cost, the land:

- (where the dedication relates to the provision community or open space and recreation facilities) is to have an associated draft plan of management prepared in accordance with Part 2, Division 2 of the *Local Government Act 1993* and Part 4, Division 2 of the *Local Government (General) Regulation 2005* and prepared at full cost of the developer; and
- will have a value equal to the attributable cost under this Plan at the time of transfer. The attributable cost will be offset against monetary contributions required under this Plan.

2.13 Construction certificates and the obligation of accredited certifiers

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

In particular, the certifier must ensure that the applicant provides a receipt (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 EPA Regulation. Failure to follow this procedure may render such a certificate invalid. The only exceptions to this requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the Council or where the applicant has entered into a planning agreement with the Council. In such cases, Council will issue a letter confirming that an alternative payment arrangement has been agreed with the applicant.

2.14 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 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 Land Value Index prepared by or on behalf of the council from time to time and specifically adopted by this Plan (for works schedule items identified in this Plan involving land yet to be acquired).

2.14.1 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:

$$\frac{\$C_A \times \text{Current CPI}}{\text{Base CPI}}$$

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 *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

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

2.14.2 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:

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

Where:

$\$C_A$ is the contribution rate for land (both developable and non developable) that is yet to be acquired at the time of adoption of the Plan expressed in dollars

Current LV Index is the 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

Note: The contribution rate 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 en globo developable and non-developable land at the date of adoption of this Plan,^{3 4} viz:

Oran Park Precinct:

- Developable land \$100 per square metre
- Non developable land:
 - ⇒ Land within electricity easements \$65 per square metre
 - ⇒ Riparian land⁵ (flood prone) \$45 per square metre

Turner Road Precinct:

- Developable land \$95 per square metre
- Non developable land:
 - ⇒ Land within electricity easements \$65 per square metre
 - ⇒ Riparian land (flood free) \$65 per square metre
 - ⇒ Riparian land (flood prone) \$45 per square metre

The Base LV Index for both land categories (that is, developable and non developable land) is set at 100.00.

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 both developable and non developable land.

The updated LV Index will be obtained by dividing the value of developable and non developable land at the time of the review by the value of developable and non developable 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.

³ Valuation Report in respect of Section 94 Contribution rates for Land zoned for open space, "Public Reserve" purposes (otherwise capable of development) and land located within "Transmission Line Easements" within the proposed Oran Park Precinct – 20 August 2007

⁴ Valuation Report in respect of Section 94 Contribution rates for Land zoned for open space, "Public Reserve" purposes (otherwise capable of development) and land located within "Transmission Line Easements" within the proposed Turner Road Precinct – 20 August 2007

⁵ Note: Riparian land is not included in this Plan unless it is identified in the Works Schedule as required for passive open space.

2.15 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 will be indexed between the date of the grant of the consent and the date on which the contribution is made as follows.

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

The total contribution for all works schedule items (other than land yet to be acquired) 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 *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

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

2.15.2 Contributions for works schedule items involving land yet to be acquired

The total contribution for works schedule items involving land yet to be acquired at the time of payment is determined by the following formula:

$$\frac{\$C_c \times LV Index_p}{LV Index_c}$$

Where:

$\$C_c$ is the contribution amount for works schedule items involving land yet to be acquired shown in the development consent expressed in dollars

$LV Index_p$ is the Land Value Index as published by the Council at the time of payment of the contribution

LV Index^c is the Land Value Index as published by the Council at the time of issue of the development consent

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

2.16 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:

- Development applications involving subdivision - prior to the release of the subdivision certificate (linen plan).
- Development applications involving building work - prior to the release of the construction certificate.
- Complying development works - prior to the issue of a complying development certificate.

The Department of Planning, in its Planning Circular PS 07-018 dated 6 November 2007, has provided advice on future collection arrangements relating to both local (or section 94 and section 94A) contributions and special (or State) infrastructure contributions levied on development in NSW greenfield release areas.

The advice states that contributions for both local and State infrastructure will be set on a developable area basis, and will be collected at two stages:

- a Rezoning Infrastructure Contribution (RIC) shall apply on the purchaser at the time land is first sold following rezoning or approval of a development application to recover 25% of State and local infrastructure costs; and
- a Serviced Infrastructure Contribution (SIC) will be payable by developers upon release of subdivision or occupancy certificates to recover the remaining 75% of State and local infrastructure costs.

At the time this Plan was prepared no details had been provided by the State Government regarding the administration of the combined State and local contribution collection regime. Council's contribution collection policy will be reviewed and updated to reflect Government policy when further details are issued.

2.17 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.

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

- Compliance with the provisions of Clause 2.16 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.
- Where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication.
- There are circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept deferred or periodic payment, Council may require the applicant to provide a bank guarantee by a bank or other appropriate financial institution 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 or financial institution unconditionally pays the guaranteed sum plus indexation (not including the additional 10 percent) to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work;
- the bank or financial institution must pay the guaranteed sum 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 a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original consent contribution plus indexation in accordance with this Plan from the date of the consent has been paid.

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.

2.18 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.

2.18.1 Offer of a material public benefit made after the imposition of a section 94 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 EPA Act.

2.18.2 Offer of a material public benefit made before the imposition of a section 94 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.

If the Council agrees to the offer, the consent would not be made subject to a section 94 condition in relation to the work or the benefit.

The applicant's request:

- may be contained in the relevant development application; or
- 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 EPA 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 EPA 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 s93I(3) of the EPA Act requiring the agreement to be entered into and performed.

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

In addition to any matters identified in Sections 2.18.1 and 2.18.2 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 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 2.18.2 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 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 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.

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 EPA 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 EPA Act and EPA Regulation.

2.18.4 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.

2.19 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 section 94 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 section 94 contributions under this Plan are the priorities for works as set out in the works schedule in Section 5.

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.

2.20 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 EPA Act is exempt from the Goods and Services Tax (GST).

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

2.21 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 EPA 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.

2.22 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, amendments to rates resulting from changes in the Consumer Price Index or Land Value Index (see Section 2.14).

2.23 Facility costs

Costs for facilities included in this Plan were derived from the services of a qualified quantity surveyor as well as from Council's experience of facility costs in other release areas. Assumptions used to derive estimated costs of facilities included in this Plan are detailed in Appendix A.

At the time this Plan was prepared, the planning of facilities was carried out at a strategic level. That is there were few, if any, facility concept plans upon which estimated costs could be based. As a result, a contingency allowance equivalent to 7 percent of the base cost was added to all works included in this Plan (excluding land acquisition).

The contingency allowance is considered reasonable given the embryonic stage of planning of most facilities included in the Plan.

For an item of work that is to be provided through a works-in-kind agreement or a planning agreement, the credit for the item will include any contingency amount provided for in the plan.

The contingency allowance will be removed from the works costs at the time that concept plans are prepared for respective facilities. Such action will warrant amendment and re-exhibition of the Plan.

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.

3. Facility needs associated with the expected development

3.1 Development and population projections

It is expected that future development in the Oran Park and Turner Road Precincts will result in an increase in persons living and working in those areas.

The expected development and estimates of the incoming population attributable to the expected residential development is shown in Table 3.1.

Table 3.1 Profile of expected development and population in the Precincts

Land use	Expected dwellings	Expected residents	Expected net developable area (ha)
ORAN PARK PRECINCT			
Residential land use			
High density	698	1,256	
Medium density	2,632	6,317	
Low density	4,211	13,896	
Total all dwellings	7,541	21,470	
Less assumed current Precinct population		-23	
Projected net additional Precinct population		21,446	
Non residential land use			
Retail and Commercial			29.28
Employment			18.19
TURNER ROAD PRECINCT			
Residential land use			
High density	67	121	
Medium density	999	2,398	
Low density	2,954	9,748	
Total all dwellings	4,020	12,266	
Less assumed current Precinct population		-69	
Projected net additional Precinct population		12,197	
Non residential land use			
Retail and Commercial			11.12
Employment			96.96

Source: Land budget provided by Camden Council, August 2007

3.2 Demographic and socio-economic characteristics

Existing and future demographic and socio-economic characteristics of the resident population of the Precincts and surrounding areas have been identified in community facilities and open space assessments prepared by Elton Consulting.^{6 7}

3.2.1 Existing

Characteristics of the population living in the wider 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 (3.0 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.
- Very high rates of home ownership, vehicle ownership and dwelling houses⁸.

The current population of Oran Park has characteristics which differ from the wider Camden area. The characteristics of the population living in the Precincts may be summarised as follows:

Oran Park Precinct

- Relatively low population growth.
- An older age profile to that of Camden, with higher proportions of teenagers, young adults and people in their 40's and 50's.
- A very high proportion of couples with children and high household occupancy rates (3.4 persons per dwelling). The children are more likely to be of secondary school age compared to the other urban release areas in which the children on average tend to be younger.

⁶ Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment*, Draft Report, January 2007

⁷ Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment*, Draft Report, January 2007

⁸ Elton Consulting (2007a), op. cit., page 11

- Weekly household income levels have high levels of occurrence at both the lower brackets (\$0-699) and the highest bracket (\$2000+).
- Given the rural context, there is a higher proportion of the workforce employed in agriculture⁹.

Turner Road Precinct

- Also relatively low population growth and an older age profile to that of Camden, with higher proportions of middle aged and older people. Reflecting this trend a large proportion of lone person households than surrounding areas (14 percent of the population vis-à-vis 3 percent of the Camden population).
- A more culturally diverse population than that found in surrounding suburbs, with 31 percent of people speaking a language other than English at home, compared with 9 percent in Camden.
- A larger proportion of residents in the lower income brackets (30% have a weekly household income between \$0-699 whilst in Camden this figure is 24%.
- The lower incomes are related to the higher number of people with no educational qualifications. The area also had the lowest levels of computer (36%) and internet use (28%) in the study.¹⁰

3.2.2 Future

Features of projected population change and future characteristics of the Precincts' resident populations may be summarised as follows:

- The existing predominantly rural populations of both Oran Park and Turner Road Precincts are likely to be displaced by the population attributable to the expected development in those precincts.
- Projected future occupancy rates at five years after dwelling occupation of:
 - ⇒ 3.3 persons per dwelling for detached (or low density) dwellings;
 - ⇒ 2.4 persons per dwelling for attached and semi-detached (or medium density) dwellings; and
 - ⇒ 1.8 persons per dwelling for apartment (or high density) dwellings¹¹.
- In the early stages of development the Precinct is likely to have a comparable proportion of young couples and families with children to other release areas in the region, but a greater range of family types, reflecting the wider range of housing types and price markets to be provided.
- It is anticipated that the proportions of empty nesters and older people will be initially similar to that usually experienced in new release areas (that is, low) but, given the proposed diversity in housing stock, will rapidly increase to approximate those in the wider district 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. Increasing

⁹ Ibid., pages 11, 12

¹⁰ Elton Consulting (2007b), op. cit., page 14

¹¹ Elton Consulting (2007a), op. cit., page 25 and Elton Consulting (2007c)

proportions of young adults and older people will be attracted to the area once the town centre facilities are established.

- The proportion of the population who are young children and young adults will decline as the population ages and the proportion of older children with older parents grows. The proportion of the population aged 55+ will also increase considerably as the area matures.
- Owner occupiers are likely to provide a stable group that will age in place through the life cycle stages, while tenant households will experience greater turnover, thereby maintaining a similar age profile as in the initial stages.
- In this way, over time the population profile is likely to come to more closely approximate that of an established area with a variety of age and household characteristics, rather than a traditional new release area with particular age concentrations¹².

3.3 Facility demands

The Camden LGA has been experiencing significant and relatively rapid urban development over at least the last decade. This is forecast to continue in areas outside the Oran Park and Turner Road 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 77,000.

Future development in the South West Growth Centre (of which the Oran Park and Turner Road Precincts form part) will likely accelerate the rate of urban development in Camden in the future. At completion the Growth Centre will have a population of up to 300,000 people. It is estimated that about 162,000 of these people will live in Camden LGA. This will bring the total population of Camden LGA to nearly 240,000 people in the next 30 years¹³. Development of the Growth Centre precincts will thus have a profound effect on Camden and the demand for facilities offered in the LGA.

It has been identified that rapid population growth has placed strain on existing services and facilities within Camden, which are struggling to keep pace with new development. Any spare capacity in existing facilities and services which does currently exist is likely to be taken up by the developments currently approved in Camden outside of the Growth Centres boundaries, and so will not be available for the Growth Centre population¹⁴.

Existing facilities and services have been essentially designed to accommodate a relatively low population living in both Precincts. A change in the development profile of the Precincts from rural to urban development is envisaged. This future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented facilities and services.

Studies listed in Section 6 of this Plan have identified that the expected development in the Oran Park and Turner Road Precincts will generate the following impacts on public services and public amenities:

¹² Elton Consulting (2007a), op. cit., page 28

¹³ Ibid., page 10

¹⁴ Ibid.

- increased demand for local active and passive recreation facilities, such as sports fields, playgrounds, walking trails and bike paths;
- increased demand for spaces that will foster community life and the development of social capital in the Precincts, such as meeting spaces and libraries;
- increased demand for facilities that will support safe and convenient travel between land uses both within each Precinct and to and from destinations outside of the Precincts, such as new roads and public transport facilities; and
- increased demand for water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development.

A range of public facilities and public amenities have been identified as being required to address the impacts of the expected development, including:

- traffic and transport management facilities;
- water cycle management facilities
- open space and recreation facilities; and
- community facilities.

More detail on the demand for public facilities and the relationship with the expected development is included in Sections 4.1 to 4.4 of this Plan.

Strategies for the delivery of these facilities and amenities are also detailed in Sections 4.1 to 4.4 of this Plan.

The costs and programs of works related to these facility categories are shown in Section 5 of this Plan.

Details on assumptions used for costing purposes are contained in Appendix A of this Plan.

3.4 Development and facility staging

The program for delivery of the required facilities in each Precinct (as shown in Section 5) has been based on the anticipated lot development program.

Each Precinct was divided into 'staging areas' for this purpose. Figures 3.1 and 3.2 show the location of the staging areas.

Details of the anticipated lot program are shown in Tables 3.2 and 3.3.

The data in Tables 3.2 and 3.3 are an indication of the projected staging only. The roll-out of development over time will be dependent upon a number of factors, including the market and the timing of extensions to infrastructure and services. The program has been prepared in response to strategic level information and will evolve as each Precinct develops. Changes to the program may impact on the sequencing and timing of the delivery of facilities addressed by this Plan. Lot programming and facility staging will be regularly reviewed and such reviews may result in amendments to the Plan.

Table 3.2 Anticipated lot development program – Oran Park Precinct

STAGING AREA NO.	Timeframe		Forecast equivalent lots developed*				Total to 2027
	Starts	Ends	2008- 2012	2013- 2017	2018- 2022	2023- 2027	
West of The Northern Road							
W1	2020	2027			63		63
W2	2018	2021			361		361
W3	2016	2020			227		227
W4	2012	2017		126			126
W5	2013	2014		81			81
W6	2010	2016	86	86			171
W7	2010	2016	72	69			141
W8	2008	2014	103	90			193
W9	tbd	tbd					tbd
Sub total			261	452	651	0	1,364
East of The Northern Road							
E1	2008	2017	451	749			1,200
E2	2008	2017	677	463			1,140
E3 (employment)	tbd	tbd					tbd
E4	2013	2022		135	231		366
E5 (town centre)	2017	2027		0	135	24	160
E6	2020	2027		0	384	1,083	1,467
E7	2013	2022		135	180	357	673
E8	2023	2027		0	0	135	135
Sub total			1,128	1,483	931	1,600	5,142
Totals			1,389	1,935	1,582	1,600	6,506*

Table prepared in consultation with the Oran Park and Turner Road Section 94 Working Group, August 2007

tbd = to be determined

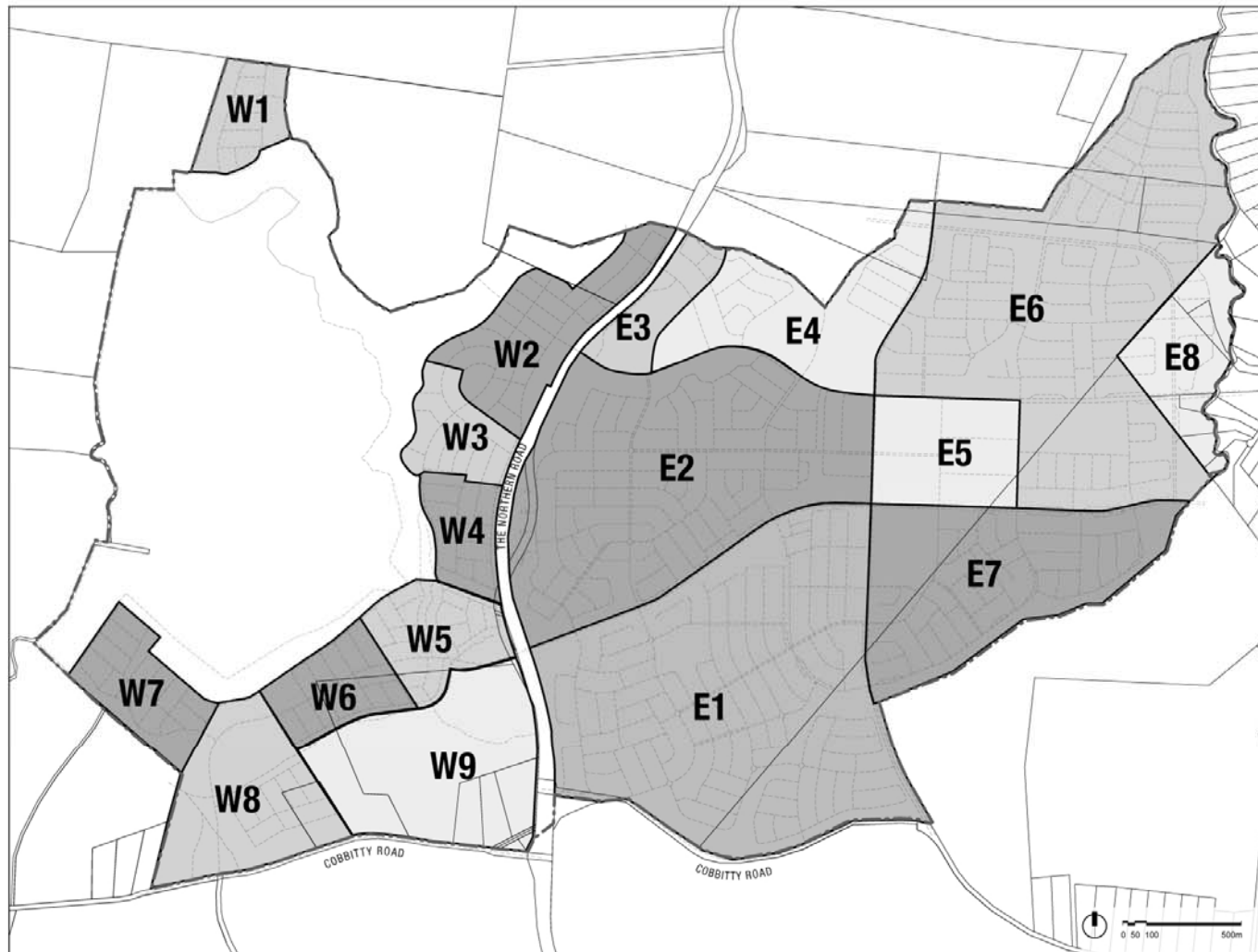
* 'Equivalent lots' is a measure applied to illustrate indicative staging of the release area that ignores the fact that a range of housing forms will be developed. Total 'equivalent lots' is derived from dividing the total forecast population (refer to Table 3.1) by the assumed occupancy rate for detached dwellings. 'Equivalent lots' is not a measure of the number of dwellings expected to be constructed, as a significant proportion of the created lots will contain more than one dwelling.

Table 3.3 Anticipated lot development program – Turner Road Precinct

STAGING AREA NO.	Timeframe		Forecast equivalent lots developed*				
	Starts	Ends	2008- 2012	2013- 2017	2018- 2022	2023- 2027	Total to 2027
Camden Valley Golf land							
N1	2008	2017	477	477			953
N2 (employment)	2008	2012	27				27
Sub total (residential)			477	477	0	0	953
Marist Brothers land							
C1 (employment)	2008	2020	19	14	10		43
C2	2008	2012	667				667
C3	2012	2022		953	619		1,573
Sub total (residential)			667	953	619	0	2,240
Turner Road small landowners							
S1 (employment)	2013	2027			16		16
S2	2013	2027		95	191	238	524
Sub total (residential)			0	95	191	238	524
Totals (residential)			1,144	1,525	810	238	3,717

Table prepared in consultation with the Oran Park and Turner Road Section 94 Working Group, August 2007

* 'Equivalent lots' is a measure applied to illustrate indicative staging of the release area that ignores the fact that a range of housing forms will be developed. Total 'equivalent lots' is derived from dividing the total forecast population (refer to Table 3.1) by the assumed occupancy rate for detached dwellings. 'Equivalent lots' is not a measure of the number of dwellings expected to be constructed, as a significant proportion of the created lots will contain more than one dwelling. The 'Equivalent lots' measure for employment land assumes each lot has an area of 1 hectare.



