



Camden Council

Attachments

Ordinary Council Meeting
28 February 2017

Camden Council
Administration Centre
Oran Park



ORDINARY COUNCIL

ATTACHMENTS - ORDINARY COUNCIL

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ORDINARY COUNCIL

ORD02

SUBJECT: PROPOSED AMENDMENTS TO PART A OF THE ORAN PARK DEVELOPMENT CONTROL PLAN 2007
FROM: Director Planning & Environmental Services
TRIM #: 16/151454

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to publicly exhibit proposed amendments to Part A of the Oran Park Development Control Plan (DCP) 2007.

The amendments to be exhibited are provided as **Attachment 1 to this report**

BACKGROUND

The proposed amendments have been submitted by Greenfields Development Corporation 2 (GDC2), developers of the Oran Park Precinct (OPP).

The OPP was rezoned in 2007 to accommodate a variety of land use outcomes. The Oran Park Precinct DCP was part of the rezoning package prepared at this time, and includes an Indicative Layout Plan (ILP) which forms the basis of the DCP figures and plans adopted.

A significant proportion of the OPP has now been developed. As such, it is appropriate to review the planning controls that relate to the land, and to refine certain elements that have been dependent on detailed design work as the project has evolved over the last ten years.

The proposed amendments are the result of a strategic urban design review undertaken for the undeveloped northern and eastern portions of the OPP. This review has considered existing development approved by Council and has identified opportunities to further refine the ILP in order to deliver an improved outcome for the Precinct.

MAIN REPORT

The proposed amendments to the ILP and DCP figures comprise two components.

For land generally south and west of the Oran Park Town Centre (being the land where development has substantially commenced), the amendments reflect the existing urban form outcome as approved and/or delivered. For land north and east of the Town Centre, the amendments reflect alternative design outcomes identified throughout more detailed planning and urban design analysis.

It should be noted that the proposed amendments maintain existing zone boundaries, and do not require any amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the SEPP). There is also no change to the planned residential densities for the remaining undeveloped areas within the OPP.

This is the report submitted to the Ordinary Council held on 12 July 2016

Page 1



The resulting proposed amendments to the ILP and associated DCP figures include:

- a) Review of the Road Hierarchy in the north-eastern portion of the Precinct, including minor changes to the alignment of Dick Johnson and Oran Park Drive;
- b) Review of local road layouts north of the Town Centre to respond to design considerations;
- c) Review of Transit Boulevard cross-section to be consistent with Camden Growth Centres DCP;
- d) Review of school site and indicative child care centre locations within the OPP; and
- e) Relocation of planned medium density areas around the Oran Park Town Centre.

Each of these items is discussed in detail below.

Road Hierarchy Review

The amended ILP includes modification to the road hierarchy, layout and intersection arrangements.

These amendments largely seek to address constraints identified through the detailed design work for the Precinct, as well as updated traffic modelling.

Figures 2 and 3 show the current and proposed ILP respectively.

Dick Johnson Drive

Dick Johnson Drive (annotated as "1" in **Figures 2 and 3**) is intended to function as a sub-regional road, providing a link from The Northern Road through to the Oran Park Town Centre and continuing east. It is planned to continue across South Creek, providing a future connection to the Catherine Field (North) Precinct.

The eastern portion of Dick Johnson Drive is impacted by a number of existing constraints, including crossing underneath existing transmission lines and providing a bridge crossing over South Creek. Detailed design work has identified that the current alignment will not achieve the minimum clearance requirements to high voltage overhead powerlines, nor would it allow the road to cross South Creek above relevant flood levels.

Officer Comment

In light of the above constraints, Council officer's support amending the alignment of Dick Johnson Drive to meet design requirements.

Oran Park Drive

The adopted ILP identifies an alignment for Oran Park Drive, (annotated as "2" in **Figures 2 and 3**) north of the Town Centre, which crosses the transmission easement.

It is proposed to amend the alignment of Oran Park Drive, north of the town centre, in order to provide an appropriate height clearance to the high voltage powerlines. This amendment will allow for the minimum required clearance between vehicles and overhead powerlines.



Officer Comment

The proposed realignment to Oran Park Drive is supported based on the design constraints as presented above.

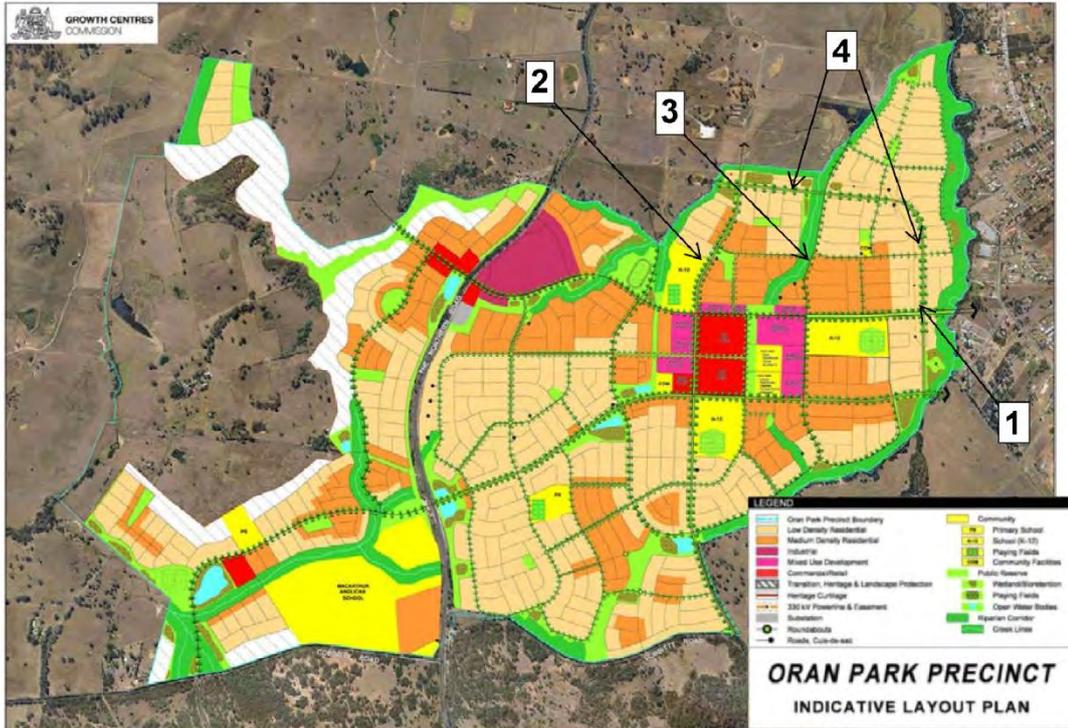


Figure 2: Adopted ILP with mark-up

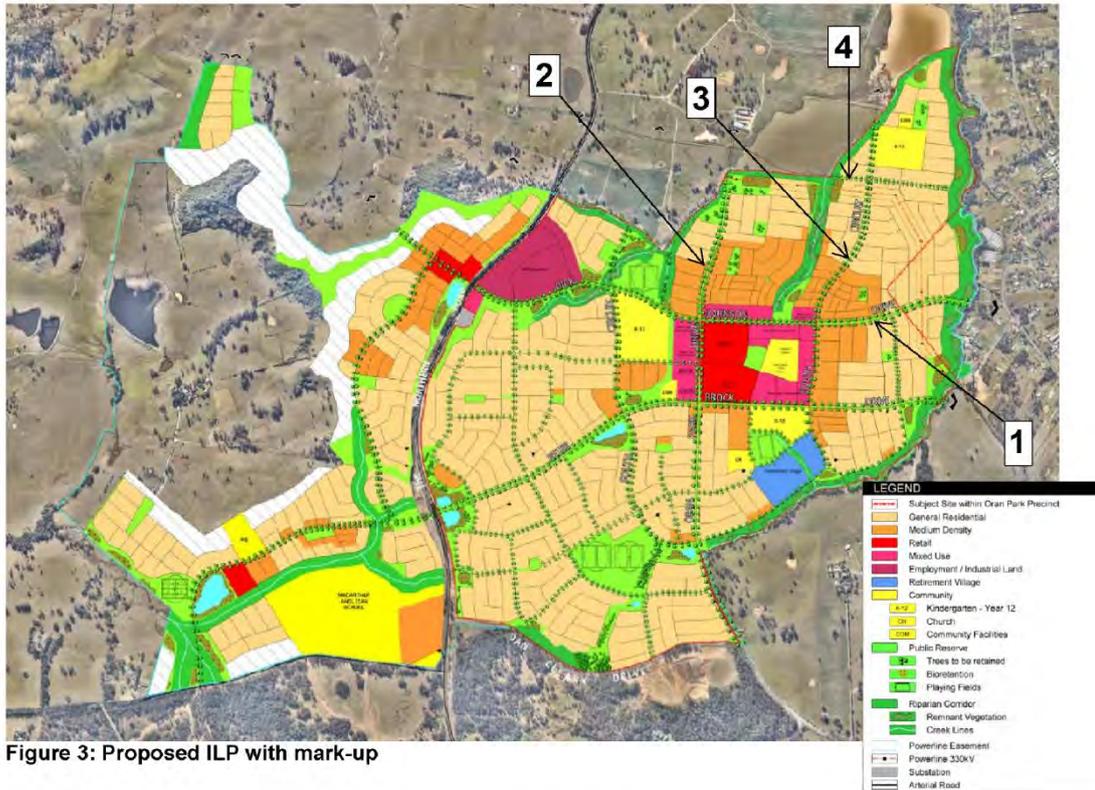


Figure 3: Proposed ILP with mark-up

Realignment of South Circuit (North-Eastern Section)

Amendments to the Oran Park Town Centre Masterplan and Part B of the DCP were adopted in March 2014 in response to detailed design work undertaken for the Town Centre and Civic Precinct. These amendments resulted in the realignment of South Circuit along the eastern edge of the Town Centre.

The revised alignment of South Circuit (annotated as “3” in **Figures 2 and 3**) is centrally located within the residential precincts to the north, delivering a more accessible Collector Road function for all residents as well as providing a direct connection to the Town Centre. The proposed alignment of South Circuit also forms the western edge of the proposed school site in the north-eastern portion of the OPP, providing bus capable road access to the school site.

There is no change to the road hierarchy of South Circuit as a result of this amendment.

Officer Comment

The proposed realignment of South Circuit as mentioned above is supported as this will provide improved circulation through the precinct and will also provide bus capable access to the proposed school location.



Removal of East West Road

Proposed East-West Road (annotated as "4" in **Figures 2 and 3**) is shown on the adopted ILP as providing a vehicular link through the northern part of the OPP, and is classified as a 4 lane sub-arterial road.

Updated traffic modelling has identified that the proposed East West Road is now no longer required to be a four lane road beyond its intersection with Oran Park Drive. It is therefore proposed to classify the eastern portion of the East West Road 2 as a 2 lane Collector Road.

The modelling further concluded that this portion of the road is not required to provide a continuous link to Peter Brock Drive to the south. The provision of a Collector Road, linking to South Circuit, will adequately address traffic volumes in this part of the precinct.

Officer Comment

The proposed removal of the East West Road is supported in conjunction with the realignment of South Circuit. Also, a Key Local Street has been included in proposed Figure 5 of the Draft DCP in lieu of the East West Road connection to ensure that service vehicles are able to travel to the east from the north without having to travel through residential streets.

Local Road Layout

The proposed modifications to a number of higher-order roads within the OPP, as discussed in the earlier sections of this report, has required a review of the local road layout in the undeveloped portion of the Precinct. These amendments also respond to proposed changes to the location of open space and community facilities (discussed in the following sections of this report).

Officer comment

The proposed modifications to the local road layout are supported as the proposed road patterns maintain a grid based layout, with high levels of connectivity for both vehicles and pedestrians.

Transit Boulevard Cross Sections

The current cross section for a Transit Boulevard in Figure 6 of the Oran Park DCP is not consistent with the more recent cross sections for a Transit Boulevard in the adopted Camden Growth Centre Precincts DCP. To ensure consistency in road design across the Camden LGA, it is proposed that the Oran Park DCP will be updated to adopt the more contemporary cross section controls contained within the Growth Centres DCP.

The Oran Park DCP shows a total width of 33.1 metres, while the Growth Centres DCP shows a total width of 29.4 metres. This difference largely stems from the disparity in the median identified in each (i.e. 10 metres compared to 5 metres respectively). Other differences include a 0.2 metre reduction in the width of each carriageway, a 0.1 metre reduction in the width of both the planting and offset, and rather than a 3 metre wide shared path, it is proposed that the Oran Park DCP instead show a 2 metre cycle lane and a 1.5 metre footpath.



Officer Comment

The proposed changes are supported as adopting the Transit Boulevard cross sections in the Growth centres DCP will allow smoother transitions with the surrounding Growth Centre Precincts and not alter the function of the road.

Open Space and Pedestrian Connectivity

The proposed modifications to the ILP and DCP for the north-eastern portion of the OPP reflect the size and location of open space as identified by the adopted Oran Park VPA.

Officer Comment

The provision of local open space areas are supported as they have, in principle, been retained in the location that they were identified in the adopted ILP. Where appropriate, local parks have been sized to reflect the required open space to be delivered under the VPA.

Proposed School Sites

The adopted ILP currently makes provision for a total of 5 school sites, comprising of:

- 2 primary schools;
- 1 public K-12 school; and
- 2 non-government K-12 schools.

Of the above, 1 public primary school and 1 non-government K-12 school have been constructed. It is also noted that the indicative location of the primary school as shown on the adopted ILP is located within an existing developed area. The remaining non-government K-12 school site, east of the Town Centre is proposed to be relocated in the north-eastern portion of the OPP. There is also future provision for two sites on Oran Park Drive south of the OPP.

Officer Comment

Council officers have held preliminary discussions with the Department of Education regarding this proposed relocation. The Department has indicated in-principle support of the proposed relocation. Should Council endorse the proposed changes as part of this amendment, further consultation will be undertaken during the public exhibition period.

Community Centre

The adopted ILP prepared in 2007 identified the provision of a small neighbourhood community centre to the north-east of the Town Centre. It is proposed that the Community Centre shift further to the north, to be co-located with the proposed school site. This allows for the creation of a neighbourhood activity node which incorporates the school site, community centre and local park in the centre of the north-eastern portion of the Precinct.

Officer Comment

This is the report submitted to the Ordinary Council held on 12 July 2016 - Page 6



The proposed Community Centre site is supported given that it is centrally located within the anticipated residential catchment and is well serviced by Collector roads for vehicle access and proposed pedestrian pathways.

Childcare Centres

The Social Planning Analysis prepared during the rezoning process identified the need for 460 long day care places within the OPP. The Oran Park DCP currently identifies 16 indicative locations for childcare centres within the Precinct, designed to cater for on average 40-50 long day care places per centre.

However, larger centres are being delivered by child care providers, in part due to commercial feasibility reasons. It is therefore proposed to amend DCP Figure 21 to show a total of 9 indicative child care centre locations, 2 of which are approved and/or existing centres as shown in Figure 21 as per **Attachment 1 to this report**.

It is noted that child care centres are permissible within all R1 and B2 (Town Centre) land in the OPP, despite the indicative locations of child care centres as shown in DCP Figure 21.

Officer Comment

The proposed changes to DCP Figure 21 are supported as the overall number of places remains consistent with the total number as per the studies undertaken for the rezoning of the OPP.

Relocation of Proposed Medium Density Areas

The proponent proposes to relocate the medium density residential areas around the Oran Park Town Centre (refer **Figure 4** below). This is due to the realignment of roads and the proposed relocation of the school site. The amount of medium density areas within the town centre remains at 43 hectares.



Figure 4: Comparison of Medium Density Areas

Officer Comment

The proposed changes to the medium density areas are acceptable on the basis that no additional medium density area is sought and that the overall density yield across the OPP will not increase as a result of this change. However, it is noted that the land provided for the school will comprise of residential land, which will be offset by the relation of the school to the north-eastern portion of the OPP.

Amendments to DCP Figures

As discussed, the figures contained within the Oran Park DCP have been developed with regard to the indicative location and form of land uses, as identified on the ILP. As such, any amendment to the ILP will necessitate further minor updates to these figures, so that they continue to reflect the ILP.

The summary of changes to the amended DCP figures is provided as **Attachment 1 to this report**.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council as a result of this report.

CONCLUSION

The proposed amendment to Part A of the Oran Park DCP 2007 will reflect DA approvals to date for land generally south and west of the Oran Park Town Centre.

Amendments for land north and east of the Town Centre reflect recent detailed analysis undertaken as part of a strategic urban design review following the rezoning of



the OPP. The changes will improve the overall design, layout and functionality of the Oran Park Precinct.

RECOMMENDED

That Council:

- i. endorse the draft Oran Park DCP and proceed to exhibition for a period of 28 days in accordance with the provisions of the Environmental Planning Assessment Act 1979 and Regulations;**
- ii. consult further with the Department of Education regarding the relocation of the school site during the public exhibition period;**
- iii. forward a copy of the draft Oran Park DCP to the Department of Planning and Environment in accordance with delegations issued to Council dated 19 January 2015; and**
- iv. if no unresolved submissions are received:**
 - a) grant delegation to the General Manager to adopt the proposed changes to the Oran Park DCP 2007 in accordance with the delegations dated 19 January 2015 and publicly notify the adoption of the DCP in accordance with the provisions of the Act and Regulations; or**
- v. if unresolved submissions are received:**
 - a) require a further report outlining the result of the public exhibition of the draft Oran Park DCP for Council's consideration.**

Resolution:

Moved Councillor Fedeli, Seconded Councillor Dewbery that Council:

- i. endorse the draft Oran Park DCP and proceed to exhibition for a period of 28 days in accordance with the provisions of the Environmental Planning Assessment Act 1979 and Regulations;**
- ii. consult further with the Department of Education regarding the relocation of the school site during the public exhibition period;**
- iii. forward a copy of the draft Oran Park DCP to the Department of Planning and Environment in accordance with delegations issued to Council dated 19 January 2015; and**
- iv. if no unresolved submissions are received:**
 - grant delegation to the General Manager to adopt the proposed changes to the Oran Park DCP 2007 in accordance with the delegations dated 19 January 2015 and publicly notify the adoption of the DCP in accordance with the provisions of the Act and Regulations; or**
- v. if unresolved submissions are received:**

This is the report submitted to the Ordinary Council held on 12 July 2016 - Page 9



-
- require a further report outlining the result of the public exhibition of the draft Oran Park DCP for Council's consideration.

ORD146/16 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Copeland, Symkowiak, Fischer, Dewbery, Campbell, Fedeli and Bligh r of the Motion. No Councillors voted against the Motion.)

ATTACHMENTS

1. Summary of Changes - Oran Park DCP 2007- Part A amendment - July 2016

This is the report submitted to the Ordinary Council held on 12 July 2016 - Page 10

SUMMARY OF CHANGES TO ORAN PARK DEVELOPMENT CONTROL PLAN (DCP) 2007

(Note: Post exhibition changes to the DCP are highlighted in red)

DCP Section	Item	Title	Action
Part A – Precinct Wide DCP			
1	Figure 1	Land To Which DCP Applies	Replace existing figure due to changes to indicative road layout.
2	Figure 2	Oran Park Precinct Indicative Layout Plan	Replace existing figure to reflect current approvals and also due to changes to road layout, locations of open space area, relocation of community facilities and medium density areas and shortening the indicative road arrow for the future extension of Dick Johnson Drive to the east of the Oran Park Precinct.
	Figure 3	Indicative Residential Dwelling Target Sub-Precincts	Replace existing figure due to changes to indicative road layout.
	Figure 4	Neighbourhood Centres and Employment Areas	Replace existing figure due to changes to indicative road layout and minor changes to walkable neighbourhood radius.
3	Figure 5	Street Network Plan	Replace existing figure due to changes to location and alignments of sub-arterial roads, addition of 'key local street' and changes to indicative local and collector streets.
	Figure 6	Indicative Location of a Transit Boulevard	Replace existing figure with Transit Boulevard cross section from Camden Growth Centre Precincts DCP to ensure consistency of future connection to adjoining precincts. The median travel lane has been amended from 3m to 3.2m to accommodate for future bus travel movements. Advisory note has also been added regarding a 2.5m off-road sharepath if required in the future.
	Figure 18	Pedestrian and Cycleway Network	Replace existing figure to reflect changes to be consistent with Figure 5 above.
	Figure 19	Public Transport Network	Replace existing figure to reflect changes to be consistent with Figure 5 above.
	Figure 20	Open Space Network	Replace existing figure to reflect current approvals, changes to open space areas in north-eastern corner of precinct and changes to indicative road layout.
	Figure 21	Education, Civic and Community Facilities	Replace existing figure to reflect current approvals, relocation of proposed school site, revision of indicative locations for child care centres and changes to indicative road layout.
	Figure 23	Salinity Constraints	Replace existing figure due to changes to indicative road layout.
	Figure 24	Aboriginal Archaeological Conservation Areas	Replace existing figure due to change to conservation area and indicative road layout.
	Figure 25	Elements of European Heritage Significance	Replace existing figure due to changes to indicative road layout.
	Figure 26	Indicative Location of Asset Protection Zones	Replace existing figure due to changes to indicative road layout.
Figure 27	Areas of Significant Remnant Vegetation	Replace existing figure due to changes to indicative road layout.	
Figure 28	Areas of Environmental Concern	Replace existing figure due to changes to indicative road layout.	

7	Section 7.8.2	Child Care Centres	<ul style="list-style-type: none">• Remove maximum no. of children cap in Table 24• Add advisory note under Controls 2 and 3 (Site Selection and Location)
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ORD01

Attachment 2

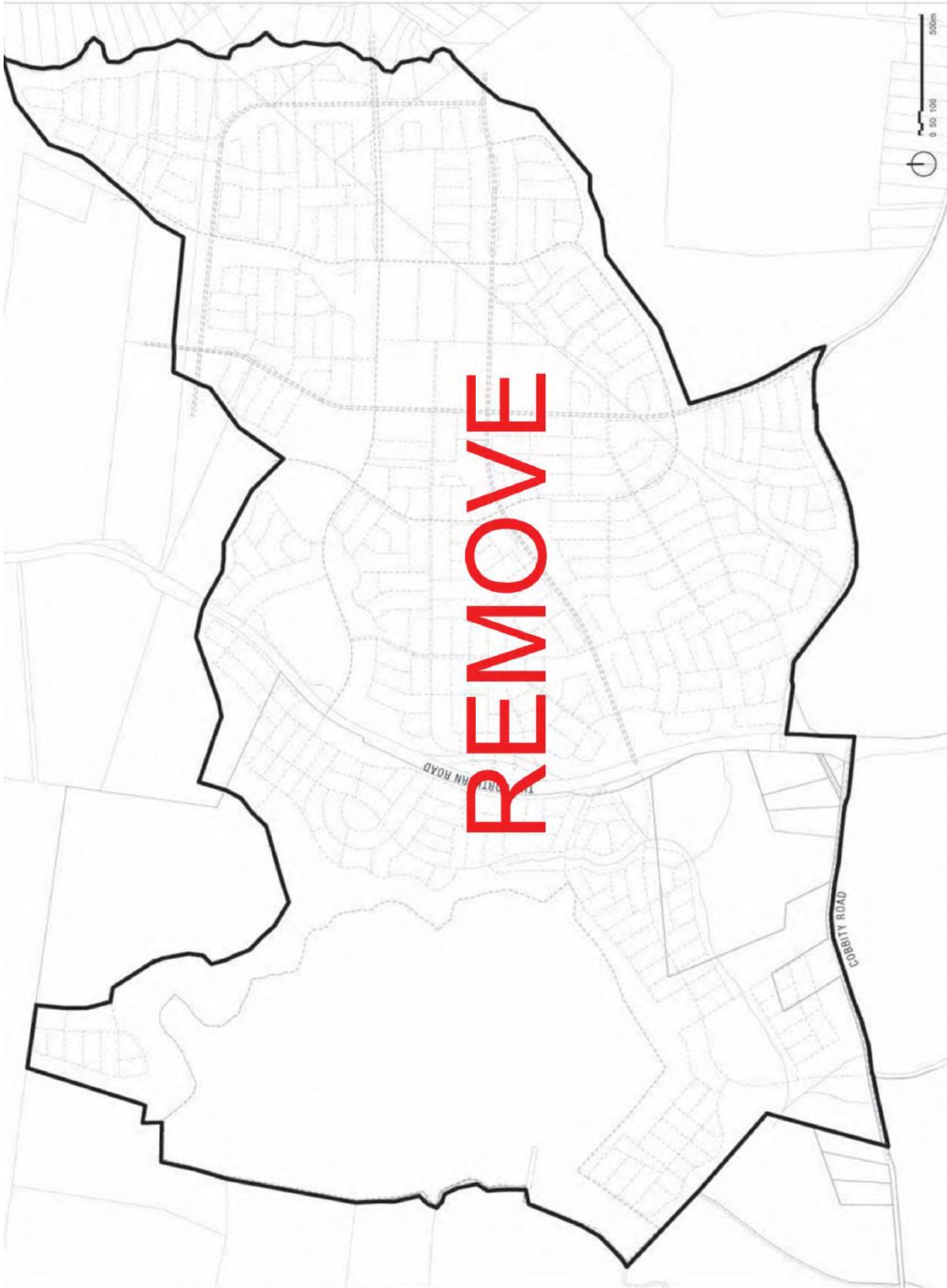


Figure 1: Land to which this DCP Applies



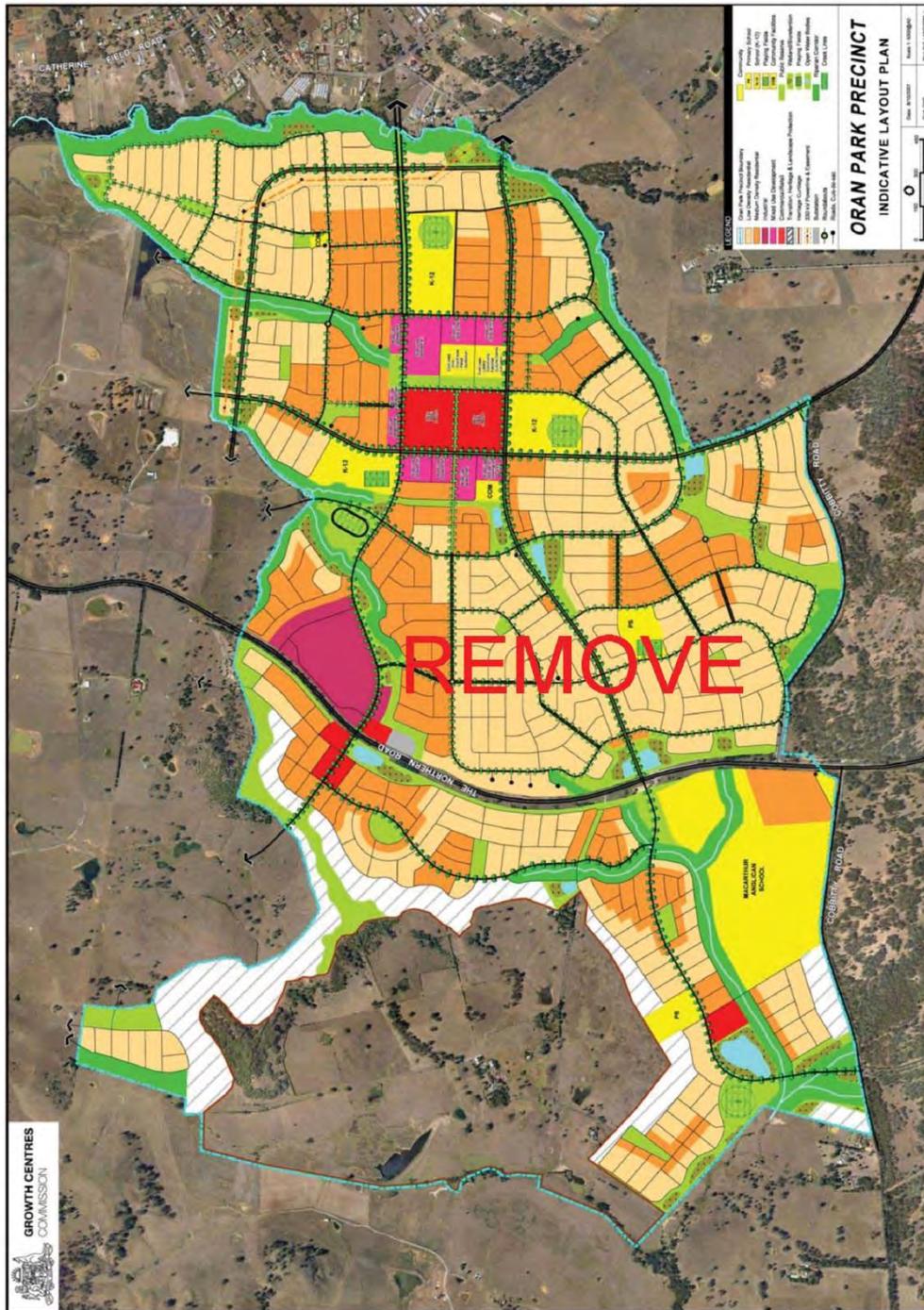


Figure 2: Oran Park Precinct Indicative Layout Plan

Oran Park Precinct Development Control Plan 2007

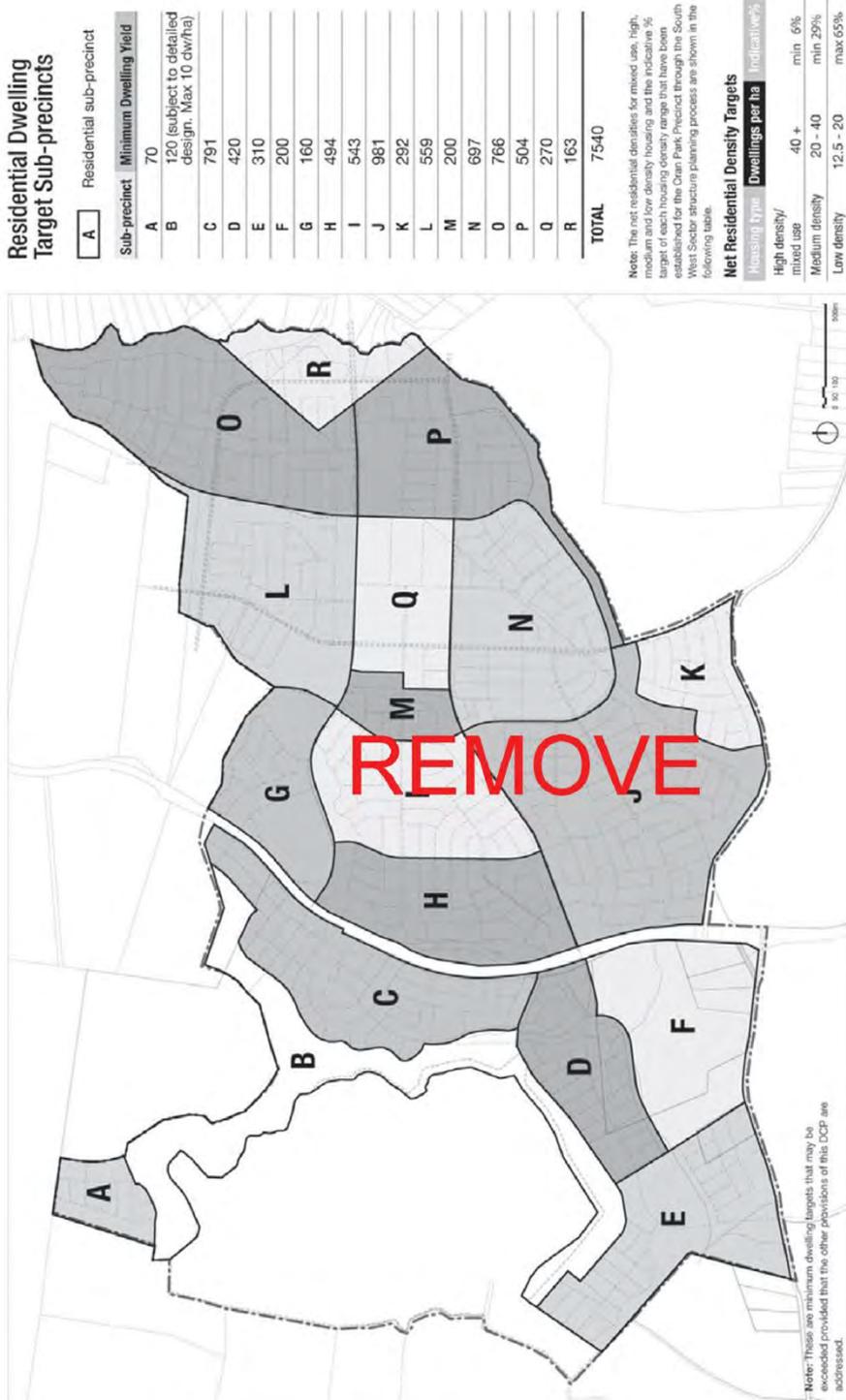
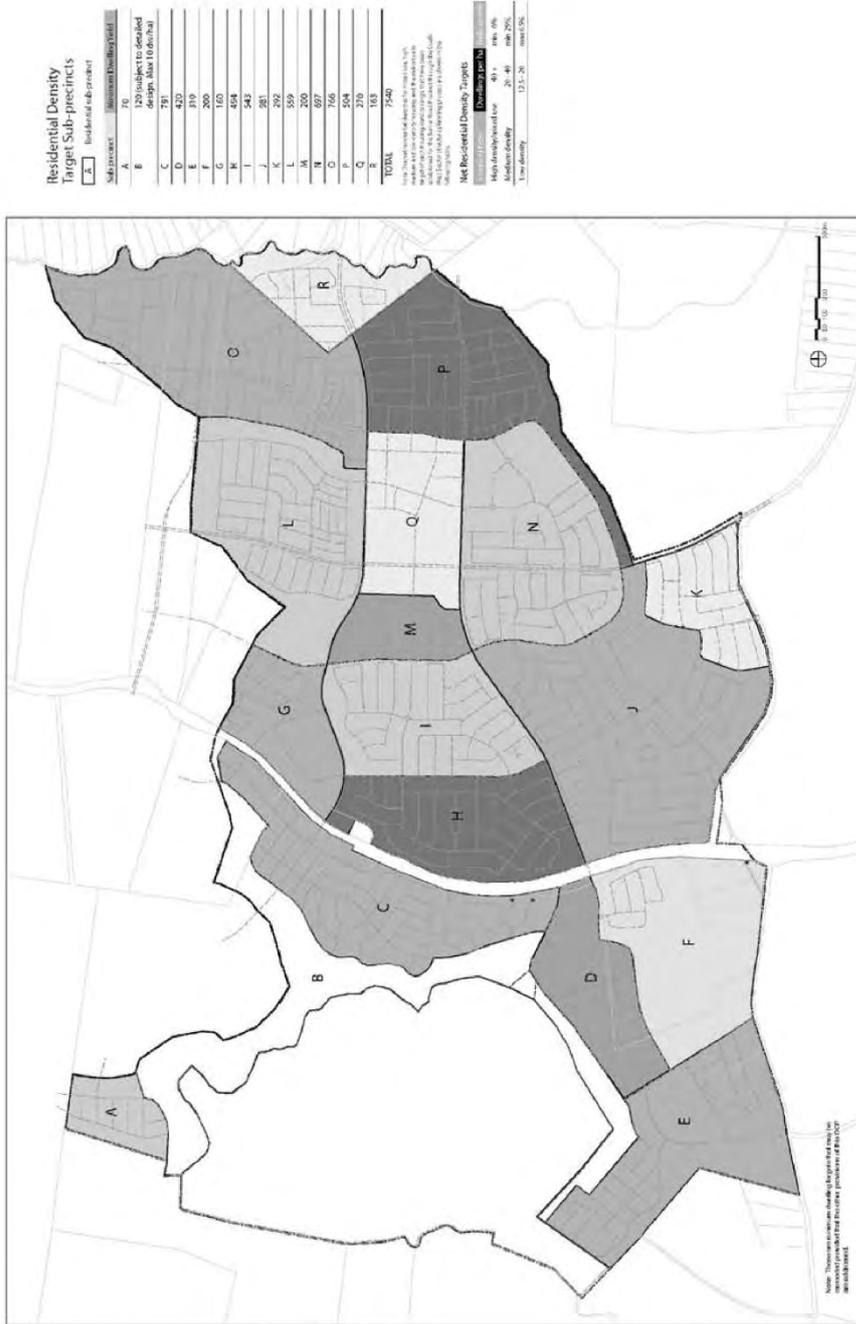


Figure 3: Indicative Residential Dwelling Target Sub-Precincts

Draft Oran Park Precinct Development Control Plan 2007



Oran Park Precinct Development Control Plan 2007

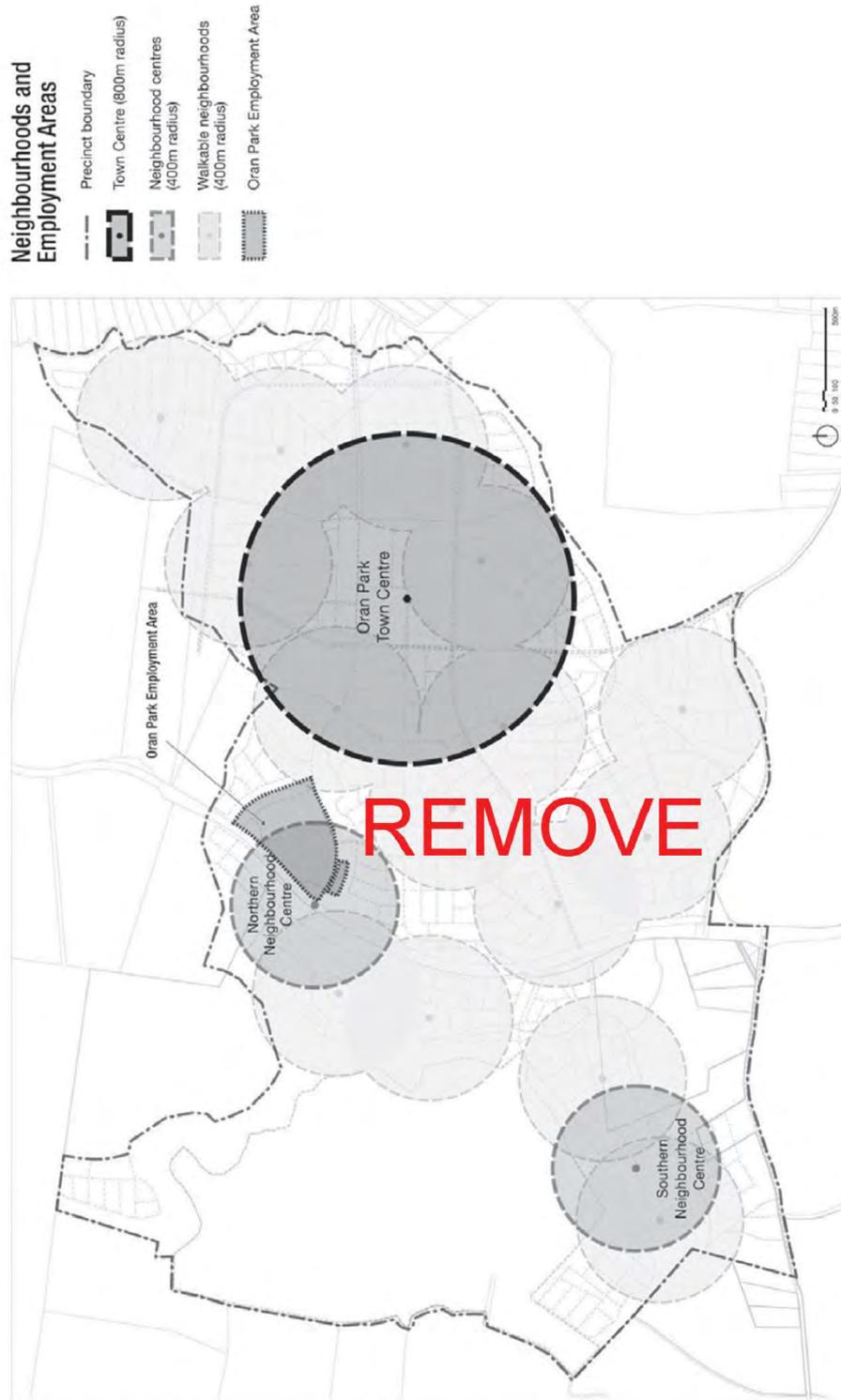


Figure 4: Neighbourhood Centres and Employment Areas

Draft Oran Park Precinct Development Control Plan 2007



Figure 4: Neighbourhood Centres and Employment Areas

Oran Park Precinct Development Control Plan 2007

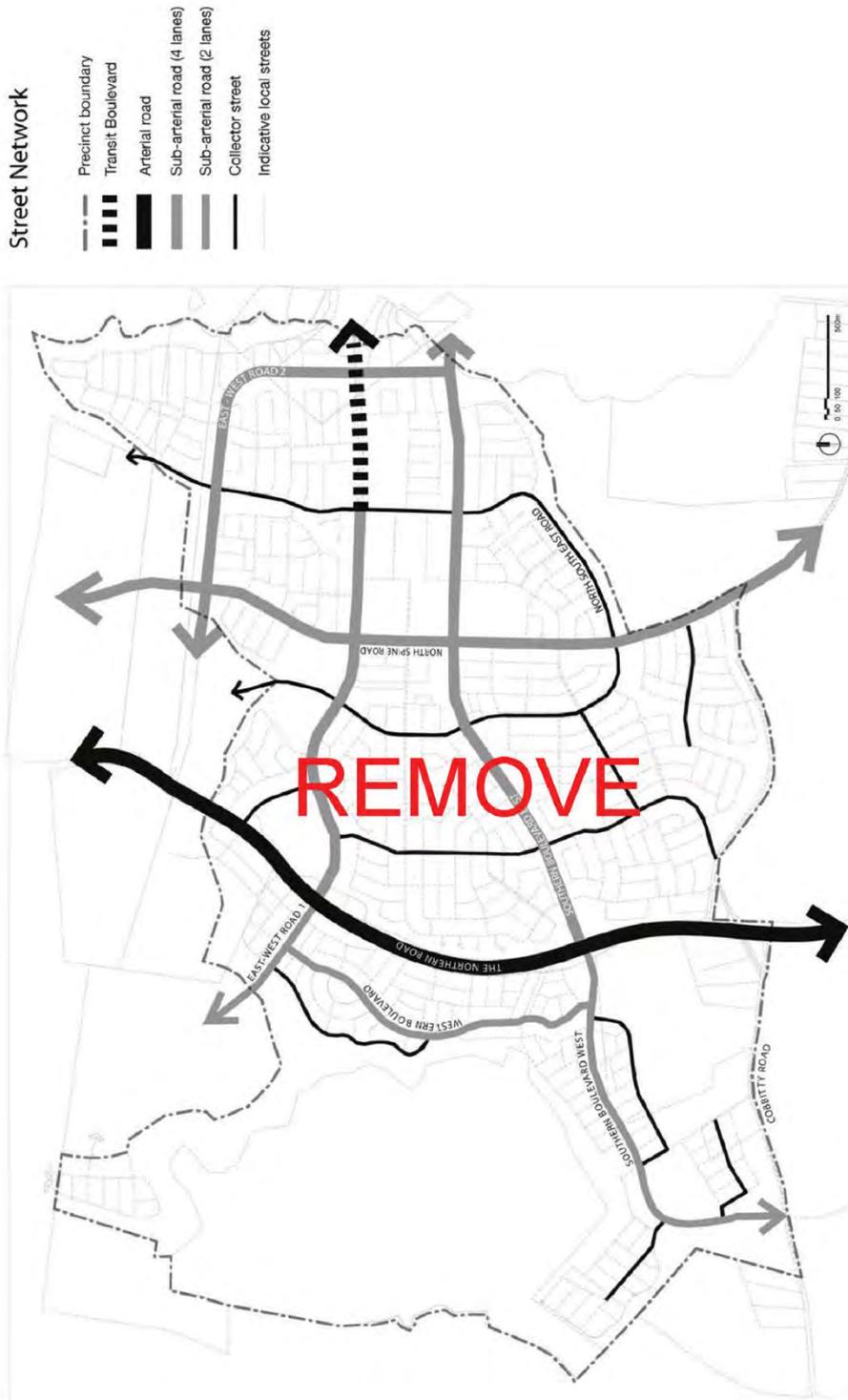


Figure 5: Street Network Plan (updated October 2011)

Draft Oran Park Precinct Development Control Plan 2007

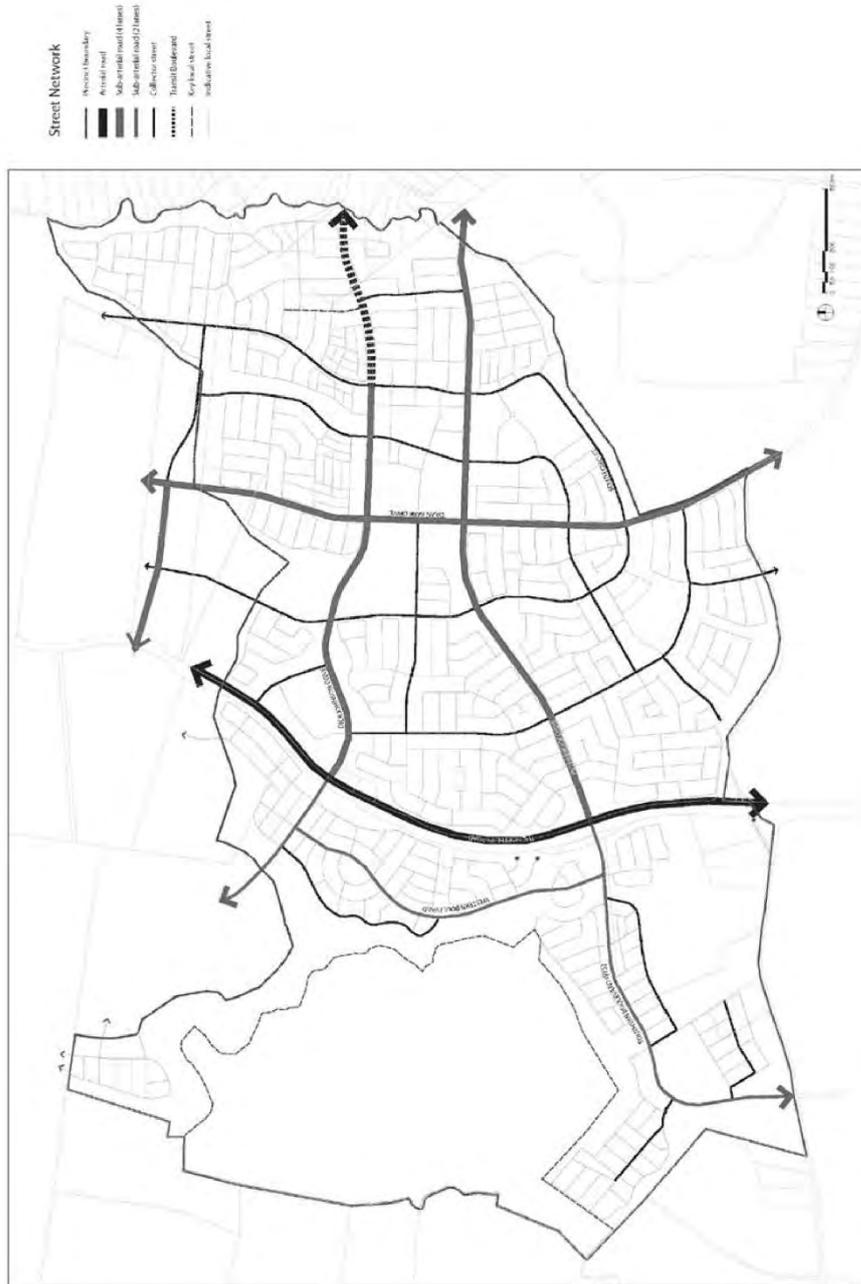


Figure 5: Street Network Plan

Oran Park Precinct Development Control Plan 2007

Table 2: Transit Boulevard (Typical Minimum Cross section)

Verge		Carriageway				Verge		Offset	Total
Offset	Shared Path	Planting	Lane	Median	Lane	Planting	Shared Path		
0.6	3.0	1.8	6.7	10.4	6.7	1.8	1.5	0.6	33.1
	5.4			23.8			3.9		

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The lane width consists of a 3.5m kerbside travel lane and a 3.2m travel lane.
- (3) The median is designed to accommodate future travel lanes and right turn lanes. The future travel lanes may be dedicated public transport lanes if required.
- (4) On-street parking is not permitted on the Transit Boulevard, except where the road adjoins a town or neighbourhood centre, where an additional parking lane may be provided.
- (5) The individual sections within the verge may need to be wider if light poles/trees are to be located within those sections to provide clearance for motorists and cyclists in accordance with the relevant standards.
- (6) No direct vehicular access to individual lots is permitted, except where the road adjoins a town or neighbourhood centre, where direct vehicular site access will be considered in exceptional circumstances only (refer to clause 3.1 (14)).
- (7) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping.
- (8) Tree planting is not permitted within the carriageway.