Oran Park S94 Contributions Plan

Staging Areas

Figure 3.1 Staging areas – Oran Park Precinct

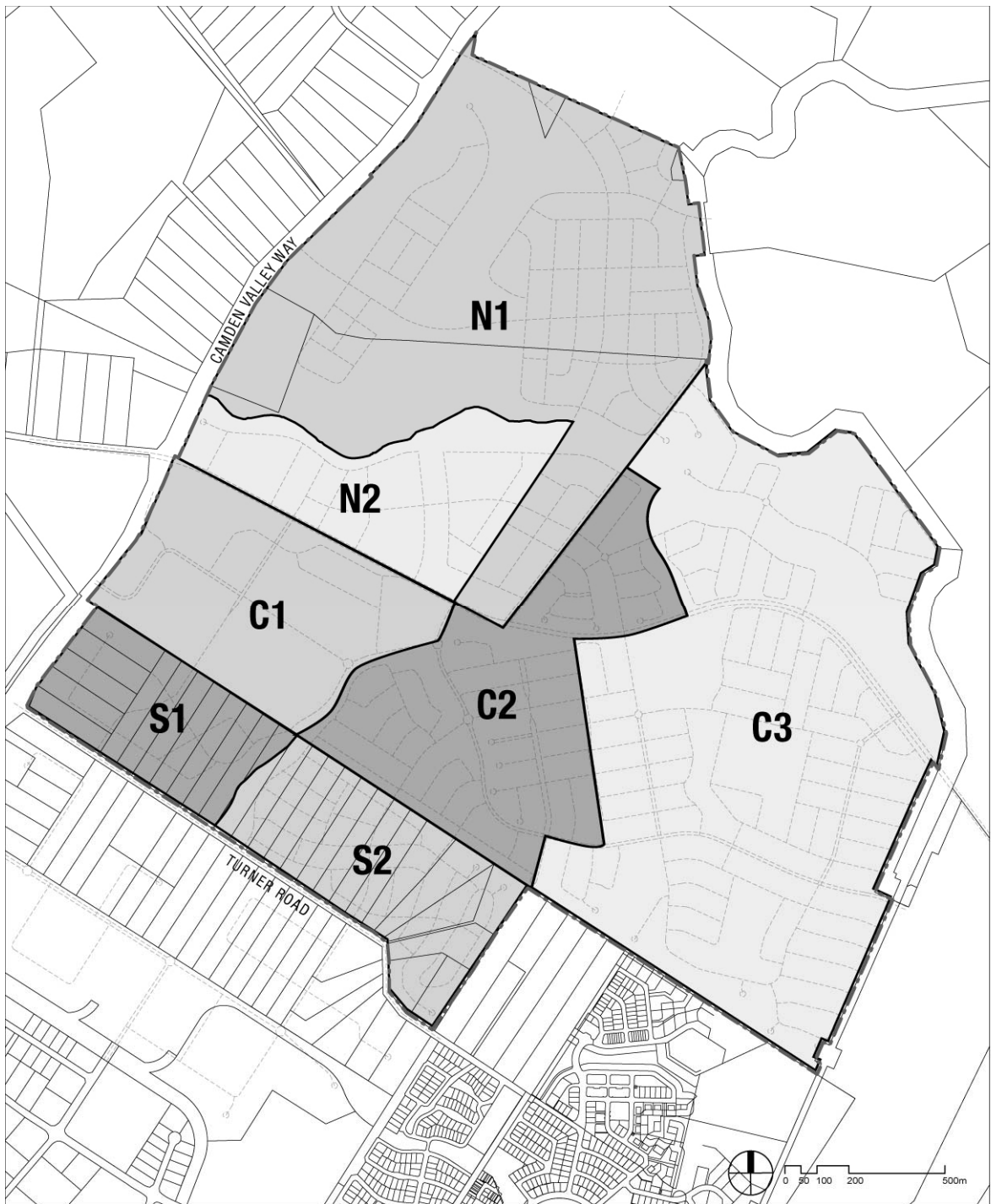


Figure 3.2 Staging areas – Turner Road Precinct

4. Strategy plans

4.1 Transport management facilities

4.1.1 What is the relationship between the expected types of development and the demand for additional public facilities?

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

- facilities for private vehicles, including roads and intersections;
- facilities for public transport; and
- facilities for walking and cycling.

The existing transport network has been planned to serve existing and approved developments (that is, predominantly rural developments) in the area, and not necessarily the future development envisaged for the Precincts. Existing public transport services and walking/cycling facilities are either poor or non-existent.

The Indicative Layout Plan for each Precinct and the transport assessment and strategy for the Precincts¹⁵ have identified a range of transport infrastructure works that will be required to mitigate the impacts of the expected development.

Details of:

- the assumptions of expected land use and development;
- the methodology used to determine the need for transport facilities attributable to the expected development in the Precincts; and
- the scope and specification of those facilities,

are contained in Precincts' transport strategy.

4.1.2 What is the strategy for delivering facilities?

Regional and local facilities

Of all the works required to mitigate the impacts of development in the Precincts:

- some of the works are required to meet a 'regional' demand that extends beyond the Precinct boundary to the remainder of the South West Growth Centre. The Growth Centres Commission has identified a number of works that are intended to be provided through special infrastructure contributions under sections 94ED to 94EM of the EPA Act¹⁶. The works include arterial road and public transport links and bus passenger transport facilities (such as interchanges and bus shelters on roads to be funded via

¹⁵ Maunsell Australia Pty Ltd (2007), *Oran Park and Turner Road Precinct Plan Transport Assessment*, Final Draft Report, prepared for Growth Centres Commission, 19 April 2007

¹⁶ Growth Centres Commission (2006), *Special Infrastructure Contribution Practice Note December 2006*

special infrastructure contributions). Special infrastructure contributions toward these facilities will be imposed via conditions of consent on developments in the Precinct in accordance with the Growth Centres Commission's Practice Note;

- other works are required to meet a demand that arises because of development expected to occur within each Precinct, including works that facilitate connections to surrounding precincts and that have not been identified by the Growth Centres Commission to be provided via special infrastructure contributions. These 'local' works will be provided through the Council placing conditions of development consent on development approvals that occasion the need for the facilities.

Within the category of local works, the conditions of consent will be imposed under either section 94 or section 80A(1)(f) of the EPA Act.

The integrated use of the different contributions mechanisms under the EPA Act will result in the transport infrastructure that is required as a consequence of the expected development in the Precincts being provided.

Section 94 facilities

Works the subject of a section 94 condition are addressed under this Plan. The works include:

- major collector roads and intersections;
- existing roads that are situated on or near the Precinct boundary (and intersections) that require upgrading as a result of Precinct development;
- bridges that traverse open space and riparian lands and that provide access through the Precinct and to adjacent Growth Centre precincts;
- public transport facilities (bus shelters); and
- major walking and cycling facilities adjacent to the core riparian zones and limited within the vegetated buffer of riparian corridors (that is, recreational routes).

Note: where roads included in this Plan intersect with roads that have been identified for construction or upgrading by the Growth Centres Commission using special infrastructure contributions, this Plan assumes that the cost of those intersections will be met by special infrastructure contributions.

This Plan includes only some of the transport management facilities that will be required to be provided to serve development in the Precincts, with the other facilities being provided either through special infrastructure contributions or by developers as part of the land subdivision. Selection of facilities for the facilities for this Plan has also been based on the land ownership arrangement whereby there may be difficulty in developers providing key transport links through parts of either Precinct where the ownership is more fragmented.

Details of the costs and timing of individual transport management works to be addressed through section 94 contributions are included in Section 5 of this Plan.

The location of these works is shown on maps included in Section 5.

Developer provided facilities

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 EPA Act - the demand for which is considered to be generated entirely by the proposed development.

Such facilities may include:

- local roads, footpaths and street tree planting not addressed by this Plan and located within or adjacent to proposed subdivisions; and
- traffic management devices and treatments on local roads (both temporary and permanent) required to provide safe and convenient access to the development.

4.1.3 How are the contributions calculated?

Per trip versus per hectare of net developable land basis

The determination of reasonable contribution rates for traffic facilities in section 94 contributions plans is often based on the number of vehicle trips generated by development. Apportionment to the different classes of development (that is, residential, commercial, employment, etc.) of the costs of facilities that are determined on a per trip basis is derived by calculating the degree to which the traffic generated by each land use class will use the different road links and intersections included in the contributions plan.

This Plan instead determines contributions for traffic and transport facilities on a net developable land basis.

This essentially results in all developments making the same contribution (based on land area) toward facilities included in this Plan, regardless of the projected level of use of the facility by each development class.

The Plan however acknowledges that development of certain land in the Precincts will result in significantly less impacts upon the demand for facilities, and such impacts should be reflected in a lower contribution rate. This land is the land identified for 'Transition, Heritage and Landscape Protection' purposes in the Oran Park Precinct Indicative Layout Plan, and is referred to in this Plan as the Transition Lands (refer to 'Formulas' discussion below).

The net developable land area approach for determining contributions is considered reasonable for transport management works on the following grounds:

- The need for the works identified in this Plan is generated by the development of the Precincts as a whole. That is, the Precincts have been planned to accommodate services, facilities and employment locations to primarily meet the needs generated by the future residential population of the Precincts. In the circumstances, a levying approach for transport facilities that considers all developable land equally is not unreasonable.
- At the time this Plan was prepared, the land use mix and employment numbers attributable to those areas of the Precincts intended to accommodate employment and education uses were still being refined.

- The transport works included in this Plan include facilities for private vehicle trips and facilities for public transport, walking and cycling. The 'per vehicle trip' contribution approach is not robust enough to determine trip generation for trips attributable to travel modes other than the private vehicle.
- The public education and community uses being planned for the Precincts will generate traffic that is attributable to development both within and outside of the Precinct. Segmenting of non-Precinct generated demand for these facilities is difficult and it is considered more appropriate that the transport demand for the portion of these facilities generated by development in the Precincts be accounted for in the contributions made by the residential and employment areas. In this way, levying residential and employment development equitably is reasonable.
- The net developable area approach is relatively easy to understand for the users of this Plan – the community and developers. It is also consistent with State Government policy for the collection of local infrastructure contributions in greenfield release areas (refer to Department of Planning Circular PS 07-018, dated 6 November 2007).

Formulas

$$\text{Contribution per hectare of net developable land (\$)} = \sum \left(\frac{C}{NDA} \right)$$

Where:

C = the estimated cost - or if the facility has been completed, the indexed actual cost - of providing each of the transport management facilities to serve each Precinct under this Plan (refer Section 5 – works schedule)

NDA = the total area of net developable land in the relevant Precinct (in hectares) as shown in Section 5 – works schedule.

For the Oran Park Precinct only, NDA is in turn calculated as follows:

$$NDA_{\text{Urban Areas}} + \left(NDA_{\text{Transition Lands}} \times \left(\frac{\text{Average Residential Density}_{\text{Transition Lands}}}{\text{Average Residential Density}_{\text{Urban Areas}}} \right) \right)$$

Where:

$NDA_{\text{Urban Areas}}$ = 563.29 hectares

$NDA_{\text{Transition Lands}}$ = 57.81 hectares

$\text{Average Residential Density}_{\text{Transition Lands}}$ = 2.08 dwellings per hectare

$\text{Average Residential Density}_{\text{Urban Areas}}$ = 15 dwellings per hectare

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the amount of net developable land (in hectares) on the site the subject of the proposed development.

4.1.4 How is cost apportionment determined?

Costs of facilities included in the works schedule in Section 5 reflect the level of demand for those facilities anticipated to be generated by expected Oran Park Precinct development.

Oran Park Precinct

Generally, all expected development in the Oran Park Precinct will generate the demand for the transport management works included in the works schedule (Section 5), except for sections of roads (including bridges over watercourses) that connect development in the Oran Park Precinct with existing or future roads on surrounding land.

These 'external' bridge crossings will likely need to be provided later in (or beyond) the development phase of the Oran Park Precinct and this Plan makes the necessary arrangements to ensure that there is sufficient funding available to provide the connections when they are required.

The Plan assumes that 50 percent of the cost of the external bridge crossings to surrounding land will be funded by development contributions in Oran Park Precinct. The full cost of all other works will be met by expected development in the Oran Park Precinct.

Turner Road Precinct

Generally, all expected development in the Turner Road Precinct will generate the demand for the transport management works included in the works schedule (Section 5), however individual works will link in different ways to the development of sub-precincts in the Precinct.

This Plan assumes:

- The demand for certain works (including the proposed upgrade to Turner Road) is attributable to expected development in the area of the Precinct known as 'Turner Road Southern Area'. Land that will be subject to a contribution for these facilities is identified in Figure 4.1.
- The demand for other certain works is attributable to the expected development in the area of the Precinct known as 'Turner Road Northern Area'. Land that will be subject to a contribution for these facilities is also identified in Figure 4.1.
- The demand for all other facilities in the Precinct is attributable to all expected development in the Precinct.

The area of net developable land (or contribution catchment) in these sub-precincts (the extent of which are shown in Figure 4.1) is included in the works schedule – Section 5.

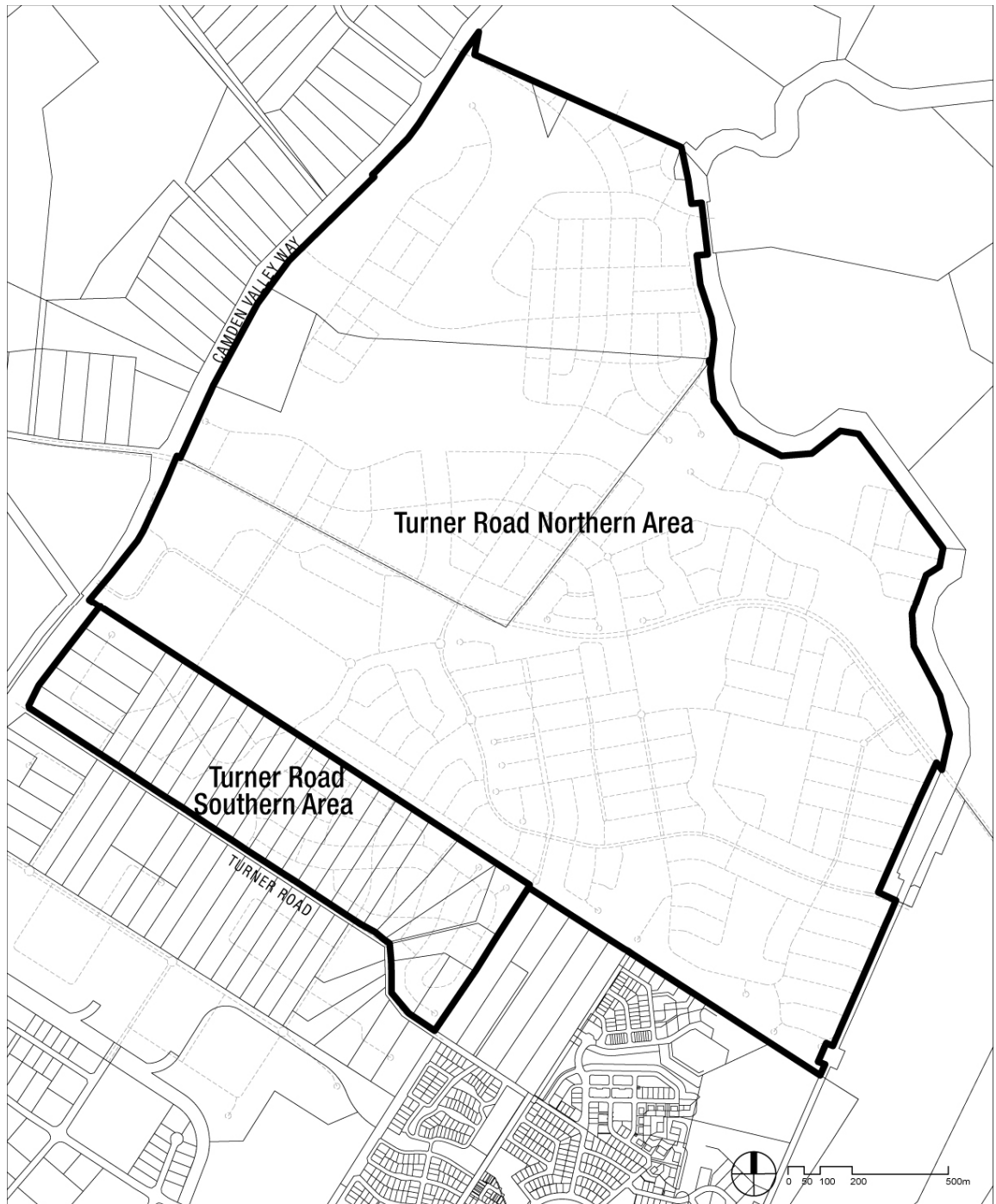


Figure 4.1 Transport management contribution areas – Turner Road Precinct

4.2 Water cycle management facilities

4.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Existing and future stormwater drainage conditions and strategies are documented in assessments and a water cycle management strategy that has been prepared each Precinct.^{17 18 19}

Oran Park Precinct

Existing drainage conditions may be summarised as follows:

- Existing land uses on the site are predominantly rural, and includes the Oran Park Raceway in the south west corner of the site. The precinct is dominated by undulating hills formed by narrow creeks and drainage lines.
- With the exception of South Creek, waterways across the precinct are typically ephemeral receiving flows only after periods of moderate to heavy rain.
- The waterways on the site are mostly modified with a series of on-line and off-line farm dams through the site.
- The site hydrology will be significantly impacted by urban development due to an increase in the impervious areas limiting infiltration and increasing the frequency and intensity of runoff events.
- The Precinct is immediately downstream of the headwaters of South Creek. This waterway has been identified as one of the most polluted streams in New South Wales, with urbanisation having a significant impact on the pollution loads and sediments within the creek. A significant goal of any development within the catchment should therefore be to reduce the pollution loads and sediments through the development of the land.
- Salinity mapping of the site has identified areas of highly and extremely saline lands typically along creeks and drainage depressions at depths of 0.5 to 1.5 metres.²⁰

In summary, the Precinct essentially retains a natural watercourse system that provides sufficient capacity for the predominantly rural land uses that exist on the site, but no spare capacity to cater for the urban development that is expected to occur in the Precinct.

A significant investment in a new, comprehensive water cycle management scheme is required in order to cater for the anticipated change in development context in the Oran Park Precinct from predominantly rural to urban land uses.

The water cycle management strategy for the Oran Park Precinct was prepared:

¹⁷ Ecological Engineering (2007), *Draft Oran Park WSUD Strategy*, Report for Growth Centres Commission, March 2007

¹⁸ Brown Consulting (2007), *Oran Park Precinct Masterplan Stormwater Quantity Management & Flooding*, March 2007, prepared for the Growth Centres Commission

¹⁹ GHD (2007), *Growth Centres Commission Turner Road Precinct Planning Water Sensitive Urban Design Strategy*, Draft Report

²⁰ Ecological Engineering, op. cit., pages 4-5

- applying the principles of water sensitive urban design (WSUD);²¹
- to meet the water management objectives contained in the Growth Centres Development Code;²²
- taking into consideration salinity, erodible soils and the ephemeral nature of the creeks that cross the site;
- in a manner that recognises the potential to rehabilitate and enhance the ecological and hydrological values of the local creek systems; and
- in conjunction with the involvement of other environmental, engineering and design professionals as part of the preparation of the Oran Park Precinct Indicative Layout Plan.²³

The elements of the water cycle management strategy for the Oran Park Precinct include the following:²⁴

- Stormwater quantity control so as to mitigate the flooding impacts of the proposed development, to be achieved through a two-pronged approach of minor and major on-site detention (OSD) basins including:
 - ⇒ minor flows up to the 5 year Annual Recurrence Interval (ARI) will be detained in minor OSD basins adjacent to the creeks, and potentially lot-scale OSD within the town centre and employment zones (lot-scale basins will be addressed via development controls and not this Plan); and
 - ⇒ flows up to the 1 in 100 year ARI event will be detained in major OSD basins.
- Stormwater quality control through a combination of 'regional' wetlands, bioretention facilities and distributed street-scale stormwater treatments where required to meet the stormwater quality reduction load targets.
- Riparian zone and creek management strategies including:
 - ⇒ flows that meet the stream erosion index objectives established by the Department of Environment and Conservation (DEC) will flow into the creek;
 - ⇒ flows beyond this level and up to the 2 year ARI event will bypass the creek via intercepting stormwater pipes to downstream storage for reuse or further attenuation. These elements to utilise and complement the minor OSD basins and ornamental water body storages; and
 - ⇒ erosion control and bank stabilisation measures within the waterway.

Strategies to address potable mains water conservation and reduction in wastewater discharge from the site are also included in the strategy. These strategies, including use of treated stormwater harvested on site and recycled wastewater either treated on site or supplied by a dual pipeline are the subject of ongoing planning discussions with Sydney Water.

²¹ Ecological Engineering, op. cit., page 2

²² Ibid., page 3 and Growth Centres Commission (2006), *Growth Centres Development Code*, October 2006, pages B-17 to B-24

²³ Ecological Engineering, op. cit., page 1

²⁴ Ibid.

Turner Road Precinct

Existing drainage conditions may be summarised as follows:

- The site is undulating in relief, varying between flat grades along South Creek and tributaries to steep (6-10 percent) in the south east corner.
- The headwaters of South Creek bisect a large portion of the site. The majority of the site drains to South Creek, the remainder to the Narellan Creek catchment.
- Present land use is predominantly undeveloped and includes Camden Valley Golf Resort and associated greens, St Gregorys College in the south east together with rural residential dwellings along Turner Road.

In summary, the Precinct essentially retains a natural watercourse system that provides sufficient capacity corresponding to the predominantly undeveloped nature of the site, but no spare capacity to cater for the urban development that is expected to occur in the Precinct.

Urban development results in increased impermeable surfaces which affect the hydrological cycle. This 'hardening' of the surfaces results in reduced infiltration of rainfall to the soil and more rainfall becoming runoff. If not managed effectively, key impacts could include impacts to the water balance (including groundwater recharge and salinity impacts), stormwater pollution (by pollutant entrainment in runoff) discharged to receiving environments, increased stormwater peak flows, leading to increased flood risk and erosion (on-site and off-site) and construction phase impacts, such as pollution, erosion and sedimentation.²⁵

A significant investment in a new, comprehensive water cycle management scheme is required in order to cater for the anticipated change in development context in the Turner Road Precinct from predominantly undeveloped or rural land uses to urban land uses.

The water cycle management strategy for the Turner Road Precinct was prepared:

- applying the principles of water sensitive urban design (WSUD);
- to meet the water management objectives contained in the Growth Centres Development Code;²⁶
- in consultation with government agencies including Department of Environment and Conservation (DEC), Department of Natural Resources (DNR) and NSW Fisheries;
- taking into consideration salinity and groundwater impacts, the local rainfall regime and the site topography and geology;
- using numerical modelling that determined appropriate volumes of detention throughout the Precinct and determined appropriate strategies for stormwater quality management;
- with regard to overall stormwater management objectives to retain as much stormwater as possible on site, maintain the water balance, transport as little stormwater as possible to receiving waters, 'lose' as much stormwater as possible along the transport chain, and slow the transmission of stormwater to receiving waters;

²⁵ GHD, op. cit., page 1

²⁶ Growth Centres Commission (2006), *Growth Centres Development Code*, October 2006, pages B-17 to B-24

- in a manner that recognises the potential to rehabilitate and enhance the ecological and hydrological values of the local creek systems;
- that meets potable water supply conservation targets and identifies sustainable integrated options for water supply, wastewater and stormwater servicing; and
- in conjunction with the involvement of other environmental, engineering and design professionals as part of the preparation of the Turner Road Precinct Indicative Layout Plan.

The elements of the Turner Road Precinct water cycle management strategy concept²⁷ include the following:

- Community detention basins, wetlands and combined detention/bio retention basins which may need to be tanked to manage salinity and groundwater issues.
- Provision of retention vegetated swales at major overland flow routes which may need to be tanked to manage salinity issues.
- For employment lands (and some steep and small catchment residential lands in the south of the site), on-site detention and roof rainwater harvesting (for re-use for toilet flushing, irrigation purposes and other on-lot uses). In addition, on-lot stormwater treatment facilities including vegetated systems, infiltration system (which may need to be 'tanked') and structural facilities (bunding and pollution traps).
- Flood risk management according to the *NSW Floodplain Development Manual* using flood planning levels and flood evacuation
- Construction phase management which would include soil and water management planning for construction, implementation of erosion and sediment control strategies and ongoing monitoring and maintenance of erosion and sediment control strategies.

Strategies to address potable mains water conservation and reduction in wastewater discharge from the site are also included in the strategy. These strategies, including use of rainwater tanks and recycled waste water, are the subject of ongoing planning.

4.2.2 What is the strategy for delivering facilities?

The respective Precinct water cycle management strategies include layouts and concepts that show the location and schematic design of the bioretention, wetland and (in the case of Turner Road Precinct) OSD facilities required to mitigate the flooding and water quality impacts of the development.^{28 29}

Facilities pertaining to the management of water quantity and quality for the different sub-catchments will be implemented progressively as development occurs across each Precinct.

Details of the estimated costs and timing of individual works are included in Section 5.

The location of these works is shown on maps included in Section 5.

²⁷ GHD, op. cit., page 24

²⁸ Ecological Engineering, op. cit., for example, Figures 5-1, 7-1, 7-2, 7-5, 10-1 and 10-2

²⁹ GHD, op. cit., Appendix D

Council will require contributions from developers under this Plan toward provision of the facilities and services. The relatively unfragmented land ownership arrangement (except certain portions of land, including in the south of the Turner Road Precinct) and the probability that development staging will be controlled by a few developers suggest that developer provision of the works will be the most efficient outcome. Council therefore encourages the provision of all water cycle management works identified in this Plan as works-in-kind in conjunction with the civil works undertaken as part of land subdivision.

A range of water cycle management facilities not included in this Plan will be required by Council to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EPA Act. The facilities may include lot-scale OSD basins, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

Each Precinct's water cycle management strategies is based on strategic information. It is likely that, as the planning process for the different development stages or sub-precincts proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

Where alternatives to the works identified in this Plan are proposed in conjunction with the development of sub-precincts and 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.

4.2.3 How are the contributions calculated?

Contributions are determined on both a drainage catchment and a per hectare of net developable land basis.

$$\text{Contribution per hectare of net developable land (\$)} = \sum \left(\frac{C}{NDA} \right)$$

Where:

C = the estimated cost - or if the facility has been completed, the indexed actual cost - of providing each of the water cycle management facilities in the drainage catchment within which the development site is situated (refer Section 5 – works schedule). The relevant drainage catchments for the Oran Park Precinct are South Creek and Cobbitty Creek, as shown in Figure 4.2. The relevant drainage catchments for the Turner Road Precinct are South Creek and Narellan Creek, as shown in Figure 4.3. Refer to Section 5 for the values.

NDA = the total area of net developable land of the relevant Precinct (in hectares) as shown in Section 5 – works schedule.

For the Oran Park Precinct only, NDA is in turn calculated as follows:

$$NDA_{\text{Urban Areas}} + \left(NDA_{\text{Transition Lands}} \times \left(\frac{\text{Average Residential Density}_{\text{Transition Lands}}}{\text{Average Residential Density}_{\text{Urban Areas}}} \right) \right)$$

Where:

$NDA_{\text{Urban Areas}}$ (South Creek Catchment)	=	385.65 hectares
$NDA_{\text{Urban Areas}}$ (Cobbitty Creek Catchment)	=	177.64 hectares
$NDA_{\text{Transition Lands}}$ (South Creek Catchment)	=	28.35 hectares
$NDA_{\text{Transition Lands}}$ (Cobbitty Creek Catchment)	=	29.46 hectares
Average Residential Density _{Transition Lands}	=	2.08 dwellings per hectare
Average Residential Density _{Urban Areas}	=	15 dwellings per hectare

For the Turner Road Precinct only, lands to be used for employment or neighbourhood business purposes and certain residential lands along the southern boundary of the Precinct are excluded from NDA calculations. This is because the water cycle management strategy for the Precinct has been sized on the assumption that the stormwater drainage demands generated by development in these excluded areas will largely be met via on site detention (OSD) devices required to be provided through section 80A(1)(f) conditions of consent.

The areas in the Turner Road Precinct excluded from water cycle management contributions under this Plan are the hatched areas shown in Figure 4.4. The NDA values for the drainage catchments in the Turner Road Precinct are included in Section 5.

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the amount of net developable land (in hectares) on the site the subject of the proposed development.

4.2.4 How is cost apportionment determined?

Expected development in each Precinct will solely generate the demand for the water cycle management works included in the works schedule, Section 5.

Therefore the full cost of the works will be met by expected development in each Precinct.



Oran Park S94 Contributions Plan

Water Cycle Management Contribution Areas

Figure 4.2 Water cycle management contribution areas – Oran Park Precinct

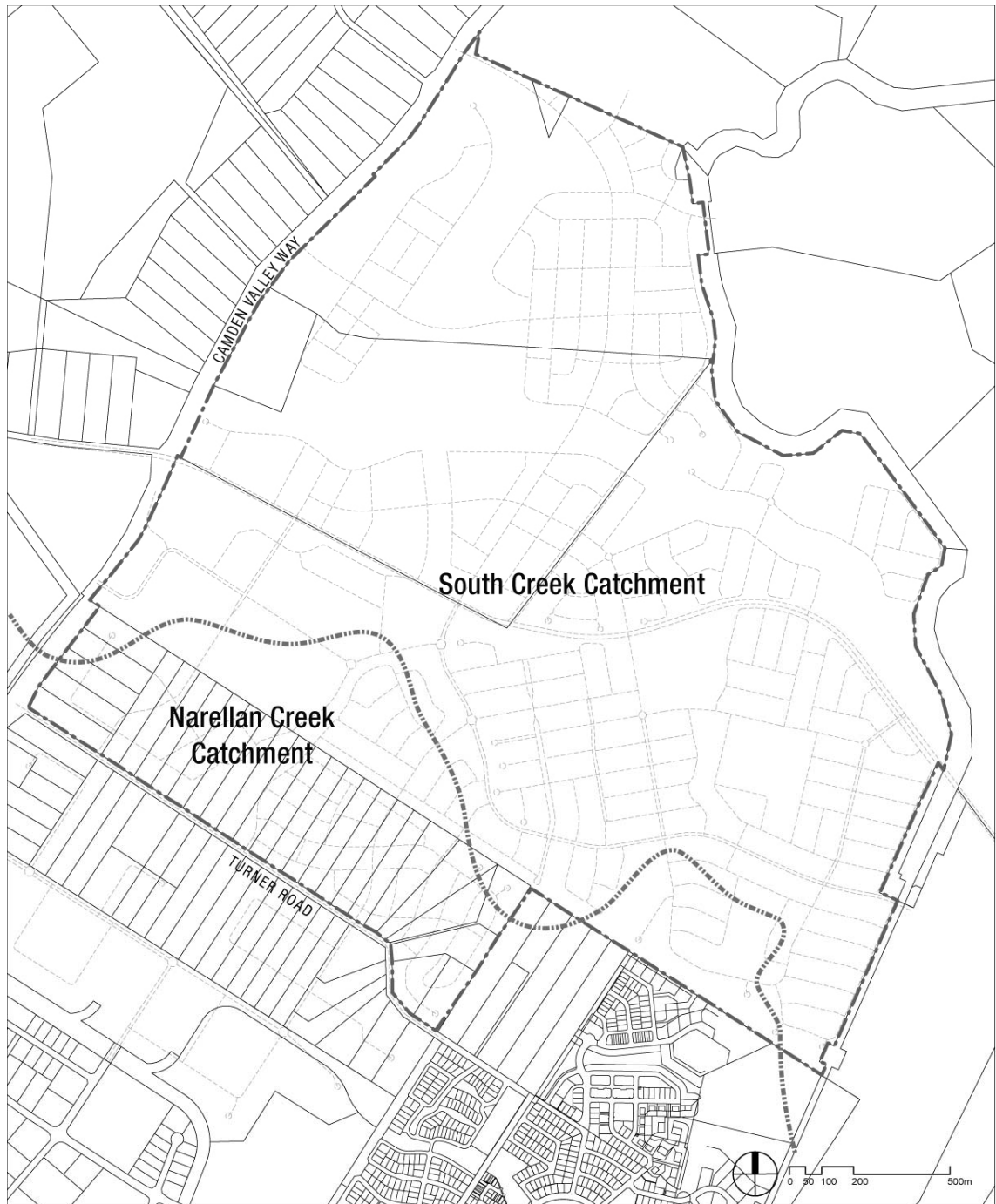


Figure 4.3 Water cycle management contribution areas – Turner Road Precinct

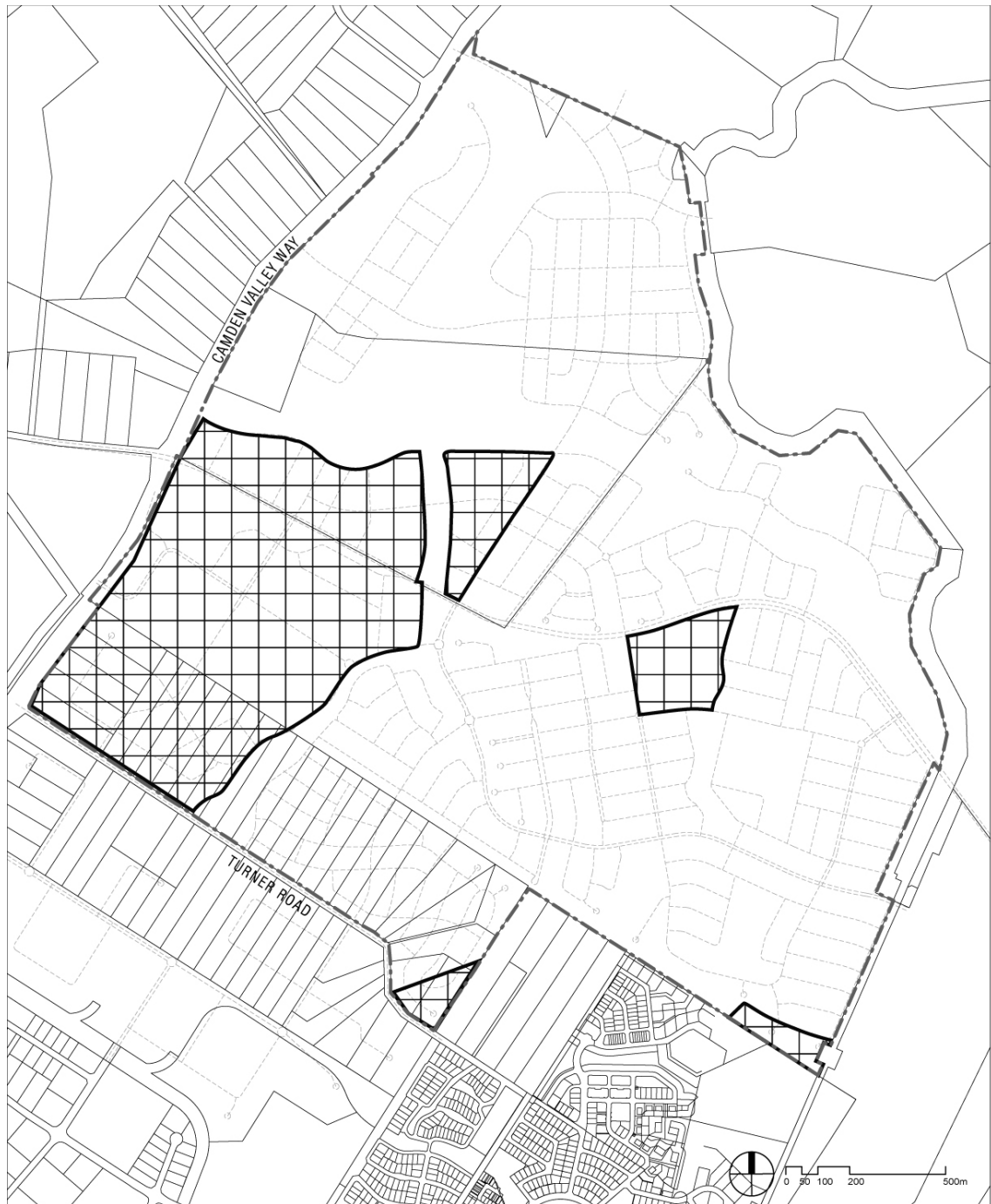


Figure 4.4 Land excluded from water cycle management contributions in Turner Road Precinct

4.3 Open space and recreation facilities

4.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for open space and recreation facilities as a result of the expected development of the Precincts are documented in the assessments prepared by Elton Consulting and Tangent Leisure Consultants.^{30 31 32 33}

Existing open space and recreation facilities serving the Precinct and the wider area may be summarised as follows:

- While the quantum of open space is adequate for the current population, much of it has not been embellished to provide quality functional spaces to meet the sporting and recreation needs of the population. There is no spare capacity in existing facilities to satisfy demand from new populations.
- The current supply of recreation facilities is largely located in the southern parts of the Camden LGA, and it is not anticipated that the existing district facilities would be able to accommodate the increased in demand from the projected population of Oran Park and Turner Road Precincts.
- Any existing capacity will be taken by other new release area developments currently under construction or planned in Camden.
- Services in the area for young people are already inadequate and the development of the Precincts may further contribute to this situation.
- Local level open space within each release area has been provided to meet local level needs only, and so will not have capacity or be readily accessible for the future Precinct populations.³⁴

New residential development is expected to occur in the Precincts in the future, resulting in additional demands for open space and recreation facilities. The assessments of facility needs identified that the Council will need to facilitate the provision of a range of open space and recreation facilities to meet the expected development, including:

- passive open space;
- active open space; and
- indoor recreation facilities.

This Plan documents the open space and recreation facilities requirements pertaining to expected development of the Precincts.

³⁰ Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment*, prepared for the Growth Centres Commission, January 2007

³¹ Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment*, prepared for the Growth Centres Commission, January 2007

³² Tangent Leisure Consultants (2007), *Draft Open Space and Recreation Facilities for Oran Park and Turner Road*, 5 March 2007

³³ Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities*, November 2007

³⁴ Elton Consulting (2007a), *op. cit.*, page 14

Planning standards and principles

The amount of land required for local open space and recreation facilities in the Oran Park and Turner Road Precincts has been determined on the basis of a needs analysis having regard to a range of standards applied to development. The standards that were considered as part of the needs assessment included the following:

- public open space provided at a rate of 3.64 hectares per 1,000 people (Camden Council standard); and
- open space and recreation provided at a rate of 2.83 hectares per 1,000 people (Growth Centres Development Code standard).

In determining an appropriate level of local open space provision, the needs assessment also had regard to the following principles:

- the type of facilities to be provided;
- the quality of facilities to be provided;
- recognition that riparian corridors and other conservation areas provide some passive open space opportunities;
- collocation of open space with community facilities;
- locating different open space and recreation facilities together and in central locations; and
- flexibility in use of open space areas and recreation facilities.

Having regard to the above standards and principles, the level of open space and recreation facilities to be provided in the Precincts, as shown in the works schedule (Section 5), is considered appropriate.

The total land area for open space and recreation facilities identified in this Plan and provided across both Precincts is 82.1 hectares. In addition to this provision within the Precincts, a total of 22 hectares of open space is proposed to be provided in the Maryland Precinct, as described below. Of this 22 hectares, 12.6 hectares is attributable to the populations of Oran Park and Turner Road, with the remaining 9.4 hectares to be attributable to development in the Maryland and/or Catherine Fields Precincts. The total amount of open space provided and attributable to the Oran Park and Turner Road Precincts is therefore 94.7 hectares, equating to 2.81 hectares per 1,000 people. While this rate of provision is below both the Camden Council and Growth Centres Commission standards, it does not account for any passive open space in riparian areas that may be included in the future open space network within the Oran Park and Turner Road Precincts. As a result, the proposed level of open space and recreation facilities for both Precincts is considered reasonable.

The proposed provision of 22 hectares of land in the Maryland Precinct allows for the development of a leisure centre and sports facilities that cater to the population of Oran Park and Turner Road and future populations within the Maryland and/or Catherine Fields Precincts up to a total population generated by 25,000 lots. The cost of these facilities has been apportioned appropriately. Early planning has identified suitable land in the Maryland Precinct for such facilities which is central to all of the identified populations who will use these facilities.

Facilities required

Application of the planning standards and the assessments of contemporary planning needs in the Precincts has led to the local open space and recreation facilities shown in Table 4.1 being identified as being required for the Precincts.

Table 4.1 Required open space and recreation facilities

Facility	Guidelines	Minimum size and potential location
Oran Park Precinct		
6 x children's playgrounds suitable for 0-4 years and fenced with equipment.	Based on 1 per 500 children aged 0-4 years. Need based on Elton Consulting projections that indicate 13% (3,000) of the population will be children 0-4 years. Each play area should offer a different experience.	Land should be a minimum of 3,000 square metres. Total Area = 1.8 hectares. Playgrounds may be collocated with parks, conservation areas, school or community facilities.
6 x play spaces suitable for 5-12 year olds to allow for more independent play, skill development and cognitive development.	Based on 1 per 500 children aged 5-12 years. Play spaces may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/ mountain bike jumps and tracks. Need based on Elton Consulting projections that indicate 13% (3,000) of the population will be children aged 5-12 years.	Land should be a minimum of 3,000 square metres. Total Area = 1.8 hectares. These areas could be collocated with children's playgrounds, school or community facilities for supervision and convenience of use for carers.
Community parks and green spaces (x 2)	Managed lawn area/ green space suitable for informal recreation use. Spaces can act as nodes along cycleways to provide passive surveillance. May include walking, exercise, dog walking area, community gardens, picnic areas, picnic tables. Toilets and shelter are essential. Water features and public art provide interest and props for users. May be used for children's training, and lunchtime activities but not designed for competitions. The managed lawn could have a mix of hard and soft surfaces and should have internet access, services (power and water) for small community events/street theatre/markets.	Minimum 0.5 hectare in size. Total Areas = 1.0 hectares. Located within employment land or within the town centre. May be located adjacent to the core riparian zones and limited within the vegetated buffer of riparian corridors or collocated with playspaces, cycleways or playgrounds.
Cycleway - walkway	Minimum width 2.5m for dual use: walking and cycling, seats and bubblers essential along the cycleway and circular routes should be included where possible. Access points to the cycleway from employment and residential land and bike storage is essential for convenience of users. Fitness trails may be incorporated into the track.	Located adjacent to the core riparian zones and limited within the vegetated buffer of riparian corridors. Allow 0.7 hectare for each km in length.
2 x Playing Fields	Each park to accommodate demand for local sport and recreation training and competition. Rather than a series of single	Each park 2.7 hectares in size. Total Area = 5.4 hectares.

Facility	Guidelines	Minimum size and potential location
	<p>fields facilities are grouped to provide economies of scale for infrastructure.</p> <p>Components:</p> <ul style="list-style-type: none"> 2 multipurpose fields or 1 cricket/AFL ovals 2 tennis/netball courts 2 half court basketball courts Lights for training Amenity building with change rooms, storage and meeting room Parking 	<p>These parks may be collocated with a playground, playspaces, high school or indoor community facility.</p>
Turner Road Precinct		
3 x children's playgrounds suitable for 0-4 years and fenced with equipment.	Based on 1 per 500 children aged 0-4 years. Need based on Elton Consulting projections that indicate 13% (1,612) of the population will be children 0-4 years. Each play area should offer a different experience.	<p>Land should be a minimum of 3,000 square metres.</p> <p>Total Area = 0.9 hectare.</p> <p>Playgrounds may be collocated with parks, conservation areas, school or community facilities.</p>
3 x play spaces suitable for 5-12 year olds to allow for more independent play, skill development and cognitive development.	Based on 1 per 500 children aged 5-12 years. Play spaces may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/ mountain bike jumps and tracks. Need based on Elton Consulting projections that indicate 13% (1,612) of the population will be children aged 5-12 years.	<p>Land should be a minimum of 3,000 square metres.</p> <p>Total Area = 0.9 hectare.</p> <p>These areas could be collocated with children's playgrounds, school or community facilities for supervision and convenience of use for carers.</p>
Community parks and green spaces (x 1)	As for Oran Park Precinct.	<p>Minimum 0.5 hectare in size.</p> <p>Total Area = 0.5 hectare.</p> <p>Located within employment land or within the town centre.</p> <p>May be located adjacent to the core riparian zones and limited within the vegetated buffer of riparian corridors or collocated with playspaces, cycleways or playgrounds.</p>
1 x Playing Field	As for Oran Park Precinct, except that 6 hard courts (2 netball, 2 tennis and 2 basketball) would be provided instead of 4 hard courts	<p>Total Area = 2.7 hectares.</p> <p>The park may be collocated with a playground, playspaces, high school or indoor community facility.</p>
Both Precincts		
1 x Sports Park (comprising 2 grounds)	Facility to provide for local competitions and training.	<p>Land area of 12 hectares.</p> <p>Located on land without flooding or transmission line constraints.</p> <p>Proposed to be located in the</p>
Designed to service 50,000 population.	CPTED (Crime Prevention Through Environmental Design), environmental sustainability, climate shade/ shelter and	

Facility	Guidelines	Minimum size and potential location
	<p>universal access design criteria is assumed as guiding principles.</p> <p>Amenity buildings, parking, lighting, storage, signage and soft landscaping are core inclusions.</p> <p>Ground 1 Specification:</p> <ul style="list-style-type: none"> Playground 0.2 ha Multipurpose fields (hockey, league, union. soccer) 4.0 ha Netball/tennis courts x6 0.51 ha Parking 1.0 ha Practice Nets x4 600 m² Amenities and clubroom 850 m² <p>Ground 2 Specification:</p> <ul style="list-style-type: none"> Playground 0.2 ha Hockey fields x2 2.0 ha Rugby fields x2 2.0 ha Parking 0.6 ha Amenities and Clubroom 850 m² Picnic/BBQ areas 0.6 ha 	Maryland Precinct.
Recreation and Youth Centre	<p>A recreation facility for the whole community, but with a youth focus. Building GFA of 3,000 square metres.</p> <p>Components:</p> <ul style="list-style-type: none"> indoor rock climbing wall two court sports hall, which can double as a hall accommodating 1,500 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 	<p>Land area of 1.5 hectares.</p> <p>This centre may be integrated into a retail or commercial centre. The preferred location would be in or adjacent to the Oran Park Town Centre.</p>
Leisure Centre Designed to service 75000 population.	<ul style="list-style-type: none"> Aquatic facility with 25m lap pool, freeform leisure pool and teaching pool Indoor (2 court hall) Sports oval with grandstand Athletics track 3 training ovals 	<p>Land area of 10 hectares.</p> <p>Located on land without flooding or transmission line constraints.</p> <p>Proposed to be located in the Maryland Precinct.</p>

Facility	Guidelines	Minimum size and potential location
	<ul style="list-style-type: none"> ▪ Multi-purpose fields (x2) ▪ Netball/tennis courts x6 ▪ Practice Nets x4 ▪ Fitness Centre ▪ Amenities ▪ Creche centre 	

Source: Tangent Leisure Consultants (2007), *Draft Open Space and Recreation facilities for Oran Park and Turner Road*, 5 March 2007 and Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities*, November 2007

The facilities listed in Table 4.1 will be complemented by the provision of passive open space throughout the residential neighbourhoods and (where this can be negotiated with owners and developers of riparian corridor land) along and adjacent to riparian corridors in the Precinct.