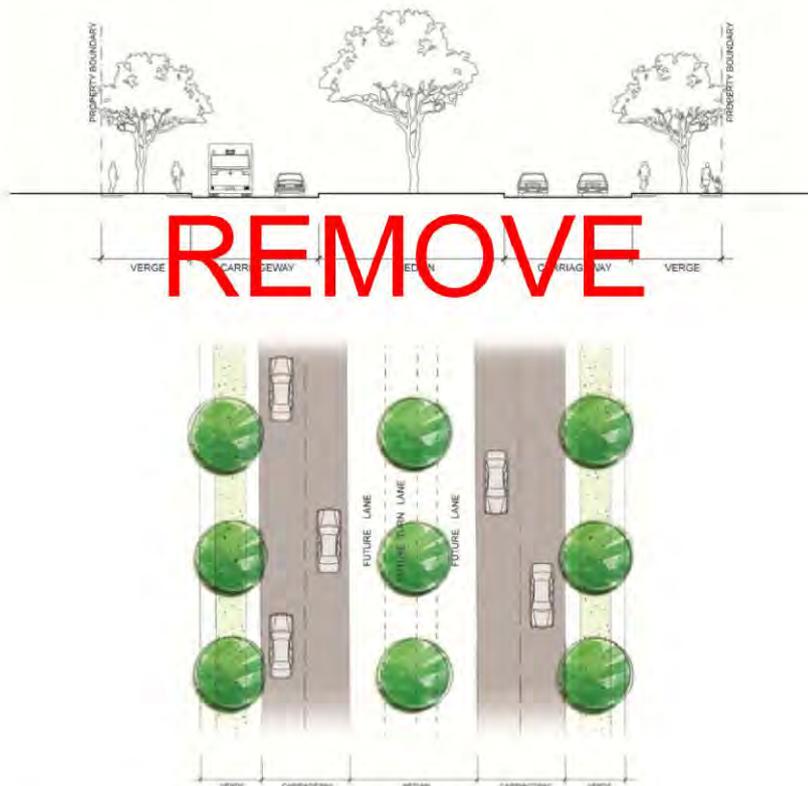


Figure 6: Indicative Layout of a Transit Boulevard

Note: This figure is indicative only, not to scale and should not be used to determine the road dimensions or layout. The dimensions and layout are defined in Table 2.

Draft Oran Park Precinct Development Control Plan 2007

Table 2: Transit Boulevard (Typical Minimum Cross section)

Verge			Carriageway				Verge		Total
Offset	Shared Path	Planting	Lane	Median	Lane	Planting	Shared Path	Offset	
0.6	3.0	1.8	6.7	10.4	6.7	1.8	1.5	0.6	
5.4			23.8				3.9		33.1
Verge			Carriageway				Verge		Total
Planting	Footpath	Offset	Lane	Median	Lane	Offset	Footpath	Planting	
1.7	1.5	0.5	8.5	5.0	8.5	0.5	1.5	1.7	
3.7			22.4				3.7		29.4

Notes:

- (1) The carriageway is measured from face of kerb to face of kerb.
- (2) The lane width consists of a 2m cycle lane, 3.5m kerbside travel lane and a 3.2m travel lane.
- (3) ~~a 2.5m off-road shared pedestrian and cycle share path will be required to be constructed if a cycle lane is not provided. The median is designed to accommodate future travel lanes and right turn lanes. The future travel lanes may be dedicated public transport lanes if required.~~
- (4) On-street parking is not permitted on the Transit Boulevard, except where the road adjoins a town or neighbourhood centre, where an additional parking lane may be provided.
- (5) The individual sections within the verge may need to be wider if light poles/trees are to be located within those sections to provide clearance for motorists and cyclists in accordance with the relevant standards.
- (6) No direct vehicular access to individual lots is permitted, except where the road adjoins a town or neighbourhood centre, where direct vehicular site access will be considered in exceptional circumstances only (refer to clause 3.1 (14)).
- (7) Tree species selection and spacing of trees will need to take into consideration the location of the trees and the impact on on-street activities such as street sweeping.
- (8) Tree planting is not permitted within the carriageway.

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Draft Oran Park Precinct Development Control Plan 2007

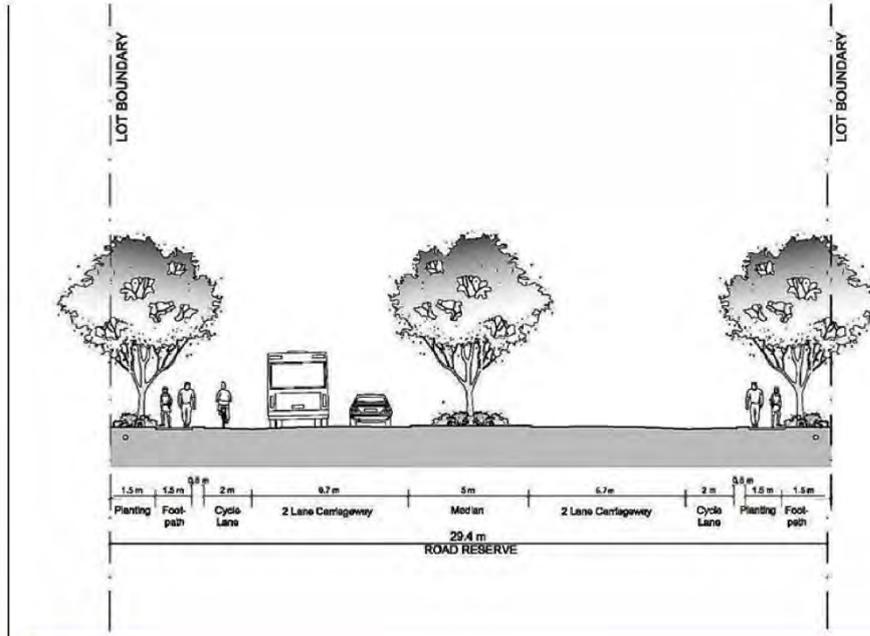


Figure 6: Indicative Layout of a Transit Boulevard

Oran Park Precinct Development Control Plan 2007

- Public Transport**
- Precinct boundary
 - Campbelltown via Harrington Park
 - Campbelltown via Turner Road
 - Campbelltown via Catherine Fields
 - Campbelltown via Narellan
 - Future Regional Bus route to Leppington
 - Indicative local streets
 - ☼ Town/Neighbourhood Centre



Figure 19: Public Transport Network

Draft Oran Park Precinct Development Control Plan 2007

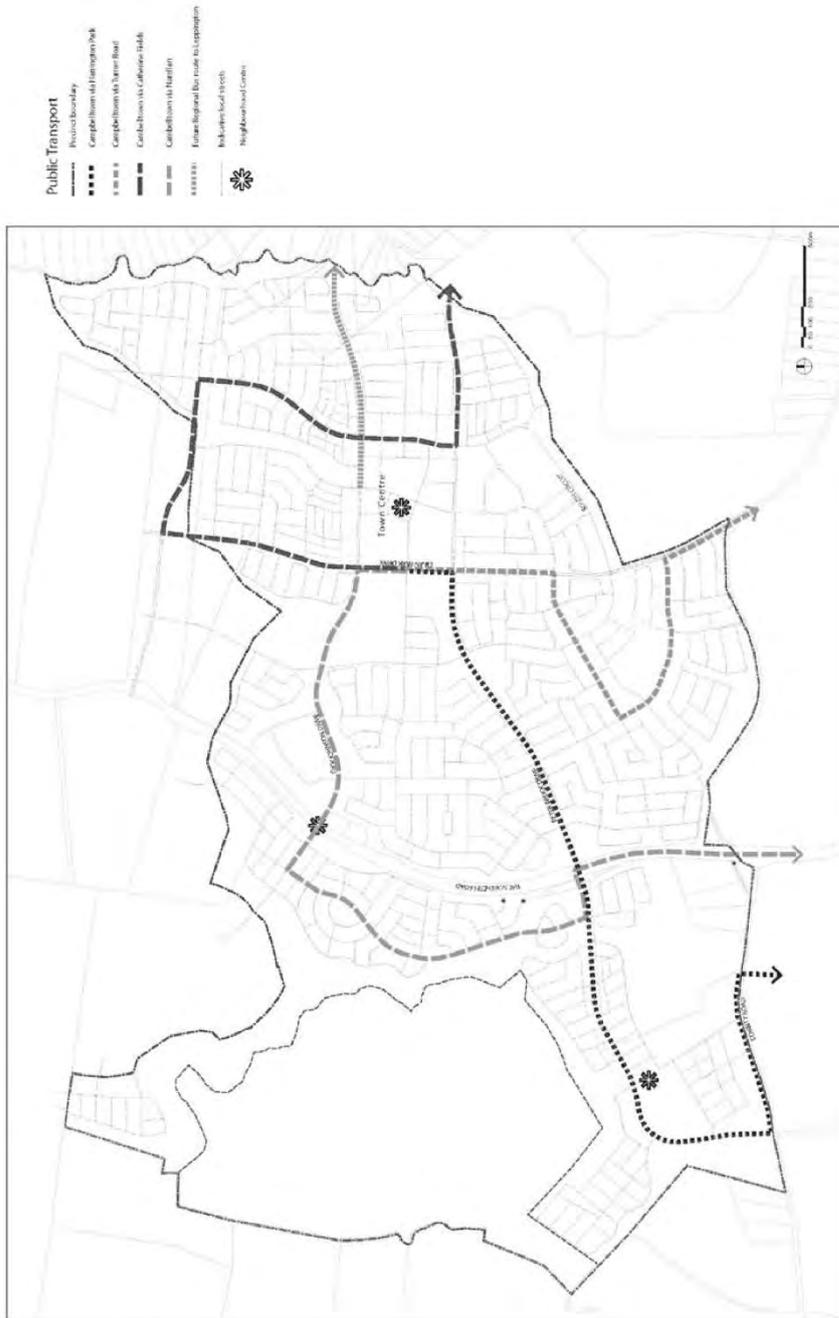


Figure 19: Public Transport Network

Oran Park Precinct Development Control Plan 2007



Figure 20: Open Space Network Plan

Oran Park Precinct Development Control Plan 2007

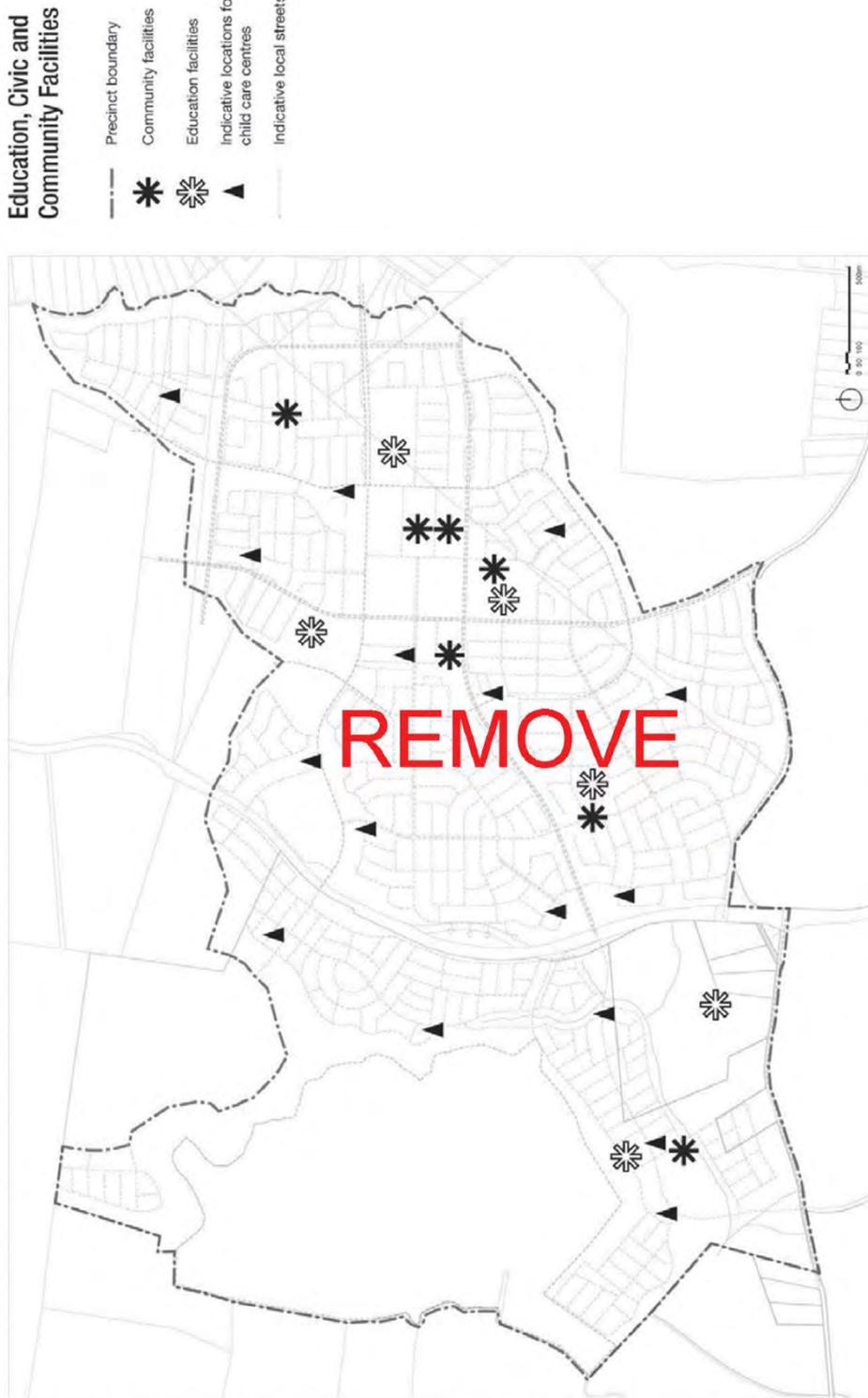


Figure 21: Indicative Location of Education, Civic and Community Facilities

Draft Oran Park Precinct Development Control Plan 2007



Figure 21: Indicative Location of Education, Civic and Community Facilities

Oran Park Precinct Development Control Plan 2007

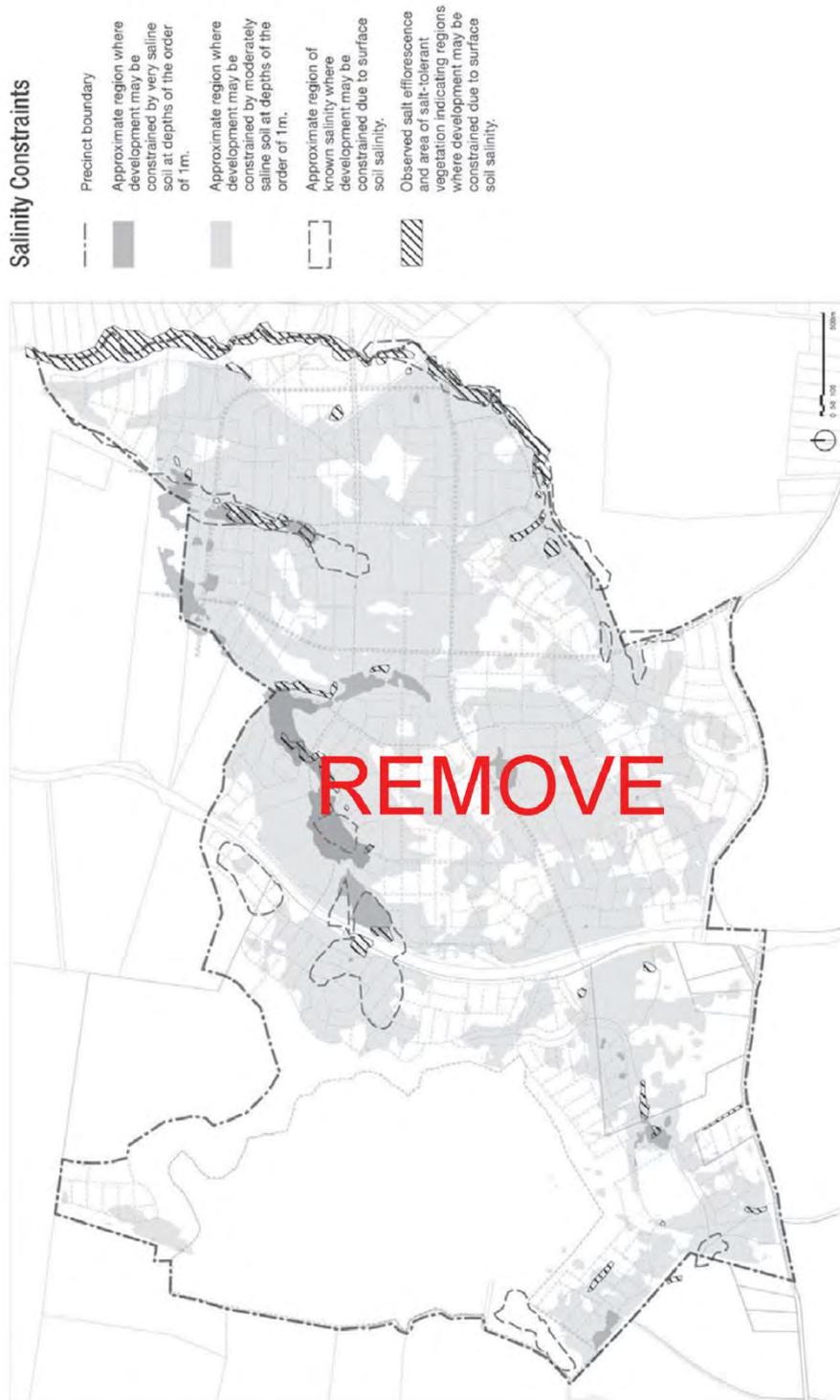


Figure 23: Areas Constrained by Salinity

Draft Oran Park Precinct Development Control Plan 2007

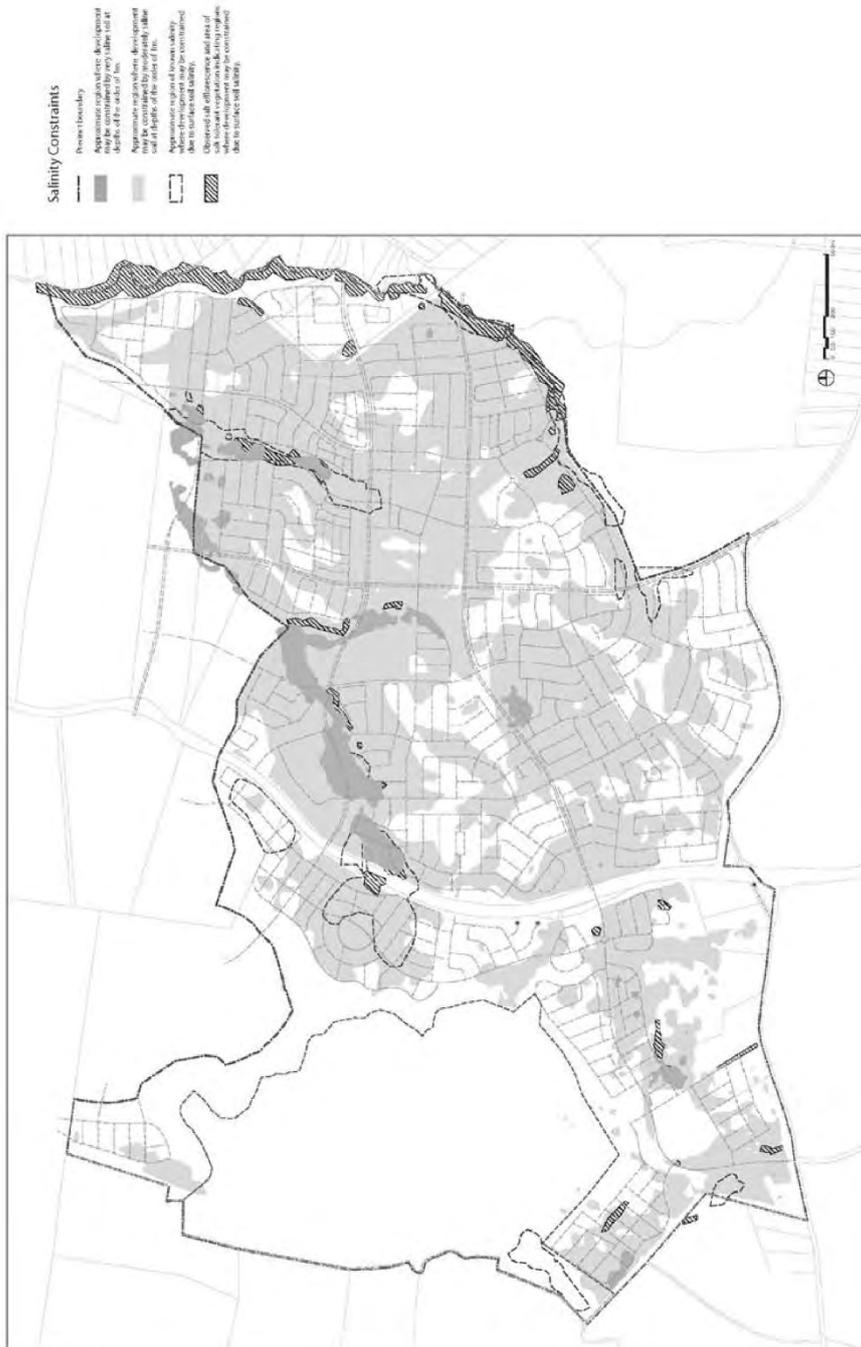


Figure 23: Areas Constrained by Salinity

Oran Park Precinct Development Control Plan 2007



Figure 24: Aboriginal Archaeological Conservation Areas

Draft Oran Park Precinct Development Control Plan 2007



Figure 24: Aboriginal Archaeological Conservation Areas

Oran Park Precinct Development Control Plan 2007



Figure 25: Elements of European Heritage Significance

Draft Oran Park Precinct Development Control Plan 2007

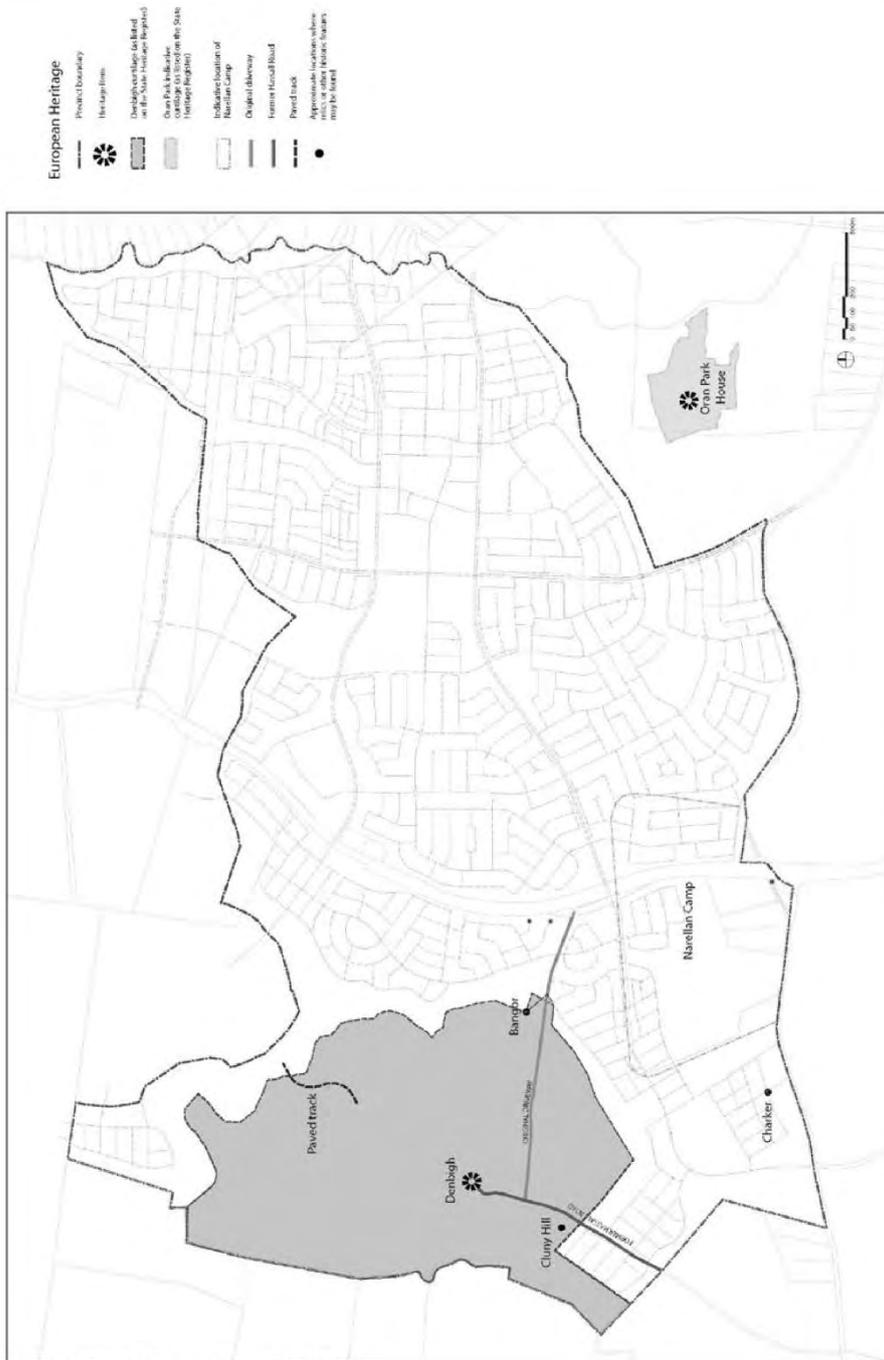


Figure 25: Elements of European Heritage Significance

Oran Park Precinct Development Control Plan 2007



Figure 26: Indicative Location of Asset Protection Zones

Draft Oran Park Precinct Development Control Plan 2007



Figure 26: Indicative Location of Asset Protection Zones

Oran Park Precinct Development Control Plan 2007



Figure 27: Areas of Significant Remnant Vegetation

Draft Oran Park Precinct Development Control Plan 2007



Figure 27: Areas of Significant Remnant Vegetation

Oran Park Precinct Development Control Plan 2007



Figure 28: Areas of Environmental Concern

Draft Oran Park Precinct Development Control Plan 2007



Figure 28: Areas of Environmental Concern

Draft Oran Park Precinct Development Control Plan 2017

- (17) All works affecting public roads, including new driveways, access roads and intersection works are to be in accordance with the requirements of this DCP and the relevant Council's Engineering Specifications.
- (18) Landscaping of streets is to be in accordance with the requirements of this DCP, and street landscaping is to be maintained for the duration of operation of the exhibition home/village. Dedication of public roads to Council will be subject to satisfactory provision and maintenance of street landscaping.
- (19) Dwellings located near future sources of noise are to incorporate appropriate noise attenuation measures when designed and constructed, to ensure that future residents are afforded an appropriate level of amenity.
- (20) Details of proposed signage are to be submitted with the Development Application. Signage is to be located on public roads at or near the entry to the exhibition home/village. Internal signage within the exhibition village is to be visible only from within the village (not from surrounding residential properties). When considering applications including signage, Council will refer to controls in other Council policies and planning controls that may be applicable.

7.8.2 Child Care Centres

Objectives

- (a) To ensure all communities have access to a local child care centre and to minimise travel distances to and from child care facilities.
- (b) To provide communities with child care centres that are appropriate in size and scale to the surrounding neighbourhood and to reduce excessive built form within residential streetscapes.
- (c) To ensure the appropriate location and operation of child care centres in order to minimise any adverse impact on the amenity of residential areas.
- (d) To ensure that child care centres provide a safe, healthy and active environment for children of all ages.

Controls

- (1) The controls in Table 24 apply to child care centres in residential zones.

Site Selection and Location

- (2) Child care centres are not appropriate on the following land:
 - Land that has direct frontage to an arterial road, sub-arterial road or transit boulevard (refer to Section 3.1);
 - opposite "T" intersections or on bends where sight distances are limited and may create dangerous conditions for vehicle entry to and exit from the site;
 - on cul-de-sacs;
 - flood liable land or land affected by local overland flooding (refer to Section 6.2);
 - bushfire prone land (refer to Section 6.5); or
 - land that requires significant cut or fill, where retaining walls would create a safety hazard for children.
- (3) In order to limit impact on neighbouring properties child care centres should:
 - Be located in close proximity to other non-residential uses such as community facilities, schools, neighbourhood halls, churches and public recreation areas;
 - be located in close proximity to transport routes and public transport nodes and corridors (collector roads are the preferred location for child care centres).
 - if practical, be located on sites that have minimal common boundaries with residential neighbours;
 - locate play areas as far as possible away from neighbours' living rooms and bedrooms; and
 - be sited on allotments that can provide sufficient buffering to minimise noise and loss of privacy.

Note: Controls (2) and (3) are only required to be considered for proposed sites which have not been identified in Figure 21 – Education, Civic and Community Facilities as indicative locations for child care centres.

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Table 24: Controls for childcare centres

Control	Requirements
Distance Separation Requirement	1km from any existing, approved or proposed child care centre, 100m from high voltage transmission lines, mobile phone towers, radio telecommunication facilities, restricted premises, sex services premises. 85m (measured at site boundary) of service stations and gas storage tanks
Minimum Allotment size	900m ²
Minimum Frontage width	26m
Minimum Lot Depth	30m
Maximum site coverage	50%
Minimum landscape area	30%
Max no. of storeys	1 storey building or ground floor for children's rooms only
Floor to ceiling height	Minimum 2.4 metres
Capacity	Max. 40 children Min. 5 places for under 2 year olds
Open Space <ul style="list-style-type: none"> Minimum unencumbered indoor play space / licensed child (irrespective of age) Minimum unencumbered outdoor play space / licensed child (irrespective of age) 	Reference should be made to the Children's Services Regulation 2004 and other supporting information for these standards.
Setbacks (min/m) <ul style="list-style-type: none"> Primary Front (Building) Primary Front (Landscape setback) Fronting Open Space Side (Building) Rear (Building) Corner Lots (Street Frontage) Min. Setback for storage facilities 	6m 2m 1m 2m 4m ground floor 8m upper floors 3m 4m
Car parking spaces	1 car parking space per employee (reduced rates of provision may apply where the child care centre is within walking distance of a bus stop or train station). 1 of the car parking spaces shall be designed for people with a disability. For the purposes of this calculation the number of employees is based on the following ratios of staff to children: <ul style="list-style-type: none"> 1:4 in respect of all children who are under the age of 2 years, and, 1:8 in respect of all children who are 2 or more years of age but under 3 years of age, and 1:10 in respect of all children who are 3 or more years of age but under 6 years of age.

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1. Introduction

1.1 Plan summary

The Camden Growth Areas are located within Sydney's South West Priority Growth Area. The Priority Growth Area is a significant development corridor that has been planned to accommodate over 100,000 new dwellings across 18 development precincts.

Figure 1 shows the location of these development precincts, the names of the precincts situated in the Camden LGA, and the precincts covered by this contributions plan (i.e. Leppington and Leppington North).

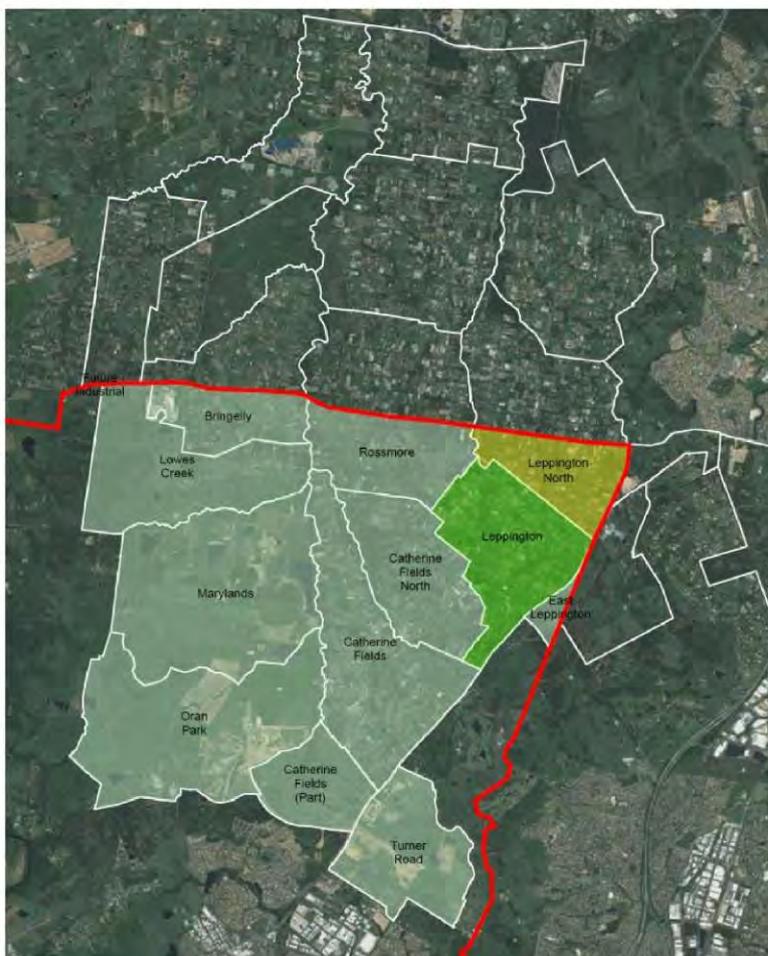


Figure 1 South West Priority Growth Area precincts in Camden LGA

A range of new and augmented infrastructure needs to be planned, programmed, funded and delivered in order to sustain this planned development.

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The infrastructure will be delivered or coordinated by a number of parties including State Government public authorities, State owned corporations, councils, developers and private providers.

Councils typically fund the provision of local infrastructure through a combination of general revenue (from rates and other charges), development contributions under section 94 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, and grants from the State or Commonwealth governments.

Much of the capital cost of local infrastructure in new urban areas is funded by section 94 contributions as there is often a clear relationship between the need for new or upgraded infrastructure and population growth attributable to new development. Current State Government policy is that section 94 contributions for residential development are capped, with the gap in funding for essential infrastructure to be met by funds provided under a special scheme called the Local Infrastructure Growth Scheme (or **LIGS**).

This plan addresses the provision of public amenities and public services - or local infrastructure – needed in the Camden Growth Areas and that are intended to be delivered using section 94 contributions imposed on new developments.

This infrastructure includes:

- open space and recreation facilities, such as recreation centres, sports fields, sports courts, playgrounds, walking trails and bike paths
- community and cultural facilities, such as cultural centres and multi-purpose community centres
- water cycle management facilities, such as detention basins, stormwater channels and gross pollutant traps
- traffic and transport management facilities, such as new roads and intersections.

The planning and development of several Camden Growth Area Precincts is well underway. Development contributions for these Precincts are addressed in other contributions plans adopted by the Council, or in planning agreements entered into with developers.¹

From now on Council intends to take a comprehensive approach to contributions planning in the Camden Growth Areas by having a single plan apply to the remaining Precincts.

This plan applies to the following Camden Growth Areas:

- Leppington North Precinct
- Leppington Precinct.

This plan will be amended to include the contributions arrangements of other Camden Growth Areas when the Precincts are rezoned for urban development.

¹ Development contributions for Oran Park, Turner Road, Catherine Fields (Part) and East Leppington Precincts are addressed by other contributions plans and agreements

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1.2 Legislative requirements

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

Where the consent authority is a council or an accredited certifier, such a contribution may be imposed on a development only 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 to authorise the imposition of section 94 contributions on development expected to occur on land identified in section 1.7 of this plan.

This plan has been prepared:

- In accordance with the EP&A Act and *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)*
- having regard to the latest practice notes issued by the NSW Department of Planning and Environment.

There are minimum requirements for section 94 contributions plans set out in the EP&A Regulation. Each requirement and reference to the section or Part of this document that deals with that requirement are listed in **Table 1** below.

Table 1 Legislative requirements

Requirement	Section / Part
Purposes of the plan	Section 1.6
Land to which plan applies	Section 1.7
The relationship or nexus between the expected development and the public amenities and public services that are required to meet the demands of that development	Technical Document and Part 2 of Main Document
The formulas to be used for determining the contributions for different types of local infrastructure	Section 2.2
The contribution rates for the anticipated types of development	Main Document Appendices
Council's policy concerning the timing of the payment (including deferred or periodic payment) of monetary contributions	Sections 4.1 and 4.2
Maps showing the specific public amenities and services proposed to be provided by the council, supported by a works schedule that contains an estimate of their cost and staging	Technical Document
If the plan authorises monetary contributions paid for different purposes to be pooled and applied progressively for those	Section 5.4

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Requirement	Section / Part
purposes, the priorities for the expenditure of the contributions, particularised by reference to the works schedule.	
In relation to the issue of a complying development certificate, the plan must provide that the payment of monetary contributions be made before the commencement of any building work or subdivision work authorised by the certificate.	Section 4.1
A contributions plan must not contain a provision that authorises the pooling of monetary contributions unless the council is satisfied that the pooling and progressive application of the money paid will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.	Section 5.4

1.3 How to use this plan?

The plan is structured in the following way.

Main Document (this document):

- Part 1 contains an introduction to the plan, the name of the plan, the date on which the plan commenced, the plan's purpose, and a description of the land and types of development affected by this plan.
- Part 2 contains summaries of contribution rates and the assumptions informing the derivation of the contribution rates. It also contains guidance on how to calculate a contribution for any development affected by the plan.
- Part 3 provides information about how and when will contributions be imposed on developments.
- Part 4 describes how a contribution may be settled by a developer once it has been imposed by a consent authority on a development consent.
- Part 5 contains other provisions and information relevant to the administration of the section 94 contributions relating to development in the Camden Growth Areas.
- The Appendices contain the contribution rates applying to development affected by this plan.

Technical Document:

The accompanying Technical Document contains detailed information on the assumptions that have been used to determine the contribution rates in this plan.

The Technical Document includes information on the projected demand for infrastructure from the expected development, how the infrastructure has been planned and how it is proposed to be delivered, the schedules of land to be acquired and works to be undertaken, maps showing the location of proposed infrastructure, and other relevant information that has been used to determine the contribution rates.

The information is presented on a Precinct basis, as follows:

- Part A Leppington North Precinct

- Part B Leppington Precinct

1.4 What is the name of this plan?

This plan is called the Camden Growth Areas Contributions Plan.

1.5 When did this plan commence?

This plan commenced on XX

Development applications (DAs) and complying development certificates (CDCs) lodged before this date are subject to the transitional provision in section 5.2 of this plan.

1.6 What are the purposes of this plan?

The primary purpose of the plan is to authorise:

- Council or a planning panel, when granting consent to a DA to carry out development to which this plan applies; or
- an accredited certifier, when issuing a CDC for development to which this plan applies,

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

- the provision, extension or augmentation of public amenities and public services only where development is likely to require the provision of or increase the demand for those amenities and services; and
- the recoupment of the cost of providing existing public amenities and public services within the area to which this plan applies.

Other purposes of the plan are as follows:

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

1.7 What land does this plan apply to?

This plan applies to the Leppington and Leppington North Precincts identified in **Figure 1**.

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1.8 What development does this plan apply to?

Except as provided for by section 1.9, this plan applies to the following types of development:

- Residential accommodation development (including the subdivision of land) that would, if approved, result in a net increase in the resident population on the site once the land is developed and occupied. The occupancy assumptions in section 2.2.1 of the Main Document will be used to determine the resident population.
- Retail, commercial and any other non residential development (including subdivision of land), where that development is the first development of the land after it has been rezoned for urban purposes.

1.9 What development is exempted?

This plan does not apply to the following types of development:

- a dwelling house on a single allotment of land where the dwelling house replaces an existing dwelling
- a dwelling house on a vacant allotment of land where a section 94 contribution was imposed on that allotment under a development consent
- a secondary dwelling containing no more than one bedroom and having a floor space less than or equal to 60 square metres
- for the sole purpose of affordable housing
- for the sole purpose of the adaptive reuse of an item of environmental heritage
- public infrastructure provided by or on behalf of State Government or the Council
- public amenities or public services listed in this plan or another contributions plan prepared under section 94B of the EP&A Act
- utility undertakings to be carried out by Sydney Water, Endeavour Energy or other water, sewer or energy provider
- residual lots, where no demand for public amenities or public services is generated
- superlots, where the final demand for public amenities or public services will be generated after a further subdivision of land
- development that in the opinion of the Council would not, if carried out, result in a net increase in demand for the any of the public amenities or public services addressed by this plan.

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2. How are the contributions calculated?

2.1 Summary of contribution rates

Summaries of the contributions rates are included in the Appendices to this Main Document.

2.2 Summary of contribution rates formulas

2.2.1 Social infrastructure

Contribution rates for open space and recreation facilities and community and cultural facilities are calculated on the expected resident population in the area, the costs of each facility, and the portion of the cost that should reasonably be met by the future population of the relevant Precinct.

Contribution rates for most of these facilities have been determined using the following formula:

$$\text{Contribution per resident} = \sum \left(\frac{\$INF}{P} \right)$$

Where:

\$INF = The estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the infrastructure items required to meet the development.

P = The expected net additional resident population anticipated to occupy the development in the relevant Precinct, or the design population of the particular facility, as appropriate.

Per person contribution rates are converted to per dwelling contribution rates using the occupancy assumptions in **Table 2**.

Table 2 Assumed dwelling occupancy rates

Development type	Group definition used in this plan	Occupancy rate
Single residential lot, dwelling house, dual occupancy (detached), rural workers' dwelling, secondary dwelling with a gross floor area greater than 60 square metres	Low Density Dwelling	3.4 persons per dwelling
Semi-detached dwelling, multi dwelling housing, terrace, dual occupancy (attached), dwelling house (abutting), manor home, secondary dwelling comprising 2 or more bedrooms with a gross floor area less than or equal to 60 square metres	Medium Density Dwelling	2.6 persons per dwelling

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Development type	Group definition used in this plan	Occupancy rate
Shop top housing, studio dwelling, residential flat building	High Density Dwelling	1.8 persons per dwelling
Self-contained dwelling in a seniors housing development	Seniors Living Dwelling	1.5 persons per dwelling
Boarding houses, group homes, hostels	NA	1 person per bed or 1 person per bedroom, whichever is the greater

Open space and recreation facilities in the Leppington North Precinct

An exception to the above formula applies in respect to the contribution rates for open space and recreation facilities in the Leppington North Precinct. This exception is to account for the likely use of open space and recreation facilities by workers and visitors in the Leppington Major Centre, in addition to residents. Details of how the contribution rates are determined for these facilities are included in sections A.2.4.9 and A.2.4.10 of the Technical Document.