The areas for the proposed open space and recreation facilities included in this Plan do not include areas of the Precinct that may be publicly owned and intended to be used for water cycle management purposes.

4.3.2 What is the strategy for delivering facilities?

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

The planning for the location of facilities has not yet been finalised. All facilities will be developed in a manner that allows the facilities to serve the local needs generated by the population of the Precincts.

The costs and timing of individual works are included in Section 5.

The location of these works is shown on maps included in Section 5.

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.

The open space and recreation facilities strategy is based on strategic information. It is likely that, as the planning process for the different sub-precincts 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 sub-precincts 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.

4.3.3 How are the contributions calculated?

Contributions will be collected from residential development toward open space and recreation identified under this Plan.

The monetary contribution per person is calculated as follows:

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

Where:

C = the estimated cost - or if the facility has been completed, the actual cost - of providing each of the open space and recreation facilities (refer Section 5 – works schedule)

P = the contribution catchment (in persons) attributable to each facility (refer Section 5 – 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 4.2.

Table 4.2 Household occupancy rates for residential development types

Residential development type	Average household occupancy rate
Subdivided lot	3.3 persons per lot
Detached (or low density) dwellings	3.3 persons per dwelling
Attached and semi-detached (or medium density) dwellings	2.4 persons per dwelling
Apartment (or high density) dwellings	1.8 persons per dwelling
Housing for older people	1.5 persons per dwelling

Source: Elton Consulting (2007c), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

4.3.4 How is cost apportionment determined?

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 (in persons). This process ensures that fair apportionment of facility costs is calculated for development expected to occur in the Precincts.

For some facilities, the contribution catchment is the expected additional resident population of one or the other Precinct, for others the contribution catchment is the expected additional resident population of both Precincts. For the leisure centre and the sports parks, the contribution catchment is the expected resident population of both Precincts and expected resident populations in the Maryland and/or Catherine Fields Precincts.

The contribution catchments for each facility are shown in the works schedule – Section 5 of this Plan.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development in the Precincts. Although there is likely to be some demand for many of the facilities generated by employees working in the Precincts and living outside the Precincts, this Plan has not quantified this demand. As a result, the cost of facilities identified in this Plan has not been apportioned to the population attributable to expected non residential development in the Precincts.

4.4 Community facilities

4.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for community facilities as a result of the expected development of the Oran Park Precinct are documented in the assessments prepared by Elton Consulting and Tangent Leisure Consultants.^{35 36 37}

The assessment of existing community facilities and services currently provided in the wider area identified, among other things:

- Local level facilities have been provided in adjoining areas to meet the needs of their local neighbourhood catchments, and have a local focus which does not extend to the Precincts. They are generally already being used to capacity, or will be used to capacity as proposed development outside of the Growth Centre boundaries occurs. There is no spare capacity in local level facilities that may be utilised by the population of the Precincts.
- In particular, there is no available capacity in local childcare centres or pre-schools, and very little spare capacity in other family support and children's services.³⁸

Section 94 contributions plans currently applying to land in Camden specifically exclude reference to the community facilities needs generated by the Growth Centre precincts, including Oran Park and Turner Road.

New residential development is expected to occur in the Oran Park Precinct in the future, resulting in additional demands for community facilities. The assessment of facility needs identified that the Council will need to facilitate the provision of a range of community facilities to meet the expected development, including:

- child care centres and facilities;
- multi-purpose community centres; and
- a community resource centre (including a branch library).

This Plan documents the community facilities requirements pertaining to expected development in the Precincts and identifies those facilities that Council will facilitate the provision of.

This Plan addresses local community facilities demands only.

As part of the preparation of this Plan Council reviewed its role in the provision of child care centres and facilities in order to:

³⁵ Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment, prepared for the Growth Centres Commission*, January 2007

³⁶ Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment, prepared for the Growth Centres Commission*, January 2007

³⁷ Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities*, November 2007

³⁸ Elton Consulting (2007a), *op. cit.*, pages 12,13

- respond to the planning directions described in the Elton Consulting assessments (including, for example, the need to plan for multi-purpose children's centres and for efficiencies in co-locating centres with other facilities³⁹);
- take account of changing trends in the provision of this type of community facility (including, for example, the involvement of the private sector); and
- take account of advice provided by the Department of Planning concerning the facilities that can and cannot be levied using section 94 funds.⁴⁰

A possible strategy for delivery of child care facilities in the Precincts could have been facilitating private sector provision of most child care with Council meeting the demand for services that the private sector traditionally do not provide (for example, care for special needs children). Council however is unable to levy for 'Council-wide' services and amenities using section 94 funds. The provision of services for special needs children would be a Council-wide service and, therefore, the provision of public children's services in the Precincts is not addressed by this Plan.

Planning standards and principles

Council has determined that the standards of provision of local community facilities used for the planning of other new urban areas in the Camden LGA are an appropriate basis for determining the local community facilities needs associated with the expected development of the Precincts.

These standards are as follows:

- Multi-purpose community centres to be provided at the rate of 42 square metres per 1,000 people.
- Branch library to be provided at the rate of 39 square metres per 1,000 people plus 20 percent loading for circulation space.
- Community resource space, deemed to be equivalent to the standard for district community centre space (that is 22 square metres per 1,000 people).
- Land for local community facilities is required at the rate of 2.5 times the floor area of facilities.

In determining the community facility needs of the future population of the Precincts Council also considered that space should be made available for local cultural activities. Camden's district cultural facility standard of 18 square metres per 1,000 people was used as a basis to determine the need for these facilities in the Precincts, but was reduced to 12 square metres per 1,000 people to reflect that the facility needed to be a smaller size so that it only reflected local and not district needs.

A needs assessment was undertaken having regard to the projected population profiles and the relevant standards referred to above. The needs assessment also took into consideration the following principles in arriving at appropriate levels of community facility provision:

- collocation of facilities with outdoor recreation facilities or education facilities

³⁹ Ibid., pp33-34

⁴⁰ Department of Planning (2007), *Planning Circular PS 07-018 Infrastructure Contributions*, issued 6 November 2007

- multi-purpose design and use of facilities
- clustering of facilities
- provision of complementary, rather than identical facilities; and
- flexibility in facility design to allow for changes in activity.

Having regard to the above standards and principles, the level of community facility provision in the Precincts, as shown in the works schedule (Section 5), is considered appropriate.

Facilities required

Application of these principles and standards translates into the local community facilities described in Table 4.3 being required for the Precincts.

Table 4.3 Required community facilities

Type of facility	Number of facilities/ places	Total floor area (square metres)	Total land area (square metres)
Oran Park Precinct			
Multi-purpose community centre	2 centres	902	2,255
Turner Road Precinct			
Multi-purpose community centre	1 centre	515	1,288
Both Precincts			
Branch library / community resource centre	1 centre	2,722 [comprising library (1,577), community floor space (741), and local cultural space (404)]	6,805

Source: *Oran Park and Turner Road Precinct Plans Community Facilities and Open Space Draft Section 94 Assessment, For Discussion*, Prepared by Elton Consulting 26 February 2007 and Camden Council and Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities*, November 2007

The multi-purpose community centres are designed to address more general community facility demands (such as meeting room facilities), whereas the combined library / community resource centre will accommodate a broader range of local services and facilities.

The specification for the combined library and community resource centre includes the following components:

- space for the delivery of human services, to incorporate some office accommodation, interview and administration space;
- meeting and activity spaces for community organisations and groups – a mix of small and large spaces;
- community and cultural activity space;
- training room equipped with computers, suitable for adult education / training;
- foyer incorporating display / exhibition space; and

- kitchen, amenities, circulation space.

4.4.2 What is the strategy for delivering facilities?

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

The planning for the location of facilities has not yet been finalised. All facilities will be developed in a manner that allows the facilities to serve the local needs generated by the population of the Precincts.

The costs and timing of individual works are included in Section 5. Costs also include an allowance for the provision of public art in each community facility.

The location of these works is shown on maps included in Section 5.

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.

The community facilities strategy for the Precincts is based on strategic information. It is likely that, as the planning process for the different sub-precincts 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 sub-precincts 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.

4.4.3 How are the contributions calculated?

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

The monetary contribution per person is calculated as follows:

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

Where:

C = the estimated cost - or if the facility has been completed, the actual cost - of providing each of the community facilities (refer Section 5 – works schedule)

P = the contribution catchment (in persons) attributable to each facility (refer Section 5 – 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	Average household occupancy rate
Subdivided lot	3.3 persons per lot
Detached (or low density) dwellings	3.3 persons per dwelling
Attached and semi-detached (or medium density) dwellings	2.4 persons per dwelling
Apartment (or high density) dwellings	1.8 persons per dwelling
Housing for older people	1.5 persons per dwelling

Source: Elton Consulting (2007), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

4.4.4 How is cost apportionment determined?

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 (in persons). This process ensures that fair apportionment of facility costs is calculated for development expected to occur in the Precincts.

For some facilities, the contribution catchment is the expected additional resident population of one or the other Precinct, for others the contribution catchment is the expected additional resident population of both Precincts.

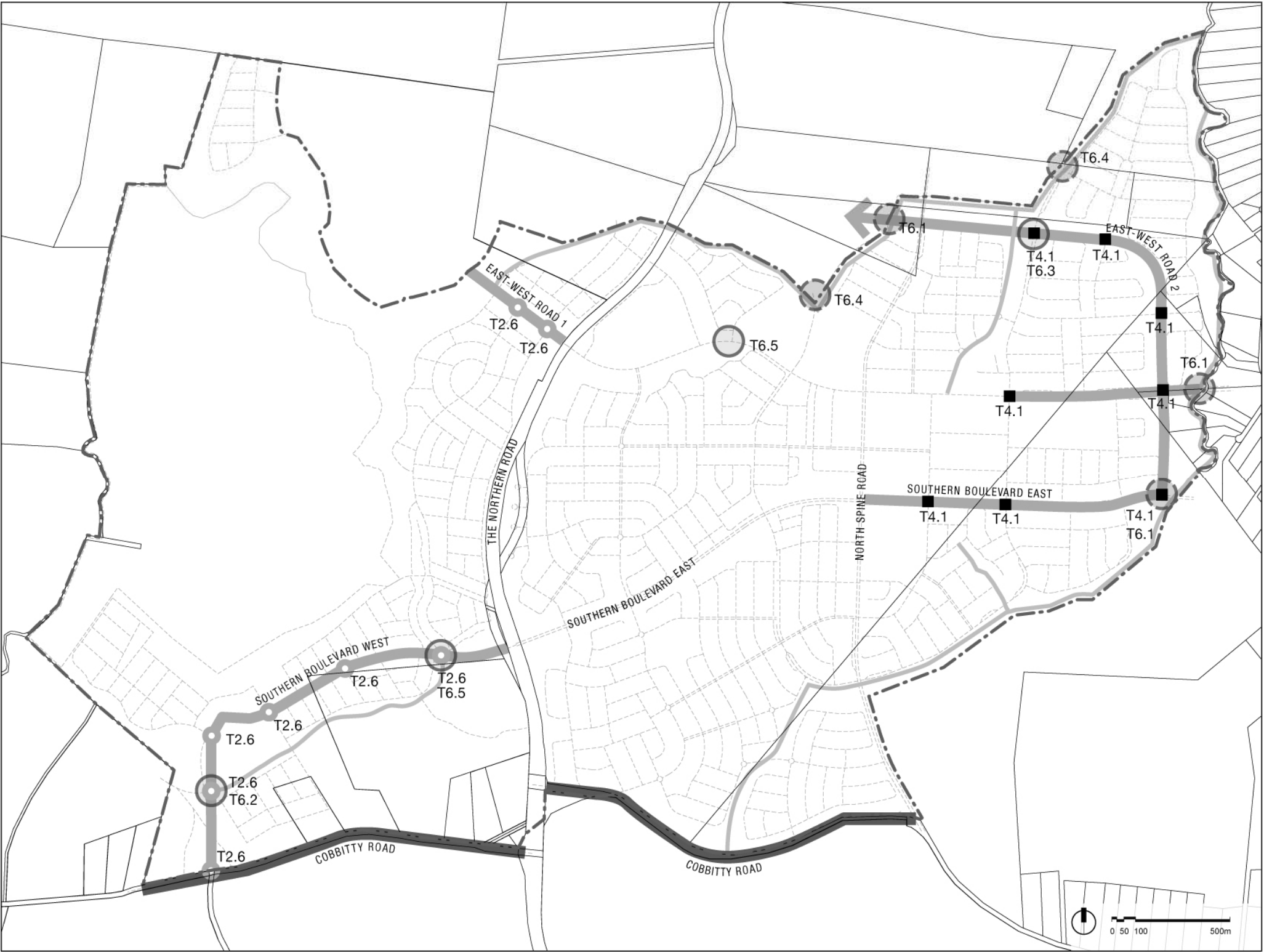
The contribution catchments for each facility are shown in the works schedule – Section 5 of this Plan.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development in the Precincts. Although there is likely to be some demand for many of the facilities generated by employees working in the Precincts and living outside the Precincts, this Plan has not quantified this demand. As a result, the cost of facilities identified in this Plan has not been apportioned to the population attributable to expected non residential development in the Precincts.

5. Works schedules and maps

Oran Park Precinct
Transport Management Facilities

Item	Facility	Area / No. off	Unit	Rate	Subtotal	Preliminaries, Margin, LSL and Professional Fees	Env. Approvals (1%)	Project Management (3%)	Construction Contingency (7%)	Estimated Total Cost	Contribution Catchment (per net developable hectare)	Contribution Rate (per net developable hectare)	Staging
T1 T1.1	LAND ACQUISITION Roads	168,924	m2	\$ 100	\$ 16,892,440					\$ 16,892,440	571.29	\$ 29,568.76	Refer to Transport Management works
	Sub-total	168,924			\$ 16,892,440					\$ 16,892,440		\$ 29,568.76	
	On Costs associated with land acquisition (2%)				\$ 337,849					\$ 337,849	571.29	\$ 591.38	
	Total	168,924			\$ 17,230,289					\$ 17,230,289		\$ 30,160.13	
T2	WORKS Urban Roads (4 Lanes = 32.8m total width, 2 Lanes = 18.6m)												
T2.1	East West Road 1 west of Northern Rd - (4 Lanes)	11,546	m2	\$ 100	\$ 1,154,560	\$ 269,590	\$ 11,546	\$ 34,637	\$ 80,819	\$ 1,551,151	571.29	\$ 2,715.16	To be completed before development in Staging Areas W2 and W3 is completed, or within 7 years.
T2.2	East-West Road 1 - west of Northern Road (2 Lanes)	3,683	m2	\$ 100	\$ 368,280	\$ 85,993	\$ 3,683	\$ 11,048	\$ 25,780	\$ 494,784	571.29	\$ 866.08	To be completed before development in Staging Areas W2 and W3 is completed, or within 7 years.
T2.3	Southern Boulevard East of Oran Park town centre (4 Lanes)	44,280	m2	\$ 100	\$ 4,428,000	\$ 1,033,938	\$ 44,280	\$ 132,840	\$ 309,960	\$ 5,949,018	571.29	\$ 10,413.24	To be commenced at the time development of any of the following Staging Areas commences: E5 or E7. To be completed when Staging Area E5 is completed, or within 7 years.
T2.4	Southern Boulevard West of Oran Park town centre (2 Lanes)	36,764	m2	\$ 100	\$ 3,676,400	\$ 858,439	\$ 36,764	\$ 110,292	\$ 257,348	\$ 4,939,243	571.29	\$ 8,645.72	To be commenced at the time development of any of the following Staging Areas commences: W5, W6, W7, W8 or W9. To be completed when Staging Area W5 is completed, or within 5 years.
T2.5	East West Road 2 - (4 Lanes)	47,232	m2	\$ 100	\$ 4,723,200	\$ 1,102,867	\$ 47,232	\$ 141,696	\$ 330,624	\$ 6,345,619	571.29	\$ 11,107.46	To be completed before development in Staging Areas E6 and E8 is completed, or within 7 years.
T2.6	Roundabout (new)	8		\$ 200,000	\$ 1,600,000	\$ 373,600	\$ 16,000	\$ 48,000	\$ 112,000	\$ 2,149,600	571.29	\$ 3,762.69	To be completed at the time access to adjoining Staging Areas is required, or within 5 years.
T2.7	Transit Boulevard (4 Lanes)	25,420	m2	\$ 100	\$ 2,542,000	\$ 593,557	\$ 25,420	\$ 76,260	\$ 177,940	\$ 3,415,177	571.29	\$ 5,977.97	To be completed before development in Staging Areas E6 and E8 is completed, or within 7 years.
T3	Upgrade Rural Roads (7m width)												
T3.1	Cobbitty Rd - 2 sections (East & West)	23,800	m2	\$ 25	\$ 595,000	\$ 138,933	\$ 5,950	\$ 17,850	\$ 41,650	\$ 799,383	571.29	\$ 1,399.25	To be completed before development in Staging Areas W8 and E1 is completed, or within 5 years.
T3.2	Intersection upgrades	2	No	\$ 20,000	\$ 40,000	\$ 9,340	\$ 400	\$ 1,200	\$ 2,800	\$ 53,740	571.29	\$ 94.07	As above
T4	Intersections												
T4.1	Signalised intersection (Type 1)	8	No	\$ 200,000	\$ 1,600,000	\$ 373,600	\$ 16,000	\$ 48,000	\$ 112,000	\$ 2,149,600	571.29	\$ 3,762.69	All Southern Boulevard East intersections to be provided before Staging Area E5 is completed, or within 7 years. East West Road 2 intersections to be provided before development in Staging Areas E6 and E8 is completed, or within 7 years.
T5	Miscellaneous												
T5.1	Cycle ways/paths (assumed 2.5m wide) (refer Table 4.1)	25,000	m2	\$ 76	\$ 1,900,000	\$ 443,650	\$ 19,000	\$ 57,000	\$ 133,000	\$ 2,552,650	571.29	\$ 4,468.19	Sections of cycleway within the passive open space network to be provided in conjunction with the passive open space works included in this contributions plan (refer to Open Space and Recreation items 4.2, 4.3 and 4.4), or within 7 years.
T5.2	Bus Stops (incl. State Roads)	24	No	\$ 15,000	\$ 360,000	\$ 40,860	\$ 3,600	\$ 10,800	\$ 25,200	\$ 415,260	571.29	\$ 726.88	To be completed as bus routes are implemented, or within 7 years.
T6	Water crossings												
T6.1	4 Lane Road Bridge/Crossing (20m wide - 50m span - external)	3	No	\$ 1,700,000	\$ 5,100,000	\$ 1,190,850	\$ 51,000	\$ 153,000	\$ 357,000	\$ 6,851,850	571.29	\$ 5,996.79	Southern Boulevard East crossing to be commenced when development of land in adjacent Catherine Field Precinct commences, or within 7 years. East West Road 2 crossing to be commenced when development of land in adjacent Marylands Precinct commences, or within 7 years.
T6.2	2 Lane Road Bridge/Crossing (11m wide - 100m low span over culverts - internal)	1	No	\$ 1,650,000	\$ 1,650,000	\$ 385,275	\$ 16,500	\$ 49,500	\$ 115,500	\$ 2,216,775	571.29	\$ 3,880.27	To be completed when development in Staging Areas W6, W7 and W8 are completed, or within 5 years.
T6.3	4 Lane Road Road Bridge/Crossing (20m wide - 50m span - internal)	1	No	\$ 1,700,000	\$ 1,700,000	\$ 396,950	\$ 17,000	\$ 51,000	\$ 119,000	\$ 2,283,950	571.29	\$ 3,997.86	To be commenced when development of land in adjacent Marylands Precinct commences, or within 7 years.
T6.4	2 Lane Road Bridge/Crossing (11m wide - 50m span - external)	2	No	\$ 935,000	\$ 1,870,000	\$ 436,645	\$ 18,700	\$ 56,100	\$ 130,900	\$ 2,512,345	571.29	\$ 2,198.82	To be commenced when development of land in adjacent Marylands Precinct commences, or within 7 years.
T6.5	2 Lane Road Bridge/Crossing (11m wide - 50m span - internal)	2	No	\$ 935,000	\$ 1,870,000	\$ 436,645	\$ 18,700	\$ 56,100	\$ 130,900	\$ 2,512,345	571.29	\$ 4,397.64	East West Road crossing to be commenced at the time development of Staging Area E5 commences, or within 7 years. Southern Boulevard West crossing to be commenced when development in Staging Area W5 commences, or within 7 years.
	Total				\$ 35,177,440	\$ 8,170,732	\$ 351,774	\$ 1,055,323	\$ 2,462,421	\$ 47,192,491		\$ 74,410.77	



Oran Park S94 Contributions Plan

Transport Management Facilities

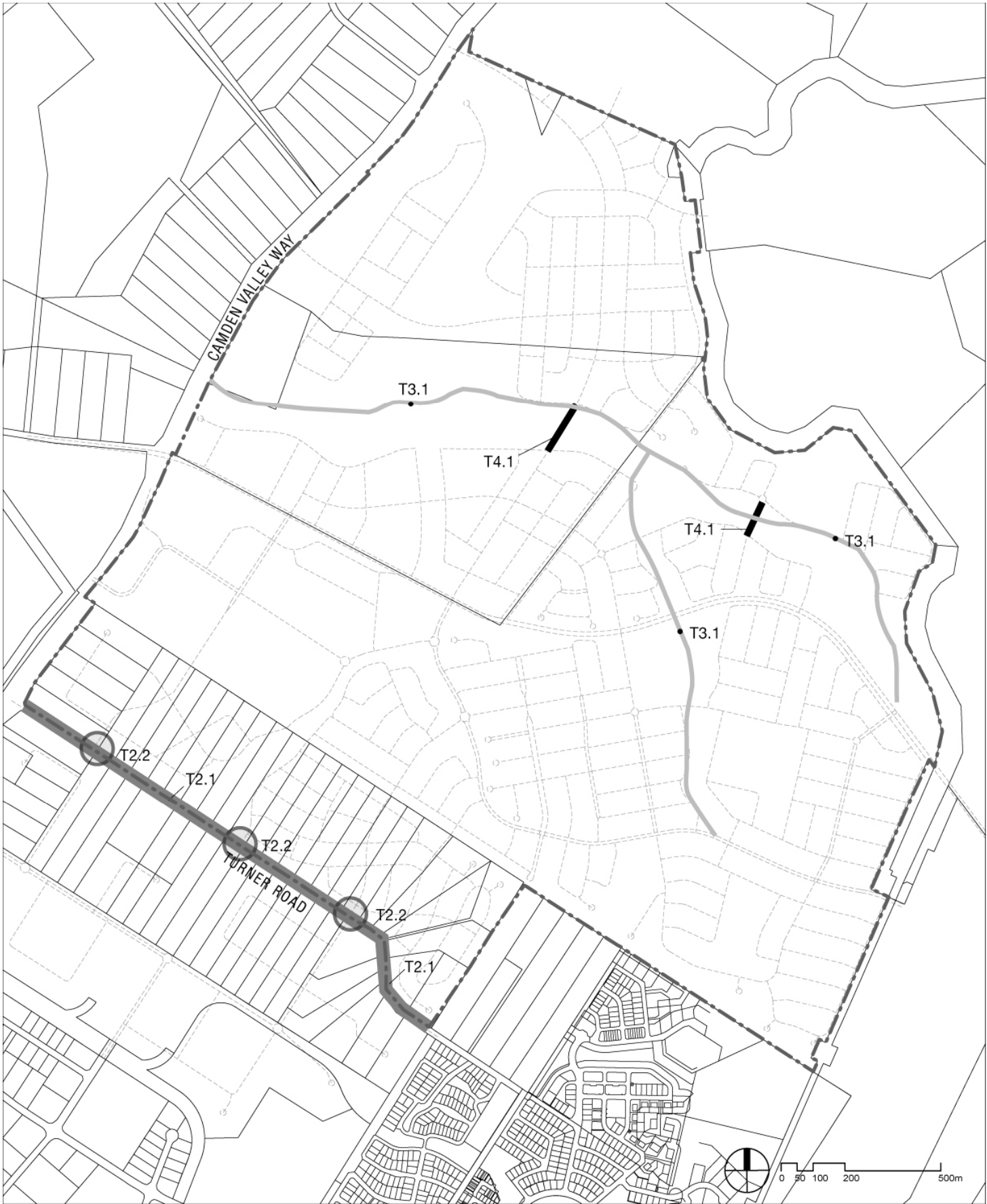
- T1.1, T2 SUB-ARTERIAL ROADS
- T3 UPGRADE RURAL ROADS
- T4 INTERSECTIONS
 - T4.1 Signalised intersection
- T5 MISCELLANEOUS
 - T5.1 Cycle ways / paths
 - T5.2 Bus shelters(location TBD)
- T6 SECTION BOUNDARY WATER CROSSINGS
 - External precinct crossing
 - Internal precinct crossing

Turner Road Precinct
Transport Management Facilities

Item	Facility	Area / No. off	Unit	\$ / m2	Subtotal	Preliminaries, Margin, LSL and Professional Fees	Env. Approvals	Project Management	Construction Contingency	Estimated Total Cost	Northern Area Apportioned Est. Cost	Southern Area Apportioned Est. Cost	Contribution Catchment (net developable hectare)	Northern Area Contribution Rate (per net developable hectare)	Southern Area Contribution Rate (per net developable hectare)	Staging
T1	LAND ACQUISITION Nil	0	m2		\$ -					\$ -	\$ -	\$ -	0.00			
	Sub-total				\$ -					\$ -	\$ -	\$ -		\$ -	\$ -	
	On Costs associated with land acquisition (2%)				\$ -					\$ -	\$ -	\$ -		\$ -	\$ -	
	Total	0		\$ -	\$ -					\$ -	\$ -	\$ -		\$ -	\$ -	
	WORKS															
T2	Upgrade Rural Roads (7m width)															
T2.1	Turner Road Upgrade (inside boundary)	11,550	m2	\$ 25	\$ 288,750	\$ 67,423	\$ 2,888	\$ 8,663	\$ 20,213	\$ 387,936	\$ -	\$ 387,936	56.12	\$ -	\$ 6,912.61	West section to be completed when initial development in Staging Area S1 is commenced, or within 5 years. East section to be completed before development in Staging Area S2 is completed, or within 7 years.
T2.2	Intersection upgrades on Turner Road	3	No	\$ 20,000	\$ 60,000	\$ 14,010	\$ 600	\$ 1,800	\$ 4,200	\$ 80,610	\$ -	\$ 80,610	56.12	\$ -	\$ 1,436.39	Intersection with the access road to the employment area (Staging Area S1) to be completed when initial development in Staging Area S1 is commenced, or within 5 years. The two intersections with access roads to the residential areas (Staging Area S2) to be completed before development in Staging Area S2 is completed, or within 7 years.
T3	Miscellaneous															
T3.1	Cycle ways/paths (assumed 2.5m wide) (refer Table 4.1)	10,000	m2	\$ 76	\$ 760,000	\$ 177,460	\$ 7,600	\$ 22,800	\$ 53,200	\$ 1,021,060	\$ 1,021,060	\$ 1,021,060	369.53	\$ 2,763.15	\$ 2,763.15	Sections of cycleway within the passive open space network to be provided in conjunction with the passive open space works included in this contributions plan (refer to Open Space and Recreation items 4.2, 4.3 and 4.4), or within 7 years.
T3.2	Bus shelters	12	No	\$ 15,000	\$ 180,000	\$ 42,030	\$ 1,800	\$ 5,400	\$ 12,600	\$ 241,830	\$ 241,830	\$ 241,830	369.53	\$ 654.43	\$ 654.43	To be completed as bus routes are implemented, or within 7 years.
T4	Water crossings															
T4.1	2 Lane Road Bridge/Crossing (11m wide - 50m span)	2	No	\$ 935,000	\$ 1,870,000	\$ 436,645	\$ 18,700	\$ 56,100	\$ 130,900	\$ 2,512,345	\$ 2,512,345		313.41	\$ 8,016.22	\$ -	To be completed when development in Staging Areas N1 and C3 is completed, or within 7 years.
	Total				\$ 3,158,750	\$ 737,568	\$ 31,588	\$ 94,763	\$ 221,113	\$ 4,243,781	\$ 3,775,235	\$ 1,731,436		\$ 11,433.80	\$ 11,766.58	

Turner Road S94 Contributions Plan

Transport Management Facilities



- T2 UPGRADE RURAL ROADS (7m width)
 - T2.1 Turner Road Upgrade
 - T2.2 Intersection Upgrade
- T3 MISCELLANEOUS
 - T3.1 Cycle ways/paths
 - T3.2 Bus shelters (locations TBD)
- T4 WATER CROSSINGS
 - T4.1 2 Lane bridge Crossing




Oran Park Precinct
Water Cycle Management Facilities

Item	Facility	Area (m2)	Rate	Subtotal	Preliminaries, Margin, LSL and Professional Fees	Plans of Management & Env. Approvals	Project Management	Construction Contingency	Estimated Total Cost	Contribution Catchment (net developable hectares)	COBBITTY CREEK Catchment Contribution Rate (per net developable hectare)	SOUTH CREEK Catchment Contribution Rate (per net developable hectare)	Staging
W1	LAND ACQUISITION												
	South Creek Catchment												
	West of The Northern Road sub catchments												
	W1.1 Sub catchment 2A-2D	14,500	\$ 100	\$ 1,450,000					\$ 1,450,000	389.57		\$ 3,722.02	Refer to Water Cycle Management works
	East of The Northern Road sub catchments												
	W1.2 Sub catchment 1A-1E	28,100	\$ 100	\$ 2,810,000					\$ 2,810,000	389.57		\$ 7,213.02	Refer to Water Cycle Management works
	W1.3 Sub catchment 2A-2H	25,900	\$ 100	\$ 2,590,000					\$ 2,590,000	389.57		\$ 6,648.30	Refer to Water Cycle Management works
	W1.4 Sub catchment 4A-4F	1,300	\$ 100	\$ 130,000					\$ 130,000	389.57		\$ 333.70	Refer to Water Cycle Management works
	W1.5 Sub catchment 4A-4F (under power easement)	12,200	\$ 65	\$ 793,000					\$ 793,000	389.57		\$ 2,035.56	Refer to Water Cycle Management works
	W1.6 Sub catchment 5A-5J	30,400	\$ 100	\$ 3,040,000					\$ 3,040,000	389.57		\$ 7,803.41	Refer to Water Cycle Management works
	W1.7 Sub catchment 7A-7F	31,300	\$ 100	\$ 3,130,000					\$ 3,130,000	389.57		\$ 8,034.43	Refer to Water Cycle Management works
	Cobbitty Creek Catchment												
	West of The Northern Road sub catchments												
	W1.8 Sub catchment 1A	1,100	\$ 100	\$ 110,000					\$ 110,000	181.72	\$ 605.33		Refer to Water Cycle Management works
W1.9	Sub catchment 3A-3B	32,400	\$ 100	\$ 3,240,000					\$ 3,240,000	181.72	\$ 17,829.60		Refer to Water Cycle Management works
	W1.10 Sub catchment 4A-4B	4,600	\$ 100	\$ 460,000					\$ 460,000	181.72	\$ 2,531.36		Refer to Water Cycle Management works
	East of The Northern Road sub catchments												
W1.11	Sub catchment 8A-8C	14,600	\$ 100	\$ 1,460,000					\$ 1,460,000	181.72	\$ 8,034.33		Refer to Water Cycle Management works
	W1.12 Sub Catchment 9A-9B	9,200	\$ 100	\$ 920,000					\$ 920,000	181.72	\$ 5,062.73		Refer to Water Cycle Management works
Sub-total		191,100		\$ 18,683,000					\$ 18,683,000		\$ 34,063.34	\$ 32,068.42	
On Costs associated with land acquisition (2%)				\$ 373,660					\$ 373,660		\$ 681.27	\$ 641.37	
Total		191,100		\$ 19,056,660					\$ 19,056,660		\$ 34,744.61	\$ 32,709.79	
W2	WORKS												
	South Creek Catchment												
	Wetland Footprint												
	West of The Northern Road sub catchments												
	W2.1 Sub catchment 2A-2D	10,200	\$ 45	\$ 459,000	\$ 107,177	\$ 9,180	\$ 13,770	\$ 32,130	\$ 621,257	389.57		\$ 1,594.71	To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: W2 or W3; or within 7 years.
	East of The Northern Road sub catchments												
	W2.2 Sub catchment 1A-1E	18,600	\$ 45	\$ 837,000	\$ 195,440	\$ 16,740	\$ 25,110	\$ 58,590	\$ 1,132,880	389.57		\$ 2,908.00	To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E6 or E8; or within 7 years.
	W2.3 Sub catchment 2A-2H	13,400	\$ 45	\$ 603,000	\$ 140,801	\$ 12,060	\$ 18,090	\$ 42,210	\$ 816,161	389.57		\$ 2,095.01	To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E1 or E7; or within 3 years.
	W2.4 Sub catchment 4A-4F	4,000	\$ 45	\$ 180,000	\$ 42,030	\$ 3,600	\$ 5,400	\$ 12,600	\$ 243,630	389.57		\$ 625.38	To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E5 or E6; or within 7 years.
	W2.5 Sub catchment 5A-5J	17,900	\$ 45	\$ 805,500	\$ 188,084	\$ 16,110	\$ 24,165	\$ 56,385	\$ 1,090,244	389.57		\$ 2,798.56	To be commenced at the time development of any of the following Staging Areas commences: E5 or E6; or within 7 years.
	W2.6 Sub catchment 7A-7F	18,000	\$ 45	\$ 810,000	\$ 189,135	\$ 16,200	\$ 24,300	\$ 56,700	\$ 1,096,335	389.57		\$ 2,814.19	To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E1 or E2; or within 3 years.
	W3 Water Quality												
	West of The Northern Road sub catchments												
	W3.1 Sub catchment 2A-2D	4,300	\$ 84	\$ 361,200	\$ 84,340	\$ 7,224	\$ 10,836	\$ 25,284	\$ 488,884	389.57		\$ 1,254.92	To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: W2 or W3; or within 7 years.
W3.2	East of The Northern Road sub catchments												
	Sub catchment 1A-1E	9,500	\$ 84	\$ 798,000	\$ 186,333	\$ 15,960	\$ 23,940	\$ 55,860	\$ 1,080,093	389.57		\$ 2,772.50	To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E6 or E8; or within 7 years.
	W3.3 Sub catchment 2A-2H	12,500	\$ 84	\$ 1,050,000	\$ 245,175	\$ 21,000	\$ 31,500	\$ 73,500	\$ 1,421,175	389.57		\$ 3,648.03	To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E1 or E7; or within 3 years.
	W3.4 Sub catchment 4A-4F	9,500	\$ 84	\$ 798,000	\$ 186,333	\$ 15,960	\$ 23,940	\$ 55,860	\$ 1,080,093	389.57		\$ 2,772.50	To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E5 or E6; or within 7 years.
	W3.5 Sub catchment 5A-5J	12,500	\$ 84	\$ 1,050,000	\$ 245,175	\$ 21,000	\$ 31,500	\$ 73,500	\$ 1,421,175	389.57		\$ 3,648.03	To be commenced at the time development of any of the following Staging Areas commences: E5 or E6; or within 7 years.
	W3.6 Sub catchment 7A-7F	13,300	\$ 84	\$ 1,117,200	\$ 260,866	\$ 22,344	\$ 33,516	\$ 78,204	\$ 1,512,130	389.57		\$ 3,881.50	To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E1 or E2; or within 3 years.
W4	Pipework												
	W4.1 Pipework in catchment	8,500	\$ 645	\$ 5,482,500	\$ 1,280,164	\$ 109,650	\$ 164,475	\$ 383,775	\$ 7,420,564	389.57		\$ 19,047.93	To be commenced at the time development of any land within the catchment within any of the relevant Staging Areas; or within 7 years.

Item	Facility	Area (m2)	Rate	Subtotal	Preliminaries, Margin, LSL and Professional Fees	Plans of Management & Env. Approvals	Project Management	Construction Contingency	Estimated Total Cost	Contribution Catchment (net developable hectares)	COBBITTY CREEK Catchment Contribution Rate (per net developable hectare)	SOUTH CREEK Catchment Contribution Rate (per net developable hectare)	Staging
W5	Cobbitty Creek Catchment												
	Wetland Footprint												
	West of The Northern Road sub catchments												
	W5.1 Sub catchment 1A	0		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	181.72	\$ -		
	W5.2 Sub catchment 3A-3B	30,900	\$ 45	\$ 1,390,500	\$ 324,682	\$ 27,810	\$ 41,715	\$ 97,335	\$ 1,882,042	181.72	\$ 10,356.81		
W5.3	Sub catchment 4A-4B	0	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	181.72	\$ -		To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: W4, W5 or W6; or within 5 years. To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E1 or E2; or within 5 years. To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E1; or within 5 years.
W5.4	East of The Northern Road sub catchments Sub catchment 8A-8C	11,000	\$ 45	\$ 495,000	\$ 115,583	\$ 9,900	\$ 14,850	\$ 34,650	\$ 669,983	181.72	\$ 3,686.89		
W5.5	Sub Catchment 9A-9B	5,900	\$ 45	\$ 265,500	\$ 61,994	\$ 5,310	\$ 7,965	\$ 18,585	\$ 359,354	181.72	\$ 1,977.51		
W6	Water Quality												
	West of The Northern Road sub catchments												
	W6.1 Sub catchment 1A	1,100	\$ 84	\$ 92,400	\$ 21,575	\$ 1,848	\$ 2,772	\$ 6,468	\$ 125,063	181.72	\$ 688.22		
	W6.2 Sub catchment 3A-3B	1,500	\$ 84	\$ 126,000	\$ 29,421	\$ 2,520	\$ 3,780	\$ 8,820	\$ 170,541	181.72	\$ 938.48		
	W6.3 Sub catchment 4A-4B	4,600	\$ 84	\$ 386,400	\$ 90,224	\$ 7,728	\$ 11,592	\$ 27,048	\$ 522,992	181.72	\$ 2,878.01		
W6.4	East of The Northern Road sub catchments Sub catchment 8A-8C	3,600	\$ 84	\$ 302,400	\$ 70,610	\$ 6,048	\$ 9,072	\$ 21,168	\$ 409,298	181.72	\$ 2,252.35		To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E1 or E2; or within 5 years. To be commenced at the time development of any land within the catchment within any of the following Staging Areas commences: E1; or within 5 years.
W6.5	Sub Catchment 9A-9B	3,300	\$ 84	\$ 277,200	\$ 64,726	\$ 5,544	\$ 8,316	\$ 19,404	\$ 375,190	181.72	\$ 2,064.66		
W7	Pipework												
	W7.1 Pipework in catchment	2,150	\$ 645	\$ 1,386,750	\$ 323,806	\$ 27,735	\$ 41,603	\$ 97,073	\$ 1,876,966	181.72	\$ 10,328.88		To be commenced at the time development of any land within the catchment within any of the relevant Staging Areas, or within 7 years.
	Total			\$ 19,073,550	\$ 4,453,674	\$ 381,471	\$ 572,207	\$ 1,335,149	\$ 25,816,050		\$ 35,171.81	\$ 49,861.27	

Oran Park S94 Contributions Plan

Water Cycle Management Facilities

-  WETLANDS/DETENTION BASINS
-  WATER QUALITY (BIORETENTION) / PIPEWORK
-  SOUTH CREEK / COBBITTY CREEK CATCHMENT BOUNDARY

NOTE: Location of facilities subject to detailed design.



Turner Road Precinct
Water Cycle Management Facilities

Item	Facility	Area (m2)	Rate	Subtotal	Preliminaries, Margin, LSL and Professional Fees	Plans of Management & Env. Approvals	Project Management	Construction Contingency	Estimated Total Cost	Contribution Catchment (net developable hectare)	SOUTH CREEK Contribution Rate (per net developable hectare)	NARELLAN CREEK Contribution Rate (per net developable hectare)	Staging
W1	LAND ACQUISITION												Refer to Water Cycle Management works
	South Creek Catchment												
	Total area required for water cycle management works	101,375	\$ 95	9,630,625					\$ 9,630,625	202.10	\$ 47,653.34		
W2	Narellan Creek Catchment												Refer to Water Cycle Management works
	Total area required for water cycle management works	28,000	\$ 95	2,660,000					\$ 2,660,000	53.05		\$ 50,141.38	
	Sub-total	129,375		\$ 12,290,625					\$ 12,290,625		\$ 47,653.34	\$ 50,141.38	
	On Costs associated with land acquisition (2%)			\$ 245,813					\$ 245,813		\$ 953	\$ 1,003	
	Total	129,375		\$ 12,536,438					\$ 12,536,438		\$ 48,606.40	\$ 51,144.20	
W3	WORKS												Works to be implemented in each drainage sub-catchment as development in the respective sub-catchment is commenced, or within 7 years.
	South Creek Catchment												
	Stormwater Wetland/Detention	47,500	\$ 45	\$ 2,137,500	\$ 242,606	\$ 42,750	\$ 64,125	\$ 149,625	\$ 2,636,606	202.10	\$ 13,046.20		
W4	Water Quality (for wetland/detention areas)	27,500	\$ 143	\$ 3,932,500	\$ 446,339	\$ 78,650	\$ 117,975	\$ 275,275	\$ 4,850,739	202.10	\$ 24,001.96		Works to be implemented in each drainage sub-catchment as development in the respective sub-catchment is commenced, or within 7 years.
W5	Water Quality (bioretention swales)	26,375	\$ 84	\$ 2,215,500	\$ 251,459	\$ 44,310	\$ 66,465	\$ 155,085	\$ 2,732,819	202.10	\$ 13,522.27		Works to be implemented in each drainage sub-catchment as development in the respective sub-catchment is commenced, or within 7 years.
W6	Narellan Creek Catchment												Works to be implemented in each drainage sub-catchment as development in the respective sub-catchment is commenced, or within 7 years.
	Stormwater Wetland/Detention	19,000	\$ 45	\$ 855,000	\$ 97,043	\$ 17,100	\$ 25,650	\$ 59,850	\$ 1,054,643	53.05		\$ 19,880.16	
W7	Water Quality (for wetland/detention areas)	9,000	\$ 143	\$ 1,287,000	\$ 146,075	\$ 25,740	\$ 38,610	\$ 90,090	\$ 1,587,515	53.05		\$ 29,924.87	Works to be implemented in each drainage sub-catchment as development in the respective sub-catchment is commenced, or within 7 years.
W8	Water Quality (bioretention swales)	-	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53.05		\$ -	
	Total	129,375		\$ 10,427,500	\$ 1,183,521	\$ 208,550	\$ 312,825	\$ 729,925	\$ 12,862,321		\$ 50,570.44	\$ 49,805.03	

Turner Road S94 Contributions Plan

Water Cycle Management Facilities



- WETLANDS/DETENTION BASINS
- WATER QUALITY (BIORETENTION)
- SOUTH CREEK / NARELLAN CREEK CATCHMENT BOUNDARY

NOTE: Location of facilities subject to detailed design.