2.2.2 Water cycle management, traffic and transport facilities

Contribution rates for water cycle management facilities and traffic and transport facilities are calculated on the expected net developable area, the costs of each facility, and the portion of the cost that should reasonably be met by the development in the relevant Precinct.

Contribution rates for these facilities have been determined using the following formula:

$$\text{Contribution per hectare of NDA} = \sum \left(\frac{\$INF}{NDA} \right)$$

Where:

\$INF = The estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the infrastructure items required to meet the development.

NDA = The expected total net developable area of the relevant Precinct, the development of which will generate the demand for each of the facilities.

More information on the values informing the calculation of contribution rates for each Precinct including facility costs, demand populations, NDA and apportionment can be found in the Technical Document.

Net Developable Area

Net Developable Area (**NDA**) is a key concept in this plan and is one of the main assumptions used to determine contributions.

NDA represents the area of land that can be developed for economic purposes. Development of land is restricted by a number of factors, including natural constraints such as riparian and flood prone lands, and man-made constraints such as existing infrastructure, easements and other legal restrictions, and existing infrastructure such as gas and transmission lines. In addition to the existing constraints, there are future constraints. For example, certain land is needed to be set aside or reserved public purposes such as roads, government buildings, and education and health facilities and so on.

Refer to section 5.9 of the plan for the definition of NDA used by this plan.

2.3 Calculating contribution amounts

The methods for calculating a contribution under this plan for each of the development types addressed by this plan are discussed below.

Applicants and accredited certifiers should note that the monetary contribution rates shown in the Appendices to this Main Document reflect the contribution rates at the date that the plan commenced. These rates are regularly adjusted for inflation in accordance with the provisions of section 5.3.1 of this plan. Applicants should inquire at the Council for information on the latest contribution rates.

The total section 94 contribution for residential accommodation development is calculated using the rates shown in the Appendices, as adjusted by section 5.3.1, less any allowance for existing social infrastructure demand arising from existing developments, if applicable (refer sections 2.2.1 and 2.5).

The total section 94 contribution for other development is also calculated using the rates shown in the Appendices. Other development is generally levied contributions for water cycle management facilities and traffic and transport facilities only, and these contributions are imposed on the first urban development of the land after its rezoning for urban purposes.

An exception is that non residential development in the Leppington Major Centre within the Leppington North Precinct will also be levied contributions for open space and recreation facilities in recognition of the expected worker and visitor population in that centre who are likely to use such facilities.

2.4 Contributions for plan administration

Councils incur significant costs in the preparation and administration of contributions plans. These include:

- The costs of Council staff time to prepare and review contributions plans, account for contributions receipts and expenditure, and coordinate the implementation of works programs, including involvement in negotiating works-in-kind and material public benefit agreements.

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- The costs of consultant studies that are commissioned by Council from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions in the contributions plan.
- The costs of Council engaging the services of legal professionals to provide advice on implementing the plan.

As these costs arise directly as a result of the development in the areas covered by the plan, it is reasonable that the costs associated with preparing and administering this plan be recouped through section 94 contributions.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all DAs and CDCs that are required to make a contribution under this plan. The total costs are based on the Independent Pricing and Regulatory Tribunal (IPART) benchmark² of an allowance equivalent to 1.5% of the cost of capital works identified in the respective Precinct works schedules in this plan.

The 1.5% contribution appears as a line item in each Precinct's contribution rates schedule.

2.5 Allowances for existing development in the calculation of contributions toward social infrastructure

Monetary contributions determined under this plan will be calculated according to the estimated net increase in demand for the particular public amenities and public services that are included in this plan that a particular development is projected to generate.

The Plan addresses the provision of:

- roads, transport, and drainage facilities (being 'economic infrastructure'); and
- open space, recreation, community and cultural facilities (being 'social infrastructure'),

that have been designed to meet the needs of the urban development of each Precinct.

The planned economic infrastructure is to facilitate the conversion of the area from semi-rural development context to an urban development context. It is the wholesale re-development of the land for urban purposes (particularly through land subdivisions) that necessitates the provision of the economic infrastructure.

The economic infrastructure that existed in each Precinct at the time the land was rezoned for urban purposes did not meet the needs of the planned urban development to any degree. New road and drainage networks have to be designed and built to entirely meet those needs. No allowance will therefore be made for the demand for economic infrastructure attributable to development that existed at the time the land was rezoned for urban purposes.

The planned social infrastructure is also to facilitate that same conversion, however there are people already living in the area that demand and use social infrastructure. It is also likely that current populations will, to some extent, demand the recreation and community facilities that will be provided under this plan.

² Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, page 63

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Consistent with the above, in calculating contributions under this Plan an allowance will be made (or credit will be given) for the demand for social infrastructure attributable to development that existed at the time the land was rezoned for urban purposes.

The existing development for which credits may be granted is identified on maps and schedules in sections A.1.1 and B.1.1 of the Technical Document.

Similarly, where a development involves replacing a residential accommodation development with another residential accommodation development, an allowance will be made (or credit will be given) for the demand for social infrastructure attributable to the development that existed prior to the replacement development. The replacement development's contribution toward social infrastructure in this plan will be based on the net increase in demand for such facilities. The net increase in demand will be calculated by determining the net increase in resident population using the assumed dwelling occupancy rates included in Table 3.

Table 3 Assumed dwelling occupancy rates for determining social infrastructure credits

Development type	Occupancy rate
Single residential lot, dwelling house, dual occupancy (detached), rural workers' dwelling, secondary dwelling with a gross floor area greater than 60 square metres	3.4 persons per dwelling
Semi-detached dwelling, multi dwelling housing, terrace, dual occupancy (attached), dwelling house (abutting), manor home, secondary dwelling comprising 2 or more bedrooms with a gross floor area less than or equal to 60 square metres	2.6 persons per dwelling
Shop top housing, studio dwelling, residential flat building	1.8 persons per dwelling
Self-contained dwelling in a seniors housing development	1.5 persons per dwelling
Boarding houses, group homes, hostels	1 person per bed or 1 person per bedroom, whichever is the greater

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2.6 Summary of infrastructure costs and demands

2.6.1 Leppington North Precinct

Table 4 Leppington North Precinct Essential Infrastructure Costs and Demands

Infrastructure category	Category cost* (\$ million) (\$INF)	Demand in persons (P)	Demand in retail and commercial in square metres of GFA	Demand in hectares (NDA)
Open space and recreation land	39.3	4,816		
Open space and recreation works	21.8	4,816	724,005	
Community and cultural land	0.9	4,816		
Traffic and transport land	21.3			224.77
Traffic and transport works	33.7			224.77
Water cycle management land	24.1			224.77
Water cycle management works	22.2			224.77
Plan administration	1.2			224.77

* cost that is apportioned to development in the Precinct

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2.6.2 Leppington Precinct

Table 5 Leppington Precinct Essential Infrastructure Costs and Demands

Infrastructure category	Category cost* (\$ million) (\$INF)	Demand in persons (P)	Demand in hectares (NDA)
Open space and recreation land	132.4	25,919	
Open space and recreation works	66.7	25,919	
Community and cultural land	4.5	25,919	
Traffic and transport land	14.0		436.67
Traffic and transport works	101.9		436.67
Water cycle management land	96.0		436.67
Water cycle management works	82.0		436.67
Plan administration	3.8		436.67

* cost that is apportioned to development in the Precinct

3. How and when will contributions be imposed on developments?

3.1 Monetary contributions

This plan authorises the Council, when granting consent to a DA to which this plan applies, to impose a condition under section 94 of the EP&A Act requiring the payment of a monetary contribution to the Council towards:

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

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

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

3.2 Land contributions

This plan authorises the Council, by imposition of a condition of development consent, to require in connection with any development on land to which this plan applies (and in addition to any monetary contribution that may be sought) the dedication free of cost to the Council of any part of the development site that is land that is to be acquired under this plan.

The area of land that may be required in the consent shall not exceed the area equivalent to the monetary contribution otherwise authorised by this plan. Council will credit only the amount provided in the plan.

For the purposes of this section, the value of the land is to be calculated in accordance with the value of the land (including allowance for Just Terms Act matters) as indexed by the land value index established under 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 value of the land exceeds the monetary development contribution otherwise authorised by this plan, the developer may offer to enter into a voluntary planning agreement dealing with an appropriate settle-up in exchange for the dedication of the remainder.

3.3 Cap on monetary section 94 contributions for residential development

As part of a strategy to stimulate housing construction, increase housing supply and improve housing affordability in NSW, the State Government limits the total monetary section 94 contributions that a consent authority may impose on residential developments.

The Minister for Planning issued a direction to the Council under section 94E of the EP&A Act effective from 21 August 2012 that restricts consent authorities from imposing conditions of consent requiring monetary section 94 contributions on development for residential lots or dwellings in excess of the monetary cap specified by or under the Direction.

The monetary cap applying to residential development on the land to which this plan applies is \$30,000 per lot or dwelling.

Notwithstanding the Government's policy, this plan shows the maximum reasonable section 94 contribution due to expected development in the Precinct. The contributions for various types of residential development exceed \$30,000 per lot or dwelling.

This is appropriate for the following reasons:

- To allow IPART to review the extent to which the (capped) development contributions are likely to fund to the total cost of public amenities and services required by the development of the Precinct.
- To assist IPART and the Minister for Planning in identifying the gap between the capped contribution rate that will be met by developers and the full contribution rate for essential infrastructure, and to allow Council to access funding under the LIGS for the gap.
- To provide information for the Council and the local community to determine a funding strategy to meet the cost of public amenities and public services that will not be met (due to the cap) by section 94 contributions or LIGS funding.

3.4 Contributions from development on land not yet zoned for urban purposes

This section applies to land that is identified in the Leppington and Leppington North Precincts, but has not yet been rezoned to permit urban development.

Contributions shall be levied on residential accommodation development on land to which this section applies for open space and recreation facilities, community and cultural facilities and plan management and administration only.

Contributions will not be levied on development for water cycle management facilities and transport management facilities on development until the land has been rezoned to permit urban purposes.

Any contributions levied and paid in respect to land affected by this section will be considered as a demand credit for calculating the contribution applying to any future development on that land.

3.5 Latest rates to be used

The section 94 contribution to be imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary section 94 contribution rates shown in the Appendices to this Main Document reflect the contribution rates at the date that this plan commenced. These rates are regularly adjusted for inflation (see section 5.3.1 of this plan).

Applicants and accredited certifiers should inquire at the Council or visit Council's website for information on the latest contribution rates.

3.6 Obligations of accredited certifiers

In relation to an application made to an accredited certifier for a CDC:

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

It is the responsibility of the principal certifying authority to accurately calculate and apply the section 94 contribution conditions to the CDC. Section 94 contributions imposed on a CDC must be paid prior to the work authorised by the CDC commencing. Deferred payments of contributions required by a condition of a CDC will not be accepted.

A section 94 condition would not generally be required to be imposed on a CDC unless the particular complying development will or is likely to require the provision of or increase the demand for the specific local infrastructure included in this Plan. For example, a new dwelling on a vacant allotment of land would not be subject to a section 94 condition because section 94 contributions would likely have been imposed and paid at the subdivision DA stage. However, a secondary dwelling CDC would be subject to a section 94 condition under this Plan, because the development increases infrastructure demands beyond the original dwelling house development.

Accredited certifiers should contact Council if there is any doubt whether section 94 conditions should be imposed on particular CDCs.

Likewise, it is the responsibility of an accredited certifier issuing a construction certificate to certify that the section 94 contributions have been paid to Council prior to the issue of the certificate. The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, voluntary planning agreement, dedication of land and / or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

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3.7 Variation to contributions authorised by this plan

Council retains the right to vary the section 94 contribution amount otherwise calculated in accordance with the provisions of this plan.

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

An accredited certifier other than the Council cannot vary a section 94 contribution calculated in accordance with this plan, without Council's written approval.

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4. How and when can a contribution requirement be settled?

4.1 Timing of payments

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

- Development involving subdivision - prior to the release of the first subdivision certificate (linen plan) or strata certificate.
- Development that requires the issuing of a construction certificate - prior to the release of the first construction certificate.
- Development authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by section 136L of the EP&A Regulation.
- Other development not requiring the issuing of a CDC or construction certificate – prior to the issuing of the first occupation certificate or commencement of the use, whichever occurs first.

At the time of payment, it will be necessary for monetary contribution amounts to be updated in accordance with the relevant indexes (see section 5.3.2 of this plan).

4.2 Policy on deferred payments

Council may accept the deferred or periodic payment of part or all of a monetary contribution required under this plan if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council that non-compliance with the payment provisions is justified.

Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council. Generally, deferred or periodic payments will only be accepted in exceptional circumstances and will be assessed on a case-by-case basis. Deferred or periodic payments related to contributions imposed on a CDC will not be allowed.

Deferred or periodic payments related to contributions imposed on a DA may be permitted in any one or more of the following circumstances:

- Compliance with the standard payment terms described in section 4.1 of this plan is unreasonable or unnecessary in the circumstances of the case.
- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- There are other circumstances justifying the deferred or periodic payment of the contribution.

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

- the bank guarantee be for the total contribution amount, 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 guarantee provides that the bank must pay the guaranteed sum on demand by the Council without reference to the applicant or landowner or other person who provided the

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guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development; and

- the bank 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.

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.

4.3 Can a contribution be settled by dedicating land or undertake works?

Developers may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this plan as works-in-kind or provide another type of material public benefit (MPB) as means of satisfying development contributions required under the plan.

4.3.1 Offers of MPB made before the imposition of a section 94 condition

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 MPB that would satisfy the requirements of this plan in relation to the development.

The applicant's request:

- may be contained in the relevant DA; 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 DA.

If the Council decides to grant consent to the development and agrees to a request made in the relevant DA, it may impose a condition under section 80A of the EP&A Act requiring the works to be carried out or the MPB 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 DA in accordance with the requirements of the EP&A Act.

If the Council decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under s93(3) of the EP&A Act requiring the agreement to be entered into and performed.

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

4.3.2 Offers of MPB made after the imposition of a section 94 condition

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

- an MPB (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

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- the dedication of land free of cost towards the provision of public amenities and public services to meet the demands of the development.

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

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

4.3.3 Matters to be considered by Council

In addition to any matters identified in sections 4.3.1 and 4.3.2 of this plan, Council will consider the following matters in deciding whether to accept an offer of MPB:

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

Where the offer relates to works-in-kind, the offer shall be subject to any works-in-kind policy adopted by the Council.

Where the offer is made in accordance with section 4.3.2 and relates to a MPB that is not a works-in-kind proposal Council will consider the following additional matters:

- the overall benefit of the proposal; and
- whether the works schedule included in this plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this plan (including whether Council would need 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.

The acceptance of any offer of works-in-kind or other MPBs is entirely at Council's discretion.

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

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

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

4.3.4 Valuation of works-in-kind and other MPBs

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 MPB will be determined by a process agreed to between the Council and the person making the offer at the time the DA is being prepared.

The value of land will be the Attributable Cost of the land under this plan indexed in accordance with this plan to the time the agreement is entered into.

4.3.5 Provision of works-in-kind and other MPBs in excess of contribution requirements

It is at Council's discretion whether it will accept from a developer the provision of works-in-kind (which is the Attributable Cost of the works indexed in accordance with the provisions of this plan) or other MPBs where the value of the works exceeds the value of development contributions required by conditions of consent.

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

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

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

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

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5. Other administration matters

5.1 Relationship of this plan to other contributions plans

This plan repeals:

- *Camden Contributions Plan 2011*, insofar as that plan applies to land to which this plan applies
- *Camden Section 94 Contribution Plan (Leppington North Precinct)*.

This plan does not limit or otherwise affect any requirements for the payment of special infrastructure contributions (SICs) pursuant to Subdivision 4 of Division 6 of Part 4 of the EP&A Act.

5.2 Savings and transitional arrangements

A DA or application for a CDC 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.

5.3 Adjustment of contributions to address the effects of inflation

The purpose of this section is to ensure that the monetary contributions imposed at the time of development consent reflect the indexed cost of the provision of facilities included in this plan.

Monetary contribution rates in this plan and monetary contribution amounts in development consents will be regularly adjusted using the following indices:

- A customised Land Value Index (LVI) prepared by Council and published on Council's website
- *Consumer Price Index – Sydney All Groups (CPI)* published by the Australian Statistician

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 CPI for all works schedule items in this plan apart from the items comprising land yet to be acquired
- annual changes to the LVI for works schedule items in this plan comprising land yet to be acquired.

5.3.1 Contribution rates

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 (subject to the Note) as follows:

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

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 CPI for the quarter immediately before the time the contribution rate is reviewed

Base CPI is the CPI at the date of adoption of this plan (June 2016 - 109.3)

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

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 (subject to the Note) as follows:

$$\frac{\$C_A \quad X \quad \text{Current LVI}}{\text{Base LVI}}$$

Where:

\$C_A is the contribution rate for land yet to be acquired at the time of adoption of the plan expressed in dollars

Current LVI is the most recent LVI as published by the Council at the time of the review of the contribution rate

Base LVI is the LVI as published by the Council at the date of adoption of this plan (100.00)

Note: The contribution rate for land yet to be acquired 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 LVI relates to the estimated values of the classes of land to be acquired at the date of adoption of this plan that were prepared by registered land valuers on Council's behalf.

The estimated values for these land classes for each Precinct are shown in the Technical Document.

The Base LVI for all land classes is set at 100.00 at the time this plan is adopted.

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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 LVI for each of the land classes.

The updated LVI will be obtained by dividing the value of the land class at the time of the review by the value of the land class at the date of adoption of this plan, and multiplying this figure by 100.

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

5.3.2 Contribution amounts in consents

The contribution amount or amounts included in a development consent for works schedule items (other than land yet to be acquired) will be indexed (subject to the Note) as follows:

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

Where:

$\$C_A$ is the contribution amount in the development consent for works schedule items (other than land yet to be acquired) at the time the consent was issued, expressed in dollars

Current CPI is the CPI for the quarter immediately before the time the contribution amount is paid

Base CPI is the CPI for the quarter immediately before the date the development consent was issued

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

Contribution amounts for works schedule items involving land yet to be acquired

The contribution amount for works schedule items involving land yet to be acquired will be indexed (subject to the Note) as follows:

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

Where:

$\$C_A$ is the contribution amount in the development consent for land yet to be acquired at the time of the consent was issued, expressed in dollars

Current LVI is the most recent LVI as published by the Council at the time of payment of the contribution amount

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Base LVI is the most recent LVI as published by the Council at the at the time the development consent was issued

Note: The contribution rate for land yet to be acquired will not be less than the contribution rate specified at the date of the adoption of this plan.

5.4 Pooling of contributions funds

Council's ability to forward fund the infrastructure in this plan is very limited. Consequently, infrastructure provision is largely contingent upon the availability of contributions funds.

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

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedules in the Technical Document.

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

5.5 Goods and Services Tax

Items in the works schedule of this plan have been calculated without any GST component, in accordance with Australian Taxation Office rulings that were current at the time this plan was made.

5.6 Accountability and access to information

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

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

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

5.7 Review of plan without the need for public exhibition

Pursuant to clause 32(3) of the EPA Regulation, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections and amendments to rates resulting from changes in the indexes adopted by this plan (see section 5.3.1 of this plan).

5.8 Review of works schedule

Substantial research has been applied to the derivation of the plan's works schedules and the planning for the location of all facilities has been completed but detailed design will be carried out in the development phase. The facilities will be developed in a manner that allows them to effectively serve the demand attributable to the anticipated development.

The infrastructure items included in this plan are based on strategic information. It is likely that, as the planning process for the different Precincts proceeds, modified and more cost effective solutions that still meet the planning objectives will be developed.

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.

Where alternatives to the works schedule are proposed by developers in conjunction with the development of areas (such as works-in-kind proposals), and the alternatives are approved by the Council, the section 94 contribution applicable to a development the subject of a DA may be reviewed, or the works schedule in this plan updated, or both.

5.9 Dictionary

Except where indicated in this section, the definitions of terms used in this plan are the definitions included in the EP&A Act, EP&A Regulation and the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, are adopted by this plan.

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

ARI means annual recurrence interval.

Attributable cost means the estimated cost for each item in the works schedules set out in Parts A.3 and B.3 of the Technical Document, 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.

CDC means complying development certificate.

Council means The Council of Camden.

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

DA means development application.

DPE means Department of Planning and Environment.

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

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

GFA means gross floor area.

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High Density Dwelling means a dwelling in any of the following types of residential accommodation development:

- (a) shop top housing
- (b) studio dwelling
- (c) residential flat building.

ILP means an Indicative Layout Plan.

IPART means Independent Pricing and Regulatory Tribunal

Just Terms Act means the *Land Acquisition (Just Terms Compensation) Act 1991*.

LGA means local government area.

Low Density Dwelling means a dwelling in any of the following types of residential accommodation development:

- (a) dwelling house
- (b) dual occupancy (detached)
- (c) rural workers' dwelling
- (d) secondary dwelling with a gross floor area greater than 60 square metres.

LIGS means the Local Infrastructure Growth Scheme that provides funds to councils to meet the cost of essential infrastructure in an area that is not otherwise funded by developers' section 94 contributions, or any similar scheme introduced by the NSW Government for this purpose.

LVI means the Land Value Index published annually by the Council on its website or in its Management Plan, or both.

Medium Density Dwelling means a dwelling in any of the following types of residential accommodation development:

- (a) semi-detached dwelling
- (b) multi dwelling housing
- (c) attached dwelling
- (d) dual occupancy (attached)
- (e) dwelling house (abutting)
- (f) manor home
- (g) secondary dwelling comprising 2 or more bedrooms with a gross floor area less than or equal to 60 square metres.

MPB means material public benefit.

NDA means Net Development Area.

Net Developable Area means the area of land to which a DA or CDC relates and includes the area of any land that the development consent authorises, or requires, to be used as a road, or reserved or dedicated as a public road but excludes:

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- (a) land identified in this plan's Technical Document as being excluded from Net Developable Area
- (b) existing roads to be used as part of the proposed road network
- (c) any part of the land that is below the level of a 1:100 ARI flood event, if that part of the land is unsuitable for development by virtue of it being at or below that level
- (d) any land to be reserved, dedicated or otherwise set aside as, or for the purpose of, any of the following:
 - (i) a government school (within the meaning of the *Education Act 1990*)
 - (ii) a tertiary institution, including a university or TAFE establishment, that provides formal education and is constituted by or under an Act
 - (iii) an emergency services facility
 - (iv) a health services facility owned and operated by a public authority
 - (v) a golf course
 - (vi) a passenger transport facility
 - (vii) a public reserve or a drainage reserve (within the meaning of the *Local Government Act 1993*)
 - (viii) an easement for an above-ground electricity transmission line
 - (ix) a public transport corridor (other than a road corridor)
 - (x) a public utility undertaking
 - (xi) roads or other public amenities or public services, in connection with which development contributions have been imposed under section 94 or section 94A of the Act or may be imposed in accordance with a contributions plan approved under section 94EA of the EP&A Act
 - (xii) roads or other infrastructure in connection with which SICs have been, or may be, imposed in accordance with section 94EF of the EP&A Act.

OEH means the NSW Office of Environment and Heritage.

OSD means on site detention.

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

Precinct means the area identified as a precinct in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

Priority Growth Area means the South West Priority Growth Area shown in **Figure 1**.

Security means an irrevocable and unconditional undertaking without any expiry or end date in favour of the Council to pay an amount or amounts of money to the Council on demand issued by an eligible financial institution consistent with credit rating requirements detailed in Treasury Circular NSW TC 08/01 or equivalent revised version.

Seniors Living Dwelling means a self-contained dwelling defined in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

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SIC means special infrastructure contribution.

Social infrastructure means the open space and recreation facilities and community and cultural facilities addressed by this plan.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 means the State Environmental Planning Policy amended from time to time.

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

Works schedule means the schedule of the specific public amenities and public services for which contributions may be required as set out in this plan's technical document.

WSUD means water sensitive urban design.

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APPENDIX A
Leppington North contribution rates

Summary of Contribution Rates: LEPPINGTON NORTH PRECINCT

ESSENTIAL INFRASTRUCTURE MONETARY CONTRIBUTION RATES		RESIDENTIAL DEVELOPMENT						NON RESIDENTIAL DEVELOPMENT LOCATED IN THE B3, B4, B6 AND B7 ZONES	ALL DEVELOPMENT
Item	Item Total Cost	\$ per additional resident	\$ per Low Density Dwelling or residential lot; \$ per Secondary Dwelling > 60m ² GFA	\$ per Medium Density Dwelling; \$ per 2 bed Secondary Dwelling <= 60m ² GFA	\$ per High Density Dwelling	\$ per Seniors Living Dwelling	\$ per 100m ² of Non Residential GFA	\$ per hectare of NDA	
Open Space									
Land	\$39,342,688	\$5,393	\$18,335	\$14,021	\$9,707	\$8,089.01	\$1,847		
Works	\$21,824,483	\$2,991	\$10,171	\$7,778	\$5,385	\$4,487.20	\$1,025		
Subtotal	\$61,167,171	\$8,384	\$28,506	\$21,799	\$15,091	\$12,576	\$2,871		
Community Facilities									
Land	\$923,602	\$192	\$652	\$499	\$345	\$288			
Subtotal	\$923,602	\$192	\$652	\$499	\$345	\$288			
Roads									
Land	\$21,296,736	See right hand column	See right hand column	See right hand column	See right hand column	See right hand column	See right hand column	\$84,749	
Works	\$33,726,297	See right hand column	See right hand column	See right hand column	See right hand column	See right hand column	See right hand column	\$150,048	
Subtotal	\$55,023,033							\$244,797	
Drainage									
Land	\$24,068,009	See right hand column	See right hand column	See right hand column	See right hand column	See right hand column	See right hand column	\$107,078	
Works	\$22,214,283	See right hand column	See right hand column	See right hand column	See right hand column	See right hand column	See right hand column	\$98,831	
Subtotal	\$46,282,292							\$205,910	
Plan Administration									
Allowance	\$1,166,476	See right hand column	See right hand column	See right hand column	See right hand column	See right hand column	See right hand column	\$5,190	
Subtotal	\$1,166,476							\$5,190	
TOTAL	\$164,562,573								

Summary of Contribution Rates: LEPPINGTON NORTH PRECINCT

NON ESSENTIAL INFRASTRUCTURE MONETARY CONTRIBUTION RATES		RESIDENTIAL DEVELOPMENT						NON RESIDENTIAL DEVELOPMENT LOCATED IN THE B3, B4, B5 AND B7 ZONES	ALL DEVELOPMENT
Item	Item Total Cost	\$ per additional resident	\$ per Low Density Dwelling or residential lot; \$ per Secondary Dwelling > 60m2 GFA	\$ per Medium Density Dwelling; \$ per 2 bed Secondary Dwelling <= 60m2 GFA	\$ per High Density Dwelling	\$ per Seniors Living Dwelling	\$ per 100m ² of Non Residential Accommodation GFA	\$ per hectare of NDA	
Community Facilities									
Works	\$6,730,671	\$1,398	\$4,752	\$3,634	\$2,516	\$2,096			
Subtotal	\$6,730,671	\$1,398	\$4,752	\$3,634	\$2,516	\$2,096			
Open Space									
Works	\$1,159,959	\$240.86	\$819	\$626	\$434	\$361	\$54		
Subtotal	\$1,159,959	\$241	\$819	\$626	\$434	\$361	\$54		
TOTAL	\$7,890,629	\$1,638	\$5,571	\$4,260	\$2,949	\$2,458	\$54		

Summary of Contribution Rates: LEPPINGTON NORTH PRECINCT

LAND CONTRIBUTION RATES		RESIDENTIAL DEVELOPMENT						NON RESIDENTIAL DEVELOPMENT LOCATED IN THE B3, B4, B5 AND B7 ZONES	ALL DEVELOPMENT
Item	Item Total Area (m ²)	m ² per additional resident	m ² per Low Density Dwelling or residential lot; \$ per Secondary Dwelling > 60m ² GFA	m ² per Medium Density Dwelling; \$ per 2 bed Secondary Dwelling <= 60m ² GFA	m ² per High Density Dwelling	m ² per Seniors Living dwelling	m ² per 100m ² of Non Residential GFA	m ² per hectare of NDA	
Open Space Land	193,972	26.59	90.40	69.13	47.86	39.88	9.11		
Community Facilities Land	3,436	0.71	2.43	1.86	1.28	1.07			
Roads Land	91,392	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	406.60	
Drainage Land	151,112	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	672.30	
TOTAL	439,912								

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Attachment 1

APPENDIX B

Leppington contribution rates

Summary of Contribution Rates: LEPPINGTON PRECINCT

ESSENTIAL INFRASTRUCTURE		RESIDENTIAL DEVELOPMENT					ALL DEVELOPMENT
Item	Item Total Cost	\$ per additional resident	\$ per Low Density Dwelling or residential lot	\$ per Medium Density Dwelling: \$ per 2 bed Secondary Dwelling <= 60m ² GFA	\$ per High Density Dwelling	\$ per Seniors Living Dwelling	\$ per hectare of NDA
Open Space							
Land	\$132,431,374	\$5,109	\$17,372	\$13,284	\$9,197	\$7,664	
Works	\$66,658,725	\$2,572	\$8,744	\$6,687	\$4,629	\$3,858	
Subtotal	\$199,090,100	\$7,681	\$26,116	\$19,971	\$13,826	\$11,522	
Community Facilities							
Land	\$4,485,749	\$173.07	\$588	\$450	\$312	\$260	
Subtotal	\$4,485,749	\$173	\$588	\$450	\$312	\$260	
Roads							
Land	\$13,979,224	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	\$32,013
Works	\$101,856,532	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	\$233,258
Subtotal	\$115,835,756						\$265,272
Drainage							
Land	\$96,008,703	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	\$219,866
Works	\$82,038,453	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	\$187,874
Subtotal	\$178,047,157						\$407,740
Plan Administration							
Allowance	\$3,758,306	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	\$8,607
Subtotal	\$3,758,306						\$8,607
TOTAL	\$501,217,067						

Summary of Contribution Rates: LEPPINGTON PRECINCT

NON ESSENTIAL INFRASTRUCTURE		RESIDENTIAL DEVELOPMENT					ALL DEVELOPMENT
Item	Item Total Cost	\$ per additional resident	\$ per Low Density Dwelling or residential lot	\$ per Medium Density Dwelling; \$ per 2 bed Secondary Dwelling <= 60m2 GFA	\$ per High Density Dwelling	\$ per Seniors Living Dwelling	\$ per hectare of NDA
Community Facilities Works	\$29,916,942	\$1,154.23	\$3,924	\$3,001	\$2,078	\$1,731	
Subtotal	\$29,916,942	\$1,154	\$3,924	\$3,001	\$2,078	\$1,731	
Open Space Works	\$762,953	\$29.44	\$100	\$77	\$53	\$44	
Subtotal	\$762,953	\$29	\$100	\$77	\$53	\$44	
TOTAL	\$30,679,895	\$1,184	\$4,024	\$3,078	\$2,131	\$1,775	

Summary of Contribution Rates: LEPPINGTON PRECINCT

LAND CONTRIBUTION RATES		RESIDENTIAL DEVELOPMENT					ALL DEVELOPMENT
Item	Item Total Area (m ²)	m ² per additional resident	m ² per Low Density Dwelling or residential lot	m ² per Medium Density Dwelling	m ² per High Density Dwelling	m ² per Seniors Living dwelling	m ² per hectare of NDA
Open Space Land	595,654	22.98	78.14	59.75	41.37	34.47	
Community Facilities Land	18,747	0.72	2.46	1.88	1.30	1.08	
Roads Land	62,739	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	143.68
Drainage Land	580,154	see right hand column	see right hand column	see right hand column	see right hand column	see right hand column	1,328.59
TOTAL	1,257,294						

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A. Leppington North Precinct

Part A is structured as follows:

Part A.1 documents the expected development in the Precinct and the likely demand for infrastructure arising from that development.

Part A.2 discusses the infrastructure that is required to meet the demands of the expected development.

Parts A.3 and A.4 contain schedules of infrastructure addressed by the plan and maps showing the locations of infrastructure items.

Part A.5 includes a list of documents used to determine the infrastructure needs and costs.

A.1 Infrastructure demand

A.1.1 Existing development

There was mainly rural and rural residential land uses existing in the Leppington North Precinct when the land was rezoned to permit urban purposes in 2013.

Figure A1 and **Tables A1** and **A2** show the development that existed at the time the land was rezoned. This information provides the basis for calculating demand credits for social infrastructure contributions and the net increase in demand for social infrastructure, as discussed in section 2.5 of the Main Document.



Source: Camden Council

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Figure A1 Existing development at the time the land was zoned for urban purposes

Table A1 Lots with special use residential demand credit

Lot	DP	Dwellings	Description
36D	389451	102	Four Lanterns Estate over 50s Housing

Table A2 Lots with single dwelling demand credit

Parcel No.	Property address	Property description
101237	197 Bringelly Road LEPPINGTON NSW 2179	Lot 2 DP 553495
101252	307 Bringelly Road LEPPINGTON NSW 2179	Lot B DP 377845
101253	313 Bringelly Road LEPPINGTON NSW 2179	Lot A DP 377845
101589	118 Byron Road LEPPINGTON NSW 2179	Lot 86A DP 8979
101591	130 Byron Road LEPPINGTON NSW 2179	Lot 1 DP 368234
101601	182 Byron Road LEPPINGTON NSW 2179	Lot 58A DP 8979
101871	1495 Camden Valley Way LEPPINGTON NSW 2179	Lot 56B DP 8979
103034	17 Cowpasture Road LEPPINGTON NSW 2179	Lot 57 DP 8979
103035	23 Cowpasture Road LEPPINGTON NSW 2179	Lot A DP 360565
103036	27 Cowpasture Road LEPPINGTON NSW 2179	Lot B DP 360565
103038	45 Cowpasture Road LEPPINGTON NSW 2179	Lot D DP 388553
103039	53 Cowpasture Road LEPPINGTON NSW 2179	Lot 102 DP 584350
103043	99 Cowpasture Road LEPPINGTON NSW 2179	Lot 2 DP 565228
103045	155 Cowpasture Road LEPPINGTON NSW 2179	Lot A DP 435367
105989	28 Ingleburn Road LEPPINGTON NSW 2179	Lot 84 DP 8979
105991	36 Ingleburn Road LEPPINGTON NSW 2179	Lot 85 DP 8979
106004	120 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 529937
106019	100 Dickson Road LEPPINGTON NSW 2179	Lot 34C DP 8979
109569	215 Rickard Road LEPPINGTON NSW 2179	Lot 12 DP 523156
113816	116 Dickson Road LEPPINGTON NSW 2179	Lot 35A DP 8979
113981	1431 Camden Valley Way LEPPINGTON NSW 2179	Lot 1 DP 856193
1125456	293 Bringelly Road LEPPINGTON NSW 2179	Lot 101 DP 1051963
1154906	165 Bringelly Road LEPPINGTON NSW 2179	Lot 17 DP 1127208
1154907	171 Bringelly Road LEPPINGTON NSW 2179	Lot 18 DP 1127208
1154908	173 Bringelly Road LEPPINGTON NSW 2179	Lot 19 DP 1127208
1154910	179 Bringelly Road LEPPINGTON NSW 2179	Lot 21 DP 1127208
1154912	185 Bringelly Road LEPPINGTON NSW 2179	Lot 23 DP 1127208

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Parcel No.	Property address	Property description
1154913	187 Bringelly Road LEPPINGTON NSW 2179	Lot 24 DP 1127208
1154914	189 Bringelly Road LEPPINGTON NSW 2179	Lot 25 DP 1127208
1161727	126 Dickson Road LEPPINGTON NSW 2179	Lot 510 DP 1172207
1162113	1461 Camden Valley Way LEPPINGTON NSW 2179	Lot 42 DP 1177254
1162117	1449 Camden Valley Way LEPPINGTON NSW 2179	Lot 40 DP 1177254
101905	1453 Camden Valley Way LEPPINGTON NSW 2179	Lot 22 DP 596177

Table A3 Lots with a dual occupancy demand credit

Parcel No.	Property address	Property description
101250	217 Rickard Road LEPPINGTON NSW 2179	Lot 11 DP 523156
101587	100 Byron Road LEPPINGTON NSW 2179	Lot 86 DP 8979
101593	142 Byron Road LEPPINGTON NSW 2179	Lot Y DP 399114
101600	174 Byron Road LEPPINGTON NSW 2179	Lot 57C DP 8979
101603	192 Byron Road LEPPINGTON NSW 2179	Lot 58B DP 8979
103037	35 Cowpasture Road LEPPINGTON NSW 2179	Lot C DP 388553
103042	85 Cowpasture Road LEPPINGTON NSW 2179	Lot 1 DP 410573
103044	111 Cowpasture Road LEPPINGTON NSW 2179	Lot 1 DP 565228
103622	122 Dickson Road LEPPINGTON NSW 2179	Lot 36D DP 389451
106011	146 Ingleburn Road LEPPINGTON NSW 2179	Lot 34A DP 8979
1154909	177 Bringelly Road LEPPINGTON NSW 2179	Lot 20 DP 1127208
1154911	183 Bringelly Road LEPPINGTON NSW 2179	Lot 22 DP 1127208

A.1.2 Net Developable Area

The definition of Net Developable Area is included in section 5.9 of the Main Document of this plan.

For the purposes of the definition of Net Developable Area (paragraph (a)) included in section 5.9, the following land is excluded from NDA in the Leppington North Precinct:

- land including and immediately surrounding Leppington Public School, and comprising approximately 0.82 hectares, as identified on the South West Growth Centre Heritage Map contained in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

The portion of the Leppington North Precinct that is within the Camden LGA has an estimated NDA of approximately 225 hectares, as shown in **Table A4** and **Figure A2**.

Table A4 Expected Net Developable Area – Leppington North Precinct (Camden)

Land use zone	Net Developable Area (ha)*
R3 Medium Density Residential	67.06
B4 Mixed Use	17.41
B3 Commercial Core	21.89
B7 Business Park	68.57
B5 Business Development	0.89
IN2 Light Industrial	48.95
Total	224.77

* component totals are rounded
Source: Camden Council



Source: Camden Council

Figure A2 Net Developable Area

A.1.3 Expected development

The Camden LGA portion of the Leppington North Precinct is part of a broader Precinct Plan that was prepared for the Austral and Leppington North Precincts. These Precincts straddle the Camden and Liverpool LGA boundaries.

The combined Austral and Leppington North Precincts is to contain the following urban uses:

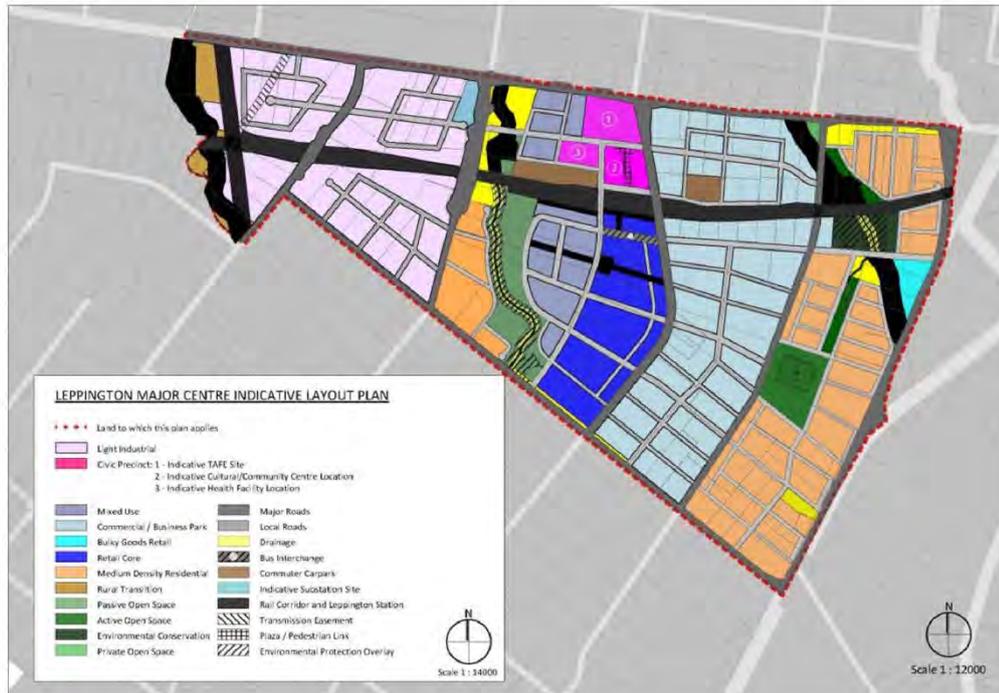
- Leppington Major Centre and nearby employment land, with capacity for up to 13,000 jobs in retailing, light industrial, business park, human services and entertainment sectors.
- Approximately 17,350 dwellings and a population of approximately 54,000.
- A Town Centre in Austral with retail floor space of around 30,000 square metres.
- Three Neighbourhood Centres each with retail floor space in the order of 10,000 square metres.
- 6-7 primary schools and 1-2 high schools.
- 99.4 hectares of light industrial land for local jobs and local services.
- A new TAFE college and Regional Integrated Primary Health Care Centre located in Leppington Major Centre.
- Regional level community and cultural facilities in Leppington Major Centre.

Expected development in the part of the Leppington North Precinct situated in the Camden LGA will be characterised by the following:

- Civic, cultural, health, education and other public uses in a civic precinct to the north of the railway station.
- Retail shopping centre forming the commercial core of the Leppington Major Centre to the south of the railway station.
- Mixed use retail / commercial and residential development on the western flanks of the civic precinct and retail core.
- Commercial / business park immediately to the east of the civic precinct and retail core.
- Open space and drainage facilities along the Scalabrini Creek and Bonds Creek corridors.
- Medium density residential interfacing with the Scalabrini Creek corridor, and to the east of the business park.
- A light industrial area to the west of Dickson Road.
- Approximately 2,112 dwellings (including existing dwellings) and a total population of approximately 5,142 persons.

The proposed arrangement of these component land uses is shown in **Figure A3**.

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Camden Council



Source: Camden Council

Figure A3 Expected land use in Leppington North Precinct (Camden LGA)

A.1.4 Expected population

The likely demographic characteristics of a development area is important for understanding and planning for the future social infrastructure needs of that area.

The demographic characteristics of the existing rural population do not provide a robust indicator of the future demography of the area.

The report titled *Austral and Leppington North Precincts - Demographic and Social Infrastructure Assessment (LNP Social Infrastructure Assessment)* prepared by Elton Consulting analyses the demographics and housing market conditions in the Camden LGA generally and compares these to the adjoining Liverpool and Campbelltown LGAs.

The LNP Social Infrastructure Assessment makes the following conclusions about the anticipated demography of the Precinct:

- There will initially be 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.
- Proportions of empty nesters and older people will be initially similar to that usually experienced in new release areas, but, given the differing housing stock, will rapidly increase to approximate those in the wider district once services and public transport become well established.
- Over time, the population will become more diverse. Increasing proportions of young adults and older people will be attracted to the area once Leppington Major Centre is established.

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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+ years 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.
- 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 concentrations.

Changing demographic, cultural and lifestyle patterns that will occur through the life of the development, and the relative uncertainty about the future composition of the population and its precise needs, gives rise to a need to plan for flexibility in social infrastructure facilities to enable them to respond and adapt as the particular requirements and lifestyle preferences of the population emerge.¹

The anticipated population in the Leppington North Precinct has been determined on the basis of the Net Developable Area for various types of residential development, the minimum density of dwellings in those areas, and the assumed average occupancy rates for those dwellings.

The anticipated population calculation is shown in **Table A5**.

Table A5 Calculation of anticipated residential population – Leppington North Precinct (Camden LGA)

Dwelling type	Projected dwellings	Assumed dwelling occupancy rate	Population
R3 Medium Density Residential zone (semi-detached)	1,677	2.6	4,359
B4 Mixed Use Zone (apartments)	435	1.8	783
Less assumed existing population			-326
Expected net additional population			4,816

A.1.5 Anticipated non-residential floor space

Non-residential floor space in and around the Leppington Major Centre is anticipated to be developed in a variety of formats, including:

- retail shopping centre in the commercial core of the Leppington Major Centre
- ground and first floor retail and commercial space in a mixed use format with residential development
- business or office park developments
- bulky goods retail space with small office component
- light industry and warehousing space
- civic, cultural, health, education and other public uses

¹ LNP Social Infrastructure Assessment, p45-46

Attachment 1

The scale of the anticipated non-residential floor space in the Precinct is shown in **Table A6**.

Table A6 Anticipated non-residential floor space – Leppington North Precinct (Camden LGA)

Land use category	Projected gross floor area (m ²)
B7 Business Park	600,000
B4 Mixed Use and B3 Commercial Core	120,000
B5 Business Development	4,005
IN2 Light Industrial	220,275
Total	944,280
Total less IN2 Light Industrial (for use in calculating open space contributions)	724,005

Source: Department of Planning and Infrastructure, Camden Council

A.1.6 Demand for infrastructure

Future development in the entire South West Priority Growth Area will result in an additional population of up to 300,000 people. Approximately half of this population will live in Camden LGA. Development of the Priority Growth Area precincts will thus have a profound effect on the Camden LGA and the demand for facilities offered in the LGA.