Oran Park Precinct
Open Space and Recreation Facilities

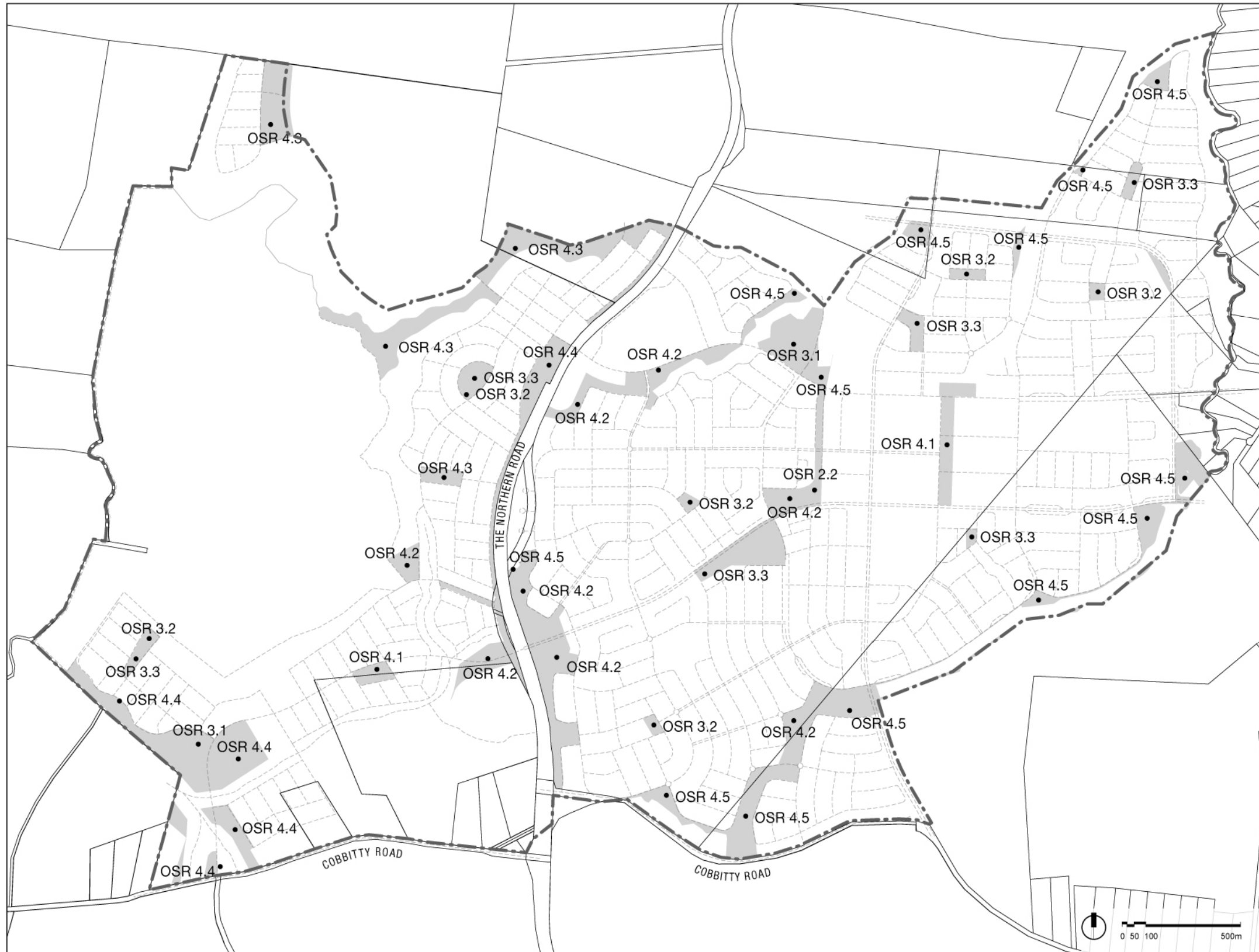
Item	Facility	Area / No. off	\$ / m2	Subtotal	Preliminaries, Margin, LSL & Professional fees	ESD, Plans of Management & Env. Approvals	Project Management	Construction Contingency	Estimated Total Cost	Apportioned Estimated Total Cost	Contribution Catchment (persons)	Contribution Rate (per person)	Staging
OSR1	LAND ACQUISITION												
OSR1.1	Local recreation (OSR 3.1 to OSR 4.1)	74,000	\$ 100	\$ 7,400,000					\$ 7,400,000	\$ 7,400,000	21,446	\$ 345.05	Refer to Open Space and Recreation works
OSR1.2	Local recreation (in riparian area on flood prone land)	26,000	\$ 45	\$ 1,170,000					\$ 1,170,000	\$ 1,170,000	21,446	\$ 54.55	Refer to Open Space and Recreation works
OSR1.3	Leisure Centre	100,000	\$ 100	\$ 10,000,000					\$ 10,000,000	\$ 2,859,520	75,000	\$ 133.33	Refer to Open Space and Recreation works
OSR1.5	Recreation and Youth Centre	15,000	\$ 100	\$ 1,500,000					\$ 1,500,000	\$ 956,205	33,643	\$ 44.59	Refer to Open Space and Recreation works
OSR1.6	Sports parks	120,000	\$ 100	\$ 12,000,000					\$ 12,000,000	\$ 5,147,136	50,000	\$ 240.00	Refer to Open Space and Recreation works
OSR1.7	Other passive open space	385,200	\$ 100	\$ 38,520,000					\$ 38,520,000	\$ 38,520,000	21,446	\$ 1,796.11	Refer to Open Space and Recreation works
OSR1.8	Other passive open space (in power easement)	3,512	\$ 65	\$ 228,280					\$ 228,280	\$ 228,280	21,446	\$ 10.64	Refer to Open Space and Recreation works
OSR1.9	Other passive open space (in riparian area on flood prone land)	33,000	\$ 45	\$ 1,485,000					\$ 1,485,000	\$ 1,485,000	21,446	\$ 69.24	Refer to Open Space and Recreation works
	Sub-total	756,712		\$ 72,303,280					\$72,303,280	\$57,766,141		\$ 2,693.51	
	On Costs associated with land acquisition (2%)			\$ 1,446,065.60					\$1,446,066	\$1,155,323	21,446	\$ 53.87	
	Total	756,712		\$ 73,749,346					\$73,749,346	\$58,921,464		\$ 2,747.38	
	WORKS												
OSR2	Local Active Recreation - Oran Park and Turner Road Precincts												
OSR2.1	Leisure Centre (refer Table 4.1 and Appendix of plan for specification)*	na	na	\$ 21,826,448	\$ 5,096,476	\$ 1,091,322	\$ 654,793	\$ 1,527,851	\$ 30,196,891	\$ 8,634,861	75,000	\$ 402.63	First stage to be completed before 8,000 lots are developed in both Oran Park and Turner Road Precincts, or within 7 years.
OSR2.2	Recreation and Youth Centre (refer Table 4.1 and Appendix of plan for fit out specification)*												
OSR2.2a	Multi purpose facility comprising 2 court sports hall, youth activity room,dance floor,kitchen area	3,000	\$ 1,836.00	\$ 5,508,000	\$ 1,286,118	\$ 275,400	\$ 165,240	\$ 385,560	\$ 7,620,318	\$ 4,857,723	33,643	\$ 226.51	To be completed before 10,000 lots are developed in both Oran Park and Turner Road Precincts, or within 7 years.
OSR2.2b	Multi Purpose facility fit out	3,000	\$ 350.00	\$ 1,050,000	\$ 245,175	\$ 52,500	\$ 31,500	\$ 73,500	\$ 1,452,675	\$ 926,037	33,643	\$ 43.18	
OSR2.2c	BMX, Skate park	2,000	\$ 300.00	\$ 600,000	\$ 140,100	\$ 12,000	\$ 18,000	\$ 42,000	\$ 812,100	\$ 517,689	33,643	\$ 24.14	
OSR2.2d	Carpark, landscaped area etc.	7,500	\$ 80.00	\$ 600,000	\$ 140,100	\$ 12,000	\$ 18,000	\$ 42,000	\$ 812,100	\$ 517,689	33,643	\$ 24.14	
OSR2.3	Sports parks (2 No.) (refer Table 4.1 and Appendix of plan for specification)	na	na	\$ 9,186,822	\$ 2,145,123	\$ 183,736	\$ 275,605	\$ 643,078	\$ 12,434,364	\$ 5,333,447	50,000	\$ 248.69	First stage to be completed before 8,000 lots are developed in both Oran Park and Turner Road Precincts, or within 7 years.
OSR3	Local Active Recreation - Oran Park Precinct Nexus												
OSR3.1	Playing fields (2 No.) (refer Table 4.1 and Appendix of plan for specification)	54,000	\$ 82.00	\$ 4,428,000	\$ 1,033,938	\$ 88,560	\$ 132,840	\$ 309,960	\$ 5,993,298	\$ 5,993,298	21,446	\$ 279.45	Playing field 1 to be provided when 3,500 lots are developed in Precinct, or within 4 years; Playing field 2 to be provided when Precinct is at least 90% developed, or within 7 years.
OSR3.2	Childrens playground (6 No.) (refer Table 4.1 and Appendix of plan for specification)	6	\$ 150,000	\$ 900,000	\$ 210,150	\$ 18,000	\$ 27,000	\$ 63,000	\$ 1,218,150	\$ 1,218,150	21,446	\$ 56.80	1 playground to be provided for each 1,200 cumulative lots developed in the Precinct; all to be provided within 7 years.
OSR3.3	Playspaces (6 No.) (refer Table 4.1 and Appendix of plan for specification)	6	\$ 150,000	\$ 900,000	\$ 210,150	\$ 18,000	\$ 27,000	\$ 63,000	\$ 1,218,150	\$ 1,218,150	21,446	\$ 56.80	1 playspace to be provided for each 1,200 cumulative lots developed in the Precinct; all to be provided within 7 years.
OSR4	Local Passive Open Space												
OSR4.1	Community parks / Green space (2 No.) (refer Table 4.1 and Appendix of plan for specification)	10,000	\$ 171.00	\$ 1,710,000	\$ 399,285	\$ 34,200	\$ 51,300	\$ 119,700	\$ 2,314,485	\$ 2,314,485	21,446	\$ 107.92	Area No. 1 to be provided when 3,500 lots are developed in Precinct, or within 4 years; Area No. 2 to be provided when Precinct is at least 90% developed, or within 7 years.
OSR4.2	Other passive open space (refer Table 4.1 and Appendix of plan for specification)	157,012	\$ 54.00	\$ 8,478,648	\$ 1,979,764	\$ 169,573	\$ 254,359	\$ 593,505	\$ 11,475,850	\$ 11,475,850	21,446	\$ 535.09	Passive open space areas identified in the ILP to be embellished and dedicated or acquired at the time land surrounding each area is developed, or within 7 years.
OSR4.3	Other passive open space - treed hilltop parks (W Oran Park Public Open Space Areas 1, 2, 5 and 14)	140,700	\$ 12.50	\$ 1,758,750	\$ 410,668	\$ 35,175	\$ 52,763	\$ 123,113	\$ 2,380,468	\$ 2,380,468	21,446	\$ 111.00	Passive open space areas identified in the ILP to be embellished and dedicated or acquired at the time land surrounding each area is developed, or within 7 years.
OSR4.4	Other passive open space - riparian style embellishment (W Oran Park Public Open Space Areas 3, 10, 12 and 13)	80,800	\$ 15.00	\$ 1,212,000	\$ 283,002	\$ 24,240	\$ 36,360	\$ 84,840	\$ 1,640,442	\$ 1,640,442	21,446	\$ 76.49	Passive open space areas identified in the ILP to be embellished and dedicated or acquired at the time land surrounding each area is developed, or within 7 years.
OSR4.5	Other passive open space - riparian style embellishment (E Oran Park - connection between South Creek tributary and Harrington Grove)	43,200	\$ 15.00	\$ 648,000	\$ 151,308	\$ 12,960	\$ 19,440	\$ 45,360	\$ 877,068	\$ 877,068	21,446	\$ 40.90	Passive open space areas identified in the ILP to be embellished and dedicated or acquired at the time land surrounding each area is developed, or within 7 years.
	Total			\$ 58,806,668	\$ 13,731,357	\$ 2,027,667	\$ 1,764,200	\$ 4,116,467	\$ 80,446,359	\$ 47,905,358		\$ 2,233.72	

* includes cost allowance of 2% of building costs for public art

Oran Park S94 Contributions Plan

Open Space and Recreation Facilities

- OSR 1 LAND ACQUISITION**
Defined and shaded in this plan.
-  Local Active Recreation and Passive open space
- OSR 2 and OSR 3 LOCAL ACTIVE RECREATION**
- OSR 2.1 Leisure Centre (proposed to be located in the Maryland Precinct)
 - OSR 2.2 Recreation and Youth Centre
 - OSR 2.3 Sports Park (proposed to be located in the Maryland Precinct)
 - OSR 3.1 Playing Fields
 - OSR 3.2 Children's Playground
 - OSR 3.3 Play Spaces
- OSR 4 LOCAL PASSIVE OPEN SPACE**
- OSR 4.1 Community Parks and Green Spaces
 - OSR 4.2 Other passive open space
 - OSR 4.3 Other passive open space (treed hilltop parks)
 - OSR 4.4 Other passive open space (riparian style embellishment)
 - OSR 4.5 Other passive open space (riparian style embellishment)




Turner Road Precinct
Open Space and Recreation Facilities

Item	Facility	Area / No. off	\$ / m2	Subtotal	Preliminaries, Margin, LSL and Professional Fees	ESD, Plans of Management & Env. Approvals	Project Management	Construction Contingency	Estimated Total Cost	Apportioned Estimated Total Cost	Contribution Catchment (persons)	Contribution Rate (per person)	Staging
OSR1	LAND ACQUISITION												
OSR1.1	Local recreation (OSR 3.1 to OSR 4.1)	50,000	\$ 95	\$ 4,750,000					\$ 4,750,000	\$ 4,750,000	12,197	\$ 389.44	Refer to Open Space and Recreation works
OSR1.2	Leisure Centre	100,000	\$ 100	\$ 10,000,000					\$ 10,000,000	\$ 1,626,280	75,000	\$ 133.33	Refer to Open Space and Recreation works
OSR1.4	Recreation and Youth Centre^	15,000	\$ 100	\$ 1,500,000					\$ 1,500,000	\$ 543,817	33,643	\$ 44.59	Refer to Open Space and Recreation works
OSR1.5	Sports park^	120,000	\$ 100	\$ 12,000,000					\$ 12,000,000	\$ 2,927,304	50,000	\$ 240.00	Refer to Open Space and Recreation works
OSR1.6	Other passive open space	151,300	\$ 95	\$ 14,373,500					\$ 14,373,500	\$ 14,373,500	12,197	\$ 1,178.44	Refer to Open Space and Recreation works
OSR1.7	Other passive open space (in power easement)	41,000	\$ 65	\$ 2,665,000					\$ 2,665,000	\$ 2,665,000	12,197	\$ 218.49	Refer to Open Space and Recreation works
OSR1.8	Other passive open space (southern park in riparian area - near Turner Road (non-flood prone))	37,226	\$ 65	\$ 2,419,690					\$ 2,419,690	\$ 2,419,690	12,197	\$ 198.38	Refer to Open Space and Recreation works
OSR1.9	Other passive open space (southern park in riparian area - near Turner Road (flood prone))	5,046	\$ 45	\$ 227,070					\$ 227,070	\$ 227,070	12,197	\$ 18.62	Refer to Open Space and Recreation works
	Sub-total	519,572		\$ 47,935,260					\$ 47,935,260	\$ 29,532,661		\$ 2,421.29	
	On Costs associated with land acquisition (2%)			\$ 958,705					\$ 958,705	\$ 590,653	12,197	\$ 48.43	
	Total	519,572		\$ 48,893,965					\$ 48,893,965	\$ 30,123,315		\$ 2,469.71	
OSR2	WORKS Local Active Recreation - Oran Park and Turner Road Precincts												
OSR2.1	Leisure Centre (refer Table 4.1 and Appendix of plan for specification)*	na	na	\$ 21,826,448	\$ 5,096,476	\$ 1,091,322	\$ 654,793	\$ 1,527,851	\$ 30,196,891	\$ 4,910,860	75,000	\$ 402.63	First stage to be completed before 8,000 lots are developed in both Oran Park and Turner Road Precincts, or within 7 years.
OSR2.2	Recreation and Youth Centre (refer Table 4.1 and Appendix of plan for fit out specification)*												
OSR2.2a	Multi purpose facility comprising 2 court sports hall, youth activity room,dance floor,kitchen area	3,000	\$ 1,836.00	\$ 5,508,000	\$ 1,286,118	\$ 275,400	\$ 165,240	\$ 385,560	\$ 7,620,318	\$ 2,762,708	33,643	\$ 226.51	To be completed before 10,000 lots are developed in both Oran Park and Turner Road Precincts, or within 7 years.
OSR2.2b	Multi Purpose facility fit out	3,000	\$ 350.00	\$ 1,050,000	\$ 245,175	\$ 52,500	\$ 31,500	\$ 73,500	\$ 1,452,675	\$ 526,660	33,643	\$ 43.18	
OSR2.2c	BMX, Skate park	2,000	\$ 300.00	\$ 600,000	\$ 140,100	\$ 12,000	\$ 18,000	\$ 42,000	\$ 812,100	\$ 294,423	33,643	\$ 24.14	
OSR2.2d	Carpark, landscaped area etc.	7,500	\$ 80.00	\$ 600,000	\$ 140,100	\$ 12,000	\$ 18,000	\$ 42,000	\$ 812,100	\$ 294,423	33,643	\$ 24.14	
OSR2.3	Sports parks (2 No.) (refer Table 4.1 and Appendix of plan for specification)	na	na	\$ 9,186,822	\$ 2,145,123	\$ 183,736	\$ 275,605	\$ 643,078	\$ 12,434,364	\$ 3,033,264	50,000	\$ 248.69	First stage to be completed before 8,000 lots are developed in both Oran Park and Turner Road Precincts. or within 7 years.
OSR3	Local Active Recreation - Turner Road Precinct												
OSR3.1	Playing fields (1 No.) (refer Table 4.1)	27,000	\$ 82.00	\$ 2,214,000	\$ 516,969	\$ 44,280	\$ 66,420	\$ 154,980	\$ 2,996,649	\$ 2,996,649	12,197	\$ 245.69	To be provided before 50% of the lots within Staging Area C3 are developed, or within 7 years.
OSR3.2	Childrens playground (3 No.) (refer Table 4.1)	3	\$ 150,000	\$ 450,000	\$ 105,075	\$ 9,000	\$ 13,500	\$ 31,500	\$ 609,075	\$ 609,075	12,197	\$ 49.94	1 playground to be provided for each 1,200 cumulative lots developed in the Precinct; all to be provided within 7 years.
OSR3.3	Playspaces (3 No.) (refer Table 4.1)	3	\$ 150,000	\$ 450,000	\$ 105,075	\$ 9,000	\$ 13,500	\$ 31,500	\$ 609,075	\$ 609,075	12,197	\$ 49.94	1 playspace to be provided for each 1,200 cumulative lots developed in the Precinct; all to be provided within 7 years.
OSR4	Local Passive Open Space												
OSR4.1	Community parks / Green spaces (2 No.) (refer Table 4.1)	5,000	\$ 171.00	\$ 855,000	\$ 199,643	\$ 17,100	\$ 25,650	\$ 59,850	\$ 1,157,243	\$ 1,157,243	12,197	\$ 94.88	To be provided when 2,000 lots are developed in Precinct, or within 4 years.
OSR4.2	Other passive open space	168,430	\$ 54.00	\$ 9,095,220	\$ 2,123,734	\$ 181,904	\$ 272,857	\$ 636,665	\$ 12,310,380	\$ 12,310,380	12,197	\$ 1,009.29	Passive open space areas identified in the ILP to be embellished and dedicated or acquired at the time land surrounding each area is developed, or within 7 years.
OSR4.3	Other passive open space - riparian style embellishment	66,142	\$ 15.00	\$ 992,130	\$ 231,662	\$ 19,843	\$ 29,764	\$ 69,449	\$ 1,342,848	\$ 1,342,848	12,197	\$ 110.10	Passive open space areas identified in the ILP to be embellished and dedicated or acquired at the time land surrounding each area is developed, or within 7 years.
	Total			\$ 52,827,620	\$ 12,335,249	\$ 1,908,086	\$ 1,584,829	\$ 3,697,933	\$ 72,353,717	\$ 30,847,607		\$ 2,529.09	

* includes cost allowance of 2% of building costs for public art
^ Land values for these facilities utilises rates for Oran Park Precinct

Turner Road S94 Contributions Plan

Open Space and Recreation Facilities

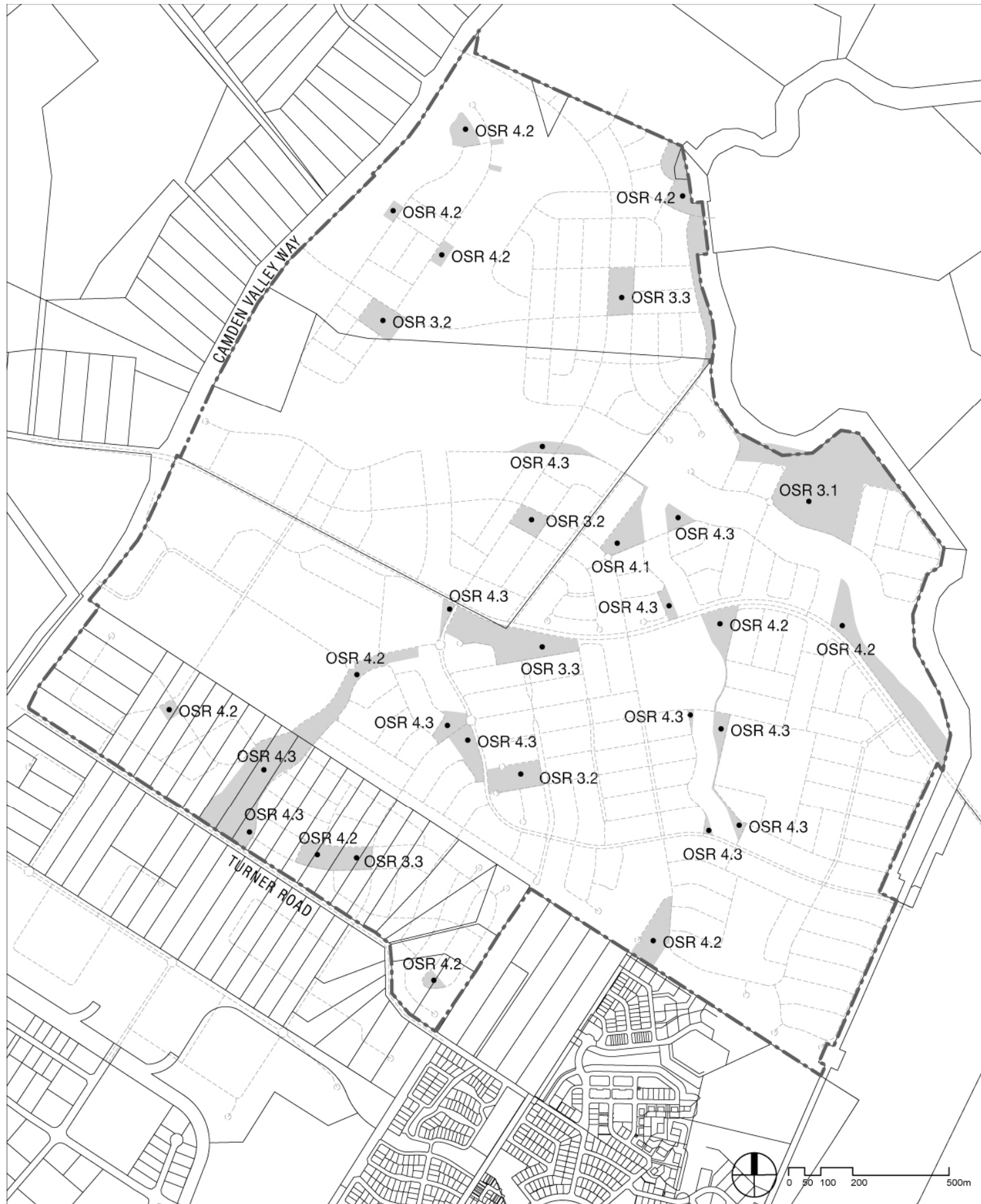
- OSR 1 LAND ACQUISITION
Defined and shaded in this plan.
-  Local Active Recreation and Passive open space