The existing public amenities and services in the Leppington North Precinct have been essentially designed to accommodate the existing rural living environment. A change in the development profile of the Precinct from rural to urban development is planned. More particularly, the Precinct is planned to be the focus of district and regional services and facilities in and surrounding the Leppington Major Centre.

The future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public amenities and services.

Research on infrastructure needs undertaken at the precinct planning stage identified the following impacts on public services and public amenities:

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

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
- community and cultural facilities.

A.1.7 Infrastructure staging

The staging and priority of infrastructure in the Precinct will generally align with the priorities included in the *Austral and Leppington North Precincts Infrastructure Delivery Plan*² and the priorities set out in this contributions plan for the adjoining Leppington Precinct.

The initial development areas include:

- Land in and around the Leppington Major Centre
- Land located north and south of Fifteenth Avenue on the eastern edge of the Austral Precinct. The first of these areas is situated in the Leppington North Precinct.

Ideally, development will proceed outward from the railway station and retail core. The existing land ownership pattern and other influences (such as the demand for different land use types) however means that this order of development is unlikely to occur.

Indicative infrastructure staging and priorities are included in Part A3.

² GLN Planning (2012), *Austral and Leppington North Precincts Infrastructure Delivery Plan*, Final Report, September

A.2 Infrastructure strategies

A.2.1 General

A.2.1.1 How have the infrastructure costs been derived?

The costs for public amenities and public services in this plan compiled as follows:

- Costs and unit rates were prepared using the information contained in the studies informing the infrastructure planning of the area (refer Part A5). These costs have been reviewed by Council and, where necessary, amendments have been made. Unit cost rates for land, which are shown below in **Table A7**, were determined from advice from a registered valuer.
- A joint infrastructure cost working group involving officers of Camden Council and Liverpool City Council considered and determined the infrastructure costs that are included within the plan. Unit costs were based on the costs contained other greenfield area contributions plans, and the rates were adjusted where appropriate to suit local conditions.
- Unit rates were considered by DPE, who engaged WT Partnership to further review cost rates. The results of that review have been considered by Council in finalising the unit rates.

Table A7 Unit cost rates for land

Land category	Unit cost rate per square metre
Riparian Land	\$70
Land below 100 Year ARI	\$190
Residential Land	\$225
Commercial Land	\$240
Industrial Land	\$200
Extra allowance for special value etc.	12%

Source: MJ Davis

A.2.1.2 Contribution catchments and apportionment

The section 94 monetary contribution rate for each of the Precinct facilities is determined by dividing the total cost of the facility by the contribution catchment (which is expressed in either persons or NDA).

The contribution catchments for each infrastructure type are as follows:

- In the case of open space and recreation facilities land and works, the expected additional resident population of the Leppington North Precinct (Camden LGA) area, plus the expected workers and visitors that will use of the projected non-residential GFA in the Leppington Major Centre.
- In the case of community and cultural facilities land and works, the number of people (or future residents) the respective facility has been designed for.
- In the case of water cycle management, traffic and transport land and works, the estimated Leppington North Precinct (Camden LGA) area NDA.

The proposed amenities and services have generally been sized to reflect the demand generated by the expected development under this plan. Some facilities, such as the proposed district and

regional community facility, have been designed to serve a wider catchment and the contribution rate reflects that wider contribution catchment.

A.2.2 Traffic and transport facilities

A.2.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Occupants of expected development in the Leppington North Precinct will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections
- facilities for public transport, including rail and bus facilities focused on the planned Leppington railway station
- 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 the future development envisaged for the Precinct.

The Indicative Layout Plan for the Austral and Leppington North Precincts and the *Austral and Leppington North (ALN) Precincts Transport Assessment (the Transport Assessment)* and *Post-Exhibition Traffic Report (Addendum)*, both prepared by AECOM, together identify a range of transport infrastructure works that will be required to mitigate the impacts and otherwise accommodate 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
- the scope and specification of those facilities

are contained in the Transport Assessment and Addendum.

The following is a summary of the approach followed in the Transport Assessment and Addendum for planning for the transport needs in the Leppington North Precinct.

A.2.2.2 Proposed road and intersection hierarchy

The proposed road network complements a broader hierarchy envisaged for the South West Priority Growth Area.

The proposed hierarchy comprises 'principal arterial', 'transit boulevard', 'sub arterial' and 'collector' roads. These will connect to a network of existing and new roads in adjoining Precincts.

There are a number of higher order roads planned for the Leppington North Precinct due to the focus of higher density land uses in the Leppington Major Centre and the focus of trips on the Leppington transport interchange.

Planned intersections have been designed so they will accommodate future year traffic volumes associated with the proposed full development of the Austral and Leppington North Precincts as well as wider regional development.

The proposed road hierarchy and intersection treatments for the future development of Leppington North Precinct are shown in **Figure A4**.



Source: AECOM

Figure A4 Proposed road hierarchy and intersection treatments – Leppington North Precinct

A.2.2.3 Proposed walking and cycling facilities

Providing viable alternatives to the private car for journeys with destinations both within and outside the Precinct is viewed as essential to encouraging sustainable development. A comprehensive bicycle network is proposed for both Austral and Leppington North Precincts which will link the centres, schools, transport nodes and various residential neighbourhoods with key strategic routes and onward destinations.

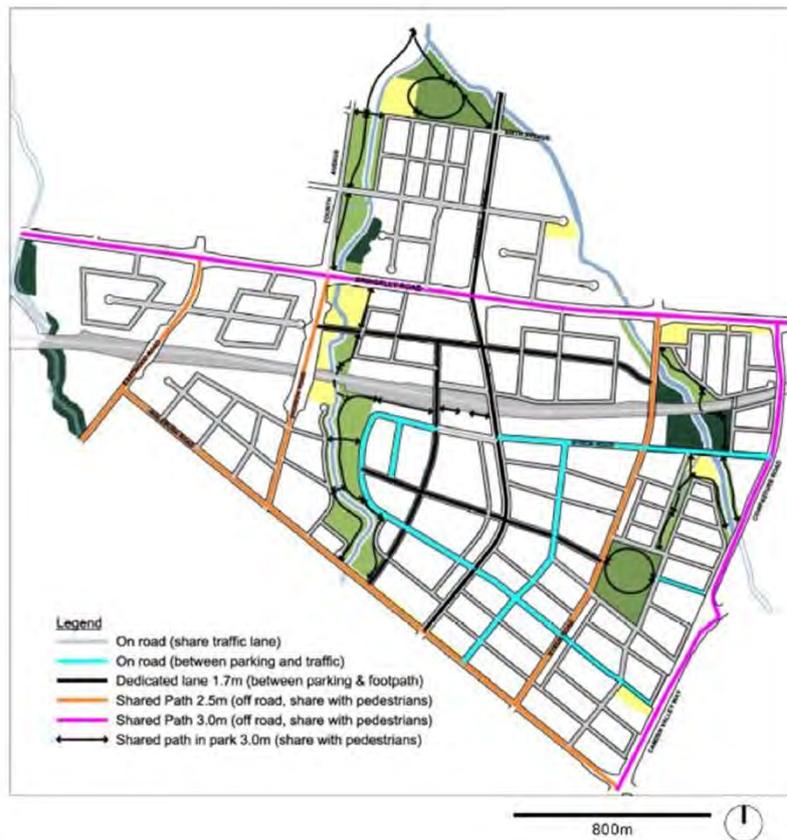
The proposed network will include a mixture of dedicated bicycle facilities that will take the form of:

- Off-Road (Shared Path)
- On-Road (Cycle Lane)
- Dedicated Lane (between parking and footpath)
- On-Road (Signed Route)³

All proposed roads throughout the Precinct will have dedicated pedestrian footpaths. Footpaths will be provided in conjunction with the adjacent road project. The land costs for off-road (shared paths) are included in the open space and drainage land acquisition costs, while their construction costs have been included as a line item in the open space and recreation facilities schedule.

The proposed pedestrian and cycle network in the Leppington North Precinct is shown in **Figure A5**.

³ Refer to AECOM Australia Pty Ltd (2012), *Post-Exhibition Traffic Report (Addendum)*, page 22, for details of the planned network.



Source: AECOM

Figure A5 Proposed pedestrian and cycle network – Leppington North Precinct

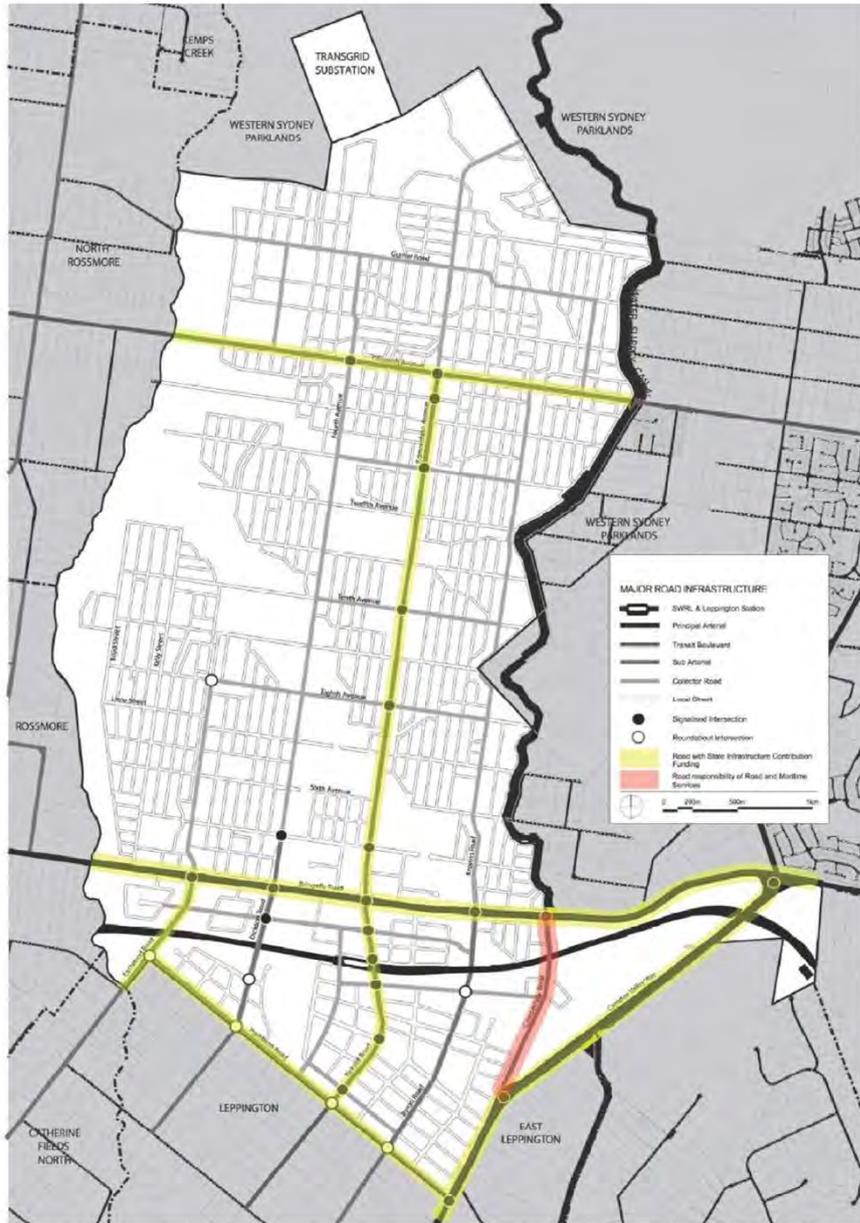
A.2.2.4 Funding and delivery dependent on road hierarchy

Some of the required transport works are to meet a regional demand that extends beyond the Precinct boundary to the remainder of the Priority Growth Area.

The State Government has identified a number of works in the Precinct that are intended to be provided through the State budget or through SICs. The works include arterial road and public transport links as well as rail and bus passenger transport facilities.

Figure A6 shows the major road infrastructure planned to be provided across both the Austral and Leppington North Precincts, including delineation of those roads that, at the time this plan was prepared, were intended to be funded via SICs.

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Source: GLN Planning (2012), *Austral and Leppington North Precincts Infrastructure Delivery Plan*

Figure A6 Planned major road infrastructure – Austral and Leppington North Precincts

Planned higher order roads for new development areas that are not covered by State Government funding may be provided by councils or by developers as part of their subdivision works.

Where provided by the Council, roads are usually provided through land or monetary section 94 contributions, or constructed as works in kind by the developer. Collector roads may be delivered by a mix of section 94 contributions and by developers. Where private development lots front onto a collector road and that road is of a comparable standard to local roads, the road is usually provided by the developer as part of the subdivision works. Local roads are also usually provided

by developers as they in most cases have private lots fronting onto them. Roads that do not have development fronting them such as bridges and crossings of open space are often funded through section 94 contributions, but can be constructed by the developer through a works-in-kind agreement at the time of subdivision and dedicated to the local council as public roads once constructed.

The selection of facilities for inclusion in this plan has also been based on the land ownership arrangement given that there may be difficulty in developers providing key transport links through parts of the Precinct where the ownership is fragmented. The integrated use of the different implementation mechanisms cited above will result in the equitable and timely provision of transport infrastructure that is required as a consequence of the expected development.

Leppington North Precinct road works that are addressed under this plan include the following:

- Dickson Road (south) works (works not being addressed as part of the South West Rail Link construction)
- Byron Road (north-south) upgrade and northward extension across South West Rail Link to join Bringelly Road
- Service relocation costs related to the above
- Culvert crossings and local roads around proposed Civic Precinct and in other critical locations
- Intersection treatments related to certain local roads.

A.2.2.5 Public transport facilities

The Precinct will benefit from good public transport accessibility through the South West Rail Line and a comprehensive proposed bus network and bus servicing strategy linking key centres, transport nodes, schools, employment opportunities and residential areas.

Specific public transport initiatives, apart from the roads and intersections that will cater for all vehicles and bus shelters, are not addressed by this plan. These initiatives will be delivered using funding and delivery mechanisms other than section 94 contributions.

A.2.3 Water cycle management facilities

A.2.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Stormwater runoff in the Leppington North Precinct is proposed to be managed through a comprehensive Water Sensitive Urban Design (WSUD) approach.

The Cardno reports called *Austral and Leppington North Precincts Water Cycle Management WSUD Report* (the 'WSUD Strategy') and *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions*, both prepared by Cardno Pty Ltd, and other studies⁴ establish the framework for the management of stormwater quantity and quality related to the expected urban development in the Precinct.

The WSUD Strategy acknowledges that development of an area:

- generates demand for water supply
- requires management of wastewater as well as stormwater
- increases the area of impermeable surfaces and so exacerbates potential flooding issues, impacts on the quality and quantity of stormwater and potentially affects riparian corridors.

These water related issues are locality based and caused directly and solely by the development activity and so should be ameliorated by that same development activity.

To minimise the potential cost of the stormwater management scheme, the WSUD Strategy investigated the following:

- harvesting of rainwater for toilet laundry and garden use in residential lots
- treatment measures to improve stormwater quality, promote infiltration and attenuate run-off to emulate a more natural rainfall/ runoff regime.

Figure A7 over page is a schematic describing the approach taken with the WSUD Strategy. The schematic illustrates that 'rainwater' works will be required in conjunction with development consents for individual dwellings, while other ('stormwater') works relate to the broader catchment and so will be funded through section 94 contributions obtained under this plan.

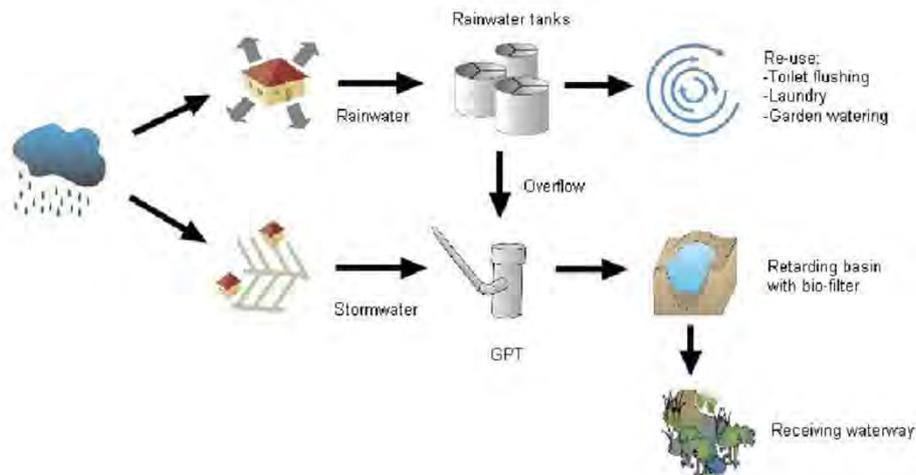
⁴ Cardno (2011), *Biodiversity Conservation Assessment*, Draft Final Report, prepared for the Department of Planning, January.

Cardno (2011), *Riparian Corridor and Flooding Assessment*, Draft Final Report, prepared for the Department of Planning, February.

GeoEnviro Consulting (2010), *Geotechnical, Salinity and Acid Sulfate Soil Investigation*, prepared for the Department of Planning, December.

JBS Environmental (2010), *Preliminary Environmental Site Assessment*, Final report, prepared for the Department of Planning, December.

Growth Centres Commission (2006), *Growth Centres Development Code*, November.



Source: Cardno

Figure A7 Concept Stormwater Treatment Train

The objectives of the WSUD Strategy include:

- Collection of rainwater from roofs to reduce runoff volumes particularly for small rainfall events.
- To reduce as far as possible, the 2-year Annual Recurrence Interval (ARI) and 100 year ARI peak flows downstream of the proposed development areas to no greater than peak flows under existing conditions.
- Reduction of stormwater pollutants according to best management practices.⁵

Features of the WSUD Strategy to achieve the above objectives include the following:

- Rainwater tanks to capture initial / small volume run-off.
- Reservation and dedication of land in drainage corridors to enable construction of drainage facilities and effective ongoing management of those facilities.
- Implementation of a series of retarding basins to manage stormwater flows. The basins are generally positioned adjacent to, but off-line from, the second and third order streams that traverse the Precincts.
- Implementation of a combination of measures in conjunction with the retarding basins to manage the quality stormwater runoff, including gross pollutant traps, bio-filters, wetlands, and/or open water ponds.
- Integration of water management facilities with open space and recreation areas where appropriate.

The WSUD Strategy identified a series of stormwater basins and channels and water quality treatment facilities (bio-retention areas) that, with other measures, would be required to be implemented on land across the Precinct to achieve the above objectives.

⁵ WSUD Strategy, page 2

A.2.3.2 Leppington Major Centre

A strategy for Leppington Major Centre was developed prior to the final ILP being adopted. Refer to *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions* for details on the drainage strategy for the centre.⁶

The Leppington Major Centre is proposed to be an urban space characterised by an increased intensity of commercial / retail / business land uses with a higher lot utilisation and higher building heights. Therefore the impact on the existing water cycle regime would be greater than in residential areas of the Precinct.

As a result, the WSUD strategy for the Leppington Major Centre has been refined. The management of stormwater in the Leppington Major Centre will be separated in the private domain, with lot-based on-site detention (OSD) and stormwater treatment, and from the public domain with single or multiple biofiltration measures (street trees and raingardens).

Additional objectives will apply to the planning and design of facilities and private development in the Leppington Major Centre, including the following:

- Integrate stormwater controls into the private domain to mimic the natural water cycle and improve the amenity of commercial, business, retail and industrial zones.
- The use of 'green roofs' so that air quality, ambient air temperature, aesthetics and the quality of roof runoff is improved.
- Include stormwater controls in passive open spaces and the riparian corridor to optimise water management and recreation uses.
- Apply a 'green engineering' approach to the structural elements of stormwater controls to increase visual amenity and to enhance the landscape.
- Consolidate stormwater quality and quantity controls into sub regional facilities in order to manage construction and maintenance costs and to rationalise the land take for water management measures.⁷

A.2.3.3 Trunk infrastructure layout

The drainage infrastructure described in the WSUD Strategy includes trunk infrastructure to support the development. Councils are responsible for ensuring trunk infrastructure that meets the needs of the entire development is in place, while land developers are required through conditions of consent to provide reticulation works within the development.

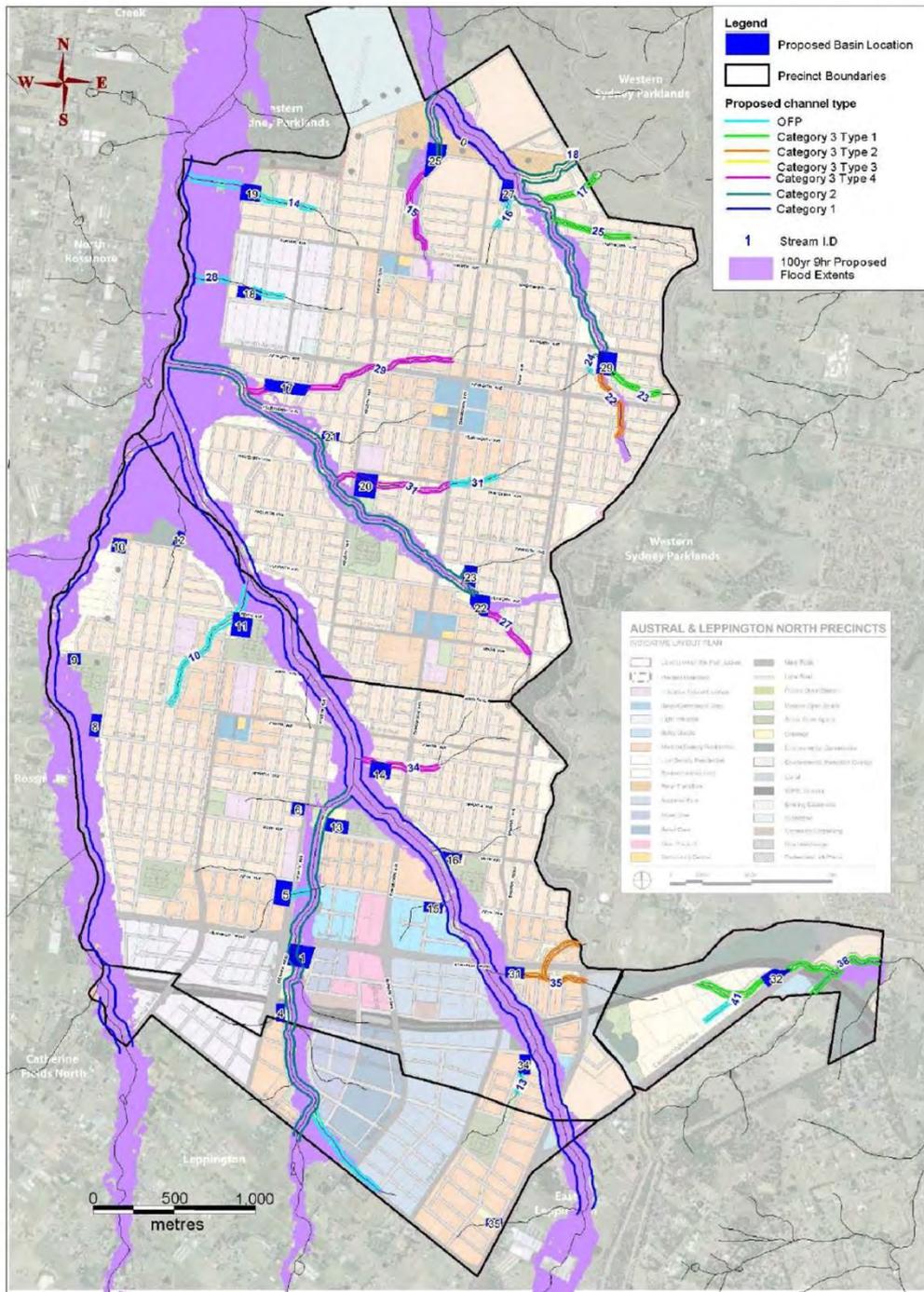
The locations of proposed trunk infrastructure that comprises stormwater channels and basins for both Precincts are shown in **Figure A8**.

More detail on the basins, channels and water quality facilities, the cost of which is to be met by contributions collected under this plan, are included in the maps and schedules included below. Council will however encourage the provision of water cycle management works identified in this plan as works-in-kind in conjunction with the civil works undertaken as part of land subdivision and/or development.

⁶ *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions*, Sections 5.1 to 5.3

⁷ *ibid.*, page 48

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Source: Cardno

Figure A8 Proposed channels and basins – Austral and Leppington North Precincts

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A range of 'non-trunk' reticulation works not addressed by this plan will also be required to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act. The facilities may include lot-scale OSD basins, private domain biofiltration for commercial and industrial land use, rainwater tanks, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

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A.2.4 Open space and recreation facilities

A.2.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for local, district and regional scale open space and recreation facilities resulting of the expected development of the Austral and Leppington North Precincts are documented in the report *Austral and Leppington North Precincts – Demographic and Social Infrastructure Assessment* (the **LNP Social Infrastructure Assessment**), prepared by Elton Consulting in July 2011 and *Austral and Leppington North Precincts – Addendum to the Demographic and Social Infrastructure Assessment* prepared by Elton Consulting in July 2012.

The information below comprises a summary of sections of those reports that describe the demand for new and upgraded public amenities and services.

A.2.4.2 Existing provision

There are limited open space and recreation facilities accessible to the current residents of the Leppington North Precinct. The limited provision is consistent with the area's small population and semi-rural character.

There are no areas of local public open space located within the Camden LGA part of the Leppington North Precinct. However, an area of active open space - Pat Kontista Reserve is located just south of the precinct on Byron Road. This facility serves the local open space demand for field sports and tennis courts.

In addition, there is a significant area of active open space situated in the Leppington North Precinct in Liverpool LGA, immediately adjacent to Camden LGA (WV Scott Memorial Park). This park also provides for field sports and also contains a children's playground.

The absence of passive open space reflects the rural residential lifestyle of residents. That is, the demand for this type of open space is significantly reduced in locations where residents live on their own substantial parcel of land.

District level facilities are located in the newer suburbs further east around Homingsea Park and further south in Camden LGA, and have been designed to meet the needs of incremental urban growth in those locations, rather than any growth envisaged in the Austral and Leppington North Precincts.

A.2.4.3 Trends in facility provision

Current and emerging trends and factors that have been considered in the planning and specification of Leppington North Precinct recreation infrastructure include the following:

- Significant and ongoing popularity of informal recreation activities (e.g. walking), and activities requiring fixed commitments are declining in favour of informal and more flexible activities.
- Facilities that are flexible in their service provision.
- Growing awareness and interest in health and fitness as part of a balanced life-style rather than an emphasis solely on leisure.
- Increasing demand for outdoor recreation.
- Growing awareness of the importance of incidental exercise within employment and residential areas, increasing the demand for walking and cycling paths.
- An increasing emphasis on quality as well as quantity.

- An increasing demand for access for young people and improved accessibility more generally.
- An increased demand for natural areas and adventure based activities.
- The increased duration of playing seasons requiring consideration of alternative playing surfaces.

A.2.4.4 Planning principles for open space and recreation

Principles for the provision of sustainable open space and recreation infrastructure that have guided the selection of infrastructure items included in this plan include the following:

- Open space should be largely publicly provided.
- Meet a diverse range of open space and recreation needs and opportunities.
- Avoid exerting pressure on open space and recreation facilities in surrounding areas.
- Quality of open space is more important than quantity.
- A physically and visually connected network; and represent a non-vehicular system that connects major activities and open spaces by walking and cycling.
- Comprise a local, district and regional hierarchy of spaces.
- Reflect and complement the natural, ecological, waterway and visual features of the area; and incorporate natural areas and riparian corridors into the open space system where possible.
- Integrate a network of open space with stormwater management and water-sensitive urban design⁸.

A.2.4.5 Recreation demand assessment based on forecast demographics

The size and characteristics of the future population in the Leppington North Precinct is discussed in Part A.1.4 of this Technical Document.

Implications for recreation demand as a result of the expected mix of residents is discussed in detail in Table 9.1 of the LNP Social Infrastructure Assessment and in the Addendum.

In summary:

- Future developments will initially contain a predominance of families with children, adolescents and young people, and only over time will there be a balance of more middle aged and older people.
- The major target groups for recreation planning in new release areas are children aged 0-14 years, and adults aged 25-40 years.
- Local open space is important in encouraging informal interaction and creating opportunities for new and existing residents to come together, as well as for encouraging extended family activity, for walking and cycling as well as family gatherings.
- The level of local open space will in part be informed by prevailing council standards of provision.

In relation to the last point, demographic-related criteria that Camden Council has previously applied in its release area planning included the following:

⁸ Social Infrastructure Assessment, Section 3.1

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- In (urban) residential areas, local and district public open space should be provided at the rate of 0.4 hectares and 3.24 hectares per 1,000 population respectively - although it is noted that the most recent release areas – i.e. the Oran Park and Turner Road Precincts - a non-riparian open space planning standard of 2.8 hectares per 1,000 population has been used.
- Minimum area of any local public open space should be 2,000 square metres and no further than 500 metres walking distance from any dwellings.
- Minimum area of district public open space should be a total of 5 hectares, located near public transport and no further than 2 kilometres from all dwellings.

The above considerations have informed the open space and recreation requirements for the Leppington North Precinct development.

A.2.4.6 Local and district open space requirements

The total area of local and district open space land required was calculated in the LNP Social Infrastructure Assessment on the basis of meeting the combined needs of the Austral and Leppington North Precincts developments.

The planning of open space areas was undertaken as part of the Precinct planning phase in an iterative manner. Earlier versions of the plan identified more extensive passive open space areas aligning with the numerous drainage lines traversing the Precincts. The size of the open space areas was reduced in acknowledgment of the very high cost of acquiring the substantial areas required for meeting open space demands.

The total additional local and district open space provision planned for both the Austral and Leppington North Precincts is approximately 2.49 hectares per 1,000 population. For a forecast combined Precincts population of 54,361 people, this benchmark equates to 135.4 hectares of district and local open space.

The final ILP also shows 19.4 hectares of open space in Leppington North Precinct (Camden LGA portion), which when compared to a projected net additional population of 4,659, reflects a rate of just over 4 hectares per 1,000 people, when only the population of the Leppington North Precinct in Camden LGA is considered.

Table A8 provides a breakdown of this open space.

Table A8 Proposed provision of district and local open space – Leppington North Precinct

Open space type	Area (ha)
Local parks	4.3577
District parks	6.0059
Channel parks	3.3794
Local sports facility (active recreation)	5.6541
Total open space	19.3972

The data in **Table A8** show a weighting toward the provision of passive rather than active open space. The high percentage of passive open space arises in part because of the extensive creek networks that traverse the precinct.

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The above land also does not include:

- Regional active open space available in Western Sydney Parklands
- Open space under transmission lines
- Playing fields within school sites

This provision of open space (benchmarked against the typical rates for provision for residential development) is partly a result of the extensive planned development of the precinct for retail, commercial and other employment purposes associated with the Leppington Major Centre. It is reasonable to assume that the many workers and visitors to the Major Centre area will demand some of the open space and recreation facilities included in this plan, and it is reasonable for such development to contribute towards the provision of this infrastructure.

Matters regarding the apportionment of infrastructure costs between the various land uses are discussed in sections A.2.4.9 and A.2.4.10.

A.2.4.7 Recreation facilities requirements

The facilities described in **Table A9** have been determined in the LNP Social Infrastructure Assessment as being required to meet the needs of expected development in the Austral and Leppington North Precincts, and in some cases a wider catchment.

Most of the facilities are not located in the Camden LGA portion of the Leppington North Precinct and are therefore not included in the works schedules of this plan. However, because the infrastructure planning for both the Austral and Leppington North Precincts was undertaken as a whole, the list of combined precincts' requirements is shown for completeness.

Table A9 Recreational facilities

Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
Regional Indoor Sports and Aquatic Centre	5ha site, including 3ha facility and outdoor elements and 2ha for parking	<p><u>Major competition level facility</u></p> <p><u>Aquatic:</u></p> <ul style="list-style-type: none"> • Indoor 50 metre x 10 lane Olympic pool • Training pool • 25 metre leisure pool • Heated teaching pool • Children's play pool / wave pool / whirl pool/ water slides • Diving pool. <p><u>Indoor Sports:</u></p> <ul style="list-style-type: none"> • 4 indoor sports courts each large enough for netball • Fitness centre – weights, aerobics/Dance/Yoga/Pilates activity room with wooden floor, spin cycle room, 	1 within the Leppington Major Centre	Nil – the facility is to be located in Liverpool LGA

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Attachment 1

Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
		<ul style="list-style-type: none"> Wellness / health services – physiotherapy, nutrition etc. Spa, sauna, steam room Retractable seating for 1,500 this would increase to 3,500 in stage 2. <p>General amenity:</p> <ul style="list-style-type: none"> Kiosk and cafe Equipment sales Amenities – change, lockers, toilets Crèche facilities for users Outdoor elements - may include water play park, BMX, skate, sports oval and netball, tennis, basketball courts. May be integrated with a youth recreation facility. 		
Local passive parks	Min. 0.2ha up to 0.5ha	<p>Local parks should have a range of play spaces and opportunities and cater to older children and young people as well as the traditional playground for young children.</p> <p>Grassed area for ball games, seats, shelter. May contain practice wall, fitness equipment, other elements.</p>	Within 400-500m walking distance of 90% of dwellings	Several dispersed throughout the Precinct and also focused along the linear riparian corridors in the east and central parts of the Precinct
District (key suburb) parks	Min. 3ha	<p>'Something for everyone', family parks. Includes a combination of amenities building, district playground, local playground, pedestrian bridges across creek, off-street parking (minimum 50 spaces) skate park, BMX track, shared pathways, outdoor fitness equipment, informal performance space with event vehicle access and suitable turf reinforcement to enable performance stage setup, picnic / barbecue facilities, unleashed dog exercise area.</p>	7 parks	1 located on the eastern side of Scalabrini creek, south of rail corridor.

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Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
Children's playgrounds (0-4years)	Min. 0.3ha for standalone playgrounds	<p>Co-located with parks, sportsgrounds, courts, schools, community facilities, conservation areas. Regional, district, local hierarchy in terms of play equipment and range of experiences.</p> <p>Each play area should offer a different experience. Include road safety bike track at regional playground. Include children's bike paths in district and regional playgrounds.</p> <p>Can be co-located with play spaces for 5 to 12 year olds – within sight distance for carers but physically separated. Fencing if adjacent to water, road, steep slope. Seating, shade, water provided.</p>	11 playgrounds	4 playgrounds or play spaces to be provided on local passive parks, plus a playground to be provided on the local sportsground
Play spaces (5 to 12 year olds)	Min. 0.3ha for standalone playgrounds. Where co-located the space may be reduced.	<p>Allows for more independent play, skill development and cognitive development. However they still require adult supervision. More challenging equipment may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/mountain bike jumps and tracks. These areas could be co-located with children's playgrounds, school or community facilities for supervision and convenience of use by carers.</p>	13 play spaces	See above
Local sportsground	Min. 4ha (ideally 5ha)	<p>1 double field per 5,000 people.</p> <p>To accommodate demand for local sport and recreation training and competition. Rather than a series of single fields, facilities are grouped to provide economies of scale for infrastructure.</p> <p>To be located close to schools. Inclusions:</p> <ul style="list-style-type: none"> 2 multi-purpose rectangular fields or 1-2 full-sized cricket / AFL ovals (plus 	6 double playing fields or 12 single fields.	1 local sportsground on a 5.65ha site (inclusive of a playground) situated on the eastern side of Byron Road in the south east of the Precinct

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Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
		<p>practice nets). Playing field lighting. Playing field irrigation system.</p> <ul style="list-style-type: none"> • 2 tennis / netball courts – 2 half-court basketball courts, or 2 multi-purpose courts – Lights for training – Amenities with change rooms, canteen, meeting room – • Parking co-located with a local playground, school, community facility, play space. • Picnic/BBQ facilities. Outdoor fitness equipment. • Shared pathways, pedestrian link pathways, Off-street parking (minimum 100 spaces) 		
District sportsground	Min. 6ha up to 10ha	<p>The local sports park identified above may be expanded to incorporate one of the proposed district grounds dependent on location and access.</p> <p>Requirements:</p> <ul style="list-style-type: none"> • To be located near public transport routes, no further than 2 km from all dwellings • To be co-located, where possible, with other commercial, community and recreation space in neighbourhood activity hub • Provide for district standard adult competitions and training or junior regional or state school championships. • Amenity buildings, parking, storage core inclusions • Located on land without flooding or transmission line constraints. <p>Given the timeframe before the population threshold warrants a district standard facility. The final mix of courts and fields will require community consultation and council input based on most</p>	2 complexes of four playing fields each (i.e. total of 8 fields)	Nil

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Facility	Size	Description	Provision across both Precincts	Provision in Leppington North (Camden LGA) Precinct
		<p>recent open space planning principles and research.</p> <p>Inclusions:</p> <ul style="list-style-type: none"> 4 multi-purpose rectangular fields, parking and landscaped buffer No flooding or transmission line restrictions Higher quality fields than local Maybe combined with playground, netball training courts or multi-purpose tennis/basketball/netball courts. Add practice nets if cricket wickets. 		
Shared cycleways/ walkways	0.7 ha for each km of length (average width 7m)	<p>On flat to undulating land. In or adjacent to riparian corridors, water supply channel, drainage corridors.</p> <p>Minimum 3 metre width path for dual use.</p> <p>Include seats and bubblers along the cycleway and circular routes should be included where possible as well as bike storage for convenience of users. Access points to be provided from employment and residential land.</p>	Sufficient to link open space, recreation facilities and services, schools, town neighbourhood and village centres.	3,710 linear metres on land identified for open space and drainage purposes, in addition to roadway footpaths and works delivered by others, which will also contribute to the network.

Sources: LNP Social Infrastructure Assessment, pages 79-84; *Austral and Leppington North Precincts – Addendum to the Demographic and Social Infrastructure Assessment* prepared by Elton Consulting in July 2012; *Leppington Major Centre Public Domain Strategy* prepared by AECOM, October 2012

A.2.4.8 Regional open space and recreation facilities requirements

The Leppington Major Centre will be located in the Precinct. This centre is being designed to serve a user catchment of around 300,000 residents.

Regional open space demands are expected to be met by the Western Sydney Parklands, which adjoin the Austral and Leppington North Precincts to the east. It is expected that the embellishment of the Parklands will be carried out in the manner of other regional parks in the Sydney region (e.g. Centennial Park in the City of Sydney LGA).

The Priority Growth Area catchment, equivalent in scale to Canberra, will also require recreation facilities to meet the regional demand. The planning in this respect includes a regional stadium and an indoor sports and aquatic centre. The Western Sydney Parklands Trust has prepared an

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options paper in relation to the stadium and envisages that it will be located in the Western Sydney Parklands⁹.

This plan does not require contributions toward a stadium or any embellishments in the Parklands.

The indoor sports and aquatic centre is proposed to be located within the Leppington Major Centre. Current planning suggests that it would be located within the Liverpool LGA but would service all the area the subject of this plan.

A.2.4.9 Calculation of contribution rates for residential development

Contributions will be collected from both residential and certain non-residential development toward the proposed open space and recreation facilities in the Precinct.

Monetary contributions for residential development are calculated on a per person or per resident basis, then factored up to a per lot or per dwelling amount.

The monetary contribution per person in a development containing residential dwellings or lots (whether or not that development also comprises non-residential floor space) is calculated as follows:

$$\text{Contribution per resident (\$)} = \sum \left(\frac{\$INF \times RAF}{P} \right)$$

Where:

\$INF is the estimated \$ cost - or if the facility is existing, the indexed, completed cost - of providing each of the open space and recreation facilities (refer works schedule).

RAF is the residential development 'apportionment factor', i.e. the percentage of the total cost of each facility that is apportioned to residential development throughout the Leppington North (Camden LGA) Precinct. Refer to section A.2.4.11 below – i.e. 66%.

P is the estimated resident population (in persons) that will demand each facility - that is, the expected net additional population of the Leppington North (Camden) Precinct (refer **Table A5**).

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the estimated increase in population as a result of the development.

A.2.4.10 Calculation of contribution rates for non-residential development

Monetary contributions toward open space and recreation facilities will be levied on non-residential development situated on land in the following zones:

- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development

⁹ The Western Sydney Parklands Trust Plan of Management identifies a proposal for a regional sporting hub in the southern end of the Western Sydney Parklands, in the vicinity of the Austral and Leppington North Precincts, subject to funding.

Attachment 1

- B7 Business Park

Monetary contributions are calculated on a gross floor area (**GFA**) basis.

The monetary contribution per square metre of GFA in a development containing non-residential floor space (whether or not that development also comprises residential dwellings) is calculated as follows:

$$\text{Contribution per m}^2 \text{ GFA (\$)} = \sum \left(\frac{\$INF \times NRAF}{GFA} \right)$$

Where:

- \$INF** is the total estimated \$ cost - or if the facility is existing, the indexed, completed cost - of providing each of the open space and recreation facilities (refer works schedule).
- NRAF** is the non-residential 'apportionment factor', i.e. the percentage of the total cost of each facility that is apportioned to non-residential development throughout the Leppington North (Camden LGA) Precinct. Refer to section A.2.4.11 below – i.e. 34%.
- GFA** is the expected employment development that will demand each facility - that is, the expected employment GFA in the B3, B4, B5 and B7 Zones in the Leppington North (Camden LGA) Precinct (in m²) (refer **Table A6**) i.e. 724,005m².

The monetary contribution for different non-residential development types is determined by multiplying the contribution per square metre of GFA by the amount of square metres of GFA proposed for non-residential purposes in the development.

Where the development involves both residential and non-residential GFA, the total contribution toward open space and recreation facilities shall be the sum of the contributions for each of the residential and non-residential components.

A.2.4.11 Apportionment of cost to residential and other development

A total of 19.4 hectares of land is planned to be provided in the Leppington North (Camden LGA) Precinct for open space. Based on the total future population for the Leppington North (Camden LGA) Precinct of 5,142 persons, this reflects a rate of provision higher than the combined Precincts provision at 3.8 hectares per 1,000 population.

However, the proposed planned rate of open space provision across the entire Austral and Leppington North Precincts is 2.49 hectares. So whereas 19.4 hectares is proposed to be provided, only 12.8 hectares would have been required to satisfy the demand and comply with the 2.49 ha / 1,000 rate of provision.

In addition, the extensive planned development of the precinct for retail, commercial and other employment purposes associated with the Leppington Major Centre means that workers and visitors to the area will also create demand for the open space and recreation facilities included in this plan.

The Social Infrastructure Assessment establishes this basic nexus.¹⁰ However, at the time this plan was prepared no evidence was available on the comparative demand for facilities between residential and non-residential users.

¹⁰ Social Infrastructure Assessment, section 7.9.4

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In the absence of such data, it is reasonable to assume that the share of open space and recreation facilities costs that will be met by non-residential development should be calculated by assuming that the residential demand is satisfied by complying with the required rate of 2.49 ha/1,000 population. This can be summarised as shown in **Table A10**.

Table A10 Calculation of apportionment of open space contributions

Total open space to be provided in Leppington North Precinct (A)	19.4 ha	Or a rate of 3.8 ha/1,000 residents
Total open space required based on planned rate of provision across the both the Austral and Leppington North Precincts (B)	12.8 ha	Or a rate of 2.49 ha/1,000 persons
Assumed provision in Leppington North Precinct that is surplus to residential demands (C = A-B)	5.6 ha	
Required provision as percentage of total (B/A)	66 percent	Attributed to residential uses
Surplus provision as percentage of total (C/A)	34 percent	Attributed to non-residential uses

A.2.5 Community and cultural facilities

A.2.5.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for community and cultural facilities as a result of the expected development of the Precinct are documented in the LNP Social Infrastructure Assessment.

The following is summary of the information and approach used to arrive at the community and cultural facilities requirements of the Precinct.

A.2.5.2 Existing provision

There are limited open space, recreation, community and cultural facilities accessible to the current residents of the Precinct. The Leppington Progress Hall is located on Ingleburn Road on a site immediately adjacent to the Precinct. The hall provides meeting space local community groups and activities.

Other facilities are located further afield, including those in the Liverpool LGA. District level facilities are located in the newer suburbs further east around Homingsea Park and further south in Camden LGA, and have been designed to meet the needs of incremental urban growth in those locations, rather than any growth envisaged in the Austral and Leppington North Precincts.

The limited extent of provision is consistent with the area's small population and semi-rural character.¹¹

A.2.5.3 Principles for sustainable community infrastructure

Principles for the provision of sustainable community facilities infrastructure described in the LNP Social Infrastructure Assessment and that have guided the selection of infrastructure items included in this plan include the following:

- Facilities should be provided in an efficient, timely and coordinated way to support the pattern of development; ensuring that services are available to residents as early as possible and they are not disadvantaged through delays in delivery.
- Efficient use of limited resources by designing facilities to be multipurpose, co-located with other facilities and able to accommodate shared and multiple use arrangements.
- Cluster related facilities and services to promote civic identity, safety and focal points for the community.
- Ensure that facilities, services and open space are accessible by public transport and located to maximise access for pedestrians and cyclists.
- Ensure flexibility in the design and use of facilities, so they can respond and adapt as needs change. Avoid arrangements for single uses or specific target groups that may quickly become outdated.
- Promote equitable access for all sections of the population, through the distribution, design and management (including cost) of facilities.
- Provide environmentally and economically sustainable buildings.
- Ensure viable levels of resourcing of facilities and services, both capital and recurrent funding.
- Promote innovation and creativity between agencies in services delivery and integration

¹¹ Social Infrastructure Assessment, page 16

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- Develop sustainable ownership, governance, management and maintenance arrangements for facilities.¹²

A.2.5.4 Community facilities demand assessment based on forecast demographics

The anticipated size and characteristics of the resident population in the Leppington North Precinct is discussed in section A.1.4.

Various standards of provision for local and district community facilities have been adopted by DPE, Camden Council and Liverpool City Council. The standards have been used as a basis for determining facility needs in the Austral and Leppington North Precincts as a whole.

A summary of these standards is included in **Table A11**.

Table A11 Comparison of community facility provision standards

Facility type	DPE / Growth Centres Commission standard	Camden Council standard	Liverpool City Council standard
Libraries	Branch: 1 centre for each 33,000 persons District: 1 centre for each 40,000 persons	39 square metres per 1,000 persons + 20% circulation space	42 square metres per 1,000 persons
Multi-purpose community centre in smaller activity centre	1 centre for each 6,000 persons Each centre with a size of 2,000-2,500 square metres	42 square metres per 1,000 persons 2.5 x floor area for land component	Indicative 1 centre for each 10,000 people, with an average size of 600 square metres for each centre To be located in activity centres with shops, schools etc. Facilities are to provide flexible multipurpose spaces and spaces for outreach services. Smaller 600m ² facilities contribute to the overall level of provision of 60-85m ² per 1,000 people
Multipurpose community centres in larger activity centre	1 centre for each 20,000 persons 1 community service centre for each 60,000 persons	22 square metres per 1,000 persons 2.5 x floor area for land component	Indicative 1 centre for each 60,000 persons, with a built area of about 1,500 square metres To be located in larger activity centres and commercial and transport hubs to provide flexible multipurpose spaces and provide a base for organisations and the delivery of services Larger 1,500m ² facilities contribute to the overall

¹² Social Infrastructure Assessment, Section 3.2

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Facility type	DPE / Growth Centres Commission standard	Camden Council standard	Liverpool City Council standard
Youth Centre	1 centre for each 20,000 persons	89 square metres per 1,000 persons + outdoor space	level of provision of 60-85m ² per 1,000 people No longer provided by Council as a stand-alone purpose built facility. The size and layout of multipurpose community facilities now provide appropriate and designated spaces for delivering youth services, programs and activities. Outdoor spaces, like half-court basketball courts and skate parks, are now provided as standard for informal activities and programs for young people.

A.2.5.5 Community and cultural facility requirements

Given that this plan addresses an expected additional resident population of approximately 4,816 residents, the demand for new community facilities of any significant scale is minimal. However, the Precinct will be a focus of many services and facilities centred on the proposed Leppington Major Centre. This centre will need to provide a range of community facilities to cater for both the local area residents and the large regional catchment of Priority Growth Area residents.

The methodology that the LNP Social Infrastructure Assessment utilised in arriving at a set of district and regional level facilities required for the Leppington Major Centre may be summarised as follows:

- Prevailing Australian benchmarks for provision of larger scale community and cultural facilities vary widely, and most are based on smaller catchments than the area intended to be served by the Leppington Major Centre.
- Planning for single facilities to serve a Priority Growth Area population of 300,000 is unrealistic - multiple facilities and services will be required.
- It is proposed that there be 3 catchments for the Priority Growth Area community facilities planning; and that these facilities be focused on Oran Park Town Centre, Bringelly Town Centre (around 80,000 people each); and Leppington Major Centre (around 120,000 people).¹³

Infrastructure required in Leppington Major Centre that will need to serve a surrounding population of around 120,000, and include the following:

- A multi-purpose community centre of 2,500 square metres floor area, including spaces for large community events, gatherings, celebrations and civic functions; meeting spaces for community organisations and groups and for human services that have a district or regional focus; and spaces for adult education, workplace training and community learning programs.

¹³ Social Infrastructure Assessment, Section 7.1

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- A central library of about 4,500 square metres floor area, co-located with the multi-purpose community centre.
- A performing arts cultural facility with floor area of about 5,000 square metres for staging major entertainment events or performing arts, spaces for visual arts, and spaces to display and celebrate the cultural heritage of the area.¹⁴

This plan includes provision for the land and works associated with these facilities, but acknowledges that the demands for the facilities are spread over a large catchment (120,000 residents). This plan therefore authorises contributions that are commensurate with the Leppington North (Camden) Precinct's level of demand for the district and regional facilities, i.e.:

$$4,816 \text{ persons} / 120,000 \text{ persons} = 4.01\% \text{ (i.e. the apportionment factor of 4.01\%)}$$

A.2.5.6 Location and staging matters

Facilities should be clustered together or co-located in a 'Civic Precinct' in the Leppington Major Centre adjacent to open space. There are multiple ways to arrange the spaces and further planning should concentrate on combination and co-location options.

A site of approximately 2.58 hectares immediately north of the future Leppington Major Centre railway station has been identified for this purpose.

The design of facilities will depend upon a variety of factors, including the availability of funds, the aspirations of the responsible council, and evolving best practice. Detailed needs and feasibility assessments need to be undertaken as the population of the area grows.

The ultimate district / regional facility will not be warranted until the surrounding population reaches a threshold of about 50,000 people or more. Larger, more specialist components of the facility, in turn, will not be justified until the surrounding population has reached over 100,000 people. The facilities should therefore be built in stages with expansions occurring incrementally as the population grows.

Existing higher order facilities in the surrounding region (including those outside Camden LGA) offer some opportunity to meet interim needs either in their current form or through expansion (for example, the Narellan Library and Community Centre).

In accordance with this staged expansion process, an 'interim' multi-purpose community centre, capable of meeting the needs of the surrounding local population, is to be provided on the Civic Precinct site. This smaller interim facility can then be expanded into the major multipurpose community centre as the population within the catchment grows.

This plan therefore authorises a contribution towards 100% of the cost of the interim facility to be met by the expected resident population of the Leppington North (Camden) Precinct.

¹⁴ Social Infrastructure Assessment, Section 7.2

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A.3 Works schedules

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LEPPINGTON NORTH PRECINCT LAND AND WORKS SUMMARY SCHEDULE

Item No.	Description	Land area in ha (where applicable)	Land cost	Works cost	Total cost	Demand (Res)	Cont rate \$ (Res)	Demand (Non Res)	Cont rate \$ (Non Res)	Staging / priority
Open space and recreation										
						Persons		GFA		
Essential works										
LP1	Local Park	1,1697	\$ 2,509,325	\$ 1,321,394	\$ 3,830,719	4916	\$ 538.78	724005	\$ 164.53	All open space and recreation facilities land to be dedicated / acquired as and when surrounding development occurs
LP2	Local Park	2,1377	\$ 3,728,225	\$ 2,225,141	\$ 5,953,366	4916	\$ 816.02	724005	\$ 279.48	
LP3	Local Park	1,0603	\$ 1,829,481	\$ 953,138	\$ 2,782,619	4916	\$ 382.23	724005	\$ 130.91	
DP1	District Park	6,0059	\$ 10,636,502	\$ 7,394,428	\$ 18,030,930	4916	\$ 2,471.49	724005	\$ 846.46	
CP1	Channel Park	1,4845	\$ 2,229,595	\$ 1,587,820	\$ 3,817,405	4916	\$ 523.25	724005	\$ 179.21	
CP3	Channel Park	0.5953	\$ 391,488	\$ 566,227	\$ 957,715	4916	\$ 131.27	724005	\$ 44.95	
CP4	Channel Park	0.4931	\$ 381,439	\$ 473,268	\$ 854,707	4916	\$ 117.98	724005	\$ 40.41	
CP5	Channel Park	0.4764	\$ 333,446	\$ 434,528	\$ 767,974	4916	\$ 105.27	724005	\$ 36.05	
CP7	Channel Park	0.3662	\$ 266,105	\$ 355,041	\$ 621,146	4916	\$ 85.14	724005	\$ 29.16	
LS1	Combined local sportsfield and open space area	5,6641	\$ 12,721,804	\$ 6,120,202	\$ 18,842,006	4916	\$ 2,445.59	724005	\$ 837.59	
BP7	Basin 7 Pathway - 211m (area included in B7 Acquisition)		\$ -	\$ 84,928	\$ 84,928	4916	\$ 8.90	724005	\$ 3.05	
BP9	Basin 9 Pathway - 172m (area included in B9 Acquisition)		\$ -	\$ 52,927	\$ 52,927	4916	\$ 7.25	724005	\$ 2.48	
PM1	Preparation of Plan of Management for all reserves		\$ -	\$ 109,409	\$ 109,409	4916	\$ 15.00	724005	\$ 5.14	
	Contingency		\$ 4,215,288	\$ 1,154,042	\$ 5,369,330	4916	\$ 735.97	724005	\$ 252.05	
Total			\$ 39,342,888	\$ 21,824,493	\$ 61,167,381		\$ 8,384.14		\$ 2,874.47	
Non essential works										
LP1	Dog Off-Leash Area		\$ -	\$ 93,654	\$ 93,654	4916	\$ 12.84	724005	\$ 4.40	
DP1	Skate Park		\$ -	\$ 936,545	\$ 936,545	4916	\$ 128.37	724005	\$ 43.97	
DP1	BMX Track		\$ -	\$ 58,534	\$ 58,534	4916	\$ 8.02	724005	\$ 2.75	
	Contingency		\$ -	\$ 71,226	\$ 71,226	4916	\$ 9.76	724005	\$ 3.34	
Total			\$ -	\$ 1,159,959	\$ 1,159,959		\$ 158.99		\$ 54.45	
Community and cultural										
						Persons				
Essential works										
LALCF	Land - Local Community Facility	0.2500	\$ 600,000	\$ -	\$ 600,000	4916	\$ 124.59	NA	\$ -	As land affected by acquisition is developed or as required to service development.
LARCF	Land - Regional Community Facility (4.0% for Population)	0.0936	\$ 224,645	\$ -	\$ 224,645	4916	\$ 46.65	NA	\$ -	
	Contingency		\$ 99,957	\$ -	\$ 99,957	4916	\$ 20.55	NA	\$ -	
Total			\$ 924,602	\$ -	\$ 924,602		\$ 191.78		\$ -	
Non essential works										
CF1	Local Facility Construction		\$ -	\$ 3,145,127	\$ 3,145,127	4916	\$ 653.06	NA	\$ -	As land affected by acquisition is developed or as required to service development.
CF2	Regional Facility Construction		\$ -	\$ 3,046,749	\$ 3,046,749	4916	\$ 632.64	NA	\$ -	
PA1	Local Community Facility public art		\$ -	\$ 34,354	\$ 34,354	4916	\$ 19.59	NA	\$ -	
PA2	Regional Facility public art		\$ -	\$ 89,937	\$ 89,937	4916	\$ 18.69	NA	\$ -	
	Contingency		\$ -	\$ 354,444	\$ 354,444	4916	\$ 73.60	NA	\$ -	
Total			\$ -	\$ 6,729,971	\$ 6,729,971		\$ 1,397.59		\$ -	
Traffic and transport management										
						NDA (ha)		NDA (ha)		
Essential works										
LR2	Residential Park/Basin Road	0.0527	\$ 100,076	\$ 320,876	\$ 420,952	224.77	\$ 1,872.81	224.77	\$ 1,872.81	As and when surrounding development proceeds
CR1	Civic Precinct Road West	0.1420	\$ 273,680	\$ 308,312	\$ 581,992	224.77	\$ 2,589.28	224.77	\$ 2,589.28	To be carried out as community facility, health facility or
CR2	Civic Precinct Road East	0.8892	\$ 2,114,502	\$ 1,357,815	\$ 3,472,317	224.77	\$ 15,448.31	224.77	\$ 15,448.31	Talk campus is delivered
CR3	Civic Road dog leg	0.8671	\$ 2,129,126	\$ 1,419,062	\$ 3,548,188	224.77	\$ 15,781.42	224.77	\$ 15,781.42	
CR4	Business Park Road	0.3911	\$ 845,491	\$ 554,767	\$ 1,400,258	224.77	\$ 6,674.73	224.77	\$ 6,674.73	As and when surrounding development proceeds
CR5	Byron Road Extension East half width	0.0885	\$ 179,245	\$ 435,790	\$ 615,035	224.77	\$ 2,736.29	224.77	\$ 2,736.29	
CR6	Byron Road Extension East half width	0.2425	\$ 532,900	\$ 427,671	\$ 960,571	224.77	\$ 4,273.57	224.77	\$ 4,273.57	
D1	Collector Road Design NS Retail Road		\$ -	\$ 321,089	\$ 321,089	224.77	\$ 1,428.52	224.77	\$ 1,428.52	
D2	Collector Road Design EV/ Civic Commercial Road		\$ -	\$ 89,398	\$ 89,398	224.77	\$ 442.22	224.77	\$ 442.22	
D3	Upgrade Byron Road Design EV		\$ -	\$ 168,757	\$ 168,757	224.77	\$ 750.80	224.77	\$ 750.80	
D4	Southern EW Retail to Residential Road Design		\$ -	\$ 124,464	\$ 124,464	224.77	\$ 553.74	224.77	\$ 553.74	
SA1	Byron Road Extension North full width	0.4127	\$ 848,143	\$ 901,961	\$ 1,750,104	224.77	\$ 7,786.20	224.77	\$ 7,786.20	
SA2	Byron Road Extension South full width	0.5909	\$ 1,494,310	\$ 1,334,027	\$ 2,828,337	224.77	\$ 12,585.92	224.77	\$ 12,585.92	
SA3	Byron Road South upgrade existing road full width	3.3449	\$ 7,528,025	\$ 6,625,548	\$ 14,153,573	224.77	\$ 62,960.24	224.77	\$ 62,960.24	
SA4	Dickson Road South upgrade existing road full width	1.1140	\$ 2,228,026	\$ 1,147,355	\$ 3,375,381	224.77	\$ 15,016.93	224.77	\$ 15,016.93	
CC2	North South Main Street Crossing		\$ -	\$ 360,106	\$ 360,106	224.77	\$ 1,602.11	224.77	\$ 1,602.11	
CC4	Scalabrin Creek Crossing	0.1404	\$ 96,267	\$ 1,877,916	\$ 1,974,183	224.77	\$ 7,992.31	224.77	\$ 7,992.31	
CC5	Bonds Creek (West Crossing)	0.4096	\$ 286,720	\$ 4,246,827	\$ 4,533,547	224.77	\$ 20,189.72	224.77	\$ 20,189.72	
PB1	Scalabrin Creek Pedestrian Crossing		\$ -	\$ 125,934	\$ 125,934	224.77	\$ 560.28	224.77	\$ 560.28	
PB2	Scalabrin Creek Pedestrian Crossing North		\$ -	\$ 125,934	\$ 125,934	224.77	\$ 560.28	224.77	\$ 560.28	
CC1	Crossing Type 1		\$ -	\$ 360,106	\$ 360,106	224.77	\$ 1,602.11	224.77	\$ 1,602.11	
CC3	Crossing Type 2	0.8802	\$ 180,486	\$ 460,015	\$ 640,501	224.77	\$ 2,849.58	224.77	\$ 2,849.58	
CC7	Bonds Creek (East Crossing)	0.2534	\$ 177,351	\$ 2,825,456	\$ 3,002,807	224.77	\$ 13,359.47	224.77	\$ 13,359.47	
IN1	Traffic Lights Byron Road Extension/Bringley Road		\$ -	\$ 534,736	\$ 534,736	224.77	\$ 2,379.04	224.77	\$ 2,379.04	
IN2	Roundabout Byron Road Existing and Extension		\$ -	\$ 2,321,230	\$ 2,321,230	224.77	\$ 10,327.13	224.77	\$ 10,327.13	
IN3	Traffic Lights Residential/Business Park Road		\$ -	\$ 1,138,495	\$ 1,138,495	224.77	\$ 5,065.16	224.77	\$ 5,065.16	
IN4	Roundabout Dickson Road		\$ -	\$ 92	\$ 92	224.77	\$ 0.41	224.77	\$ 0.41	
IN5	Traffic Lights Dickson Road/Industrial Road/Civic Road		\$ -	\$ 1,138,495	\$ 1,138,495	224.77	\$ 5,065.16	224.77	\$ 5,065.16	
SI1	Allowance for 8 bus shelters location TBD		\$ -	\$ 218,469	\$ 218,469	224.77	\$ 971.97	224.77	\$ 971.97	
ES1	Byron Road Existing		\$ -	\$ 682,715	\$ 682,715	224.77	\$ 3,037.39	224.77	\$ 3,037.39	
ES2	Dickson Road Existing		\$ -	\$ 105,880	\$ 105,880	224.77	\$ 471.06	224.77	\$ 471.06	
	Contingency		\$ 2,281,733	\$ 1,757,978	\$ 4,039,711	224.77	\$ 17,972.91	224.77	\$ 17,972.91	
Total			\$ 21,286,736	\$ 33,726,287	\$ 55,013,023		\$ 344,797.05		\$ 244,787.05	
Water cycle management										
						NDA		NDA		
Essential works										
B4	Basin Type A	0.8996	\$ 1,699,696	\$ 1,136,952	\$ 2,836,636	224.77	\$ 12,620.17	224.77	\$ 12,620.17	As and when surrounding development proceeds
B6	Basin Type B	0.9198	\$ 1,956,616	\$ 1,865,569	\$ 3,822,174	224.77	\$ 17,049.31	224.77	\$ 17,049.31	
B7	Basin Type B	1.1577	\$ 2,123,510	\$ 664,718	\$ 2,788,229	224.77	\$ 12,404.81	224.77	\$ 12,404.81	
B8	Basin Type B	0.7959	\$ 1,790,775	\$ 1,001,210	\$ 2,791,985	224.77	\$ 14,646.04	224.77	\$ 14,646.04	
B9	On-line Basin	2.7825	\$ 4,226,920	\$ 5,462,844	\$ 9,689,764	224.77	\$ 43,109.69	224.77	\$ 43,109.69	
DA1	Independent bio-retention facility (land in Government owned E2 Land)		\$ -	\$ 467,956	\$ 467,956	224.77	\$ 2,081.33	224.77	\$ 2,081.33	
C1	Stabilisation of existing watercourse	2.4251	\$ 1,697,570	\$ 2,212,179	\$ 3,909,749	224.77	\$ 17,394.44	224.77	\$ 17,394.44	
C2	Stabilisation of existing watercourse	1.2675	\$ 1,491,198	\$ 1,147,103	\$ 2,638,301	224.77	\$ 11,737.78	224.77	\$ 11,737.78	
C4	Stabilisation of existing watercourse	0.5640	\$ 394,800	\$ 514,481	\$ 909,281	224.77	\$ 4,045.39	224.77	\$ 4,045.39	
C5/C5A	Stabilisation of existing watercourse	1.6004	\$ 2,047,520	\$ 755,029	\$ 2,802,549	224.77	\$ 12,468.52	224.77	\$ 12,468.52	
C6	Stabilisation of existing watercourse	0.1370	\$ 852,194	\$ 1,110,532	\$ 1,962,726	224.77	\$ 8,732.15	224.77	\$ 8,732.15	
C10	Overland Flow Path	0.1370	\$ 260,300	\$ 112,568	\$ 372,868	224.77	\$ 1,658.84	224.77	\$ 1,658.84	
C12	Overland Flow Path	0.3798	\$ 723,082	\$ 289,883	\$ 1,012,965	224.77	\$ 4,507.12	224.77	\$ 4,507.12	
C13	Channel Type 2	0.8245	\$ 1,855,125	\$ 397,517	\$ 2,252,642	224.77	\$ 10,021.98	224.77	\$ 10,021.98	
C14	Overland Flow Path	0.1600	\$ 360,000	\$ 103,501	\$ 463,501	224.77	\$ 2,062.11	224.77	\$ 2,062.11	
	Contingency		\$ 2,578,715	\$ 998,615	\$ 3,577,330	224.77	\$ 15,916.40	224.77	\$ 15,916.40	
	Fill contingency		\$ -	\$ 3,473,341	\$ 3,473,341	224.77	\$ 15,452.87	224.77	\$ 15,452.87	
Total			\$ 24,068,909	\$ 22,214,283	\$ 46,283,192		\$ 265,909.56		\$ 205,909.55	
Plan Administration										
						NDA		NDA		
Essential works										
	Plan Administration for 'essential infrastructure'		\$ -	\$ 1,165,476	\$ 1,165,476	224.77	\$ 5,169.64	224.77	\$ 5,169.64	Progressively over the life of the Plan
Non Essential works										
	Plan Administration for 'non-essential infrastructure'		\$ -	\$ 118,359	\$ 118,359	224.77	\$ 526.58	224.77	\$ 526.58	Progressively over the life of the Plan

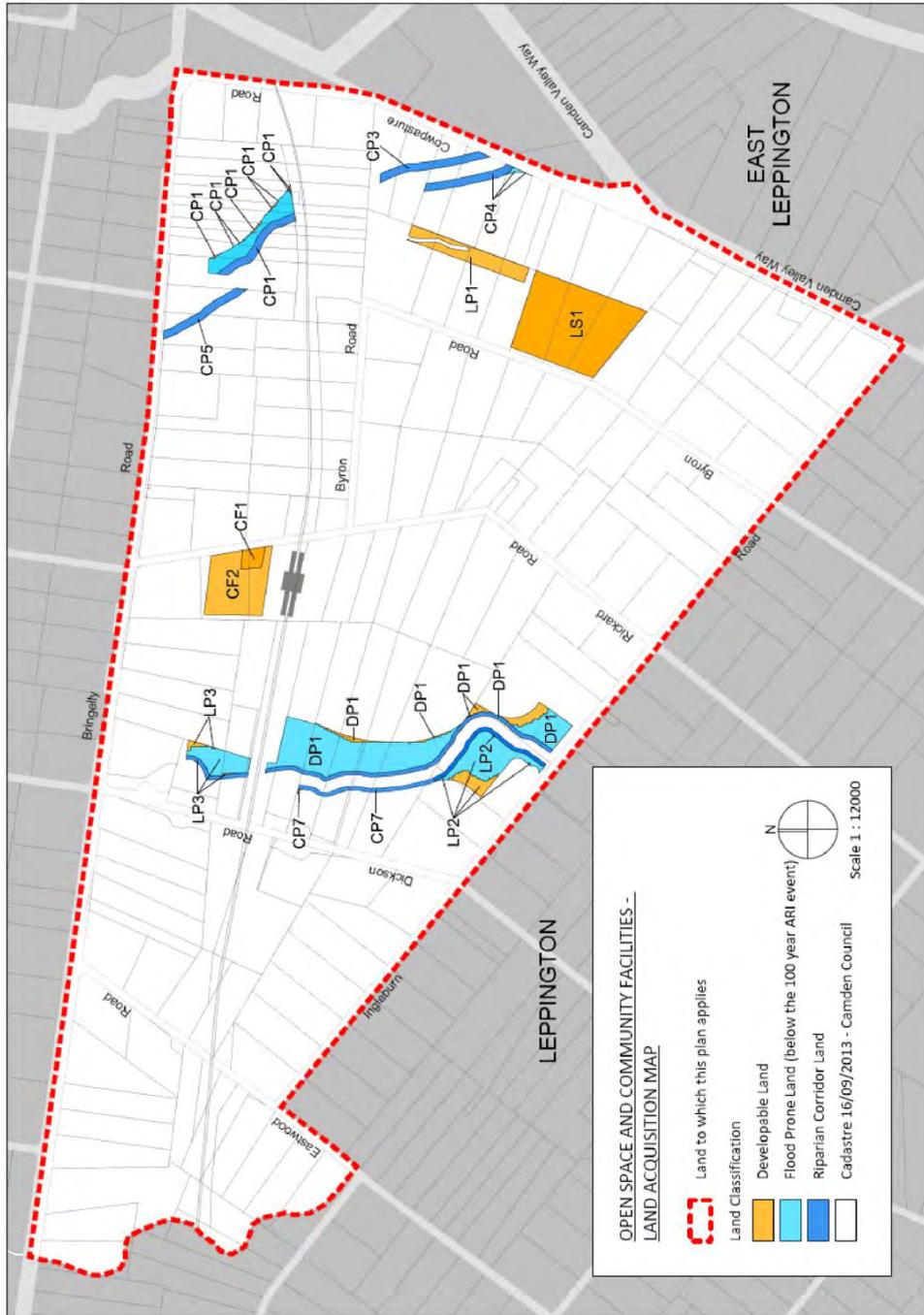
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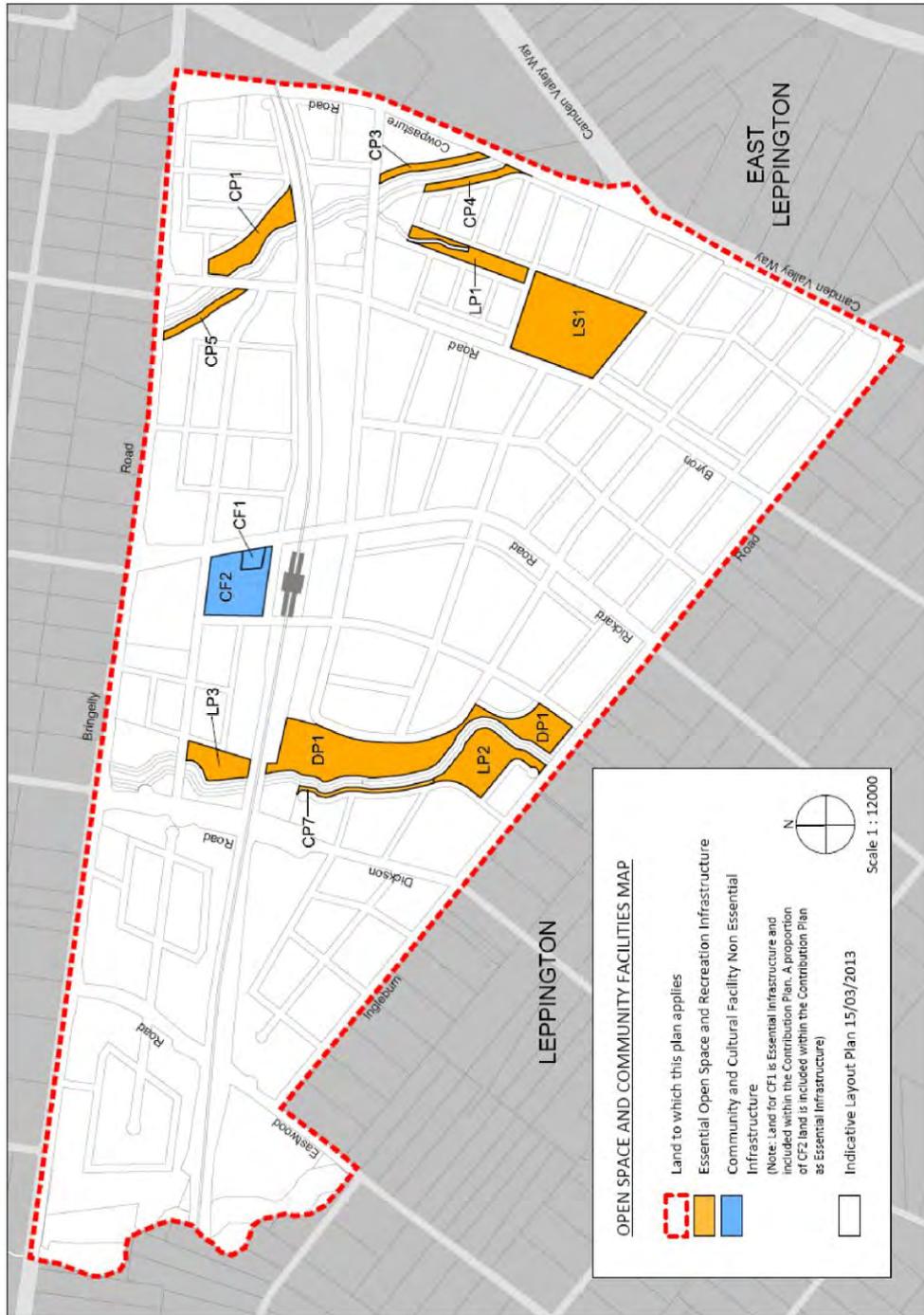
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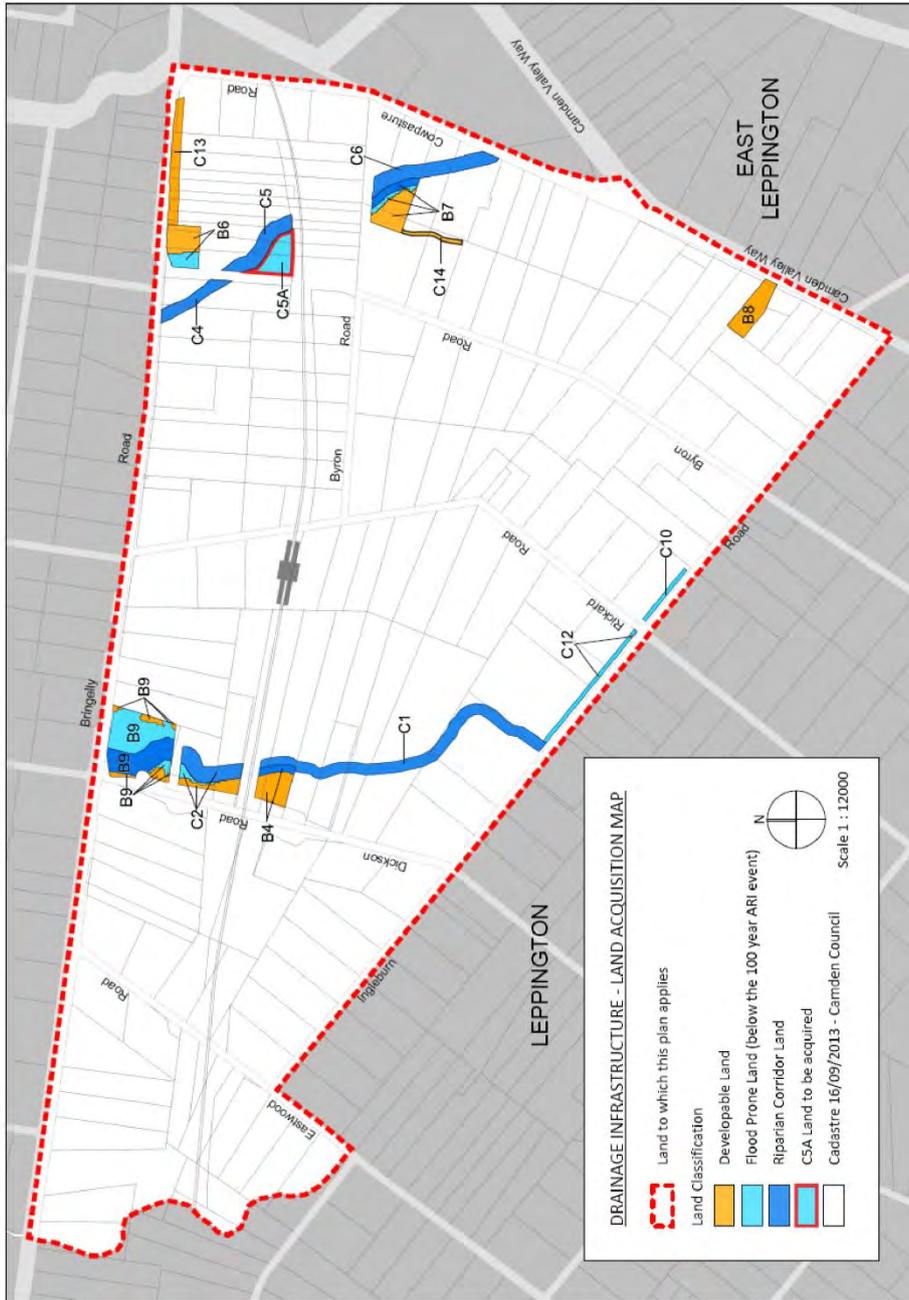
A.4 Works location maps

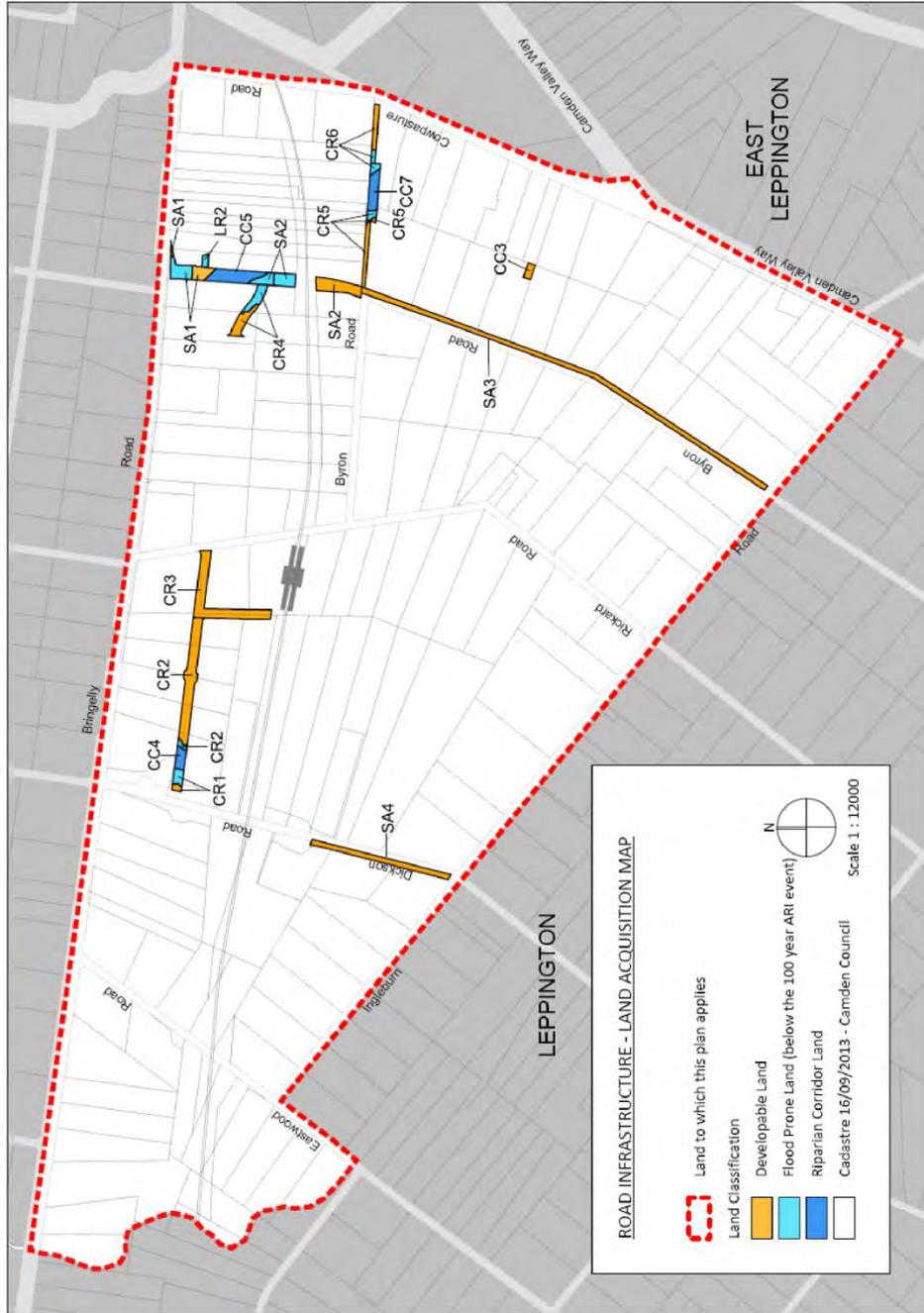
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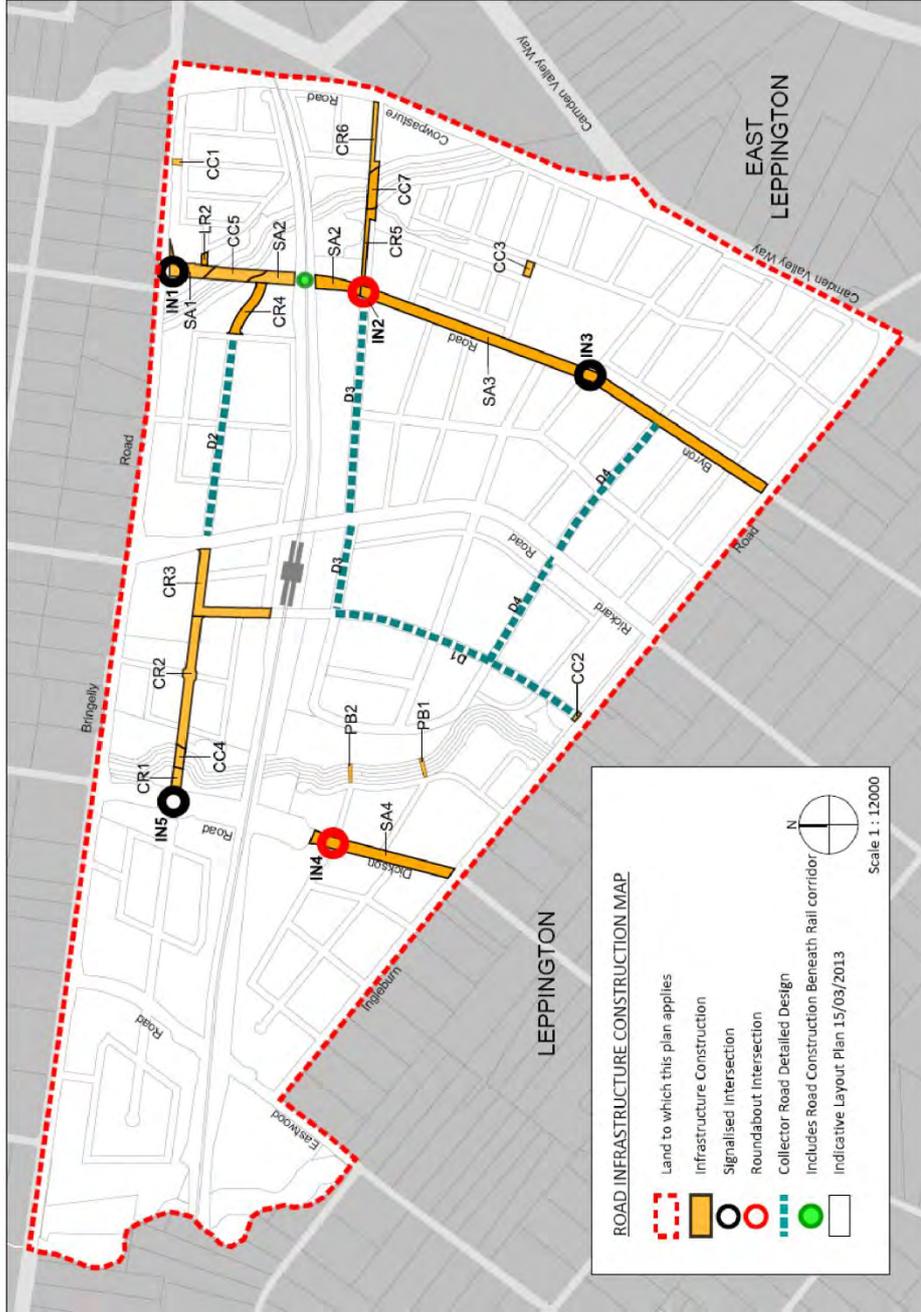
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A.5 Background information

AECOM Australia Pty Ltd (2011), *Austral and Leppington North (ALN) Precincts Transport Assessment*, prepared for NSW Department of Planning and Infrastructure, July

AECOM Australia Pty Ltd (2012), *Leppington Major Centre Public Domain Strategy*

AECOM Australia Pty Ltd (2012), *Post-Exhibition Traffic Report (Addendum)*, July

Cardno (NSW/ACT) Pty Ltd (2011), *Austral & Leppington North Precincts Water Cycle Management WSUD Report*, prepared for NSW Department of Planning and Infrastructure, April

Cardno (NSW/ACT) Pty Ltd (2012), *Austral & Leppington North Precincts Water Cycle Management Responses to Exhibition Submissions*, December

Elton Consulting (2011), *Austral and Leppington North Precincts - Demographic and Social Infrastructure Assessment*, July

Elton Consulting (2012), *Austral and Leppington North Precincts - Addendum to the Demographic and Social Infrastructure Assessment*, July

Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011

GLN Planning (2012), *Austral and Leppington North Precincts Infrastructure Delivery Plan*, Final Report, September

MJ Davis Realty Appraisals (undated), *Land Valuations for the Leppington & Leppington North Precincts*, Reference VN16165

NSW Department of Planning (2010), *Local Development Contributions Practice Note for the assessment of contributions plans by IPART*, November

NSW Department of Urban Affairs and Planning (2005), *Development Contributions Practice Notes*

WT Partnership (2012), *Austral and Leppington North Precincts Review of Costs for Section 94 Contributions Plan*, Draft, 30 March 2012

B. Leppington Precinct

Part B is structured as follows:

Part B.1 documents the expected development in the Precinct and the likely demand for infrastructure arising from that development.

Part B.2 discusses the infrastructure that is required to meet the demands of the expected development.

Parts B.3 and B.4 contain schedules of infrastructure addressed by the plan and maps showing the locations of infrastructure items.

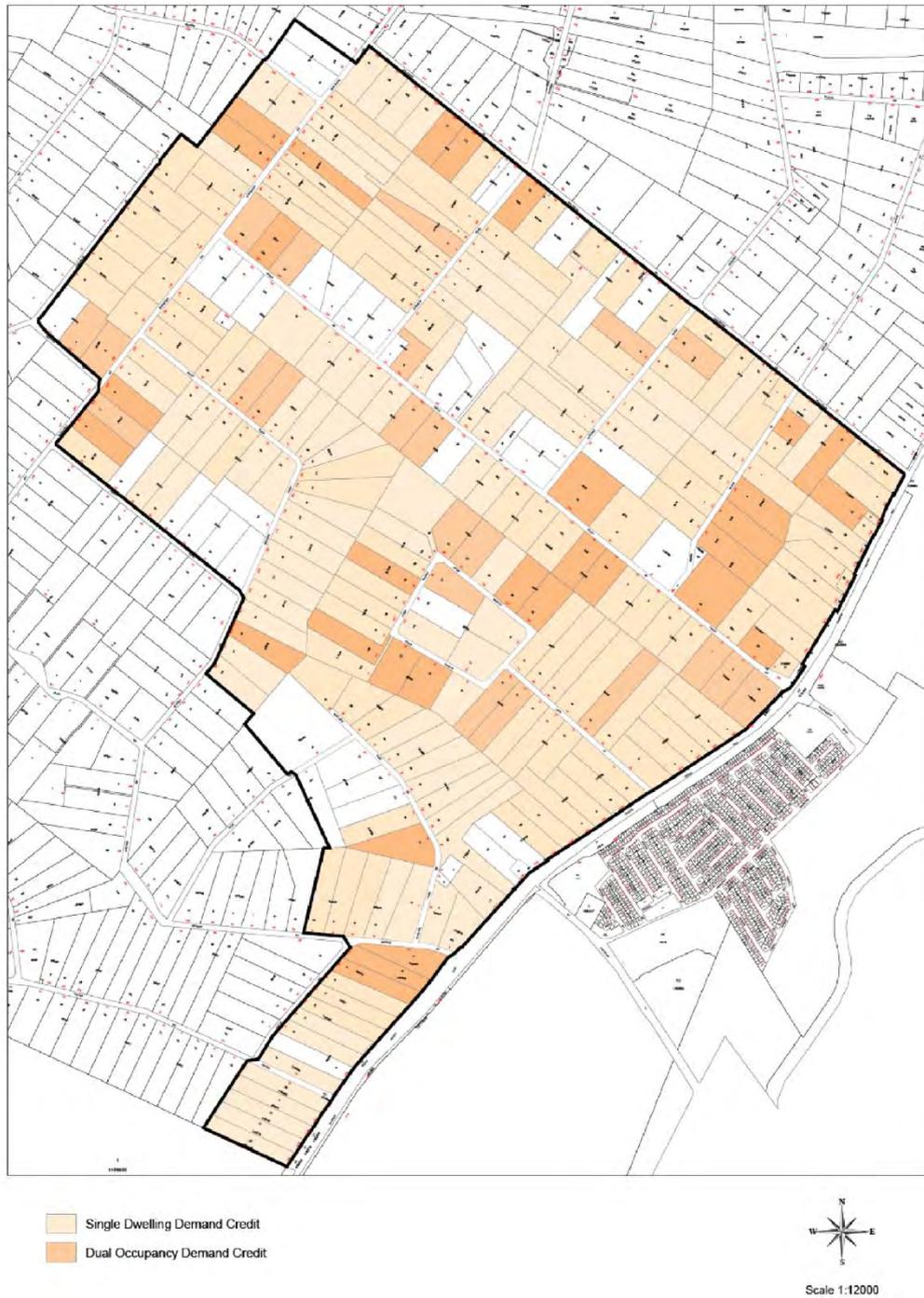
Part B.5 includes a list of documents used to determine the infrastructure needs and costs.

B.1 Infrastructure demand

B.1.1 Existing development

The development in the Leppington Precinct that existed at the time the land was rezoned for urban purposes was mainly rural and rural residential land uses.

Figure B1 and **Tables B1** and **B2** show the development that existed at the time the plan commenced. This information provides the basis for calculating demand credits for social infrastructure contributions and the net increase in demand for social infrastructure, as discussed in section 2.5 of the Main Document.