OSR 2 and OSR 3 LOCAL ACTIVE RECREATION

- OSR 2.1 Leisure Centre (proposed to be located in the Maryland Precinct)
- OSR 2.2 Recreation and Youth Centre (located in Oran Park Precinct)
- OSR 2.3 Sports Park (proposed to be located in the Maryland Precinct)
- OSR 3.1 Playing Fields
- OSR 3.2 Children's Playground
- OSR 3.3 Play Spaces

OSR 4 LOCAL PASSIVE OPEN SPACE

- OSR 4.1 Community Parks and Green Spaces
- OSR 4.2 Other passive open space
- OSR 4.3 Other passive open space (riparian style embellishment)



Oran Park Precinct
Community Facilities

Item	Facility	Area / No. off	\$ / m2	Subtotal	Preliminaries, Margin, LSL and Professional Fees	ESD and Env. Approvals	Project Management	Construction Contingency	Estimated Total Cost	Apportioned Estimated Total Cost	Contribution Catchment (persons)	Contribution Rate (per person)	Staging
C1	LAND ACQUISITION												
C1.1	Branch library / Community resource centre (refer Table 4.3)	6,805	\$ 100	\$ 680,500					\$ 680,500	\$ 433,798	33,643	\$ 20.23	Refer to Community Facilities works
C1.2	Multi purpose community centres (refer Table 4.3)	2,255	\$ 100	\$ 225,500					\$ 225,500	\$ 225,500	21,446	\$ 10.51	Refer to Community Facilities works
	Sub-total	9,060		\$ 906,000					\$906,000	\$659,298		\$ 30.74	
	On Costs associated with land acquisition (2%)			\$ 18,120.00					\$18,120	\$13,186	21,446	\$ 0.61	
	Total	9,060		\$ 924,120					\$924,120	\$672,484		\$ 31.36	
C2	WORKS												
C2.1	Branch library / community resource centre (refer Table 4.3)*												
C2.1a	Branch library building component	1,577	\$ 2,040.00	\$ 3,281,422	\$ 766,212	\$ 131,257	\$ 98,443	\$ 229,700	\$ 4,507,033	\$ 2,873,098	33,643	\$ 133.97	To be completed before 8,000 lots are developed in both Oran Park and Turner Road Precincts, or within 7 years.
C2.1b	Branch library fitout (loose FFE,books, computers, shelving and security)	1,577	\$ 635.00	\$ 1,021,423	\$ 238,502	\$ 40,857	\$ 30,643	\$ 71,500	\$ 1,402,924	\$ 894,322	33,643	\$ 41.70	As above
C2.1c	Community centre building component	741	\$ 1,938.00	\$ 1,464,779	\$ 342,026	\$ 58,591	\$ 43,943	\$ 102,535	\$ 2,011,874	\$ 1,282,509	33,643	\$ 59.80	As above
C2.1d	Cultural facility building component	404	\$ 1,938.00	\$ 798,611	\$ 186,476	\$ 31,944	\$ 23,958	\$ 55,903	\$ 1,096,892	\$ 699,236	33,643	\$ 32.60	As above
C2.1e	Cultural facility fitout (refer to Appendix of plan for details)	404	\$ 369.53	\$ 152,276	\$ 35,556	\$ 6,091	\$ 4,568	\$ 10,659	\$ 209,151	\$ 133,327	33,643	\$ 6.22	As above
C2.1f	Carpark, landscaped area etc.	2,822	\$ 80.00	\$ 225,792	\$ 52,722	\$ 2,258	\$ 6,774	\$ 15,805	\$ 303,352	\$ 193,377	33,643	\$ 9.02	As above
C2.2	Multi-purpose community centres (2 No.) (refer Table 4.3)	902	\$ 2,448.00	\$ 2,252,258	\$ 525,902	\$ 90,090	\$ 67,568	\$ 157,658	\$ 3,093,476	\$ 3,093,476	21,446	\$ 144.24	One centre to be provided before 3,000 lots are developed in the Precinct, or within 5 years. Second centre to be developed when the Precinct is 90% developed, or within 7 years.
C2.2a	Carpark, landscaped area etc.	1,353	\$ 80.00	\$108,240	\$ 25,274	\$ 1,082	\$ 3,247	\$ 7,577	\$ 145,420	\$ 145,420	21,446	\$ 6.78	As above
	Total			\$ 9,304,801	\$ 2,172,671	\$ 362,171	\$ 279,144	\$ 651,336	\$ 12,770,123	\$ 9,314,766		\$ 434.33	

* includes cost allowance of 2% of building costs for public art

Oran Park S94 Contributions Plan

Community Facilities

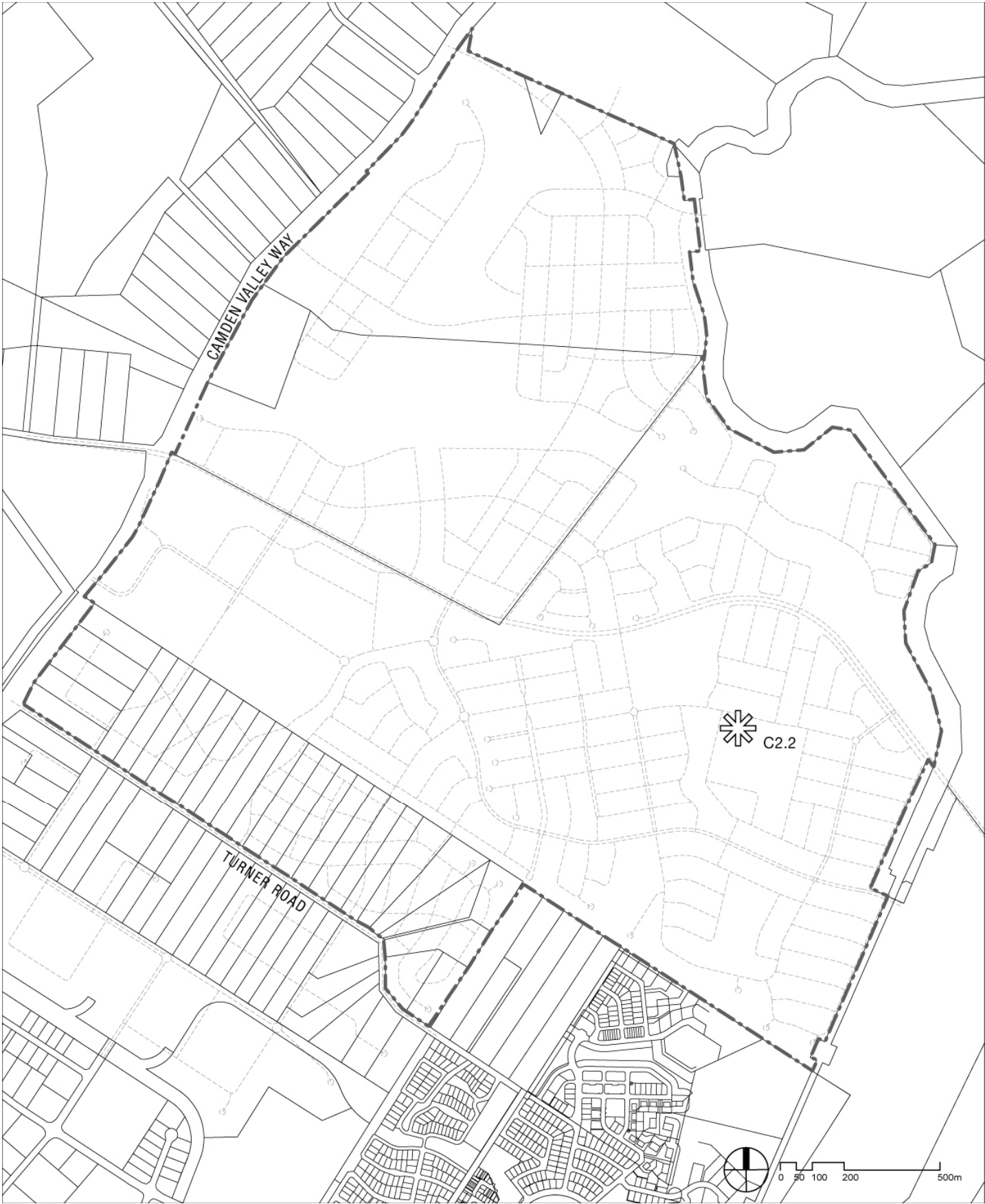
- C1 LAND ACQUISITION
Relates to C2 works.
- C2 WORKS
- ✱ C2.1 Community Resource
Centre/Branch Library
- ✱ C2.2 Multi-purpose Community
Centres



Turner Road Precinct
Community Facilities

Item	Facility	Area / No. off	\$ / m2	Subtotal	Preliminaries, Margin, LSL and Professional Fees	ESD and Env. Approvals	Construction Contingency	Project Management	Estimated Total Cost	Apportioned Estimated Total Cost	Contribution Catchment (persons)	Contribution Rate (per person)	Staging
C1	LAND ACQUISITION												
C1.1	Branch library / Community resource centre (refer Table 4.3)	6,805	\$ 100	\$ 680,500					\$ 680,500	\$ 246,712	33,643	\$ 20.23	Refer to Community Facilities works
C1.2	Multi purpose community centres (refer Table 4.3)	1,288	\$ 100	\$ 128,800					\$ 128,800	\$ 128,800	12,197	\$ 10.56	Refer to Community Facilities works
	Sub-total	8,093		\$ 809,300					\$ 809,300	\$ 375,512		\$ 30.79	
	On Costs associated with land acquisition (2%)			\$ 16,186					\$ 16,186	\$ 7,510	12,197	\$ 0.62	
	Total	8,093		\$ 825,486					\$ 825,486	\$ 383,022		\$ 31.40	
C2	WORKS												
C2.1	Branch library / community resource centre (refer Table 4.3)*												
C2.1a	Branch library building component	1,577	\$ 2,040.00	\$ 3,281,422	\$ 766,212	\$ 131,257	\$ 98,443	\$ 229,700	\$ 4,507,033	\$ 1,634,002	33,643	\$ 133.97	To be completed before 8,000 lots are developed in both Oran Park and Turner Road Precincts, or within 7 years.
C2.1b	Branch library fitout (loose FFE, books, computers, shelving and security)	1,577	\$ 635.00	\$ 1,021,423	\$ 238,502	\$ 40,857	\$ 30,643	\$ 71,500	\$ 1,402,924	\$ 508,623	33,643	\$ 41.70	As above
C2.1c	Community centre building component	741	\$ 1,938.00	\$ 1,464,779	\$ 342,026	\$ 58,591	\$ 43,943	\$ 102,535	\$ 2,011,874	\$ 729,395	33,643	\$ 59.80	As above
C2.1d	Cultural facility building component	404	\$ 1,938.00	\$ 798,611	\$ 186,476	\$ 31,944	\$ 23,958	\$ 55,903	\$ 1,096,892	\$ 397,673	33,643	\$ 32.60	As above
C2.1e	Cultural facility fitout (refer to Appendix of plan for details)	404	\$ 369.53	\$ 152,276	\$ 35,556	\$ 6,091	\$ 4,568	\$ 10,659	\$ 209,151	\$ 75,827	33,643	\$ 6.22	As above
C2.1f	Carpark, landscaped area etc.	2,822	\$ 80.00	\$ 225,792	\$ 52,722	\$ 2,258	\$ 6,774	\$ 15,805	\$ 303,352	\$ 109,979	33,643	\$ 9.02	As above
C2.2	Multi-purpose community centres (1 No.) (refer Table 4.3)	515	\$ 2,448.00	\$1,260,720	\$ 294,378	\$ 50,429	\$ 37,822	\$ 88,250	\$ 1,731,599	\$ 1,731,599	12,197	\$ 141.97	To be provided when 3,000 lots are developed in Precinct, or within 5 years.
C2.2a	Carpark, landscaped area etc.	773	\$ 80.00	\$61,840	\$ 14,440	\$ 618	\$ 1,855	\$ 4,329	\$ 83,082	\$ 83,082	12,197	\$ 6.81	As above
	Total			\$ 8,266,863	\$ 1,930,312	\$ 322,046	\$ 248,006	\$ 578,680	\$ 11,345,907	\$ 5,270,179		\$ 432.08	

* includes cost allowance of 2% of building costs for public art



Turner Road S94 Contributions Plan

Community Facilities

- C1 LAND ACQUISITION
Relates to C2 works.
- C2 WORKS
 - * C2.1 Community Resource Centre / Branch Library (located in Oran Park Precinct)
 - * C2.2 Multi-purpose Community Centres

6. Background information

Brown Consulting (2007), *Oran Park Precinct Masterplan Stormwater Quantity Management & Flooding*, March 2007, prepared for the Growth Centres Commission

Department of Infrastructure, Planning and Natural Resources (2005), *Development Contributions Practice Notes*

Department of Planning (2007), *Planning Circular PS 07-018 Infrastructure Contributions*, issued 6 November 2007

Ecological Engineering (2007), *Draft Oran Park WSUD Strategy*, Report for Growth Centres Commission, March

Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment, Draft Report*, January 2007

Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment, Draft Report*, January 2007

Elton Consulting (2007c), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities*, November 2007

GHD (2007), *Growth Centres Commission Turner Road Precinct Water Cycle Management*, Draft Report

Growth Centres Commission (2006), *Special Infrastructure Contribution Practice Note December 2006*

Growth Centres Commission (2006), *Growth Centres Development Code*, October 2006

Maunsell Australia Pty Ltd (2007), *Oran Park and Turner Road Precinct Plan Transport Assessment*, Final Draft Report, prepared for Growth Centres Commission, 19 April 2007

Tangent Leisure Consultants (2007), *Draft Open Space and Recreation Facilities for Oran Park and Turner Road*, 5 March 2007

Valuation Report in respect of Section 94 Contribution rates for Land zoned for open space, "Public Reserve" purposes (otherwise capable of development) and land located within "Transmission Line Easements" within the proposed Oran Park Precinct – 20 August 2007

Valuation Report in respect of Section 94 Contribution rates for Land zoned for open space, "Public Reserve" purposes (otherwise capable of development) and land located within "Transmission Line Easements" within the proposed Turner Road Precinct – 20 August 2007

Appendix A

Works schedule costs assumptions and sources

ORAN PARK & TURNER ROAD PRECINCTS
SUMMARY OF ASSUMPTIONS AND INFORMATION USED IN
THE SECTION 94 CONTRIBUTION PLAN
JANUARY 2008

**ORAN PARK & TURNER ROAD PRECINCTS
SUMMARY OF ASSUMPTIONS AND INFORMATION USED**

JANUARY 2008

OPEN SPACE AND RECREATION FACILITIES

Facility	Description
Open Space	
Land Acquisition	<p>Land areas for buildings generally calculated by multiplying the building GFA by 2.5, unless otherwise indicated.</p> <p>Valuations obtained from the following reports: Valuation Report in respect of Section 94 Contribution rates for Land zoned for open space, "Public Reserve" purposes (otherwise capable of development) and land located within "Transmission Line Easements" within the proposed Oran Park Precinct – 20 August 2007</p> <p>Valuation Report in respect of Section 94 Contribution rates for Land zoned for open space, "Public Reserve" purposes (otherwise capable of development) and land located within "Transmission Line Easements" within the proposed Turner Road Precinct – 20 August 2007</p>
Local Active Recreation	
Leisure Centre	Land area of 10 hectares required. Includes pool facilities, indoor court hall, sports oval, athletics track, multi-purpose field, training ovals and netball/tennis courts. Budget derived from similar recent projects. Public art component at 2% of base building cost included. Detailed cost analysis provided at the end of this Appendix.
Recreation and Youth Centre	<p>Land area of 1.5 hectares required. Includes a sports hall for 2 basketball courts, youth activity rooms and rooms for cultural activities. Rate has been derived from previous jobs and allows for fit-out. Public art component at 2% of base building cost included. Detailed cost analysis of fit out inclusions provided at the end of this Appendix.</p> <p>Items not included: Retractable seating; Scoreboards; Sound system; Video system; Fly towers; Acoustic treatment to multi purpose facility for concerts; Balls and sport equipment incl. gym equipment.</p>
Sports Park	<p>Land area of 12ha required. Includes 2 sports grounds, each with 4 fields catering to a variety of sports. Detailed cost analysis provided at the end of this Appendix.</p> <p>Scope includes slashing grass, stripping topsoil and stockpiling, earthworks, irrigation, resspreading topsoil, turf, soft landscaping, seats, rubbish bins, lighting, carpark, BBQ areas, picnic areas, tennis/netball/basketball courts, clubrooms and amenities.</p>
Local Playing Fields	<p>Requirements and area provided by Elton Consulting and Tangent Leisure Consultants (2007), Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities, November 2007. Detailed cost analysis provided at the end of this Appendix.</p> <p>Scope includes slashing grass, stripping topsoil and stockpiling,</p>

**ORAN PARK & TURNER ROAD PRECINCTS
SUMMARY OF ASSUMPTIONS AND INFORMATION USED**

JANUARY 2008

Facility	Description
	earthworks, irrigation, resspreading topsoil, turf, seats, rubbish bins, lighting, carpark, tennis/netball/basketball courts and amenity building (see WTP cost analysis).
Children's Playground	Requirements provided by Tangent Leisure Consultants (email dated 12/3/07). Scope includes soft fall, shade cloths, fence and children's play equipment. All earthworks, turfing, paving and planting is assumed to be included under 'other passive recreation'.
Play Spaces	Requirements provided by Tangent Leisure Consultants (email dated 12/3/07). Assumed cost allowance similar to children's playground and all earthworks, turfing, paving and planting is assumed to be included under 'other passive recreation'.
Road Boundary Proportionment	Not included.
Local Passive Recreation	
Community Parks / Green Spaces	Requirements and area provided by Tangent Leisure Consultants (email dated 12/3/07). Detailed cost analysis provided at the end of this Appendix. Scope includes slashing grass, stripping topsoil and stockpiling, earthworks, irrigation, resspreading topsoil, paving, planting gardens, turf, seats, rubbish bins, lighting, water features, picnic areas, shelter and toilets.
Other passive recreation	Land area provided by Camden Council August 2007, as amended by calculations performed by Newplan in November 2007. Detailed cost analysis provided at the end of this Appendix. Scope includes slashing grass, stripping topsoil and stockpiling, earthworks, resspread topsoil, planting, paving, turf, seeding, minor embellishments, seats, rubbish bins, lighting, public art.

COMMUNITY FACILITIES

Facility	Description
Land Acquisition	Land values provided by Tim Elliott Real Estate Valuer August 2007. Facility areas are provided in the following: Elton Consulting (2007a), Oran Park Precinct Community Facilities and Open Space Assessment, Draft Report, January 2007 Elton Consulting (2007b), Turner Road Precinct Community Facilities and Open Space Assessment, Draft Report, January 2007 Elton Consulting and Tangent Leisure Consultants (2007), Oran Park

**ORAN PARK & TURNER ROAD PRECINCTS
SUMMARY OF ASSUMPTIONS AND INFORMATION USED**

JANUARY 2008

Facility	Description
	and Turner Road Section 94 Plan Revised Community and Recreation Facilities, November 2007
Community Resource Centre / Multi-purpose community centres	
Branch Library	Rate for the library has been derived from previous jobs and allows for warm shell fit-out. Rate for furniture equipment and security has been taken from Camden Contribution Plan 2004 and indexed. Books and computers are included in fit out cost. Public art component @2% of base building cost included.
Community Centre Space Components	Includes for meeting and activity space, training and adult education. Rate has been derived from previous jobs and allows for warm shell fit-out excluding loose items. Public art component @2% of base building cost included.
Cultural Components	Includes for digital media and sound studios, arts and crafts workshops. Rate used as per community centre. Basic fitout but excluding computers, AV, sound system and mixing deck. Public art component @2% of base cost included. Detailed cost analysis provided at the end of this Appendix.

TRAFFIC AND TRANSPORT FACILITIES

Facility	Description
Roundabouts/ Intersections	Scope includes excavation to sub-grade level, sub-base, base, AC, concrete, reinforcement, signage. No. of intersections provided by Precinct urban designers September 2007.
Cycle-ways	Scope includes 2.5m for cycle-ways including boxing out, base course, compaction, 100mm reinforced concrete footpath and an allowance for pram crossings. Length provided by Council August 2007.
Urban Roads (4 Lanes)	<p>Scope includes 32.8m total width of road corridor including; 4m verge (LHS), 1.8m cycle lane, 7m vehicle lanes, 7.2m median, 7m vehicle lanes, 1.8m cycle lane, 4m verge (RHS).</p> <p>Scope includes stripping topsoil, bulk earthworks (Cut/fill, boxing out, trim and proof roll, select material zone, 350mm sub-base, kerb and gutter, 150mm base-course, sealer coat, 2 x 25mm AC, primer seal, line marking, signs, stormwater pipe and pits, subsoil drainage, electrical cable and street-lights, 100mm reinforced concrete footpaths, trees, topsoil and turf to verge and median. Detailed cost analysis provided at the end of this Appendix.</p>
Urban Roads (2 Lanes)	<p>Scope includes 18.6m total width of road corridor including; 4m verge (LHS), 1.8m cycle lanes, 7m vehicle lanes, 1.8m cycle lane, 4m verge (RHS) as per Maunsell's 'Transport Assessment – Draft Report', dated 18/1/2007.</p> <p>Scope as per 4 lane urban road.</p>
Upgrade rural roads	We have allowed upgrading a 7m wide carriageway for Cobbitty and Turner Roads. Scope includes milling existing surface, fixing soft spots, re-sheeting 30mm AC, line marking and traffic management.

**ORAN PARK & TURNER ROAD PRECINCTS
SUMMARY OF ASSUMPTIONS AND INFORMATION USED**

JANUARY 2008

TRAFFIC AND TRANSPORT FACILITIES (Cont'd)

Facility	Description
Signalised Intersection	No. of intersections provided by Precinct urban designers September 2007.
Water Crossing	<p>The crossings that have been included are as agreed at the Camden Council meeting on 7/3/2007.</p> <p>Crossings that enter into neighbouring precincts have been apportioned at 50% to each precinct.</p> <p>Scope includes for reinforced concrete single span including safety rails, balustrades including approach works, abutments and piling.</p>
Bus Shelters	Cost provided by Camden Council.