Source: Camden Council

Figure B1 Existing development at the time the land was zoned for urban purposes

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Table B1 Lots with single dwelling demand credit

Parcel no.	Property address	Property description
102970	24 Cordeaux Street LEPPINGTON NSW 2179	Lot 15 DP 262084
102972	34 Cordeaux Street LEPPINGTON NSW 2179	Lot 14 DP 262084
102973	44 Cordeaux Street LEPPINGTON NSW 2179	Lot 13 DP 262084
102975	54 Cordeaux Street LEPPINGTON NSW 2179	Lot 121 DP 732083
102977	64 Cordeaux Street LEPPINGTON NSW 2179	Lot 122 DP 732083
102979	74 Cordeaux Street LEPPINGTON NSW 2179	Lot 10 DP 262084
104101	130 Eastwood Road LEPPINGTON NSW 2179	Lot 39 DP 247884
104103	138 Eastwood Road LEPPINGTON NSW 2179	Lot 9 DP 262084
104104	148 Eastwood Road LEPPINGTON NSW 2179	Lot 8 DP 262084
104105	158 Eastwood Road LEPPINGTON NSW 2179	Lot 7 DP 262084
104106	178 Eastwood Road LEPPINGTON NSW 2179	Lot 6 DP 262084
104111	202 Eastwood Road LEPPINGTON NSW 2179	Lot 5 DP 262084
107373	236 McCann Road ROSSMORE NSW 2557	Lot 35 DP 247884
107375	248 McCann Road ROSSMORE NSW 2557	Lot 36 DP 247884
103607	23 Dickson Road LEPPINGTON NSW 2179	Lot 210 DP 778570
103609	31 Dickson Road LEPPINGTON NSW 2179	Lot 211 DP 778570
103611	39 Dickson Road LEPPINGTON NSW 2179	Lot 32 DP 595465
103613	43 Dickson Road LEPPINGTON NSW 2179	Lot 31 DP 595465
103617	63 Dickson Road LEPPINGTON NSW 2179	Lot 1 DP 520280
103961	197 Ingleburn Road LEPPINGTON NSW 2179	Lot 17B DP 8979
104089	89 Eastwood Road LEPPINGTON NSW 2179	Lot 191 DP 611628
104090	93 Eastwood Road LEPPINGTON NSW 2179	Lot 192 DP 611628
104091	99 Eastwood Road LEPPINGTON NSW 2179	Lot 193 DP 611628
104092	105 Eastwood Road LEPPINGTON NSW 2179	Lot 194 DP 611628
104095	115 Eastwood Road LEPPINGTON NSW 2179	Lot A DP 357433
104097	121 Eastwood Road LEPPINGTON NSW 2179	Lot B DP 363901
104100	125 Eastwood Road LEPPINGTON NSW 2179	Lot 2 DP 564579
104102	131 Eastwood Road LEPPINGTON NSW 2179	Lot 1 DP 564579
106023	191 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 509218
106029	225 Ingleburn Road LEPPINGTON NSW 2179	Lot 18C DP 8979
106030	233 Ingleburn Road LEPPINGTON NSW 2179	Lot 18B DP 8979
106032	243 Ingleburn Road LEPPINGTON NSW 2179	Lot 18A DP 8979
106034	253 Ingleburn Road LEPPINGTON NSW 2179	Lot 18 DP 8979
103605	22 Dickson Road LEPPINGTON NSW 2179	Lot 1 DP 883825
103610	32 Dickson Road LEPPINGTON NSW 2179	Lot 1 DP 393385
103612	40 Dickson Road LEPPINGTON NSW 2179	Lot X DP 390898
103614	48 Dickson Road LEPPINGTON NSW 2179	Lot Y DP 390898
103616	56 Dickson Road LEPPINGTON NSW 2179	Lot B DP 400238

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Parcel no.	Property address	Property description
103619	64 Dickson Road LEPPINGTON NSW 2179	Lot A DP 400238
105531	146 Heath Road LEPPINGTON NSW 2179	Lot 205 DP 616617
105533	154 Heath Road LEPPINGTON NSW 2179	Lot 204 DP 616617
105540	178 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 529503
106008	129 Ingleburn Road LEPPINGTON NSW 2179	Lot 21 DP 832295
106010	143 Ingleburn Road LEPPINGTON NSW 2179	Lot 11 DP 629130
106012	149 Ingleburn Road LEPPINGTON NSW 2179	Lot 12 DP 629130
106016	167 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 831464
109534	25 Rickard Road LEPPINGTON NSW 2179	Lot 2 DP 214064
109536	31 Rickard Road LEPPINGTON NSW 2179	Lot 1 DP 214064
109538	37 Rickard Road LEPPINGTON NSW 2179	Lot B DP 331010
109539	43 Rickard Road LEPPINGTON NSW 2179	Lot A DP 331010
109541	55 Rickard Road LEPPINGTON NSW 2179	Lot A DP 379496
1120330	107 Ingleburn Road LEPPINGTON NSW 2179	Lot 2 DP 1012407
101573	25 Byron Road LEPPINGTON NSW 2179	Lot 44C DP 8979
101575	35 Byron Road LEPPINGTON NSW 2179	Lot 44B DP 8979
101577	45 Byron Road LEPPINGTON NSW 2179	Lot 43A DP 8979
101581	55 Byron Road LEPPINGTON NSW 2179	Lot 43B DP 8979
101585	85 Byron Road LEPPINGTON NSW 2179	Lot 1 DP 525996
105517	80 Heath Road LEPPINGTON NSW 2179	Lot 46 DP 8176
105993	63 Ingleburn Road LEPPINGTON NSW 2179	Lot 2 DP 525996
105995	69 Ingleburn Road LEPPINGTON NSW 2179	Lot 76 DP 8979
105997	75 Ingleburn Road LEPPINGTON NSW 2179	Lot 75 DP 8979
109537	36 Rickard Road LEPPINGTON NSW 2179	Lot 44A DP 8979
109540	46 Rickard Road LEPPINGTON NSW 2179	Lot 101 DP 602786
109542	56 Rickard Road LEPPINGTON NSW 2179	Lot 102 DP 602786
109544	66 Rickard Road LEPPINGTON NSW 2179	Lot 72 DP 8979
1120332	91 Ingleburn Road LEPPINGTON NSW 2179	Lot 1 DP 1012407
101582	56 Byron Road LEPPINGTON NSW 2179	Lot 1 DP 526424
101583	66 Byron Road LEPPINGTON NSW 2179	Lot D DP 375004
105508	30 Heath Road LEPPINGTON NSW 2179	Lot 49A DP 8979
105990	35 Ingleburn Road LEPPINGTON NSW 2179	Lot 79 DP 8979
105992	47 Ingleburn Road LEPPINGTON NSW 2179	Lot A DP 336688
1161145	12 Heath Road LEPPINGTON NSW 2179	Lot 21 DP 1173857
1161150	1369 Camden Valley Way LEPPINGTON NSW 2179	Lot 26 DP 1173857
1161314	1389 Camden Valley Way LEPPINGTON NSW 2179	Lot 10 DP 1175345
1161316	1393 Camden Valley Way LEPPINGTON NSW 2179	Lot 11 DP 1175345
1161320	1401 Camden Valley Way LEPPINGTON NSW 2179	Lot 13 DP 1175345
1161557	11 Ingleburn Road LEPPINGTON NSW 2179	Lot 75 DP 1180577

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Parcel no.	Property address	Property description
1161146	1339 Camden Valley Way LEPPINGTON NSW 2179	Lot 22 DP 1173857
1161147	1351 Camden Valley Way LEPPINGTON NSW 2179	Lot 23 DP 1173857
1161148	1361 Camden Valley Way LEPPINGTON NSW 2179	Lot 24 DP 1173857
1161149	1365 Camden Valley Way LEPPINGTON NSW 2179	Lot 25 DP 1173857
1161151	1375 Camden Valley Way LEPPINGTON NSW 2179	Lot 27 DP 1173857
1161152	1383 Camden Valley Way LEPPINGTON NSW 2179	Lot 28 DP 1173857
104108	181 Eastwood Road LEPPINGTON NSW 2179	Lot 4 DP 200676
104109	189 Eastwood Road LEPPINGTON NSW 2179	Lot 2 DP 28107
104110	197 Eastwood Road LEPPINGTON NSW 2179	Lot 3 DP 28107
104904	222 George Road LEPPINGTON NSW 2179	Lot 52 DP 28380
104905	228 George Road LEPPINGTON NSW 2179	Lot 51 DP 28380
104908	244 George Road LEPPINGTON NSW 2179	Lot 49 DP 28380
104909	252 George Road LEPPINGTON NSW 2179	Lot 48 DP 28107
104910	260 George Road LEPPINGTON NSW 2179	Lot 47 DP 28107
104911	268 George Road LEPPINGTON NSW 2179	Lot 46 DP 28107
104913	278 George Road LEPPINGTON NSW 2179	Lot 45 DP 28107
104914	284 George Road LEPPINGTON NSW 2179	Lot 44 DP 28107
104915	290 George Road LEPPINGTON NSW 2179	Lot 43 DP 28107
104916	294 George Road LEPPINGTON NSW 2179	Lot 42 DP 28107
104917	298 George Road LEPPINGTON NSW 2179	Lot 41 DP 28107
105541	183 Heath Road LEPPINGTON NSW 2179	Lot 67A DP 8979
105543	193 Heath Road LEPPINGTON NSW 2179	Lot 68 DP 8979
105545	203 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 576229
105546	213 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 576229
105550	229 Heath Road LEPPINGTON NSW 2179	Lot 70 DP 8979
108934	4 Philip Road LEPPINGTON NSW 2179	Lot 40 DP 28107
108936	6 Philip Road LEPPINGTON NSW 2179	Lot 39 DP 28107
108937	12 Philip Road LEPPINGTON NSW 2179	Lot 38 DP 28107
108939	18 Philip Road LEPPINGTON NSW 2179	Lot 37 DP 28107
108945	42 Philip Road LEPPINGTON NSW 2179	Lot 34 DP 28107
108947	50 Philip Road LEPPINGTON NSW 2179	Lot 33 DP 28107
105519	101 Heath Road LEPPINGTON NSW 2179	Lot 201 DP 628656
105527	137 Heath Road LEPPINGTON NSW 2179	Lot 650 DP 814340
105530	143 Heath Road LEPPINGTON NSW 2179	Lot 65A DP 8979
109572	19 Ridge Square LEPPINGTON NSW 2179	Lot 15 DP 28459
109573	20 Ridge Square LEPPINGTON NSW 2179	Lot 41 DP 28459
109576	40 Ridge Square LEPPINGTON NSW 2179	Lot 39 DP 28459
109577	47 Ridge Square LEPPINGTON NSW 2179	Lot 180 DP 771997
109579	51 Ridge Square LEPPINGTON NSW 2179	Lot 19 DP 28459

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Parcel no.	Property address	Property description
109580	55 Ridge Square LEPPINGTON NSW 2179	Lot 20 DP 28459
109581	63 Ridge Square LEPPINGTON NSW 2179	Lot 21 DP 28459
109586	75 Ridge Square LEPPINGTON NSW 2179	Lot 23 DP 28459
109587	81 Ridge Square LEPPINGTON NSW 2179	Lot 24 DP 28459
109588	83 Ridge Square LEPPINGTON NSW 2179	Lot 25 DP 28459
109592	103 Ridge Square LEPPINGTON NSW 2179	Lot 28 DP 28459
109595	114 Ridge Square LEPPINGTON NSW 2179	Lot 40 DP 28459
1121783	113 Heath Road LEPPINGTON NSW 2179	Lot 101 DP 1031121
1121784	125 Heath Road LEPPINGTON NSW 2179	Lot 100 DP 1031121
101868	1231 Camden Valley Way LEPPINGTON NSW 2179	Lot 9 DP 28459
101880	1239 Camden Valley Way LEPPINGTON NSW 2179	Lot 8 DP 28459
101882	1273 Camden Valley Way LEPPINGTON NSW 2179	Lot 4 DP 28459
101883	1281 Camden Valley Way LEPPINGTON NSW 2179	Lot 3 DP 28459
101884	1289 Camden Valley Way LEPPINGTON NSW 2179	Lot 2 DP 28459
101885	1297 Camden Valley Way LEPPINGTON NSW 2179	Lot 1 DP 28459
105510	43 Heath Road LEPPINGTON NSW 2179	Lot 22 DP 776219
105511	49 Heath Road LEPPINGTON NSW 2179	Lot 21 DP 776219
105513	59 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 556930
105515	69 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 556930
108738	22 Park Road LEPPINGTON NSW 2179	Lot 5 DP 28459
108739	26 Park Road LEPPINGTON NSW 2179	Lot 36 DP 28459
108742	33 Park Road LEPPINGTON NSW 2179	Lot 10 DP 28459
108744	44 Park Road LEPPINGTON NSW 2179	Lot 34 DP 28459
108745	47 Park Road LEPPINGTON NSW 2179	Lot 11 DP 28459
108746	52 Park Road LEPPINGTON NSW 2179	Lot 33 DP 28459
108747	53 Park Road LEPPINGTON NSW 2179	Lot 12 DP 28459
108748	60 Park Road LEPPINGTON NSW 2179	Lot 32 DP 28459
108750	68 Park Road LEPPINGTON NSW 2179	Lot 31 DP 28459
1160850	31 Park Road LEPPINGTON NSW 2179	Lot 55 DP 1172744
1161528	1247 Camden Valley Way LEPPINGTON NSW 2179	Lot 54 DP 1172744
104112	207 Eastwood Road LEPPINGTON NSW 2179	Lot 4 DP 28107
104113	217 Eastwood Road LEPPINGTON NSW 2179	Lot 5 DP 28107
104120	78 Joseph Road LEPPINGTON NSW 2179	Lot 9 DP 28107
106216	44 Joseph Road LEPPINGTON NSW 2179	Lot 23 DP 28107
106218	52 Joseph Road LEPPINGTON NSW 2179	Lot 24 DP 28107
108935	5 Philip Road LEPPINGTON NSW 2179	Lot 31 DP 28107
108938	15 Philip Road LEPPINGTON NSW 2179	Lot 30 DP 28107
108940	25 Philip Road LEPPINGTON NSW 2179	Lot 29 DP 28107
108942	33 Philip Road LEPPINGTON NSW 2179	Lot 28 DP 28107

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Parcel no.	Property address	Property description
108944	41 Philip Road LEPPINGTON NSW 2179	Lot 27 DP 28107
108946	49 Philip Road LEPPINGTON NSW 2179	Lot 26 DP 28107
101878	1187 Camden Valley Way LEPPINGTON NSW 2179	Lot 11 DP 619041
104871	11 Woolgen Park Road LEPPINGTON NSW 2179	Lot 14 DP 200915
104872	32 George Road LEPPINGTON NSW 2179	Lot 13 DP 200915
104873	38 George Road LEPPINGTON NSW 2179	Lot 12 DP 200915
104874	44 George Road LEPPINGTON NSW 2179	Lot 11 DP 200915
104875	52 George Road LEPPINGTON NSW 2179	Lot 10 DP 200915
112292	20 Woolgen Park Road LEPPINGTON NSW 2179	Lot 4 DP 560646
112299	46 Woolgen Park Road LEPPINGTON NSW 2179	Lot 23 DP 205952
112300	51 Woolgen Park Road LEPPINGTON NSW 2179	Lot 40 DP 205952
112301	52 Woolgen Park Road LEPPINGTON NSW 2179	Lot 24 DP 205952
112302	60 Woolgen Park Road LEPPINGTON NSW 2179	Lot 25 DP 205952
112304	66 Woolgen Park Road LEPPINGTON NSW 2179	Lot 26 DP 205952
112306	74 Woolgen Park Road LEPPINGTON NSW 2179	Lot 27 DP 205952
112309	82 Woolgen Park Road LEPPINGTON NSW 2179	Lot 28 DP 205952
112310	88 Woolgen Park Road LEPPINGTON NSW 2179	Lot 29 DP 205952
112311	96 Woolgen Park Road LEPPINGTON NSW 2179	Lot 30 DP 205952
112312	102 Woolgen Park Road LEPPINGTON NSW 2179	Lot 31 DP 205952
1161523	36 Woolgen Park Road LEPPINGTON NSW 2179	Lot 49 DP 1172744
1161526	1217 Camden Valley Way LEPPINGTON NSW 2179	Lot 52 DP 1172744
1161527	1225 Camden Valley Way LEPPINGTON NSW 2179	Lot 53 DP 1172744
1161739	6 George Road LEPPINGTON NSW 2179	Lot 40 DP 1175279
105907	14 Hulls Road LEPPINGTON NSW 2179	Lot 5 DP 858010
105912	34 Hulls Road LEPPINGTON NSW 2179	Lot 11 DP 28057
105914	40 Hulls Road LEPPINGTON NSW 2179	Lot 6 DP 858010
113979	1085 Camden Valley Way LEPPINGTON NSW 2179	Lot 1 DP 858010
1159410	1075 Camden Valley Way LEPPINGTON NSW 2179	Lot 41 DP 1162018
1159930	1067 Camden Valley Way LEPPINGTON NSW 2179	Lot 40 DP 1162018
1161518	15 Dwyer Road LEPPINGTON NSW 2179	Lot 20 DP 1166485
1161785	14 Dwyer Road LEPPINGTON NSW 2179	Lot 10 DP 1172863
1161787	22 Hulls Road LEPPINGTON NSW 2179	Lot 11 DP 1172863
1161789	26 Hulls Road LEPPINGTON NSW 2179	Lot 12 DP 1172863
1161794	1079 Camden Valley Way LEPPINGTON NSW 2179	Lot 20 DP 1162019

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Table B2 Lots with dual occupancy demand credit

Parcel no.	Property address	Property description
100207	221 Anthony Road LEPPINGTON NSW 2179	Lot 3 DP 262084
100208	220 Eastwood Road LEPPINGTON NSW 2179	Lot 4 DP 262084
104093	111 Eastwood Road LEPPINGTON NSW 2179	Lot 1 DP 550791
104094	114 Eastwood Road LEPPINGTON NSW 2179	Lot 37 DP 247884
104098	122 Eastwood Road LEPPINGTON NSW 2179	Lot 38 DP 247884
104114	225 Eastwood Road LEPPINGTON NSW 2179	Lot 6 DP 28107
104116	233 Eastwood Road LEPPINGTON NSW 2179	Lot 7 DP 28107
104118	241 Eastwood Road LEPPINGTON NSW 2179	Lot 8 DP 28107
105553	244 Heath Road LEPPINGTON NSW 2179	Lot 22 DP 8979
105556	254 Heath Road LEPPINGTON NSW 2179	Lot 22A DP 8979
105557	264 Heath Road LEPPINGTON NSW 2179	Lot 22B DP 8979
106025	205 Ingleburn Road LEPPINGTON NSW 2179	Lot 17A DP 8979
106027	215 Ingleburn Road LEPPINGTON NSW 2179	Lot 17 DP 8979
108941	26 Philip Road LEPPINGTON NSW 2179	Lot 36 DP 28107
108943	34 Philip Road LEPPINGTON NSW 2179	Lot 35 DP 28107
1122665	51 Dickson Road LEPPINGTON NSW 2179	Lot 2 DP 1033109
104907	236 George Road LEPPINGTON NSW 2179	Lot 50 DP 28380
105518	89 Heath Road LEPPINGTON NSW 2179	Lot 632 DP 791829
105524	116 Heath Road LEPPINGTON NSW 2179	Lot 45 DP 8979
105536	163 Heath Road LEPPINGTON NSW 2179	Lot 66A DP 8979
105539	173 Heath Road LEPPINGTON NSW 2179	Lot 67 DP 8979
105542	186 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 554127
106018	175 Ingleburn Road LEPPINGTON NSW 2179	Lot 32 DP 8979
109543	63 Rickard Road LEPPINGTON NSW 2179	Lot B DP 379496
109545	76 Rickard Road LEPPINGTON NSW 2179	Lot 73 DP 8979
109574	25 Ridge Square LEPPINGTON NSW 2179	Lot 16 DP 28459
109575	39 Ridge Square LEPPINGTON NSW 2179	Lot 17 DP 28459
109578	49 Ridge Square LEPPINGTON NSW 2179	Lot 181 DP 771997
109585	69 Ridge Square LEPPINGTON NSW 2179	Lot 22 DP 28459
109589	85 Ridge Square LEPPINGTON NSW 2179	Lot 26 DP 28459
109590	93 Ridge Square LEPPINGTON NSW 2179	Lot 27 DP 28459
109591	96 Ridge Square LEPPINGTON NSW 2179	Lot 37 DP 28459
109593	113 Ridge Square LEPPINGTON NSW 2179	Lot 29 DP 28459
109596	125 Ridge Square LEPPINGTON NSW 2179	Lot 30 DP 28459
101574	26 Byron Road LEPPINGTON NSW 2179	Lot 50C DP 8979
101576	36 Byron Road LEPPINGTON NSW 2179	Lot 50B DP 8979
101579	46 Byron Road LEPPINGTON NSW 2179	Lot 2 DP 526424

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101584	76 Byron Road LEPPINGTON NSW 2179	Lot C DP 375004
105507	21 Heath Road LEPPINGTON NSW 2179	Lot 2 DP 210459
105509	31 Heath Road LEPPINGTON NSW 2179	Lot 1 DP 210459
105512	50 Heath Road LEPPINGTON NSW 2179	Lot 48 DP 8979
105516	79 Heath Road LEPPINGTON NSW 2179	Lot 631 DP 791829
105987	27 Ingleburn Road LEPPINGTON NSW 2179	Lot 80 DP 8979
108743	34 Park Road LEPPINGTON NSW 2179	Lot 35 DP 28459
108749	61 Park Road LEPPINGTON NSW 2179	Lot 13 DP 28459
108751	69 Park Road LEPPINGTON NSW 2179	Lot 14 DP 28459
1161318	1395 Camden Valley Way LEPPINGTON NSW 2179	Lot 12 DP 1175345
1161144	18 Heath Road LEPPINGTON NSW 2179	Lot 20 DP 1173857
1161559	7 Heath Road LEPPINGTON NSW 2179 / 1307 Camden Valley Way LEPPINGTON NSW 2179	Lot 20 DP 1180410
112297	39 Woolgen Park Road LEPPINGTON NSW 2179	Lot 41 DP 205952
113751	46 Hulls Road LEPPINGTON NSW 2179	Lot 7 DP 858010
1161516	52 Hulls Road LEPPINGTON NSW 2179	Lot 10 DP 1164955
1161517	15 George Road LEPPINGTON NSW 2179	Lot 11 DP 1164955

B.1.2 Net Developable Area

The definition of NDA is included in section 5.9 of the Main Document of this plan.

For the purposes of the definition of Net Developable Area (paragraph (a)) included in section 5.9, the following land is excluded from NDA in the Leppington Precinct:

- Land including and immediately surrounding Leppington Progress Association Hall, 123 Ingleburn Road Leppington, (Lot 1 DP 341680), and comprising approximately 915 m².
- Land including and immediately surrounding 66 Rickard Road Leppington, (Lot 72 DP 8979), and comprising approximately 5,938 m².
- Land including and immediately surrounding 43 Rickard Road Leppington, (Lot A DP 331010), and comprising approximately 1.71 ha.
- Land including and immediately surrounding 168 Heath Road Leppington, (Lot 201 DP 616618), and comprising approximately 7,362 m².
- Land including and immediately surrounding 125 Heath Road Leppington, (Lot 125 DP 1301121), and comprising approximately 5,360 m².

The Leppington Precinct has an estimated net developable area of approximately 437 hectares, as shown in **Table B3**.

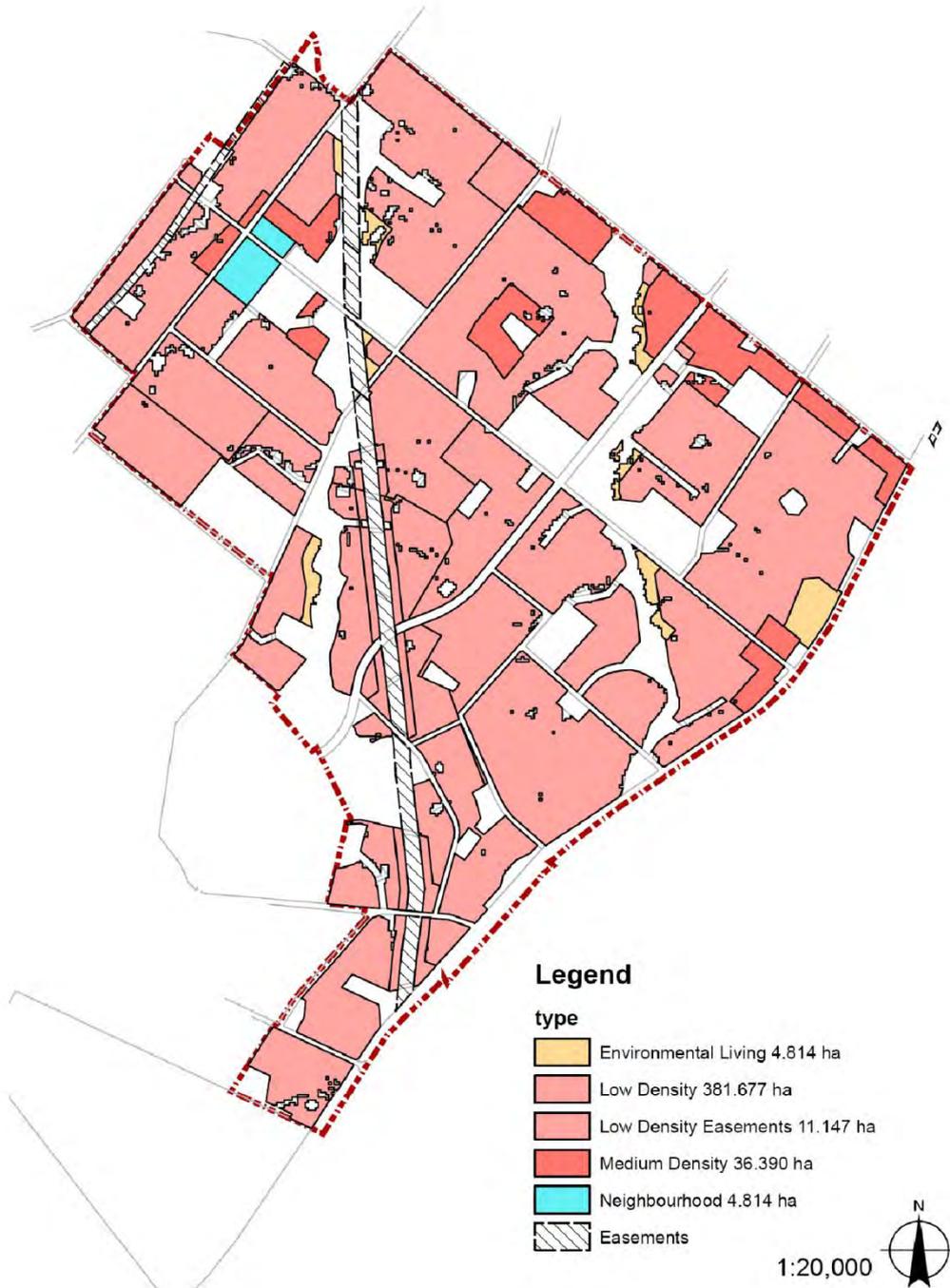
Table B3 Expected Net Developable Area – Leppington Precinct

Land use zone	Net Developable Area (ha)
E4 Environmental Living	2.21*
R2 Low Density Residential	381.68
R2 Low Density Residential adjacent to electricity transmission easements	11.57
R3 Medium Density Residential	36.39
B2 Local Centre	4.81
Total	436.7

* the NDA for land zoned E4 Environmental Living has been adjusted to ensure that each detached dwelling in this zone is charged traffic and transport and water cycle management contributions at the same rate as each detached dwelling in the R2 Low Density Residential zone

Source: Department of Planning and Environment 1 June 2014

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Source: Camden Council

Figure B2 Land use zoning of the subject site

B.1.3 Expected development

The expected development in Leppington Precinct is as follows:

- Approximately 8,208 dwellings and a population of approximately 26,892.¹⁵
- A local centre with local and neighbourhood retail and commercial facilities.
- Four primary schools and one high school.
- Community facilities, including three local level community halls, one district level multi-purpose community centre and one youth centre.¹⁶
- Open space and drainage facilities along the Scalabrini Creek and Kemps Creek corridors.

The proposed arrangement of anticipated land uses is shown in the ILP in **Figure B3**.

In **Figure B3** the land uses in the north eastern portion of the Precinct are clearly defined, which the land uses in the remainder of land in the Precinct are represented in faded colours. This is because while the planning for infrastructure was undertaken for the entire Precinct, the Minister for Planning initially only rezoned the north-eastern portion.

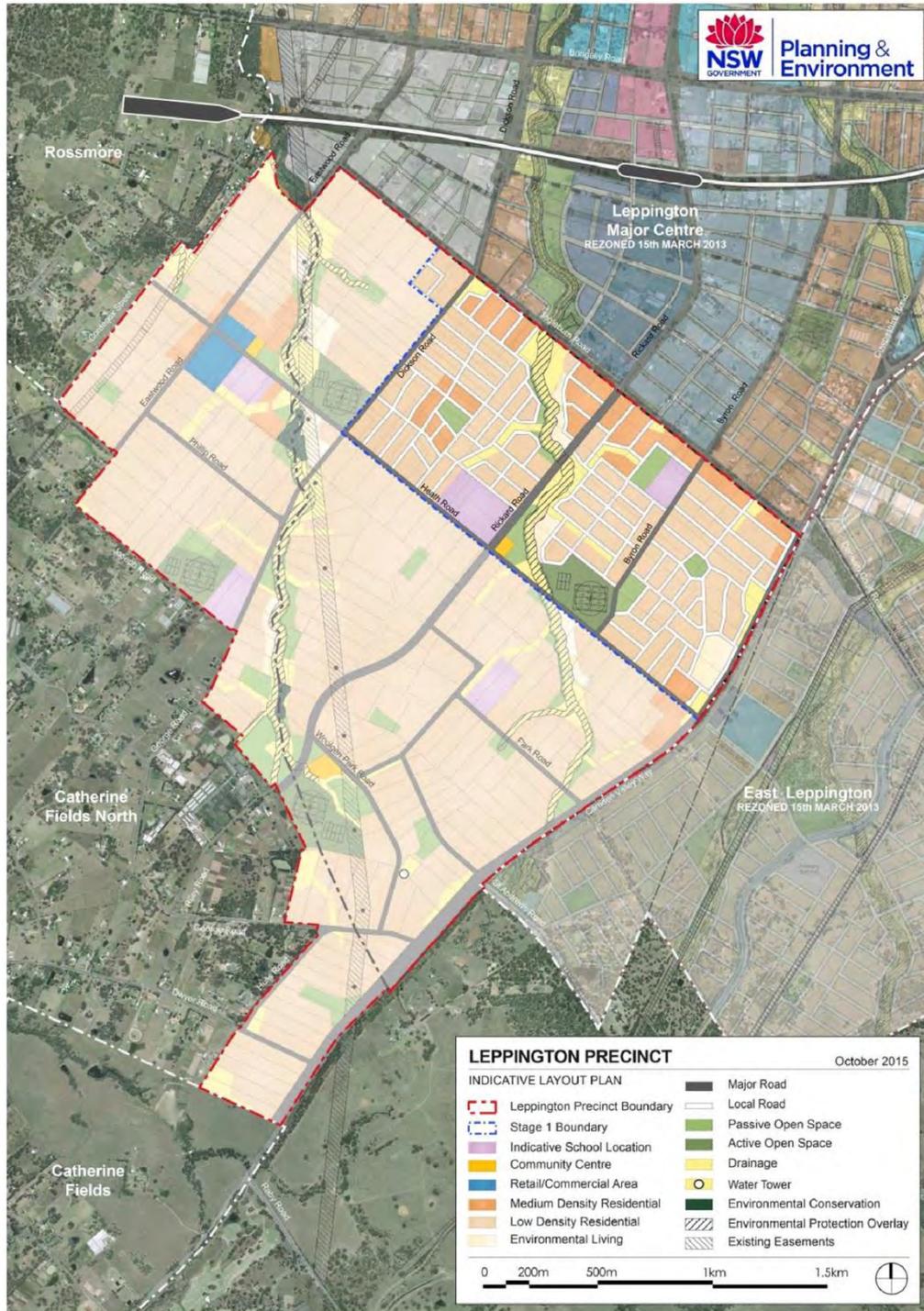
Council has prepared this contributions plan based on the Precinct-wide infrastructure assessments, and it therefore applies to land both zoned and yet to be zoned for urban purposes. This is reasonable because:

- it would be administratively inefficient to prepare contributions plans on an incremental basis
- land owners and developers of land throughout the whole Precinct are entitled to know the level of development contributions affecting the future development of their sites
- rezoning of the remaining Precinct land is likely to occur in the next few years.

¹⁵ These figures include existing dwellings and population.

¹⁶ It is the responsibility of the State Government to provide other community facilities

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Source: Department of Planning and Environment, *Leppington Finalisation Report*, October 2015, Appendix A

Figure B3 Expected land use in Leppington Precinct

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B.1.4 Expected population

The likely demographic characteristics of a development area is important for understanding and planning for the future social infrastructure needs of that area.

The demographic characteristics of the existing rural population do not provide a robust indicator of the future demography of the area.

The report *Leppington Precinct Study - Demographic and Social Infrastructure Assessment* prepared by SGS Economic and Planning makes the following conclusions about the anticipated demography of the future release area:

- The Leppington Precinct currently has 67 percent of the residents aged between 15 and 65, with a median age of 33.
- The Precinct is likely to accommodate an additional 23,130 people by 2046, although the total projected total Precinct population was updated after the public exhibition of the Precinct Plan to between 27,900 and 31,600 people.¹⁷
- The median age of the incoming population will be 12 percent younger than the median age for the Camden LGA.
- The median household size of the incoming population will be 13 percent larger than the median household size for Camden LGA.
- The expected incoming residents within the Leppington Precinct will likely be wealthier, younger families that have higher rent or mortgage costs than those typical of the Camden LGA.

The anticipated net additional population in the Leppington Precinct and adopted for the purposes of this plan has been determined on the basis of the NDA for various types of residential development (refer **Table B4**), the minimum density of dwellings in those areas, and the assumed average occupancy rates for those dwellings.

The anticipated population is shown in **Table B4**.

Table B4 Anticipated resident population – Leppington Precinct

Land use zone	Minimum density (dwellings / ha)	Projected dwellings	Assumed dwelling occupancy rate	Population
E4 Environmental Living	4	40	3.4	136
R2 Low Density Residential	18	6,870	3.4	23,359
R2 Low Density Residential adjacent to electricity transmission easements	10	208	3.4	708
R3 Medium Density Residential	25	910	2.6	2,365
B2 Local Centre	37.4 ^a	180	1.8	324
Less assumed existing population				-972

¹⁷ Department of Planning and Environment, *Leppington Finalisation Report*, October 2015, page 17

Attachment 1

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Land use zone	Minimum density (dwellings / ha)	Projected dwellings	Assumed dwelling occupancy rate	Population
Expected net additional population				25,919

a. This is not a minimum density but is a density derived from a preliminary assessment of the likely dwelling yield for the B2 Local Centre land

B.1.5 Demand for infrastructure

Existing public amenities and services in the Leppington Precinct have been essentially designed to accommodate the existing rural residential development. A change in the development profile of the Precinct from rural to urban development is expected.

The urban development in this area, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented public amenities and services.

Research on infrastructure needs for the impending urban development has identified the following impacts on public services and public amenities:

- increased demand for facilities that will support safe and convenient travel between land uses both within the Precinct and to and from destinations outside of the Precincts, such as new roads and transport facilities
- increased demand for stormwater drainage facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development
- increased demand for active and passive recreation facilities, such as recreation centres, sports fields, sports courts, playgrounds, and shared paths
- increased demand for spaces that will foster community life and the development of social capital in the Precinct, such as cultural centres, multi-purpose community centres and meeting halls.

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
- community and cultural facilities.

B.1.6 Development to be tied to infrastructure staging

The current pattern of land ownership in the Precinct is relatively fragmented (i.e. there are many relatively small land parcels owned by many different people). This means that the provision of essential urban services (i.e. water, sewer and electricity) by infrastructure agencies usually dictates the staging and spread of development. The fragmented nature of the Leppington Precinct makes it extremely difficult to determine the likely development fronts for the Precinct.

The over-arching strategy that is intended the staging and priority of infrastructure in the Precinct is the Infrastructure Delivery Plan.¹⁸ The Infrastructure Delivery Plan proposes that the initial development area will be the land south of Ingleburn Road within the Scalabrini Creek catchment. This attempts to build on opportunities to connect to essential services that are existing on adjacent currently-developing precincts at Leppington North and Willowdale.

The initial urban zoning of land in the north of the Leppington Precinct Plan reflects this infrastructure delivery philosophy.

The initial urban rezoning enables up to 1,900 dwellings to be developed. The initial rezoned area will be the focus of development activity and associated provision of infrastructure in the early years of this plan. This approach is intended to alleviate concerns raised during previous consultations that rezoning of land without services available results in land value increases, and therefore land rates, that do not match development potential.¹⁹

¹⁸ APP (2014), *Leppington Precinct Infrastructure Delivery Plan*, prepared for Department of Planning and Environment

¹⁹ Department of Planning and Environment (2014), *Leppington Precinct Planning Report*, Executive Summary

B.2 Infrastructure strategies

B.2.1 General

B.2.1.1 How have the infrastructure costs been derived?

The costs have been derived from a number of sources. Costs for public services and amenities were informed by the information contained in the studies informing the infrastructure planning of the area (refer Part B.5).

Unit cost rates for land, which are shown below in **Table B**, were determined from advice from a registered valuer.

Unit cost rates for infrastructure in the Leppington North Precinct were used to determine infrastructure costs in the Leppington Precinct. This was deemed appropriate because the Leppington North Precinct is an adjacent area and the costs for that Precinct were independently reviewed by a third party cost estimator (WT Partnership).

Table B5 Unit cost rates for land

Land category	Unit cost rate per square metre
Non-developable land (Riparian corridors, constrained land) below the 1:100 year ARI event	\$80
Riparian Corridors, constrained land above the 1:100 year ARI event	\$125
Residential prime land above 1:100 ARI event	\$225
Commercial Land (B2 zoning)	\$240
Extra allowance for special value etc.	12%

Source: MJ Davis

B.2.1.2 Contribution catchments and apportionment

The section 94 monetary contribution rate for each of the Precinct facilities is determined by dividing the total cost of the facility by the contribution catchment (which is expressed in either persons or NDA).

The proposed amenities and services have generally been sized to reflect the demand generated by the expected development under this plan. Some facilities, such as the out-of-Precinct recreation and community facilities proposed at Rossmore and at Leppington Major Centre, have been designed to serve a wider catchment and the contribution rate reflects that wider contribution catchment.

The contribution catchments for each infrastructure type are as follows:

- In the case of open space and recreation facilities land and works, except for the District Active Open Space - Rossmore Precinct item, the expected additional resident population of the Leppington Precinct.
- In the case of the local community halls and the multi-purpose community centre and youth centre, the expected additional resident population of the Leppington Precinct.
- In the case of the community, cultural and recreational facilities proposed to be located outside of the Leppington Precinct in the Leppington Major Centre, the number of people (or future residents) the respective facility has been designed for.

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- In the case of water cycle management land and works and traffic and transport land and works, the estimated total NDA for the Leppington Precinct.

B.2.2 Traffic and transport facilities

B.2.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

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

- facilities for private vehicles, including roads and intersections;
- facilities for public transport, including rail and bus facilities focused on the planned Leppington railway station; 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 the expected future urban development. As an example, there are only minimal existing public transport services and walking/cycling facilities in the area but this is set to be transformed with the completion of the South West Rail Link. The limited existing (or absent) provision for walking and cycling will also not be appropriate to future demands.

AECOM has prepared the *Leppington Precinct – Transport and Access Strategy* for the Leppington Precinct.²⁰ The Strategy identifies the range of transport infrastructure that will be required to mitigate the impacts and otherwise accommodate the expected development.

This plan will implement the parts of that infrastructure strategy that are not likely to be addressed by State Government funding, or by reasonable conditions in consents requiring land developers to directly provide traffic and transport works.

B.2.2.2 Proposed road hierarchy

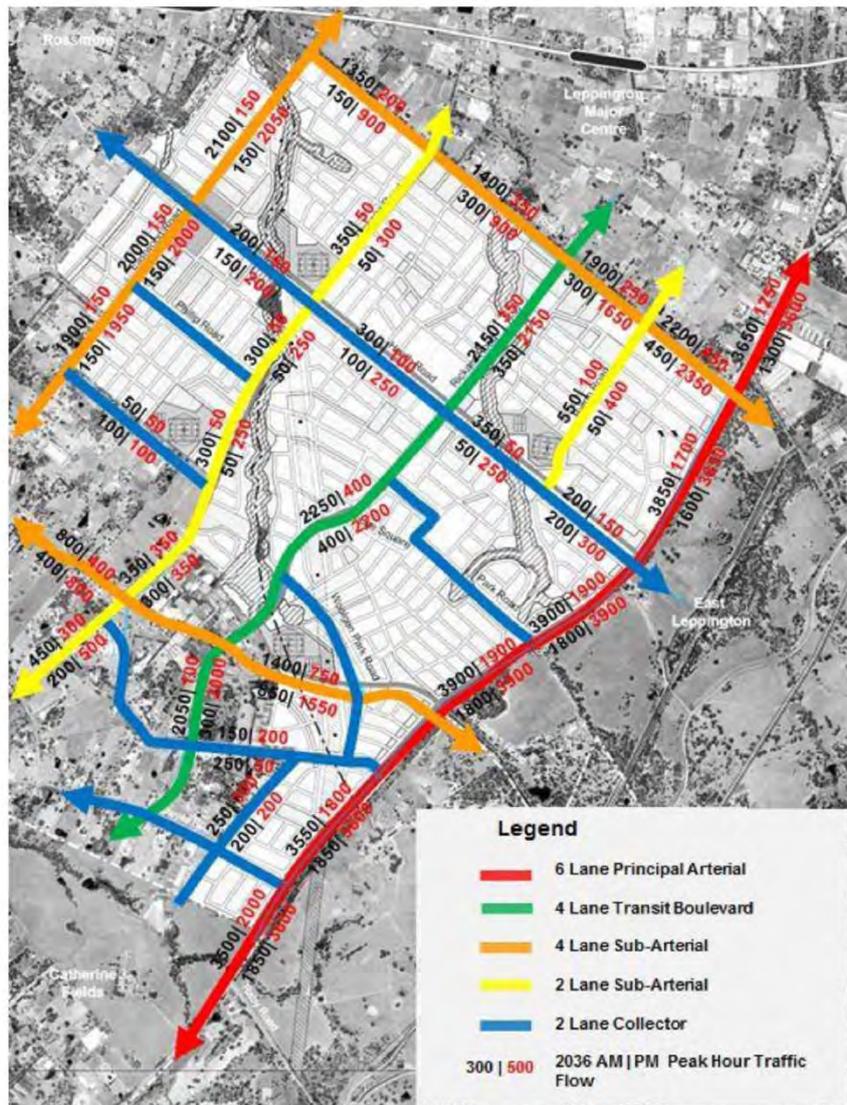
The proposed road network complements a broader hierarchy envisaged for the South West Priority Growth Area.

The Precinct's planned road hierarchy focuses vehicular access on the most appropriate routes onto arterial roads via higher order corridors. Vehicles are then distributed through the Precinct via the network of sub-arterial and collector roads then via local streets to individual land parcels.

The key strategic route serving the Precinct is Camden Valley Way, a principal arterial road providing services in a north-south direction. Rickard Road is a 'transit boulevard' that will link the area to Leppington Major Centre by providing a high frequency bus corridor with bus priority and dedicated travel lanes at intersections. Eastwood Road and Dickson Road will also have a strategic public transport function.

Figure B4 over page shows the planned road hierarchy for the Precinct.

²⁰ AECOM Australia Pty Ltd (2013), *Leppington Precinct Transport and Access Strategy*, prepared for NSW Department of Planning and Infrastructure



Source: AECOM, page 21

Figure B4 Proposed road hierarchy and expected mid-block traffic flows in 2036

The higher order roads and intersections and the public transport links will be delivered or funded through the State budget or through SICs.