WATER CYCLE MANAGEMENT FACILITIES

Facility	Description
Land Acquisition	<p>Areas have been obtained from Ecological Engineering's, 'Draft Oran Park WSUD Strategy', Table 7-2 and 7-3 dated March 2007 and GHD's, 'Turner Road Precinct Planning – Water Sensitive Urban Design Strategy – Draft Report', Figure D.1 dated 15/1/2007.</p> <p>It has been assumed all water cycle management facilities are located in 'open passive areas'. It has also been assumed that all water quality areas are located in 'open passive areas' or road reserves and should not be included as a separate land acquisition cost.</p>
Wetland	<p>Wetlands store stormwater collected in pipes or swales from catchment areas for reuse; or discharge to receiving catchments (creeks) via horizontal flow.</p> <p>Scope includes clearing, stripping topsoil, bulk earthworks, scour protection, headwalls, culverts, HDPE lining, respread topsoil, planting, rockery and mulch. Detailed cost analysis provided at the end of this Appendix.</p> <p>Ornamental planting and ornamental embellishments have been excluded from water cycle management facilities.</p>

**ORAN PARK & TURNER ROAD PRECINCTS
SUMMARY OF ASSUMPTIONS AND INFORMATION USED**

JANUARY 2008

WATER CYCLE MANAGEMENT FACILITIES (Cont'd)

Facility	Description
Water Quality Management	<p>Water quality management areas (included in Turner Park only) treat stormwater stored in wetlands by discharging stormwater to receiving catchments by vertical flow through soil (filtered) media.</p> <p>Scope includes clearing, stripping topsoil, bulk earthworks, geo-fabric, subsoil drainage, gross pollutant traps, pipework, headwalls, bio-filter material, respread topsoil and planting (see WTP cost analysis).</p>
Bio-retention swales	<p>Bio-retention swales filter stormwater through soil media where it is collected in pipework and discharged into wetlands, creeks, pipe etc.</p> <p>Scope includes clearing, stripping topsoil, bulk earthworks, geo-fabric, subsoil drainage, bio-filter material, gross pollutant traps, pipework, protection, headwalls, out let control pit, respread topsoil and planting.</p>
Intercepting Stormwater Pipework	<p>Stormwater pipes indicated on Ecological Engineering's, 'Draft Oran Park WSUD Strategy', Table 10-2 dated March 2007 have been included in the Oran Park schedule. We have made assumptions on the stormwater pipes apportionment in the catchment areas and assumed sizing of pipes is an average of 825mm diameter (see WTP cost analysis).</p> <p>As GHD's 'Turner Road Precinct – Water Cycle Management – Draft Report' does not indicate layouts for stormwater pipe and we have therefore excluded them from the schedule.</p>

PROJECT ON-COSTS, PROJECT MANAGEMENT, PLAN ADMINISTRATION AND PROJECT CONTINGENCY

Cost Category	Rate	Description and Rationale
Land acquisition on costs	2% of the acquisition cost	An allowance has been included for all land acquisition items in the section 94 plan to cover incidental costs associated with this activity. The allowance is to cover administration, valuation, negotiations, survey, legal and conveyancing costs. The allowance also covers the cost of Council regularly engaging valuers to review the land acquisition costs included in the plan.
Preliminaries	6% of the capital 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.

**ORAN PARK & TURNER ROAD PRECINCTS
SUMMARY OF ASSUMPTIONS AND INFORMATION USED**

JANUARY 2008

Cost Category	Rate	Description and Rationale
Margin	5% of the capital cost	Margin allowance addresses all overheads and profit for the procurement of the works identified in the section 94 plan.
LSL	0.35% of the capital cost	Long service levy payable pursuant to construction projects.
Professional Fees	12% of the capital 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.
Plan of Management	1% of the capital cost	Open space areas identified in the section 94 plan will ultimately become community land under the Local Government Act 1993. All community land must have a plan of management prepared and implemented. The allowance reflects the need for these plans of management to be prepared.
ESD Initiatives	3% of base rate	An allowance has been included for all community facilities to enable ESD Initiatives to be implemented (for example, water and energy efficiency devices).
Environmental Approvals	1% of the capital cost	Works identified in the section 94 plan will generally need to be the subject to environmental assessment under the EPA Act and go through the approvals process of the council. The allowance reflects the need for planning assessments to be carried out for the capital works.
Construction Contingency	7% of the capital cost	Works in the section 94 plan (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 section 94 plan.
Project Management	3% of the capital cost	Delivery of each of the projects included in the section 94 plan 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. In addition, the section 94 plan needs to be regularly updated to reflect changes in plan assumptions, particularly works schedule scopes and costs. Plan update and administration costs are included in the project management allowance.

ORAN PARK & TURNER ROAD PRECINCTS

COST ANALYSIS

Leisure Centre

Component	Leisure Centre			
	Area/No.	Rate	Unit	Cost
Pool and Deck Area	1700	\$ 4,284	/m2	\$ 7,282,800
Change Rooms	300	\$ 2,200	/m2	\$ 660,000
Foyer/Kiosk	500	\$ 1,900	/m2	\$ 950,000
Plant Room	400	\$ 1,200	/m2	\$ 480,000
Indoor (2 court hall)	1600	\$ 1,836	/m2	\$ 2,937,600
Retractable Seating	500	\$ 450	/m2	\$ 225,000
Sports Oval	22,500	\$ 25	/m2	\$ 562,500
Athletics Track	5000	\$ 180	/m2	\$ 900,000
Grandstand	1000	\$ 900	per seat	\$ 900,000
Multi-purpose fields (x2)	20,000	\$ 25		\$ 500,000
Training ovals (x3)	23,000	\$ 25		\$ 575,000
Netball / Tennis Courts	6	\$ 85,000		\$ 510,000
Practice Nets	4	\$ 15,000		\$ 60,000
Amenity building	350	\$ 2,200	/m2	\$ 770,000
Fitness Centre	900	\$ 1,600	/m2	\$ 1,440,000
Change Rooms	200	\$ 2,200	/m2	\$ 440,000
Creche Room	120	\$ 1,600	/m2	\$ 192,000
Parking (500)	15,000	\$ 85	/m2	\$ 1,275,000
Irrigation	6	\$ 13,000	per field	\$ 78,000
Landscaping	5,000	\$ 75	/m2	\$ 375,000
Lighting	58,000	\$ 7	/m2	\$ 406,000
Public art allowance (2%)				\$ 307,548
Total				\$ 21,826,448
Land Area	100,000	\$ 100	m2	\$ 10,000,000
Total Building Area	5720			
Ancillary buildings (Grandstand and Amenity)	1350			
Total Area of Ovals (including outdoor courts and net areas)	80,000			
Total Area of Parking	12000			
Total Area of Landscaping	10,000			
Total				\$ 31,826,448

ORAN PARK & TURNER ROAD PRECINCTS

COST ANALYSIS

Fit out inclusions for Recreation and Youth Centre

Recreation and Youth Centre	Area/court	Unit/No.	Rate	Total	
Sports Hall	1600	m2			
Sprung timber flooring	800	2	300	480,000	
<u>Line marking</u>					
Basketball	2		2,000	4,000	
Volleyball	4		500	2,000	
Badminton	4		500	2,000	
Netball	2		500	1,000	
<u>Posts/nets</u>					
Basketball	2		15,000	30,000	
Volleyball	4		2,000	8,000	
Netball	2		2,500	5,000	
Divisional net	1		20,000	20,000	
Futsal/hockey	2		2,000	4,000	
PA System	1,600	m2	20	32,000	
Retractable seating				excl	
Competition lux lighting	1,600	m2	80	128,000	
Adjustable lighting for events	1,600	m2	30	48,000	
Upgrade trusses for extra load	1,600	m2	60	96,000	
Scoreboard				excl	
Video System				excl	
AV system				excl	
Sub total					\$860,000.00
Youth Activity rooms	250	m2			
Benches	40	m2	500	20,000	
Stools/chairs	27	m2	300	8,000	
Comms/data	27	m2	240	6,480	
Power	27	m2	150	4,050	
Sink	3		2,500	7,500	
tea rooms	1		15,000	15,000	
Sub total					\$61,030.00
First aid room	30	m2			
Sink	1	item	2,500	2,500	
Bed	1	item	1,000	1,000	
First aid kit	1	item	500	500	
Wall cupboard	1	item	600	600	
Bin and loose items	1	item	500	500	
Sub total					\$5,100.00
Admin office	50	m2			
Office	1	item	5,000	5,000	
Desk	4	item	2,000	8,000	
Chairs	4	item	450	1,800	
Pedestal	4	item	350	1,400	
Comms/data	4	item	240	960	
Power	4	item	150	600	
Bin,white board and loose items	1	item	1,500	1,500	
Sub total					\$19,260.00
Foyer/café	500	m2			
Reception desk	1	item	10,000	10,000	
Chairs	2	item	450	900	
Pedestal	2	item	350	700	
Comms/data	4	item	240	960	
Power	4	item	150	600	
Feature lighting	1	item	5,000	5,000	
Signage	1	item	2,000	2,000	
Commercial kitchen					
Ovens/cooktop	2	item	5,000	10,000	
Hoods	2	item	10,000	20,000	
Microwaves	2	item	1,000	2,000	
Fridge	2	item	2,000	4,000	
Freezers	2	item	3,000	6,000	
Glass wash	2	item	1,500	3,000	
s/s benching	40	item	600	24,000	
Suppression system to hoods	1	item	15,000	15,000	
Sub total					\$104,160.00
Kitchen	30	m2			
Oven	1	item	2,000	2,000	
Microwave	1	item	750	750	
Fridge	1	item	2,000	2,000	
Dishwasher	1	item	1,500	1,500	
Table and chairs	1	item	3,000	3,000	
Services	1	item	5,000	5,000	
Sub total					\$14,250.00

Recreation and Youth Centre	Area/court	Unit/No.	Rate	Total	
Other areas					
Storage	75	m2			
Changing	250	m2			
accessible wc	13	m2			
Circulation	202	m2			

TOTAL	3,000				\$1,063,800.00
Rate/m2					\$354.66

Fit out inclusions for cultural component of community resource centre

	Area/No/m		Rate	Total	
CULTURAL ACTIVITY ROOMS	404	m2			
Internal walls	150	m2	120	18,000	
Internal doors	8	No	650	5,200	
Sinks	6	No	2,500	15,000	
vinyl floor (25%)	101	m2	90	9,090	
kitchenette	1	item	15,000	15,000	
Tables	16	No	2,000	32,320	
Chairs	16	No	500	8,080	
Benching/joinery	40	m2	650	26,000	
Power	36	point	150	5,424	
Comms / data	36	point	240	8,678	
Lighting to digital	1	item	3,000	3,000	
Dimmer control	1	item	1,500	1,500	
Additional DB	1	item	2,000	2,000	
					\$149,292.40

ORAN PARK & TURNER ROAD PRECINCTS

COST ANALYSIS

Sports Parks

Sports Park (Ground 1)				
Component	Area/No.	Rate	Unit	Cost
Multi-purpose fields (x4)	40,000	\$ 25	/m2	\$ 1,000,000
Netball / Tennis Courts	6	\$ 85,000	/m2	\$ 510,000
Amenities and clubroom	850	\$ 2,200	/m2	\$ 1,870,000
Lighting	46256	\$ 7	/m2	\$ 323,792
Irrigation	4	\$ 13,000	per field	\$ 52,000
Parking and Landscaping	13125	\$ 80	/m2	\$ 1,050,000
Playground	2,000	\$ 48	/m2	\$ 95,000
Signage				\$ 25,000
Scoreboards				\$ 10,000
Practice Nets	4	\$ 15,000		\$ 60,000
Total				\$ 4,995,792
Land Area	61,675	\$ 100	m2	\$ 6,167,500
Total				\$ 11,163,292

Sports Park (Ground 2)				
Component	Area/No.	Rate	Unit	Cost
Hockey Fields (x2)	20,000	\$ 25	/m2	\$ 500,000
Rugby Fields (x2)	20,000	\$ 25	/m2	\$ 500,000
Amenities and clubroom	850	\$ 2,200	/m2	\$ 1,870,000
Lighting	46,290	\$ 7	/m2	\$ 324,030
Irrigation	4	\$ 13,000	per field	\$ 52,000
Parking and Landscaping	8875	\$ 80	/m2	\$ 710,000
BBQ Facilities	6,000	\$ 13	/m2	\$ 75,000
Picnic Shelters				\$ 40,000
Playground	2,000	\$ 48	/m2	\$ 95,000
Signage				\$ 25,000
Total				\$ 4,191,030
Land Area	57,725	\$ 100	m2	\$ 5,772,500
Total				\$ 9,963,530

ORAN PARK & TURNER ROAD PRECINCTS

COST ANALYSIS

Local Sports Fields Costs

Works	Description of works	Area	No. off	Unit	Rate	Cost
Parking (10%)		2,100		m2	\$ 85.00	\$ 178,500.00
Amenity Building		390		m2	\$ 2,200.00	\$ 858,000.00
Fields		16,500		m2	\$ 25.00	\$ 412,500.00
Supplementary landscaping		5,330		m2	\$ 54.00	\$ 287,820.00
Hard Courts (x4)	Earthworks allowance	2,680		m2	\$ 8.00	\$ 21,440.00
Hard Courts (x4)	Courts		4	No.	\$ 65,000.00	\$ 260,000.00
Lighting		27,000		m2	\$ 7.00	\$ 189,000.00
Signage, seating and bins		-				\$ 15,000.00
Subtotal		27,000		m2	\$ 82.31	\$ 2,222,260.00

ORAN PARK & TURNER ROAD PRECINCTS

COST ANALYSIS

Community Park / Green Space

	Area	No. off	Unit	Rate	Cost
Turfed areas - 50%	2,500		m2	\$ 30.00	\$ 75,000.00
Massed planted areas - 20%	1,000		m2	\$ 75.00	\$ 75,000.00
Paved areas - 30%	1,500		m2	\$ 200.00	\$ 300,000.00
Picnic tables		1	Item	\$ 10,000.00	\$ 10,000.00
Shelter		2	No.	\$ 20,000.00	\$ 40,000.00
Water feature		1	Item	\$ 50,000.00	\$ 50,000.00
Toilets		1	Item	\$ 200,000.00	\$ 200,000.00
Lighting	5,000		m2	\$ 15.00	\$ 75,000.00
Signage, seating and bins	-				\$ 30,000.00
Subtotal	5,000		m2	\$ 171.00	\$ 855,000.00

ORAN PARK & TURNER ROAD PRECINCTS

COST ANALYSIS

Other passive open space areas

Allow 20% of area as per managed lawn area and 80% as a combination of turfing/seeding, planting and paving to a lesser scope

Managed Lawn Area	Area	No. off	Unit	Rate	Cost
Turfed areas - 50%	3,000		m2	\$ 30.00	\$ 90,000.00
Massed planted areas - 20%	1,200		m2	\$ 75.00	\$ 90,000.00
Paved areas - 30%	1,800		m2	\$ 200.00	\$ 360,000.00
Picnic tables		1	Item	\$ 10,000.00	\$ 10,000.00
Shelter		2	No.	\$ 20,000.00	\$ 40,000.00
Water feature		1	Item	\$ 50,000.00	\$ 50,000.00
Toilets		1	Item	\$ 200,000.00	\$ 200,000.00
Lighting	6,000		m2	\$ 15.00	\$ 90,000.00
Signage, seating and bins	-				\$ 30,000.00
Subtotal	6,000		m2	\$ 160.00	\$ 960,000.00
Subtotal as at 20%			m2	\$ 32.00	

Lesser scope	Area	No. off	Unit	Rate	Cost
Turfed/seeded areas - 55%	3,300		m2	\$ 10.00	\$ 33,000.00
Massed planted areas - 35%	2,100		m2	\$ 40.00	\$ 84,000.00
Paved areas - 10%	600		m2	\$ 80.00	\$ 48,000.00
Subtotal	6,000		m2	\$ 27.50	\$ 165,000.00
Subtotal as at 80%			m2	\$ 22.00	

Total combination			m2	\$ 54.00	
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ORAN PARK & TURNER ROAD PRECINCTS

COST ANALYSIS

Road cost calculations

Urban road 4 lanes - 32.8m wide				
Strip topsoil and stockpile	3.28	m3	\$ 20.00	\$ 65.60
Allow for bulk earthworks (cut/fill)	32.8	m3	\$ 10.00	\$ 328.00
Box-out Road	7.7	m3	\$ 10.00	\$ 77.00
Trim and proof roll	14	m2	\$ 3.00	\$ 42.00
300mm Select material zone	4.41	m3	\$ 25.00	\$ 110.25
350mm sub-base	5.15	m3	\$ 60.00	\$ 308.70
150mm base-course	2.21	m3	\$ 65.00	\$ 143.33
Kerb and gutter	4	m	\$ 50.00	\$ 200.00
Sub-soil drainage incl. flushing	4	m	\$ 45.00	\$ 180.00
Primer seal	14	m2	\$ 4.00	\$ 56.00
50mm AC	1.957	t	\$ 140.00	\$ 273.91
Line marking	2	m	\$ 3.00	\$ 6.00
Signs (1/50m each side)	0.04	No	\$ 350.00	\$ 14.00
Footpath bedding and compact	3.6	m2	\$ 8.50	\$ 30.60
Footpath including joints	3.6	m2	\$ 65.00	\$ 234.00
Pram ramps (1/50m each side)	0.04	No	\$ 250.00	\$ 10.00
Stormwater pipe (750mm dia RCP av.)	2	m	\$ 295.00	\$ 590.00
Stormwater pits (1/40m each side)	0.05	No	\$ 3,000.00	\$ 150.00
Street lights (1/40m each side)	0.05	No	\$ 2,800.00	\$ 140.00
Low voltage conduits and cable	2	m	\$ 45.00	\$ 90.00
Respread topsoil	1.52	m3	\$ 5.00	\$ 7.60
Turf to verges and median	15.2	m2	\$ 3.00	\$ 45.60
Trees to verges and median (1/20m x 3)	0.15	No	\$ 1,200.00	\$ 180.00
Total	32.8		\$ 100.08	\$ 3,282.59

Urban road 2 lanes - 18.6m wide				
Strip topsoil and stockpile	1.86	m3	\$ 20.00	\$ 37.20
Allow for bulk earthworks (cut/fill)	18.6	m3	\$ 10.00	\$ 186.00
Box-out Road	3.85	m3	\$ 10.00	\$ 38.50
Trim and proof roll	7	m2	\$ 3.00	\$ 21.00
300mm Select material zone	2.205	m3	\$ 25.00	\$ 55.13
350mm sub-base	2.57	m3	\$ 60.00	\$ 154.35
150mm base-course	1.10	m3	\$ 65.00	\$ 71.66
Kerb and gutter	2	m	\$ 50.00	\$ 100.00
Sub-soil drainage incl. flushing	2	m	\$ 45.00	\$ 90.00
Primer seal	7	m2	\$ 4.00	\$ 28.00
50mm AC	0.978	t	\$ 140.00	\$ 136.96
Line marking	1	m	\$ 3.00	\$ 3.00
Signs (1/50m)	0.02	No	\$ 350.00	\$ 7.00
Footpath bedding and compact	3.6	m2	\$ 8.50	\$ 30.60
Footpath including joints	3.6	m2	\$ 65.00	\$ 234.00
Pram ramps (1/50m each side)	0.04	No	\$ 250.00	\$ 10.00
Stormwater pipe (750mm dia RCP av.)	1.4	m	\$ 295.00	\$ 413.00
Stormwater pits (1/40m each side)	0.05	No	\$ 3,000.00	\$ 150.00
Street lights (1/40m)	0.03	No	\$ 2,800.00	\$ 70.00
Low voltage conduits and cable	1	m	\$ 45.00	\$ 45.00
Respread topsoil	0.8	m3	\$ 5.00	\$ 4.00
Turf to verges	8	m2	\$ 3.00	\$ 24.00
Trees to verges (1/20m x 2)	0.10	No	\$ 1,200.00	\$ 120.00
Total	18.6		\$ 109.11	\$ 2,029.39

ORAN PARK & TURNER ROAD PRECINCTS

COST ANALYSIS

Road cost calculations

Upgrade existing rural road (assume 7m carriageway)				
Mill surface	7	m2	\$ 7.00	\$ 49.00
Resheet (30mm AC)	0.587	t	\$ 135.00	\$ 79.24
Allow for soft spots (5%)	0.07	m3	\$ 300.00	\$ 21.00
Allow for line marking	1	m	\$ 3.00	\$ 3.00
Traffic management	1	m	\$ 10.00	\$ 10.00
Total	6.5		\$ 24.96	\$ 162.24

ORAN PARK & TURNER ROAD PRECINCTS

COST ANALYSIS

Water Management (calculated as per average size area in Oran Park)

Wetland	Quantity	Unit	Rate	Cost
Clear, strip topsoil, stockpile and place upon completion	19,110	m2	\$ 5.00	\$ 95,550.00
Excavation and either remove surplus or form batters	13,377	m3	\$ 15.00	\$ 200,655.00
HDPE liner or compacted clay	19,110	m2	\$ 15.00	\$ 286,650.00
Planting	3,822	m2	\$ 20.00	\$ 76,440.00
Allow extra over base cost to upgrade with rocks, trees, paths etc	19,110	m2	\$ 10.00	\$ 191,100.00
Pipe	1	Item	\$ 5,000.00	\$ 5,000.00
Headwall	1	Item	\$ 3,000.00	\$ 3,000.00
Subtotal	19,110	m2	\$ 44.92	\$ 858,395.00

Water Quality	Quantity	Unit	Rate	Cost
Clear, strip topsoil, stockpile and place upon completion	6,983	m2	\$ 5.00	\$ 34,915.00
Allow for detailed excavation of bioretention area	8,380	m3	\$ 25.00	\$ 209,490.00
Geofabric liner	8,380	m2	\$ 3.00	\$ 25,138.80
200mm deep 20mm aggregate	1,117	m3	\$ 85.00	\$ 94,968.80
100mm deep sand	1,341	m3	\$ 65.00	\$ 87,147.84
300mm deep sandy loam material	2,011	m3	\$ 50.00	\$ 100,555.20
Planting	6,983	m2	\$ 35.00	\$ 244,405.00
Allow extra over base cost to upgrade with rocks, trees, paths etc	6,983	m2	\$ 10.00	\$ 69,830.00
Subsoil drainage	8,380	m2	\$ 10.00	\$ 83,796.00
Outlet control pit	1	Item	\$ 10,000.00	\$ 10,000.00
Gross pollutant trap	1	Item	\$ 30,000.00	\$ 30,000.00
Pipe	1	Item	\$ 5,000.00	\$ 5,000.00
Headwall	1	Item	\$ 3,000.00	\$ 3,000.00
Subtotal	6,983	m2	\$ 142.95	\$ 998,246.64

Swales	Quantity	Unit	Rate	Cost
60% as wetland	1	m2	\$ 26.95	
40% as water quality	1	m2	\$ 57.18	
Subtotal	1	m2	\$ 84.13	

Pipework	Quantity	Unit	Rate	Cost
Pipework - assume 825mm dia average size	1	m	\$ 580.00	\$ 580.00
Pits allow 1 per 100m	0.01	No	\$ 5,000.00	\$ 50.00
Headwalls etc (say 1/500m)	0.002	No	\$ 7,500.00	\$ 15.00
Subtotal	1	m2	\$ 645.00	\$ 645.00