Special Infrastructure Contributions will be imposed via conditions of consent on developments in the Precinct. More details on the applicability of SICs can be found by accessing the Department of Planning and Environment’s website.²¹

²¹ Also refer to *Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011*

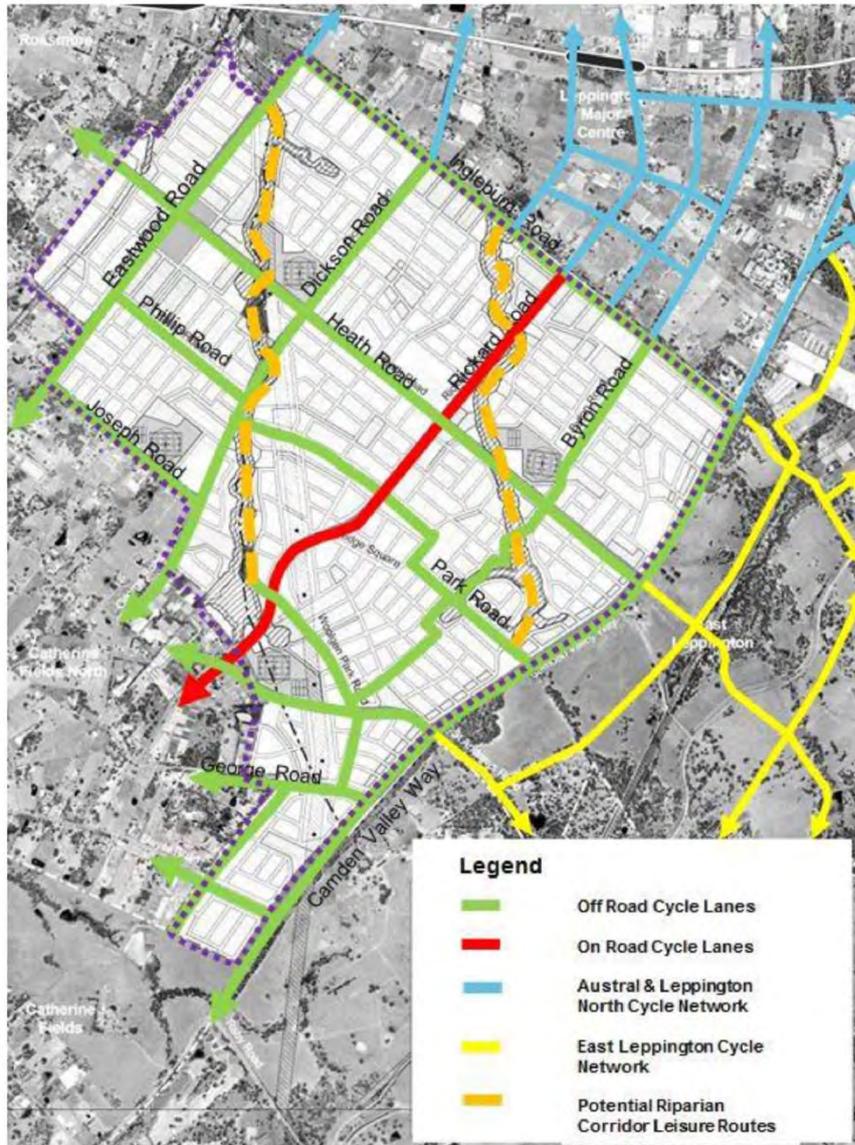
B.2.2.3 Facilities addressed by this plan

The traffic and transport facilities that are to be delivered using section 94 contributions and which are included in this plan include the following:

- Local road creek crossings
- Upgrades of existing rural standard roads to collector road standard
- New collector roads
- Collector road creek crossings
- Bus shelters
- Shared pathways
- Shared pathway creek crossings

Council has decided that these particular facilities should be the subject of section 94 contributions for the following reasons.

- The Precinct is bisected by Kemps Creek and Scalabrini Creek and their tributaries. The ILP includes many planned roads that cross these watercourses. These crossings fulfil a broader planning objective of making the new residential neighbourhoods more connected, rather than meeting a need for direct access to individual developers' lands. It is therefore not reasonable to require developers of land near the creeks to construct the creek crossings as part of their subdivision works. It is more reasonable to require all developers throughout the Precinct meet the cost of these creek crossings.
- New and upgraded public roads may be provided by councils or by developers as part of their subdivision works. Where provided by the council, they are usually funded either through land or monetary section 94 contributions, and are often constructed as works in kind by the developer. Collector roads may be delivered by a mix of section 94 contributions and by developers through conditions of consent. The Leppington Precinct is characterized by a high degree of land fragmentation. So as to facilitate the timely and orderly development of land Council has included most of the Precinct's planned collector roads.
- Intersections of the proposed collector roads will generally be controlled by roundabouts. This type of treatment is anticipated to meet the expected traffic volumes on these roads in 2036, at an assumed level of service 'D' or better. The roundabouts serve the whole area and will therefore be delivered using section 94 contributions.
- Bus shelters will be provided along the bus routes that will utilise the collector road network to facilitate the use of transport options apart from the private car.
- A comprehensive bicycle network is proposed in order to promote more sustainable forms of transport for residents. The network will link the centres, schools, transport nodes and various residential neighbourhoods with key strategic routes and onward destinations. Recreational shared paths will also be provided. These will be focused along Kemps Creek and Scalabrini Creek corridors. This will assist in improving linkages to parks and sporting fields across the Precinct. The proposed bicycle and shared path network is shown in **Figure B5**.



Source: AECOM page 48

Figure B5 Proposed bicycle and shared path network

B.2.3 Water cycle management facilities

B.2.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

Assessments of the development's relationship with riparian corridors and flooding, and the development's stormwater drainage needs, were undertaken by Parsons Brinckerhoff.²²

The framework for the management of stormwater quantity and quality related to the expected urban development in the Leppington Precinct is included in *Leppington Precinct Water Cycle Management Strategy* prepared by Parsons Brinckerhoff in 2014 (the **WCM Strategy**).

B.2.3.2 Pre-development conditions

The pre-development context for stormwater runoff in the Precinct may be summarised as follows:

- The Precinct is traversed by two watercourses, Kemps and Scalabrini Creeks which eventually drain into South Creek, a tributary of the Hawkesbury River.
- Land uses in the catchment comprises small rural holdings, farming lands, market gardens and some residential areas. This land use profile means that most runoff is absorbed into the ground, or is collected in small farm dams.
- There is minimal piped stormwater drainage. Minor cross drainage pipes are likely to exist under roads at creek crossings and low points.
- Existing roads are generally sealed bitumen with no kerb and gutter edging. Road runoff is drained by kerbside swales mostly in an unformed and uncontrolled fashion to nearby gullies and rural residential lots.²³

B.2.3.3 Water cycle objectives and benchmarks

The WCM Strategy to meet the demands of the expected development was determined by developing and testing three delivery options against the adopted objectives for water cycle management in the Precinct.

The project brief required that the WCM Strategy meet a number of objectives, including:

- A path to achieving the stormwater targets in the Growth Centres Development Code and Camden Council's relevant guidelines.
- Effective management of stormwater quality within the catchment.
- Local and regional flood risk management impacts being satisfactorily addressed.
- A scheme which minimises the land-take and construction costs with consideration for integration with urban design, salinity risk and riparian corridor protection measures.
- It must address Water Sensitive Urban Design (**WSUD**) principles.
- It must recommend planning controls and land management strategies having regard to stormwater objectives prepared by OEH, and which is funded and affordable and does not impact on the viability of development within the Precinct.²⁴

²² Parsons Brinckerhoff (2013), *Leppington Precinct – Flooding Assessment*, November 2013

Parsons Brinckerhoff (2014), *Leppington Precinct – Riparian Corridor Assessment*, July 2014

Parsons Brinckerhoff (2014), *Leppington Precinct Water Cycle Management Strategy*, July 2014

²³ WCM Strategy, pages 8-10

²⁴ WCM Strategy, page 2

Further water cycle management objectives are listed in Table 4.1 of the WCM Strategy.

The WCM Strategy's preferred scheme also needed to meet minimum water quantity and quality standards and benchmarks. These requirements, drawn from the Council's Development Control Plan, are listed in Tables 2.1 and 2.2 of the WCM Strategy and include the following benchmarks:

Stormwater system capacity (i.e. minimum management targets for water quantity):

- Stormwater detention required where areas do not drain to trunk system.
- Stormwater detention from the 50% Annual Exceedance Probability (AEP) by development for discharge into Category 1 and 2 creeks.
- Stormwater detention is required to control peak flow up to the 1% AEP.
- Minor system is the 20% AEP event for residential, 10% AEP for commercial.
- Major system using dedicated overland flow paths such as open space, roads and riparian corridors above the 20% AEP and up to the 1% AEP.

Water quality targets in relation to:

- Gross pollutants
- Total suspended solids
- Total phosphorous
- Total nitrogen
- Stream erosion control ratio (i.e. environmental flows)

Riparian corridors are an integral component of the WSUD approach. Riparian corridor widths were based on agreed outcomes with Council, DPE and OEH.²⁵

B.2.3.4 Options testing

The delivery options that were tested against these objectives and quantity / quality benchmarks are summarised below:

- Option 1 is a 'distributed' approach to water quality improvement. This approach involves water quality treatment measures distributed throughout the precinct to improve water quality closer to the source of the runoff. The basins are combined stormwater detention and water quality basins. An indicative layout showing Option 1 is included as Figure A.1 in the WCM Strategy.
- Option 2 is an 'end of catchment' approach for water quality control only. This involves water quality improvement measures located at the bottom of the catchment and aims to improve the water quality at one location prior to release to the receiving water. Onsite detention basins are located within individual lots in the precinct, and are at the cost of the property owner to install and maintain. An indicative layout showing Option 2 is included as Figure A.2 in the WCM Strategy.
- Option 3 is a mix of Options 1 and Option 2 was developed as Option 3. This option combines some local catchment and larger regional sub-catchment controls, and adopts distributed online stormwater retarding for quantity control and separate 'bio-filter' footprint areas for water quality treatment. Bio filter areas could be in the form of a raingarden or tree pit or any vegetated area, and can be co-located with the stormwater retarding basins. Both on- and off-line stormwater basins are also a feature of this option.

²⁵ Details are contained in Parsons Brinckerhoff (2014), *Leppington Precinct – Riparian Corridor Assessment*, July 2014

The evaluation of the options is discussed in the WCM Strategy.²⁶

The preferred option (Option 3) was chosen on the strength of its good performance against all of the evaluation criteria, particularly:

- its relatively lower ongoing operation and maintenance requirements
- its moderate land-take resulting from its use of on-line basins within the riparian corridor, which can also be used for passive recreation purposes.²⁷

B.2.3.5 Facilities addressed by this plan

The WCM Strategy identified a series of stormwater basins and channels and water quality treatment facilities (bio-filters) that, with other measures, would be required to be implemented on land across the Precinct to achieve the water quantity and quality objectives.

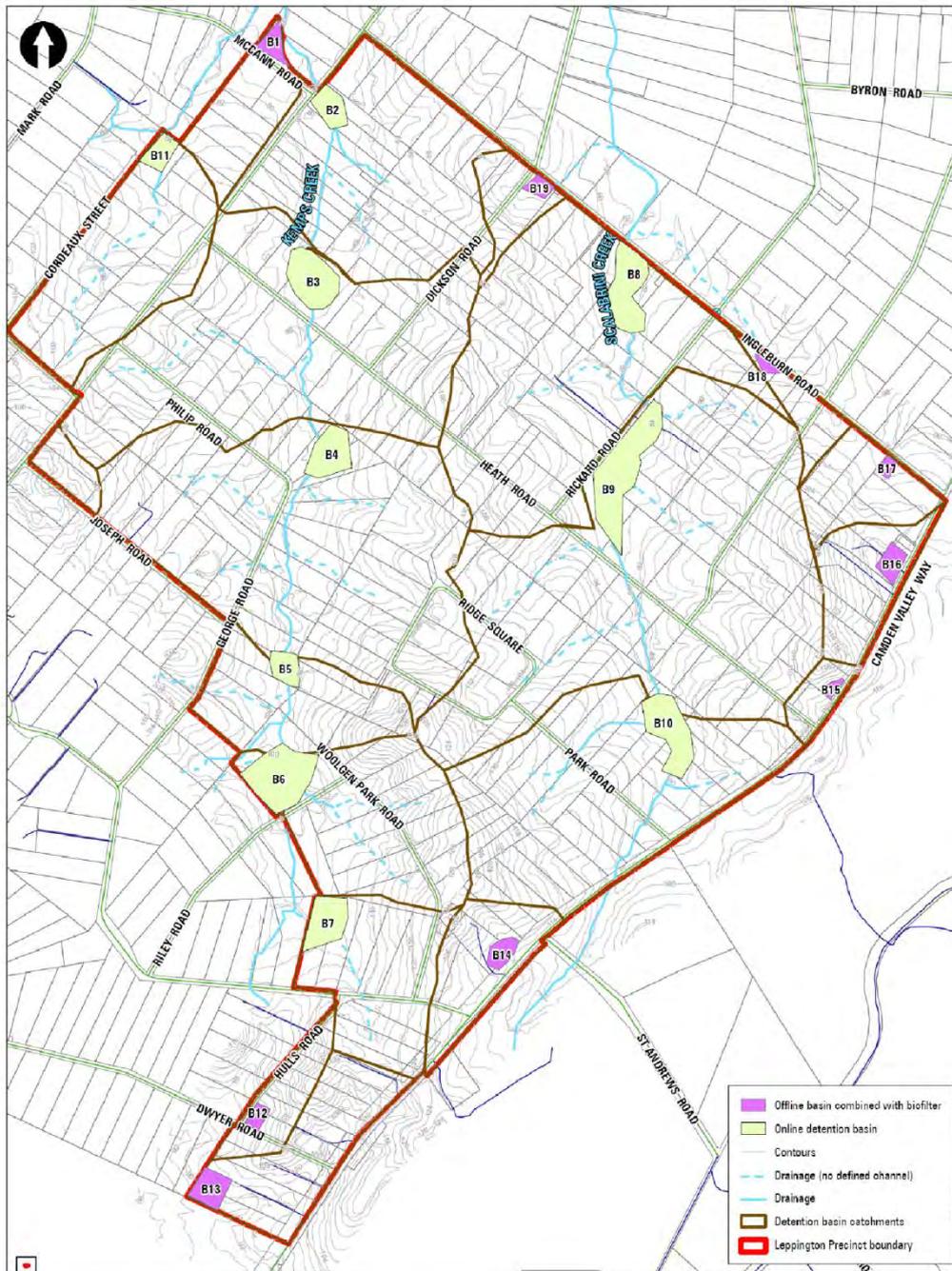
The drainage infrastructure described in the WCM Strategy includes trunk infrastructure to support the development. Councils are responsible for ensuring trunk infrastructure that meets the needs of the entire development is in place, while land developers are required through conditions of consent to provide reticulation works within and near to the development.

The proposed locations of trunk stormwater basins and bio-filters that are to be delivered using contributions collected under this plan are shown in **Figures B6** and **B7**. These facilities will be complemented by drainage channels leading to the basins. The locations of the channels were determined following further analysis that was undertaken following the completion of the WCM Strategy.

A range of 'non-trunk' reticulation works not addressed by this plan will also be required to be undertaken directly by the developer as conditions of consent under section 80A(1)(f) of the EP&A Act. The facilities may include lot-scale OSD basins, private domain bio filtration for commercial land use, rainwater tanks, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

²⁶ Refer Chapter 5 of the WCM Strategy

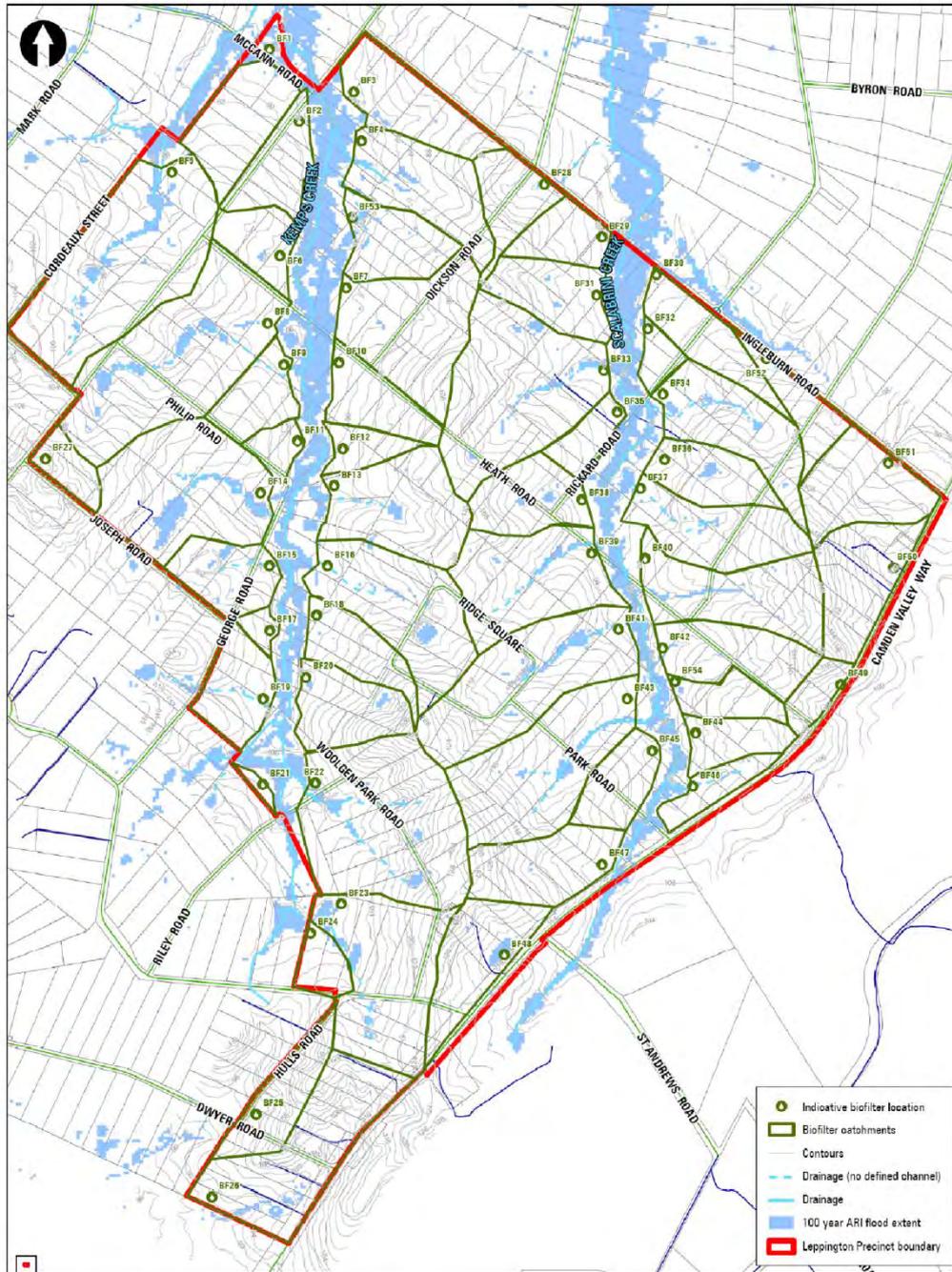
²⁷ Refer Table 5.14 of the WCM Strategy



Source: Parsons Brinckerhoff (2014), Figure A.3

Figure B6 Proposed stormwater basin generic locations

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Source: Parsons Brinckerhoff (2014), Figure A.4

Figure B7 Proposed bio-filter generic locations

B.2.4 Open space and recreational facilities

B.2.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for local, and regional scale open space and recreation facilities as a result of the expected development of this Precinct are documented in the report titled *Leppington Precinct Study – Demographic, Housing, Social Infrastructure, Retail and Employment Assessment (LP Social Infrastructure Assessment)*, prepared by SGS Economics and Planning in October 2012.

The information below summarises that report's conclusions about the likely demand for open space and recreation facilities arising from the expected development.

Requirements for district sportsground facilities was the subject of further discussion between DPE and Council. The DPE's Leppington Precinct Planning Report (page 67) notes the need for Leppington precinct development to contribute towards district level recreation facilities in adjoining precincts.

B.2.4.2 Existing provision

There are limited open space and recreation facilities currently available within the Precinct due to its semi-rural nature.

Existing facilities are limited to the local Pat Kontista Reserve located on Byron Road. This facility serves the current local open space demand for field sports (soccer and cricket), a tennis court, children's playground, toilets and club rooms.

WV Scott Memorial Park is a significant area of active open space situated further north in the Leppington North Precinct immediately adjacent to Camden LGA. This park also provides for field sports and also contains a children's playground.

The absence of passive open space reflects the rural residential lifestyle of the current residents. That is, the demand for this type of open space is significantly reduced in locations where residents live on their own substantial parcel of land.

B.2.4.3 Planning principles for open space and recreation

The open space and recreation principles that have informed the future planning of open space and recreation facilities in the Precinct are summarised as follows:

- Where feasible or appropriate, the public open space network should be integrated and interconnected.
- Both the quality and quantity of public open space are important.
- Public open space should be connected via footpaths, shared pathways and riparian corridors.
- The location and design of public open space should consider the natural environment and topography.
- Facilities of a formal nature (playing fields) should not be located in flood prone areas.
- The recreational and environmental function of open space should not be compromised by public utility undertakings, utility installations or siting of telecommunication facilities.

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- Multiple use of open space is encouraged through multiple zonings and classifications which enable commercial spaces to be incorporated which are compatible and complimentary to the primary role of the site.
- Where possible, playgrounds and playspaces are not to be located under, adjacent to or in the vicinity of high voltage electricity-carrying infrastructure.
- Sites for the provision of public open space must be identified for new communities however facilities can be developed over a period of time, and in stages, to ensure community input and ownership of the facilities.²⁸

The minimum amount of open space was determined using:

- the standards for open space provision as per the *Recreation and Open Space Guidelines for Local Government* – refer **Table B6** below
- the *Growth Centres Development Code* recommended open space provision rate of 2.83 hectares per 1,000 people
- an assumed 50/50 split in the open space land to be made available for active and passive open space and recreation facilities

Table B6 Open space planning guidelines (Department of Planning 2010)

	Hierarchy level	Size	Distance from most dwellings	Share of non-Industrial land
Parks	Local	0.5-2ha	400m	2.6%
	District	2-5ha	2km	0.6%
Linear and Linkage	Local	Up to 1km	NA	0.9%
	District	1-5km	NA	0.1%
<i>Sub-total (Parks / Linear and Linkage)</i>				4.2%
Outdoor sport	Local	5ha		2.0%
	District	5-10ha		2.6%
<i>Sub-total (Outdoor sport)</i>				4.6%
Total (Local / District)				8.8% say 9%
Parks	Regional	5+ ha	5-10km	2.3%
Linear and Linkage	Regional	5+ km	5-10km	0.7%
Outdoor sport	Regional	10+ ha	5-10km	2.9%
Total (Regional)				5.9% say 6%
Grand Total				14.7% say 15%

Source: Department of Planning and Environment (2010), *Recreation and Open Space Planning Guidelines for Local Government*, p.29

²⁸ LP Social Infrastructure Assessment, page 72

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B.2.4.4 Recreation demand assessment based on forecast demographics

The LP Social Infrastructure Assessment provides details on the expected population mix within the Leppington Precinct. The total number and age profile of the future Leppington Precinct population will determine the future demand of social infrastructure and services. For example, the number of 0 to 4 year olds will affect demand for child care services and playgrounds, the number of five to 12 year olds will impact demand for primary schools and play spaces, while the number of residents aged 70+ will affect the demand for aged care facilities and services.

The following demographic groups can help determine the social infrastructure provision requirements for the following population groups:

- early years population
- primary school age
- secondary school age
- tertiary and early working age
- mature working age
- active retirement age

B.2.4.5 Facilities addressed by this plan

The various recreation facilities required to meet the needs of the expected development was identified in the LP Social Infrastructure Assessment. **Table B7** provides details of these facilities.

Table B7 Recreation facilities requirements

Facility	Size	Description	Provision in Precinct
Local parks	Min. 0.5ha up to 2ha	Local parks should have a range of play spaces and opportunities and cater to older children and young people as well as the traditional playground for young children. Grassed area for ball games, seats, shelter. May contain practice wall, fitness equipment, other elements.	7 parks, each within 400m walking distance of most dwellings
District parks (passive)	Min. 2ha up to 5ha	Activities for all ages. Includes a combination of outdoor courts (basketball, netball), skate park, bike paths, play equipment, fitness equipment, water features, picnic facilities, BBQ, area for unleashed dogs.	1 park
Children's playgrounds (0-4 years)	NA	Co-located with parks, sportsgrounds, courts, schools, community facilities, conservation areas. Regional, district, local hierarchy in terms of play	3 playgrounds

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Facility	Size	Description	Provision in Precinct
		equipment and range of experiences. Can be co-located with playspaces for 5 to 12 year olds – within sight distance for carers but physically separated. Fencing if adjacent to water, road, steep slope. Seating, shade, water provided.	
Playspaces (5 to 12 year olds)	NA	Allows for more independent play, skill development and cognitive development. However, they still require adult supervision. More challenging equipment may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/mountain bike jumps and tracks. These areas could be co-located with children's playgrounds, school or community facilities for supervision and convenience of use by carers.	5 playspaces
Local sportsground	5ha	To accommodate demand for local sport and recreation training and competition. Can include: <ul style="list-style-type: none"> • 2 multi-purpose rectangular fields or 1-2 full-sized cricket / AFL ovals (plus practice nets). Playing field lighting. Playing field irrigation system. • 2 tennis / netball courts – 2 half-court basketball courts, or 2 multi-purpose courts – Lights for training • Amenities with change rooms, canteen, meeting room, change rooms, showers • a minimum of 100 parking spaces 	4 facilities
Shared cycle-ways / walkways	n/a	On flat to undulating land. In or adjacent to riparian corridors, water supply channel, drainage corridors. Minimum 3 metre width path for dual use. Include seats and bubblers along the cycleway and circular routes should be included where possible as well as bike storage for convenience of users. Access	Sufficient to link open space, recreation facilities and services, schools, town neighbourhood and village centres.

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Facility	Size	Description	Provision in Precinct
		points to be provided from employment and residential land.	

The following is a summary of Leppington Precinct's proposed open space and recreation facilities that were determined by DPE in the Precinct Planning Report.²⁹ These facilities are incorporated into the ILP, or otherwise will be addressed by developers making contributions toward off-site facilities:

- Active open space provided as four double sporting fields, accommodating an expansion of the existing Leppington Oval, and three new sports fields and other courts (e.g. tennis, basketball or netball). The active open space area has been located adjacent to flood prone land to make the best use of relatively level lands that otherwise have limited development potential. Each playing field is suitable for a variety of sports including cricket and the various football codes.
- A contribution in the draft Section 94 Contributions Plan towards district active open space to be provided outside the Precinct (i.e. district level sporting facilities in Rossmore Precinct – see below).
- Open space 'credits' from passive district open space provided in Leppington North (this has since been removed – see section B.2.4.7).
- Neighbourhood parks distributed throughout the Precinct to ensure each resident is within walking distance of open space.
- A proportion of other land (i.e. more than 14 hectares) associated with riparian corridors and multi-use drainage land to be utilised as passive open space including embellishment for pedestrian and cyclist paths. These corridors are further discussed in section B.2.4.8.³⁰

Details of the specification for each of the proposed facilities to be funded by section 94 contributions are included in Tables 62, 63, 64 and 65 of the LP Social Infrastructure Assessment.

The total area of local and district open space land required to accommodate the recreation facilities was calculated in the LP Social Infrastructure Assessment. **Table B8** over page provides a breakdown of this open space, and compares this breakdown against the breakdown that is represented in the items included in this plan.

The total open space areas in the LP Social Infrastructure Assessment and in this plan both represent a level of provision less than the benchmark 2.83 hectares per 1,000 persons in the *Growth Centres Development Code*.

The LP Social Infrastructure Assessment was based on a then projected additional population of 23,130, and so the rate of provision recommended under that report is 2.45 hectares per 1,000 persons.

This plan is based on a projected additional population of 25,919, and so the planned rate of provision under this plan is 2.41 hectares per 1,000 people.

However, both of these results do not account for the substantial areas of riparian corridor land with a passive recreation function. This plan also allows for the acquisition and embellishment of

²⁹ Department of Planning and Environment (2014), *Leppington Precinct Planning Report*, June 2014

³⁰ *Ibid.*, page 67

27 hectares of land to be used for drainage channels that will for the most part be able to be used for passive recreation purposes.

Table B8 Open space area minimum requirements and planned provision

Open space type	Area shown in LP Social Infrastructure Assessment (ha)	Area included in this plan (ha)
<i>Passive open space:</i>		
Local parks	16.10	30.32
Play grounds	1.38	Included in local parks
Play spaces	2.30	Included in local parks
District park	5.75	4.00
<i>Active open space:</i>		
Local sports grounds	23.00	23.62
District sports grounds	0	4.31 ^a
Total	56.60	62.26

Notes:

- a. represents the proportion of demand for the Rossmore facility generated by the Leppington Precinct population

Source: LP Social Infrastructure Assessment, Table 67

B.2.4.6 District active open space in adjoining Rossmore Precinct

Further analysis has determined that Leppington North Precinct (Camden LGA) will not meet the district sports facilities needs of future residents of the Leppington Precinct. There is also unlikely to be any spare capacity in the existing or proposed facilities in other nearby and developing precincts in the Priority Growth Area.

Rossmore Precinct is an adjacent future urban development area located to the north-west of Leppington Precinct. Early planning has identified suitable land in the Rossmore Precinct for district sports facilities that can serve a population of 60,000 across multiple precincts.

The district sports facility is planned to comprise four playing fields (2 x double fields with ability to have cricket between each 2 field complex), and a minimum site area of 10 ha to accommodate the sporting facilities, car parking, amenities, floodlighting, seating.

A candidate site for the facility is land adjacent to the South West Rail Link train stabling facility in the Rossmore Precinct. The district sports facility is considered to be a compatible land use with the train stabling facility and will act to provide a buffer to noise-sensitive land uses. It is proposed to locate a district sports facility within the Rossmore Precinct that is designed to serve multiple Priority Growth Area Precincts.

This plan includes provision for the land and works associated with the proposed Rossmore facilities, but acknowledges that the demands for the facilities are spread over a catchment (60,000 residents). This plan therefore authorises contributions that are commensurate with the Leppington Precinct's level of demand for the particular district active recreation facilities, i.e.:

- 25,919 persons / 60,000 persons = 43.12% (i.e. the apportionment factor of 43.12%).

B.2.4.7 Apportionment of district passive open space facilities between precincts

The LP Social Infrastructure Assessment identifies that parks that are proposed to be provided in the Leppington North Precinct may be able to serve the populations in the Leppington Precinct. Similarly, a district park that has been planned for the southern part of the Leppington Precinct may serve future populations of the Catherine Field Precinct to the south. These findings suggest that apportionment of the cost of these items over the respective precincts.

Upon further review however, it is not considered that there need be any allowance for cross-Precinct apportionment of cost of these items. This is because:

- Leppington North Precinct development should be fully accountable for the district passive open space facilities in the Leppington North Precinct, as these facilities will be demanded by residents, workers and visitors in that Precinct. To levy part of the cost on Leppington Precinct development will mean that that item will be over-subscribed.
- The proposed district passive park in the Leppington Precinct is sized to reflect the population of the Precinct, and there will be no spare capacity that will be available for the future residents of adjoining precincts such as Catherine Field.

B.2.4.8 Riparian corridors / linear parks

The LP Social Infrastructure Assessment identified that linear and linkage open spaces may be provided in order to connect the more formal open spaces and play a role in conserving riparian corridors.³¹

The Leppington Precinct Planning Report established that the lands along Kemps and Scalabrini Creeks that traverse the Precinct will function as multi-use corridors and form linear open space areas:

...the corridors are to be restored, revegetated and managed as a natural creek ecosystem, as well as providing a regional habitat function, passive recreation resource and scenic outlook within the Precinct. The majority of native remnant vegetation exists within the riparian corridors and will be retained and regenerated.

The riparian corridors are proposed to be brought into public ownership as part of the open space network and drainage lands. These are linked by pedestrian and cycling routes that follow the major internal road network. The connections will form part of the overall open space network and will provide green links from the south of the Precinct to the north and will contribute to the total open space calculation for the Precinct.

The existing remnant vegetation within riparian corridors will be retained, regenerated and managed for ecological values, but primarily these vegetated areas will contribute to the quality of the public spaces within the Precinct. The waterways will also serve water quality, flood management and ecological functions. By integrating these lands into the public domain, environmental and social objectives of Precinct Planning can be met and more consistent outcomes for the riparian corridors can be achieved.³²

³¹ LP Social Infrastructure Assessment, page 120

³² *ibid.*, pages 67-70

B.2.5 Community and cultural facilities

B.2.5.1 Existing provision

The Leppington Precinct is currently a semi-rural location, with a small number of dispersed dwellings, and consequently there is minimal existing social infrastructure within the precinct. The existing community facility in the Leppington Precinct is the Leppington Progress Association Hall, which provides meeting and activity space for the local community.³³

Other facilities are located further afield are detailed in the LP Social Infrastructure Assessment, including the Scott Memorial Park Pavilion and Catherine Field Community Hall. These facilities have been designed to meet the needs of incremental growth in those locations, rather than any population growth envisaged in the Leppington Precinct.

B.2.5.2 Principles for sustainable community facilities

The approach for community facilities delivery will focus on providing expanded facilities and services that serve larger catchment areas, and provision of multifunctional community centres such as libraries within community hubs in preference to stand-alone facilities.

The focus for social infrastructure within the Leppington Precinct is on co-location and multi-use facilities.

This approach is able to take advantage of economies of scale, capitalise on new and varied sources of funding and be more resilient and flexible to changing community needs. This provision model is characterised by the following:

- Stand-alone facilities: the establishment of dedicated facilities serving a single or multiple community purpose.
- Co-located facilities: the joint location of service providers within a facility, usually without integration of services.
- Integrated service centres or nodes: the joint location of service providers within a facility.
- Hub: a collection of facilities clustered together on the same or adjoining sites.

Community facilities demand assessment based on forecast demographics

The anticipated size and characteristics of the resident population in the Leppington Precinct is discussed in section B.1.4 of this plan.

Various standards of provision for local and district community facilities have been adopted by the DPE, Camden Council, Liverpool City Council, Hills Shire Council, and Queensland and Victorian Government agencies.

These standards have been used to arrive at the recommended facility benchmarks for the Leppington Precinct development (refer **Table B9**).

³³ LP Social Infrastructure Assessment, page 74

Camden Growth Areas Contributions Plan - Technical Document

Camden Council

ORD02

Table B9 Community facility provision benchmarks adopted for Leppington Precinct

Facility type	Planning standard for Leppington Precinct
Branch library	1 facility for every 33,000 people
Local multi-purpose community centre	1 centre for every 6,000 people
District multi-purpose community centres	1 centre for every 20,000 people
Youth centre	1 centre for every 20,000 people
Regional community centre	1 centre for every 50,000 people

Sources: LP Social Infrastructure Assessment Table 48

B.2.5.3 Facilities addressed by this plan**Leppington Precinct**

The LP Social Infrastructure Assessment recommended that the following public community facilities be provided in the Leppington Precinct to meet the needs of the expected development:

- Three primary schools
- One P-12 school
- One community health care centre combined with one maternal and child health care centre
- Two local community centres
- One district level multi-purpose community centre
- One youth centre.

Only the land for local community centres, the district level multi-purpose community centre and the youth centre will be provided using funds collected under this plan. The other facilities will be provided by other levels of government.

Details of the specification for each of the proposed facilities to be funded by section 94 contributions are included in Tables 54, 55 and 56 of the LP Social Infrastructure Assessment.

It is noted that the LP Social Infrastructure Assessment:

- Recommended 3 local community centres. Council has reviewed this finding and found that provision of 2 larger centres would better address the needs of the population of the Leppington Precinct development.
- Recommended provision of a branch library. Council does not support the provision of a branch library within the Leppington Precinct. As technology continues to increase in importance, the Australian Library and Information Association predicts by 2020, 50% of all interactions with clients will be on-line. As a result, the demand for smaller branch libraries is predicted to become less. Council intends to focus its library services on larger, better resourced facilities. It is more appropriate for residents of the Leppington Precinct to be serviced by a central library facility located in the Leppington Major Centre.

Attachment 1

Leppington Major Centre

The Leppington North Precinct will be a focus of many services and facilities centred on the Leppington Major Centre. This centre will need to provide a range of community facilities to cater for both the local area residents and the large regional catchment of Priority Growth Area residents.

The LP Social Infrastructure Assessment concluded that it would be reasonable for Leppington Precinct development to contribute proposed district and regional level facilities in the Leppington Major Centre.

These facilities were identified in the planning for the adjoining Leppington North Precinct (refer section A.2.5.5 of this Technical Document), and include the provision of a multi-purpose community centre of 2,500 square metres floor area, a central library of about 4,500 square metres floor area, and a performing arts cultural facility with floor area of about 5,000 square metres.

At the time this plan was prepared, Council envisaged that these facilities will be provided in a consolidated manner on a site in the Leppington Major Centre. They will be of a size that will enable them to serve a population catchment of 120,000 in the north-eastern part of the South West Priority Growth Area.

This plan includes provision for the land and works associated with these facilities, but acknowledges that the demands for the facilities are spread over a catchment (120,000 residents). This plan therefore authorises contributions that are commensurate with the Leppington Precinct's level of demand for the particular district and regional facilities, i.e.:

$$25,919 \text{ persons} / 120,000 \text{ persons} = 21.6\% \text{ (i.e. the apportionment factor of 21.6\%).}$$

B.2.5.4 Location and staging matters

The LP Social Infrastructure Assessment identified that the majority of community needs are required in the medium to long term, from 2021 onwards. Those facilities required at or before 2021 should be viewed as priority needs that should be provided in a timely manner community needs.

It is envisaged that the Leppington Precinct district level community centre and youth centre will be co-located, allowing for cross-utilisation of some facilities (meeting rooms, equipment), and shared costs in building, landscaping and parking.

Location and staging of the Leppington Major Centre facilities is discussed in section A.2.5.6 of the Technical Document.

Camden Growth Areas Contributions Plan - Technical Document
Camden Council

B.3 Works schedules

10547_Camden Growth Areas Contributions Plan_Technical Doc
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LEPPINGTON PRECINCT LAND AND WORKS SUMMARY SCHEDULE

Item No.	Description	Land area in ha (where applicable)	Land cost	Works cost	Total cost	Demand	Cont rate \$	Staging / priority
Open space and recreation								
Essential works								
LP1	Local Park	1.8637	\$ 3,267,385	\$ 1,779,595	\$ 5,036,980	25919	\$	194.33
LP2	Local Park	0.3484	\$ 545,885	\$ 358,252	\$ 904,117	25919	\$	34.88
LP3	Local Park	0.9926	\$ 2,018,277	\$ 1,093,503	\$ 3,111,780	25919	\$	120.06
LP4	Local Park	1.8713	\$ 3,169,687	\$ 1,817,720	\$ 5,077,407	25919	\$	185.89
LP5	Local Park	1.0538	\$ 2,370,962	\$ 1,150,889	\$ 3,521,851	25919	\$	135.88
LP6	Local Park	2.3989	\$ 4,001,175	\$ 2,412,622	\$ 6,413,797	25919	\$	247.45
LP7	Local Park	0.6989	\$ 1,572,552	\$ 887,031	\$ 2,259,583	25919	\$	87.18
LP8	Local Park	0.9889	\$ 2,172,680	\$ 959,038	\$ 3,131,718	25919	\$	120.83
LP9	Local Park	0.8644	\$ 1,944,927	\$ 873,281	\$ 2,918,208	25919	\$	112.58
LP10	Local Park	1.2702	\$ 2,129,475	\$ 1,353,913	\$ 3,483,388	25919	\$	134.39
LP11	Local Park	1.2148	\$ 2,720,385	\$ 1,170,831	\$ 3,891,216	25919	\$	150.13
LP15	Local Park	1.8103	\$ 4,288,175	\$ 1,954,318	\$ 6,252,493	25919	\$	241.23
LP16	Local Park	1.3279	\$ 2,987,813	\$ 1,277,034	\$ 4,264,847	25919	\$	164.54
LP17	Local Park	0.7639	\$ 1,718,777	\$ 747,990	\$ 2,466,767	25919	\$	95.17
LP18	Local Park	0.7271	\$ 1,239,835	\$ 713,471	\$ 1,953,306	25919	\$	75.38
LP19	Local Park	1.7171	\$ 3,314,204	\$ 1,642,053	\$ 4,956,257	25919	\$	191.22
LP20	Local Park	2.0452	\$ 4,587,930	\$ 747,990	\$ 5,345,920	25919	\$	208.25
LP21	Local Park	0.3888	\$ 874,796	\$ 713,471	\$ 1,588,266	25919	\$	61.28
CP1	Channel Park	0.1538	\$ 330,375	\$ 140,114	\$ 470,489	25919	\$	18.15
CP4	Channel Park	1.5591	\$ 2,714,250	\$ 1,422,213	\$ 4,136,463	25919	\$	159.59
CP5	Channel Park	0.2760	\$ 450,785	\$ 251,749	\$ 702,534	25919	\$	27.10
CP8	Channel Park	0.7544	\$ 1,316,781	\$ 688,187	\$ 2,004,978	25919	\$	77.35
CP7	Channel Park	1.9521	\$ 2,628,030	\$ 1,802,562	\$ 4,428,592	25919	\$	170.88
CP9	Channel Park	0.7046	\$ 1,060,464	\$ 642,876	\$ 1,703,340	25919	\$	65.71
CP10	Channel Park	0.5008	\$ 468,157	\$ 456,843	\$ 925,000	25919	\$	35.69
CP11	Channel Park	0.4609	\$ 700,337	\$ 420,391	\$ 1,120,728	25919	\$	43.24
CP12	Channel Park	0.9972	\$ 1,716,088	\$ 420,391	\$ 2,136,480	25919	\$	82.43
CP13	Channel Park	0.1989	\$ 294,799	\$ 909,626	\$ 1,204,424	25919	\$	46.47
CP14	Channel Park	0.4287	\$ 583,815	\$ 1,849,841	\$ 2,533,656	25919	\$	97.75
CP15	Channel Park	0.6385	\$ 1,109,861	\$ 396,145	\$ 1,506,007	25919	\$	58.10
LS1	Sportsfield	5.1430	\$ 10,562,895	\$ 5,043,762	\$ 15,606,657	25919	\$	602.12
LS2	Sportsfield	5.1344	\$ 10,726,480	\$ 5,035,453	\$ 15,761,933	25919	\$	608.11
LS3	Sportsfield	2.5670	\$ 5,634,955	\$ 5,891,114	\$ 11,526,069	25919	\$	444.89
LS4	Sportsfield	7.3287	\$ 16,170,720	\$ 7,155,572	\$ 23,326,292	25919	\$	899.96
DP1	District Park	4.0015	\$ 7,131,210	\$ 5,244,886	\$ 12,376,096	25919	\$	477.49
DS1	District Active Open Space - Rossmore Precinct	4.3198	\$ 9,719,767	\$ 3,396,415	\$ 13,116,183	25919	\$	506.04
PM1	Preparation of Plan of Management for all reserves		\$	\$ 200,000	\$ 200,000	25919	\$	7.72
	Contingency		\$ 14,189,076	\$ 3,537,584	\$ 17,726,660	25919	\$	683.92
Total			\$ 132,431,374	\$ 68,658,725	\$ 199,090,100			\$ 7,881.13
Non essential works								
LP1	Proposed Dog Off Leash		\$ -	\$ 93,654	\$ 93,654	25919	\$	3.61
LP14	Proposed Dog Off Leash		\$ -	\$ 93,654	\$ 93,654	25919	\$	3.61
LP13	Skate Park		\$ -	\$ 528,796	\$ 528,796	25919	\$	20.40
	Construction contingency		\$ -	\$ 3,537,584	\$ 3,537,584	25919	\$	138.48
Total			\$ -	\$ 4,253,688	\$ 4,253,688			\$ 164.11
Community and cultural								
Essential works								
CF1	Local Community Facility	0.4351	\$ 979,038	\$ -	\$ 979,038	25919	\$	37.77
CF2	Local Community Facility	0.4223	\$ 876,370	\$ -	\$ 876,370	25919	\$	33.81
CF3	Local Community Facility	1.0173	\$ 2,149,725	\$ -	\$ 2,149,725	25919	\$	82.94
RCF1	Regional Community Facility apportionment of total area and cost (21.6%)	0.5038	\$ 1,209,035	\$ -	\$ 1,209,035	25919	\$	46.65
	Total Area - 2.3323ha							
	Total Land Cost - \$5,597,520							
	Contingency		\$ 480,616	\$ -	\$ 480,616	25919	\$	18.54
Total			\$ 5,894,785	\$ -	\$ 5,894,785			\$ 218.71
Non essential works								
CF1	Local Community Hall Facility		\$ -	\$ 2,273,197	\$ 2,273,197	25919	\$	87.70
CF2	Local Community Hall Facility		\$ -	\$ 2,450,843	\$ 2,450,843	25919	\$	94.56
CF3	Multi-purpose Community Centre and Youth Centre		\$ -	\$ 8,897,910	\$ 8,897,910	25919	\$	286.13
PA1	Local Community Facility public art		\$ -	\$ 348,661	\$ 348,661	25919	\$	13.45
RCF1	Regional Community Facility apportionment of total cost (21.6%)		\$ -	\$ 16,359,726	\$ 16,359,726	25919	\$	631.18
	Total Construction Cost - \$80,593,027							
	Contingency		\$ -	\$ 1,586,504	\$ 1,586,504	25919	\$	61.21
Total			\$ -	\$ 28,818,942	\$ 28,818,942			\$ 1,154.23
Traffic and transport management								
Essential works								
LR1	Local Road	0.0285	\$ 59,513	\$ 71,822	\$ 131,334	436.67	\$	300.78
LR2	Local Road	0.2016	\$ 440,405	\$ 412,874	\$ 853,279	436.67	\$	1,954.30
LR3	Local Road	0.0388	\$ 83,835	\$ 116,710	\$ 200,545	436.67	\$	458.80
LR4	Local Road	0.0290	\$ 63,000	\$ 62,844	\$ 125,844	436.67	\$	288.19
LR5	Local Road	0.0879	\$ 220,275	\$ 215,485	\$ 435,740	436.67	\$	997.87
LR6	Local Road	0.0375	\$ 84,375	\$ 88,755	\$ 183,130	436.67	\$	419.38
LR7	Local Road	0.0775	\$ 174,263	\$ 178,554	\$ 352,816	436.67	\$	810.26
LR8	Local Road	0.2574	\$ 576,758	\$ 601,506	\$ 1,178,263	436.67	\$	2,698.30
LR9	Local Road	0.1188	\$ 267,300	\$ 256,701	\$ 524,001	436.67	\$	1,200.00
LR10	Local Road	0.0858	\$ 148,050	\$ 208,589	\$ 356,619	436.67	\$	816.88
LR11	Local Road	0.1132	\$ 264,588	\$ 296,264	\$ 560,852	436.67	\$	1,261.49
LR12	Local Road	0.1680	\$ 378,000	\$ 377,063	\$ 755,063	436.67	\$	1,729.15
LR13	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR14	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR15	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR16	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR17	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR18	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR19	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR20	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR21	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR22	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR23	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR24	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR25	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR26	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR27	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR28	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR29	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR30	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR31	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR32	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR33	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR34	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR35	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR36	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR37	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR38	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR39	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR40	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR41	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR42	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR43	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR44	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR45	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR46	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR47	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR48	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR49	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR50	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR51	Local Road	0.0540	\$ 43,200	\$ 456,369	\$ 499,569	436.67	\$	1,144.05
LR5								

Item No.	Description	Land area in ha (where applicable)	Land cost	Works cost	Total cost	Demand	Cost rate \$	Staging / priority
CR2	CR2 Heath Road Upgrade (CVW to Eastwood Road)		\$ -	\$ 14,046,036	\$ 14,046,036	436.67	\$ 32,166.38	As and when surrounding development proceeds
CR3	CR3 Philip Road Upgrade (George Road to Eastwood Road)		\$ -	\$ 3,258,905	\$ 3,258,905	436.67	\$ 7,483.11	As and when surrounding development proceeds
CR4	CR4 Joseph Road Upgrade (George Road to Eastwood Road)		\$ -	\$ 4,672,636	\$ 4,672,636	436.67	\$ 10,700.65	As and when surrounding development proceeds
CR5	CR5 Park Road Upgrade (CVW to Rickard Road)		\$ -	\$ 3,625,761	\$ 3,625,761	436.67	\$ 8,303.24	As and when surrounding development proceeds
CR6	CR6 Woolgen Park Road Upgrade (George Road to Rickard Road)		\$ -	\$ 5,106,706	\$ 5,106,706	436.67	\$ 11,694.70	As and when surrounding development proceeds
CR7	CR7 Hulls Road Upgrade (George Road to Dwyer Road)		\$ -	\$ 2,443,846	\$ 2,443,846	436.67	\$ 5,596.57	As and when surrounding development proceeds
CR8	CR8 George Road Upgrade (CVW to Precinct Boundary)		\$ -	\$ 1,736,861	\$ 1,736,861	436.67	\$ 3,977.53	As and when surrounding development proceeds
CR9	CR9 Dickson Road Upgrade (Ingleburn Road to Heath Road)		\$ -	\$ 4,717,375	\$ 4,717,375	436.67	\$ 10,803.11	As and when surrounding development proceeds
CR10	CR10 George Road Upgrade (Philip Road to Precinct Boundary)		\$ -	\$ 4,443,866	\$ 4,443,866	436.67	\$ 10,176.76	As and when surrounding development proceeds
CR11	CR11 Ridge Square Upgrade (CR16 to Rickard Road)		\$ -	\$ 2,859,755	\$ 2,859,755	436.67	\$ 6,549.03	As and when surrounding development proceeds
CR12	CR12 Dwyer Road Upgrade (CVW to Precinct Boundary)		\$ -	\$ 1,658,851	\$ 1,658,851	436.67	\$ 3,798.88	As and when surrounding development proceeds
CR13	CR13 New Road (CVW to CR16)	1.2134	\$ 2,730,150	\$ 2,366,153	\$ 5,096,303	436.67	\$ 11,670.88	As and when surrounding development proceeds
CR14	CR14 Heath Road Extension (Eastwood Road to Precinct Boundary)	0.6518	\$ 1,264,275	\$ 1,297,598	\$ 2,561,873	436.67	\$ 5,866.79	As and when surrounding development proceeds
CR15	CR15 Dickson Road Extension (Heath Road to Philip Road)	0.9606	\$ 1,714,665	\$ 1,812,778	\$ 3,527,443	436.67	\$ 8,076.06	As and when surrounding development proceeds
CR19	New Road (Woolgen Park Road to Park Road)	0.9052	\$ 2,035,885	\$ 1,507,488	\$ 3,543,373	436.67	\$ 8,114.06	As and when surrounding development proceeds
CR21	Heath Road Kemps Creek Crossing		\$ -	\$ 480,015	\$ 480,015	436.67	\$ 1,053.46	As and when surrounding development proceeds
CR22	Dickson Road Extension Kemps Creek Crossing		\$ -	\$ 480,015	\$ 480,015	436.67	\$ 1,053.46	As and when surrounding development proceeds
CR23	Georges Road C8 Channel Crossing		\$ -	\$ 480,015	\$ 480,015	436.67	\$ 1,053.46	As and when surrounding development proceeds
CR24	Woolgen Road C14 Channel Crossing		\$ -	\$ 480,015	\$ 480,015	436.67	\$ 1,053.46	As and when surrounding development proceeds
CR25	Georges Road C16 Channel Crossing		\$ -	\$ 480,015	\$ 480,015	436.67	\$ 1,053.46	As and when surrounding development proceeds
CR26	Heath Road C20 Channel Crossing		\$ -	\$ 380,106	\$ 380,106	436.67	\$ 824.67	As and when surrounding development proceeds
CR27	Heath Road Bonds Creek Crossing		\$ -	\$ 380,106	\$ 380,106	436.67	\$ 824.67	As and when surrounding development proceeds
CR28	Park Road C31 Channel Crossing		\$ -	\$ 380,106	\$ 380,106	436.67	\$ 824.67	As and when surrounding development proceeds
CR29	Park Road Bonds Creek Crossing		\$ -	\$ 380,106	\$ 380,106	436.67	\$ 824.67	As and when surrounding development proceeds
CR30	Heath Road C39 Channel Crossing		\$ -	\$ 380,106	\$ 380,106	436.67	\$ 824.67	As and when surrounding development proceeds
RB1	Roundabout - Cordaux Street and Heath Road extension	0.0478	\$ 107,100	\$ 477,900	\$ 585,000	436.67	\$ 1,339.69	As part of delivery of CR14
RB2	Roundabout - Dickson Road and Heath Road	0.0478	\$ 107,100	\$ 477,900	\$ 585,000	436.67	\$ 1,339.69	As and when surrounding development proceeds
RB3	Roundabout - Byron Road and Heath Road	0.0478	\$ 107,100	\$ 477,900	\$ 585,000	436.67	\$ 1,339.69	As and when surrounding development proceeds
RB4	Roundabout - Philip Road and George Road	0.0478	\$ 107,100	\$ 477,900	\$ 585,000	436.67	\$ 1,339.69	As and when surrounding development proceeds
RB5	Roundabout - Joseph Road and George Road	0.0478	\$ 107,100	\$ 477,900	\$ 585,000	436.67	\$ 1,339.69	As and when surrounding development proceeds
RB6	Roundabout - Ridge Square north east	0.0583	\$ 131,175	\$ 477,900	\$ 609,075	436.67	\$ 1,394.82	As and when surrounding development proceeds
RB7	Roundabout - Ridge Square and Park Road	0.0583	\$ 131,175	\$ 477,900	\$ 609,075	436.67	\$ 1,394.82	As and when surrounding development proceeds
RB8	Roundabout - CR13 and CR16	0.0583	\$ 131,175	\$ 477,900	\$ 609,075	436.67	\$ 1,394.82	As and when surrounding development proceeds
RB9	Roundabout - Woolgen Road and CR16	0.0583	\$ 131,175	\$ 477,900	\$ 609,075	436.67	\$ 1,394.82	As and when surrounding development proceeds
RB10	Roundabout - George Road and Hulls Road	0.0583	\$ 131,175	\$ 477,900	\$ 609,075	436.67	\$ 1,394.82	As and when surrounding development proceeds
RB11	Roundabout - George Road and Woolgen Road	0.0583	\$ 131,175	\$ 477,900	\$ 609,075	436.67	\$ 1,394.82	As and when surrounding development proceeds
RB12	Roundabout - Hulls Road and Dwyer Road	0.0583	\$ 131,175	\$ 477,900	\$ 609,075	436.67	\$ 1,394.82	As and when surrounding development proceeds
BS	Bus Shelters (27 in total) location subject to detailed route determination)		\$ -	\$ 737,332	\$ 737,332	436.67	\$ 1,688.54	As and when surrounding development proceeds and
SPKC	Shared Pathways Kemps Creek		\$ -	\$ 800,312	\$ 800,312	436.67	\$ 1,832.77	As and when surrounding development proceeds
SP1	Kemps Creek - Shared Pathway Crossing No 1		\$ -	\$ 377,799	\$ 377,799	436.67	\$ 865.18	As and when surrounding development proceeds
SP2	Kemps Creek - Shared Pathway Crossing No 2		\$ -	\$ 377,799	\$ 377,799	436.67	\$ 865.18	As and when surrounding development proceeds
SP3	Kemps Creek - Shared Pathway Crossing No 3		\$ -	\$ 629,684	\$ 629,684	436.67	\$ 1,441.97	As and when surrounding development proceeds
SP4	Kemps Creek - Shared Pathway Crossing No 4		\$ -	\$ 1,259,329	\$ 1,259,329	436.67	\$ 2,883.95	As and when surrounding development proceeds
SP5	Kemps Creek - Shared Pathway Crossing No 5		\$ -	\$ 629,684	\$ 629,684	436.67	\$ 1,441.97	As and when surrounding development proceeds
SP6	Kemps Creek - Shared Pathway Crossing No 6		\$ -	\$ 629,684	\$ 629,684	436.67	\$ 1,441.97	As and when surrounding development proceeds
SP7	Kemps Creek - Shared Pathway Crossing No 7		\$ -	\$ 1,133,396	\$ 1,133,396	436.67	\$ 2,595.55	As and when surrounding development proceeds
SP12	Kemps Creek - Shared Pathway Crossing No 12		\$ -	\$ 377,799	\$ 377,799	436.67	\$ 865.18	As and when surrounding development proceeds
SP13	Kemps Creek - Shared Pathway Crossing No 13		\$ -	\$ 377,799	\$ 377,799	436.67	\$ 865.18	As and when surrounding development proceeds
SP14	Kemps Creek - Shared Pathway Crossing No 14		\$ -	\$ 755,597	\$ 755,597	436.67	\$ 1,730.37	As and when surrounding development proceeds
SP5C	Shared Pathways Scalabrini Creek		\$ -	\$ 723,507	\$ 723,507	436.67	\$ 1,656.88	As and when surrounding development proceeds
SP8	Scalabrini Creek - Shared Pathway Crossing No 8		\$ -	\$ 1,511,194	\$ 1,511,194	436.67	\$ 3,460.74	As and when surrounding development proceeds
SP9	Scalabrini Creek - Shared Pathway Crossing No 9		\$ -	\$ 1,259,329	\$ 1,259,329	436.67	\$ 2,883.95	As and when surrounding development proceeds
SP10	Scalabrini Creek - Shared Pathway Crossing No 10		\$ -	\$ 629,684	\$ 629,684	436.67	\$ 1,441.97	As and when surrounding development proceeds
SP11	Scalabrini Creek - Shared Pathway Crossing No 11		\$ -	\$ 1,511,194	\$ 1,511,194	436.67	\$ 3,460.74	As and when surrounding development proceeds
PC1	Pedestrian Crossing Heath Road - Kemps Creek		\$ -	\$ 35,322	\$ 35,322	436.67	\$ 80.89	As and when surrounding development proceeds
PC2	Pedestrian Crossing Heath Road - Scalabrini Creek		\$ -	\$ 35,322	\$ 35,322	436.67	\$ 80.89	As and when surrounding development proceeds
PC3	Pedestrian Crossing Park Road - Scalabrini Creek		\$ -	\$ 35,322	\$ 35,322	436.67	\$ 80.89	As and when surrounding development proceeds
	Contingency		\$ 1,497,774	\$ 5,404,628	\$ 6,902,402	436.67	\$ 15,808.97	
Total			\$ 13,979,224	\$ 99,105,975	\$ 113,085,199		\$ 258,972.78	

Water cycle management		NDA						
Essential works								
B1	Detention basin including biofilter (1)	1.1099	\$ 1,614,130	\$ 1,591,431	\$ 3,205,561	436.67	\$ 7,340.95	
B2	Detention basin	3.4110	\$ 4,067,530	\$ 4,420,821	\$ 8,488,351	436.67	\$ 19,439.90	Eastwood Road upgrade to form basin bund
B3	Detention basin	2.7796	\$ 3,122,145	\$ 3,016,265	\$ 6,138,430	436.67	\$ 14,057.42	As adjoining development occurs
B4	Detention basin	3.0870	\$ 4,544,565	\$ 4,308,973	\$ 8,853,538	436.67	\$ 20,275.20	Dickson Road upgrade to form basin bund
B5	Detention basin	2.0489	\$ 2,865,460	\$ 2,010,328	\$ 4,875,788	436.67	\$ 11,384.88	As adjoining development occurs
B6	Detention basin	1.8117	\$ 2,824,660	\$ 2,034,363	\$ 4,859,023	436.67	\$ 11,127.49	As adjoining development occurs
B7	Detention basin	1.8193	\$ 3,438,895	\$ 2,042,897	\$ 5,481,792	436.67	\$ 12,553.68	As adjoining development occurs
B8	Detention basin	3.5967	\$ 4,012,340	\$ 5,253,238	\$ 9,265,578	436.67	\$ 21,218.80	Ingleburn Road upgrade to form basin bund
B9	Detention basin	2.7141	\$ 3,767,195	\$ 4,573,495	\$ 8,340,690	436.67	\$ 19,100.75	Rickard Road upgrade to form basin bund
B10	Detention basin	1.9840	\$ 2,426,865	\$ 2,022,146	\$ 4,449,011	436.67	\$ 10,189.77	As adjoining development occurs
B11	Detention basin	1.5046	\$ 2,157,345	\$ 1,498,745	\$ 3,656,090	436.67	\$ 8,372.69	As adjoining development occurs
B12	Detention basin including biofilter (25)	0.5619	\$ 1,264,275	\$ 651,762	\$ 2,116,037	436.67	\$ 4,845.87	As adjoining development occurs
B13	Detention basin including biofilter (28)	1.4112	\$ 3,175,200	\$ 1,851,176	\$ 5,126,376	436.67	\$ 11,739.75	As adjoining development occurs
B14	Detention basin including biofilter (48)	0.8653	\$ 1,348,220	\$ 1,331,143	\$ 2,679,363	436.67	\$ 6,135.92	As adjoining development occurs
B15	Detention basin including biofilter (49)	0.4260	\$ 958,500	\$ 536,211	\$ 1,494,711	436.67	\$ 3,422.99	As adjoining development occurs
B16	Detention basin including biofilter (50)	0.9004	\$ 2,025,900	\$ 1,369,409	\$ 3,395,309	436.67	\$ 7,775.49	As adjoining development occurs
B17	Detention basin including biofilter (51)	0.4413	\$ 982,025	\$ 814,614	\$ 1,807,639	436.67	\$ 4,130.39	As adjoining development occurs
B18	Detention basin including biofilter (52)	0.2779	\$ 625,275	\$ 504,438	\$ 1,129,713	436.67	\$ 2,587.12	Ingleburn Road upgrade to form basin bund
B19	Detention basin including biofilter (28)	0.5560	\$ 1,220,450	\$ 891,269	\$ 2,084,719	436.67	\$ 4,774.15	As adjoining development occurs
BF2	Biofilter outside Basin 2 footprint		\$ -	\$ 144,875	\$ 144,875	436.67	\$ 331.77	As adjoining development occurs
BF3	Biofilter outside Basin 2 footprint		\$ -	\$ 177,103	\$ 177,103	436.67	\$ 405.58	As adjoining development occurs
BF4	Biofilter outside Basin 2 footprint		\$ -	\$ 196,323	\$ 196,323	436.67	\$ 449.59	As adjoining development occurs
BF5	Biofilter in road reserve fronting Basin 11		\$ -	\$ 339,150	\$ 339,150	436.67	\$ 776.70	As adjoining development occurs
BF6	Biofilter outside Basin 3 footprint		\$ -	\$ 132,603	\$ 132,603	436.67	\$ 303.67	As adjoining development occurs
BF7	Biofilter outside Basin 3 footprint		\$ -	\$ 234,747	\$ 234,747	436.67	\$ 537.59	As adjoining development occurs
BF8	Biofilter in CP4 land		\$ -	\$ 334,736	\$ 334,736	436.67	\$ 766.57	As adjoining development occurs
BF9	Biofilter in CP4 land		\$ -	\$ 137,569	\$ 137,569	436.67	\$ 315.04	As adjoining development occurs
BF10	Biofilter in road reserve		\$ -	\$ 145,114	\$ 145,114	436.67	\$ 332.32	As adjoining development occurs
BF11	Biofilter in CP4 land		\$ -	\$ 105,135	\$ 105,135	436.67	\$ 240.77	As adjoining development occurs
BF12	Biofilter outside Basin 4 footprint		\$ -	\$ 112,759	\$ 112,759	436.67	\$ 258.23	As adjoining development occurs
BF13	Biofilter outside Basin 4 footprint		\$ -	\$ 213,943	\$ 213,943	436.67	\$ 489.94	As adjoining development occurs
BF14	Biofilter in C9 land		\$ -	\$ 274,386	\$ 274,386	436.67	\$ 628.38	As adjoining development occurs
BF15	Biofilter in CP6 land		\$ -	\$ 149,059	\$ 149,059	436.67	\$ 341.36	As adjoining development occurs
BF16	Biofilter in CP7 land		\$ -	\$ 147,401	\$ 147,401	436.67	\$ 337.58	As adjoining development occurs
BF17	Biofilter in C10 land		\$ -	\$ 94,349	\$ 94,349	436.67	\$ 216.07	As adjoining development occurs
BF18	Biofilter in CP7 land		\$ -	\$ 145,194	\$ 145,194	436.67	\$ 332.50	As adjoining development occurs
BF19	Biofilter in C11 land		\$ -	\$ 148,775	\$ 148,775	436.67	\$ 340.70	As adjoining development occurs
BF20	Biofilter inside road reserve fronting Basin 6		\$ -	\$ 181,643	\$ 181,643	436.67	\$ 413.70	As adjoining development occurs
BF21	Biofilter in DP1 land		\$ -	\$ 88,153	\$ 88,153	436.67	\$ 201.88	As adjoining development occurs

Item No.	Description	Land area in ha (where applicable)	Land cost	Works cost	Total cost	Demand	Cost rate \$	Staging / priority
BF22	Biofilter in LP21 land		\$ -	\$ 334,206	\$ 334,206	436.67	\$ 765.35	As adjoining development occurs
BF23	Biofilter inside road reserve fronting Basin 7		\$ -	\$ 280,787	\$ 280,787	436.67	\$ 597.17	As adjoining development occurs
BF24	Biofilter inside road reserve fronting Basin 7		\$ -	\$ 112,838	\$ 112,838	436.67	\$ 258.41	As adjoining development occurs
BF27	Biofilter in C41 land		\$ -	\$ 147,383	\$ 147,383	436.67	\$ 337.52	As adjoining development occurs
BF29	Biofilter outside Basin 8 footprint		\$ -	\$ 170,854	\$ 170,854	436.67	\$ 390.81	As adjoining development occurs
BF30	Biofilter outside Basin 8 footprint		\$ -	\$ 197,775	\$ 197,775	436.67	\$ 452.92	As adjoining development occurs
BF31	Biofilter in CP9 land		\$ -	\$ 205,138	\$ 205,138	436.67	\$ 469.78	As adjoining development occurs
BF32	Biofilter in C20 land		\$ -	\$ 134,260	\$ 134,260	436.67	\$ 307.46	As adjoining development occurs
BF33	Biofilter in C20 land		\$ -	\$ 355,564	\$ 355,564	436.67	\$ 814.27	As adjoining development occurs
BF34	Biofilter outside Basin 9 footprint		\$ -	\$ 256,946	\$ 256,946	436.67	\$ 589.42	As adjoining development occurs
BF35	Biofilter in CP10 land		\$ -	\$ 150,396	\$ 150,396	436.67	\$ 344.42	As adjoining development occurs
BF36	Biofilter outside Basin 9 footprint		\$ -	\$ 193,593	\$ 193,593	436.67	\$ 443.34	As adjoining development occurs
BF37	Biofilter outside Basin 9 footprint		\$ -	\$ 244,972	\$ 244,972	436.67	\$ 561.00	As adjoining development occurs
BF38	Biofilter in LP19 land		\$ -	\$ 206,485	\$ 206,485	436.67	\$ 472.87	As adjoining development occurs
BF39	Biofilter in C25 land		\$ -	\$ 296,265	\$ 296,265	436.67	\$ 683.05	As adjoining development occurs
BF40	Biofilter in LS3 land		\$ -	\$ 275,248	\$ 275,248	436.67	\$ 630.34	As adjoining development occurs
BF41	Biofilter in C27 land		\$ -	\$ 354,289	\$ 354,289	436.67	\$ 811.37	As adjoining development occurs
BF42	Biofilter in CP1 land		\$ -	\$ 221,586	\$ 221,586	436.67	\$ 507.45	As adjoining development occurs
BF43	Biofilter in CP12 land		\$ -	\$ 347,856	\$ 347,856	436.67	\$ 799.81	As adjoining development occurs
BF44	Biofilter outside Basin 10 footprint		\$ -	\$ 166,399	\$ 166,399	436.67	\$ 381.06	As adjoining development occurs
BF45	Biofilter outside Basin 10 footprint		\$ -	\$ 182,482	\$ 182,482	436.67	\$ 417.90	As adjoining development occurs
BF46	Biofilter in C30 land		\$ -	\$ 153,039	\$ 153,039	436.67	\$ 350.47	As adjoining development occurs
BF47	Biofilter in CP15 land		\$ -	\$ 231,501	\$ 231,501	436.67	\$ 530.15	As adjoining development occurs
BF53	Biofilter in CP1 land		\$ -	\$ 201,346	\$ 201,346	436.67	\$ 461.10	As adjoining development occurs
BF54	Biofilter in C27 land		\$ -	\$ 166,353	\$ 166,353	436.67	\$ 380.96	As adjoining development occurs
C1	Drainage Channel	0.1643	\$ 159,000	\$ 45,918	\$ 204,918	436.67	\$ 469.28	As adjoining development occurs
C2	Drainage Channel	0.5830	\$ 632,905	\$ 531,813	\$ 1,164,718	436.67	\$ 2,667.28	As adjoining development occurs
C3	Drainage Channel	0.8932	\$ 724,775	\$ 814,778	\$ 1,539,553	436.67	\$ 3,525.88	As adjoining development occurs
C4	Drainage Channel	1.9815	\$ 2,161,800	\$ 1,607,526	\$ 3,969,326	436.67	\$ 9,090.03	As adjoining development occurs
C5	Drainage Channel	1.1143	\$ 2,484,410	\$ 265,053	\$ 2,749,463	436.67	\$ 6,286.46	As adjoining development occurs
C6	Drainage Channel	1.0277	\$ 1,783,075	\$ 240,048	\$ 2,023,123	436.67	\$ 4,633.08	As adjoining development occurs
C7	Drainage Channel	0.2923	\$ 579,230	\$ 66,294	\$ 644,524	436.67	\$ 1,482.87	As adjoining development occurs
C8	Drainage Channel	0.7049	\$ 1,366,360	\$ 205,530	\$ 1,571,890	436.67	\$ 3,599.71	As adjoining development occurs
C9	Drainage Channel	0.3158	\$ 710,775	\$ 67,425	\$ 778,200	436.67	\$ 1,782.13	As adjoining development occurs
C10	Drainage Channel	2.1187	\$ 1,642,140	\$ 1,734,733	\$ 3,376,873	436.67	\$ 7,740.29	As adjoining development occurs
C11	Drainage Channel	0.8993	\$ 1,726,730	\$ 162,242	\$ 1,888,972	436.67	\$ 4,325.87	As adjoining development occurs
C12	Drainage Channel	0.9468	\$ 1,538,980	\$ 140,814	\$ 1,679,794	436.67	\$ 3,848.87	As adjoining development occurs
C13	Drainage Channel	0.5591	\$ 550,410	\$ 532,095	\$ 1,082,505	436.67	\$ 2,479.01	As adjoining development occurs
C14	Drainage Channel	1.8004	\$ 785,030	\$ 125,508	\$ 910,538	436.67	\$ 2,085.19	As adjoining development occurs
C15	Drainage Channel	0.3053	\$ 495,131	\$ 67,346	\$ 562,476	436.67	\$ 1,288.11	As adjoining development occurs
C16	Drainage Channel	0.3132	\$ 595,178	\$ 67,346	\$ 662,524	436.67	\$ 1,517.22	As adjoining development occurs
C17	Drainage Channel	0.1925	\$ 421,235	\$ 72,287	\$ 493,522	436.67	\$ 1,130.20	As adjoining development occurs
C18	Drainage Channel	0.2303	\$ 518,274	\$ 92,491	\$ 610,765	436.67	\$ 1,398.69	As adjoining development occurs
C19	Drainage Channel	0.1459	\$ 328,210	\$ 49,080	\$ 377,290	436.67	\$ 864.04	As adjoining development occurs
C20	Drainage Channel	1.8657	\$ 2,225,670	\$ 1,701,893	\$ 3,927,563	436.67	\$ 8,994.39	As adjoining development occurs
C21	Drainage Channel	0.5697	\$ 1,264,135	\$ 249,422	\$ 1,513,557	436.67	\$ 3,466.15	As adjoining development occurs
C22	Drainage Channel	0.7182	\$ 1,531,580	\$ 185,303	\$ 1,716,883	436.67	\$ 3,985.83	As adjoining development occurs
C23	Drainage Channel	0.2337	\$ 525,825	\$ 66,811	\$ 592,636	436.67	\$ 1,358.87	As adjoining development occurs
C24	Drainage Channel	0.3830	\$ 805,050	\$ 94,896	\$ 900,946	436.67	\$ 2,060.94	As adjoining development occurs
C25	Drainage Channel	0.1816	\$ 260,555	\$ 45,918	\$ 306,473	436.67	\$ 701.84	As adjoining development occurs
C26	Drainage Channel	0.3831	\$ 685,170	\$ 88,774	\$ 773,944	436.67	\$ 1,772.38	As adjoining development occurs
C27	Drainage Channel	1.5010	\$ 1,839,240	\$ 1,369,214	\$ 3,208,454	436.67	\$ 7,340.44	As adjoining development occurs
C28	Drainage Channel	0.5053	\$ 962,200	\$ 110,202	\$ 1,072,402	436.67	\$ 2,455.87	As adjoining development occurs
C29	Drainage Channel	0.6790	\$ 1,282,415	\$ 146,936	\$ 1,429,351	436.67	\$ 3,296.21	As adjoining development occurs
C30	Drainage Channel	0.9921	\$ 1,028,810	\$ 905,003	\$ 1,933,813	436.67	\$ 4,423.99	As adjoining development occurs
C31	Drainage Channel	0.7361	\$ 842,840	\$ 244,271	\$ 1,087,111	436.67	\$ 2,489.56	As adjoining development occurs
C32	Drainage Channel	0.2343	\$ 514,126	\$ 61,236	\$ 575,362	436.67	\$ 1,317.62	As adjoining development occurs
C33	Drainage Channel	0.1407	\$ 316,575	\$ 38,789	\$ 355,364	436.67	\$ 809.23	As adjoining development occurs
C34	Drainage Channel	0.4628	\$ 406,953	\$ 422,137	\$ 829,090	436.67	\$ 1,898.67	As adjoining development occurs
C37	Drainage Channel	0.1854	\$ 417,181	\$ 51,853	\$ 469,033	436.67	\$ 1,074.12	As adjoining development occurs
C38	Drainage Channel	0.2435	\$ 547,769	\$ 88,774	\$ 636,543	436.67	\$ 1,457.77	As adjoining development occurs
C39	Drainage Channel	0.1341	\$ 301,679	\$ 42,856	\$ 344,535	436.67	\$ 789.01	As adjoining development occurs
C40	Drainage Channel	0.1959	\$ 440,792	\$ 55,101	\$ 495,893	436.67	\$ 1,135.63	As adjoining development occurs
C41	Drainage Channel	0.1422	\$ 319,875	\$ 36,734	\$ 356,609	436.67	\$ 816.86	As adjoining development occurs
	Contingency		\$ 10,286,847	\$ 3,666,427	\$ 13,953,274	436.67	\$ 31,953.49	
	Fill contingency		\$ -	\$ 12,997,245	\$ 12,997,245	436.67	\$ 29,764.57	
Total			\$ 92,671,708	\$ 79,803,256	\$ 172,474,964		\$ 394,979.37	

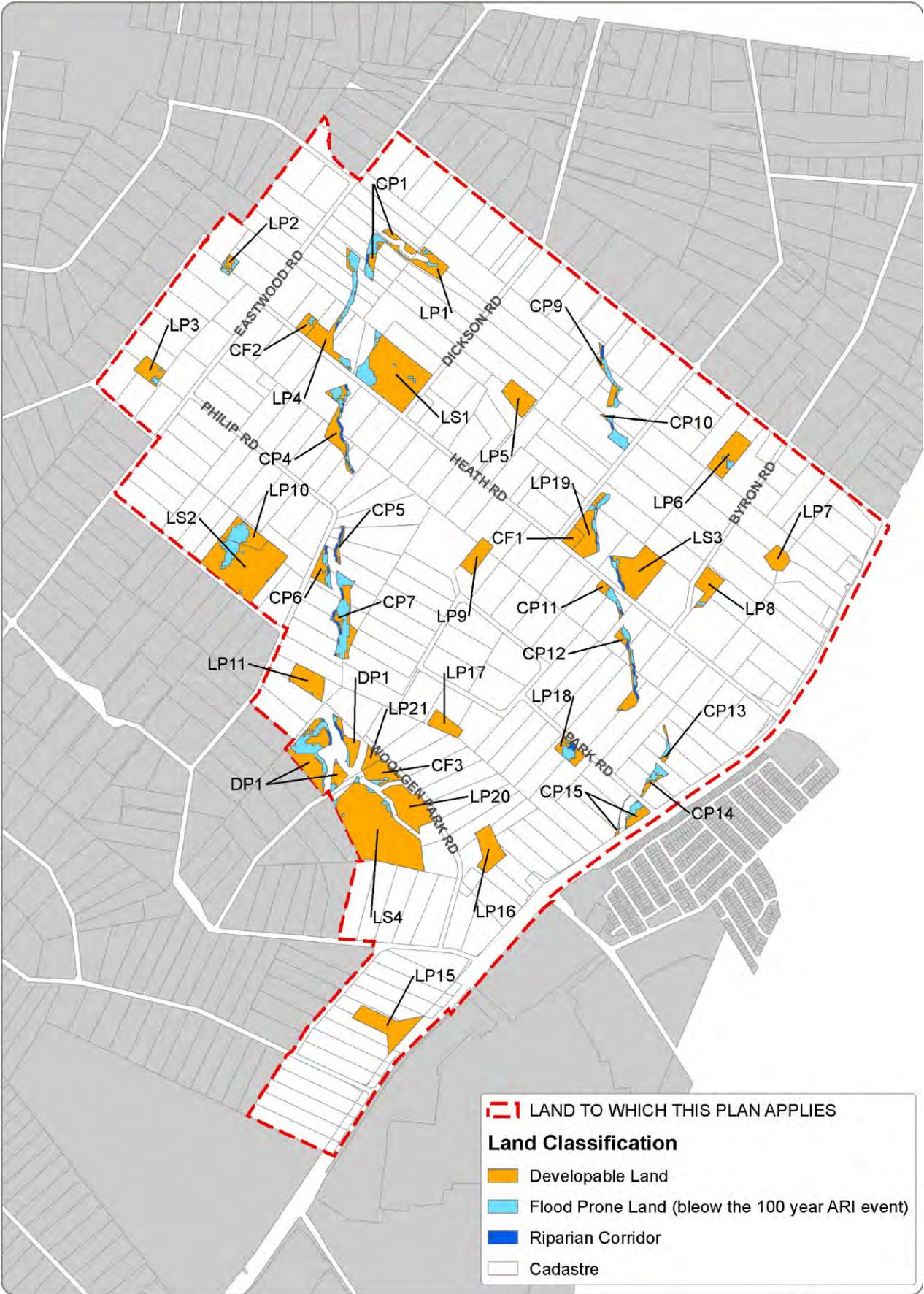
Plan Administration		NDA						
Essential works								
	Plan Administration for 'essential infrastructure'	\$ -	\$ 3,758,306	\$ 3,758,306	436.67	\$ 8,608.77	Progressively over the life of the Plan	
Non Essential works								
	Plan Administration for 'non-essential infrastructure'	\$ -	\$ 460,198	\$ 460,198	436.67	\$ 1,053.89	Progressively over the life of the Plan	

Camden Growth Areas Contributions Plan - Technical Document
Camden Council

B.4 Works location maps

10547_Camden Growth Areas Contributions Plan_Technical Doc
77

RPS LEPPINGTON PRECINCT - OPEN SPACE & COMMUNITY FACILITIES ACQUISITION MAP

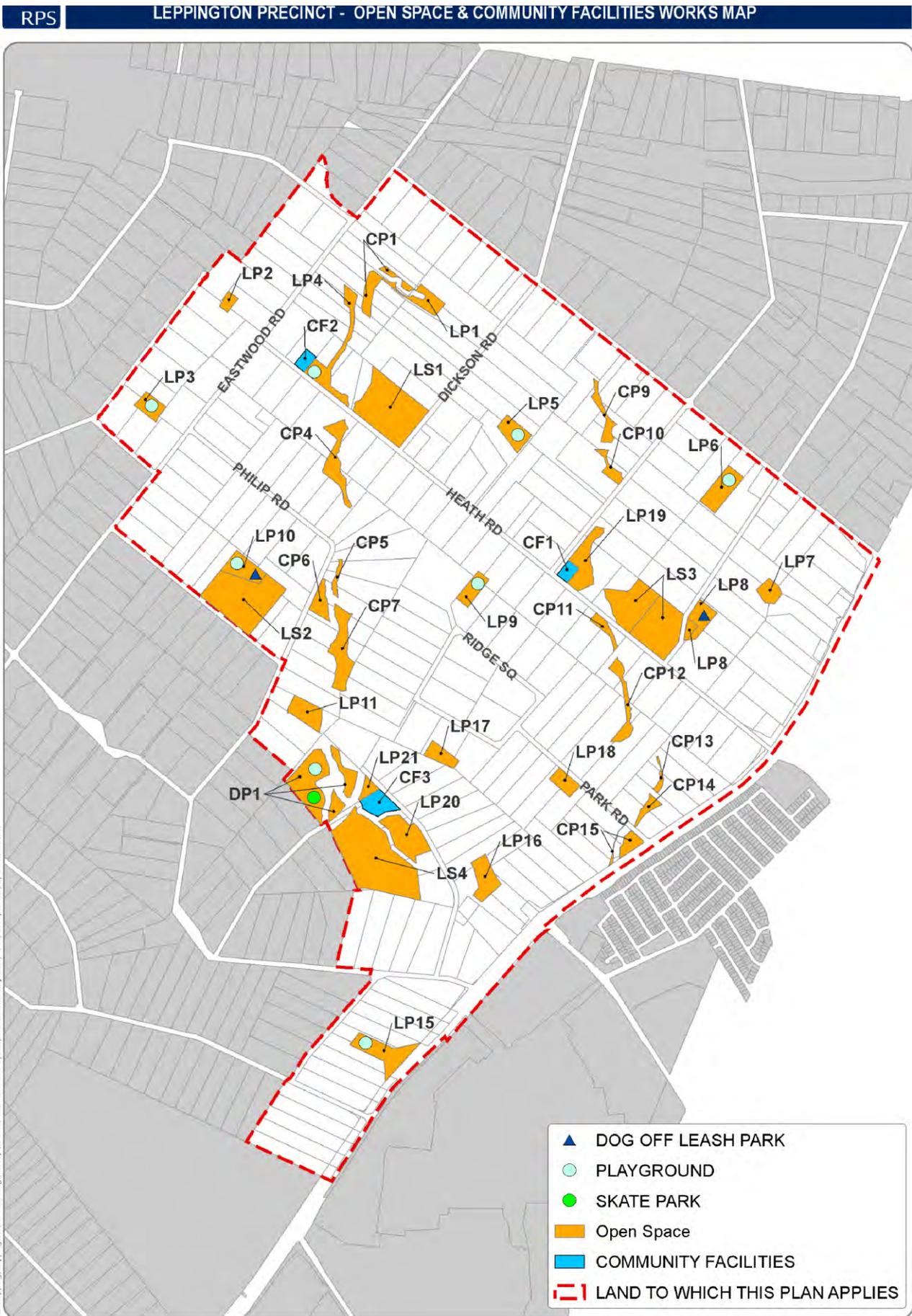


134078 - GIS Mapping, Leppington10 - Drafting(Survey)1 - GIS PRJ\44078-001-Development\land.mxd, 2/11/2016, 1:21:35, by mark.dunkan

A 02-11-2016 FIRST ISSUE MD

DATE OF PLAN: 02-11-2016
GIS REF: FR134078-001-DevelopableLand



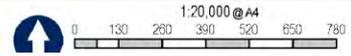


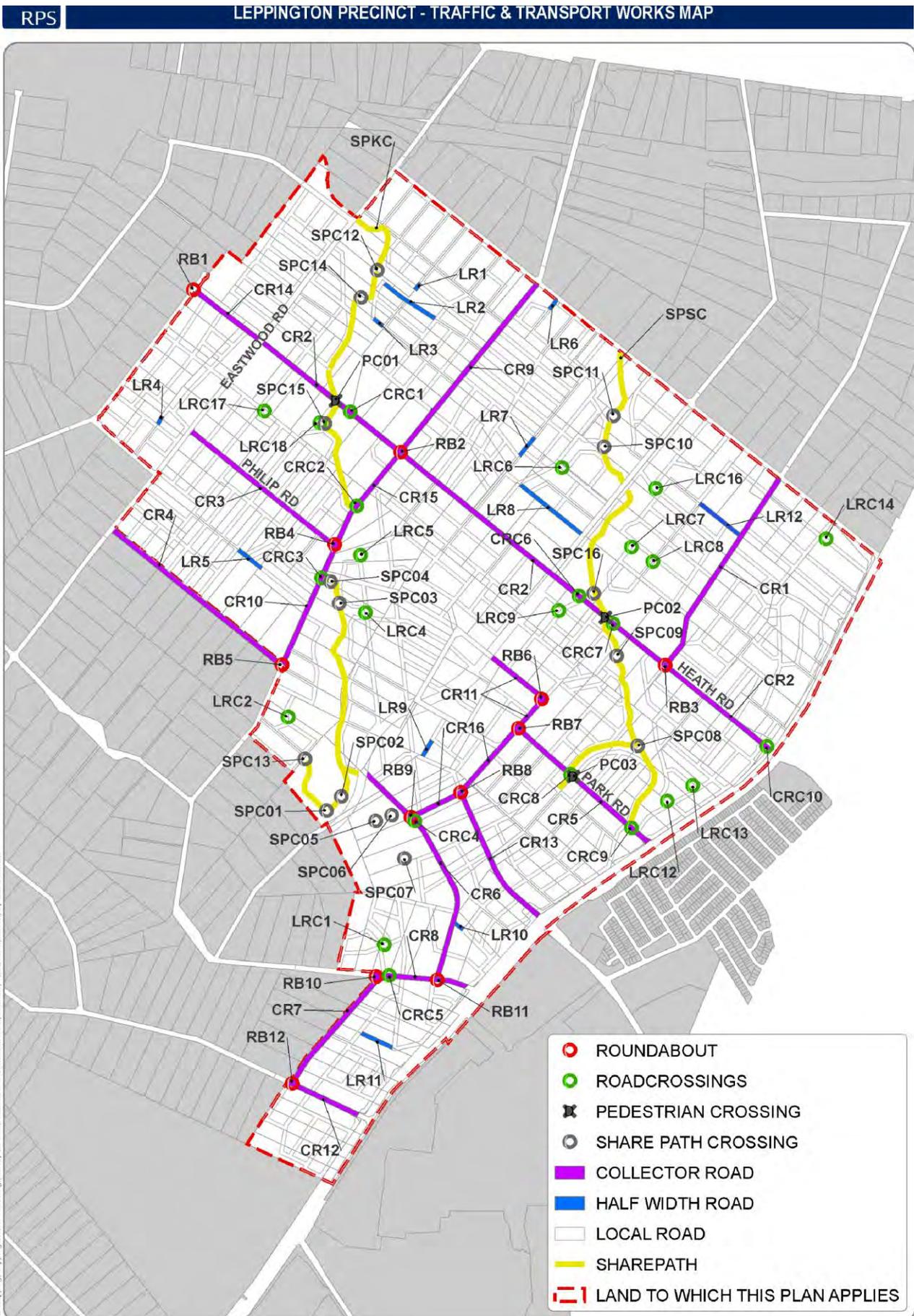
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A 19-10-2016 FIRST ISSUE

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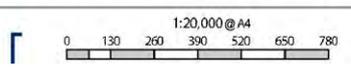
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GIS REF: PR134078-001-OpenSpace&Community



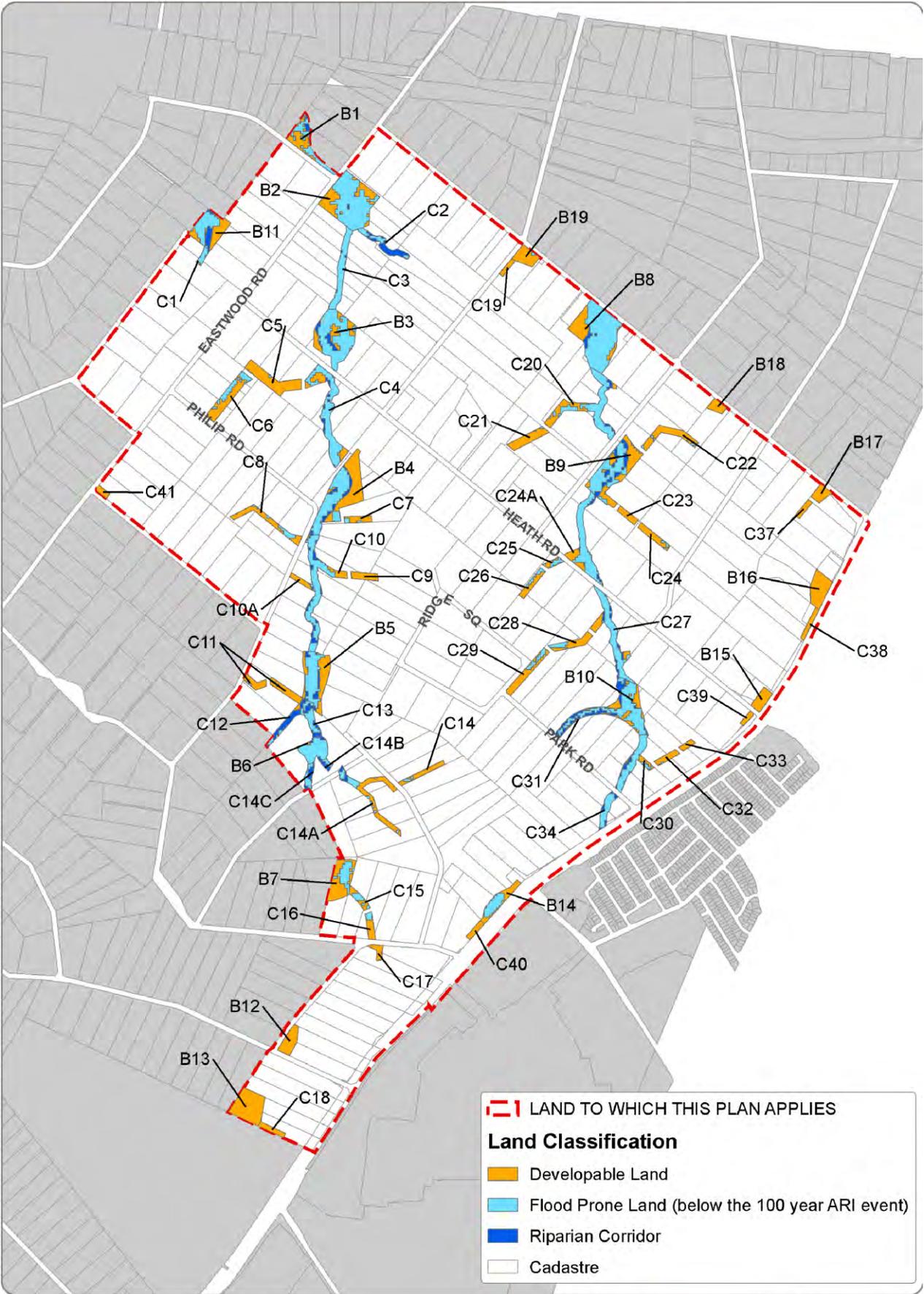


12/14/16 - GIS Mapping - Leppington10 - Drafting Survey 1 - GIS/PL/14078-002-Traffic&Transport.mxd, 2/11/2016, 13:22, by mark.donkin

B 16-02-2017 POST EXHIBITION UPDATE MC HAK DATE OF PLAN 19-10-2016
 A 19-10-2016 FIRST ISSUE CS REF: PR134078-002-Traffic&transport



RPS LEPPINGTON PRECINCT - DRAINAGE ACQUISITION MAP

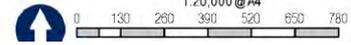


13/04/2016 GIS Mapping, Leppington10 - Drafting(Survey)1 GIS PRJ\4078-001-Drainage-Acquisition.mxd, 21/11/2016, 10:40, by mark.dunham

B 04-11-2016 MULTIPLE CHANGES
A 02-11-2016 FIRST ISSUE

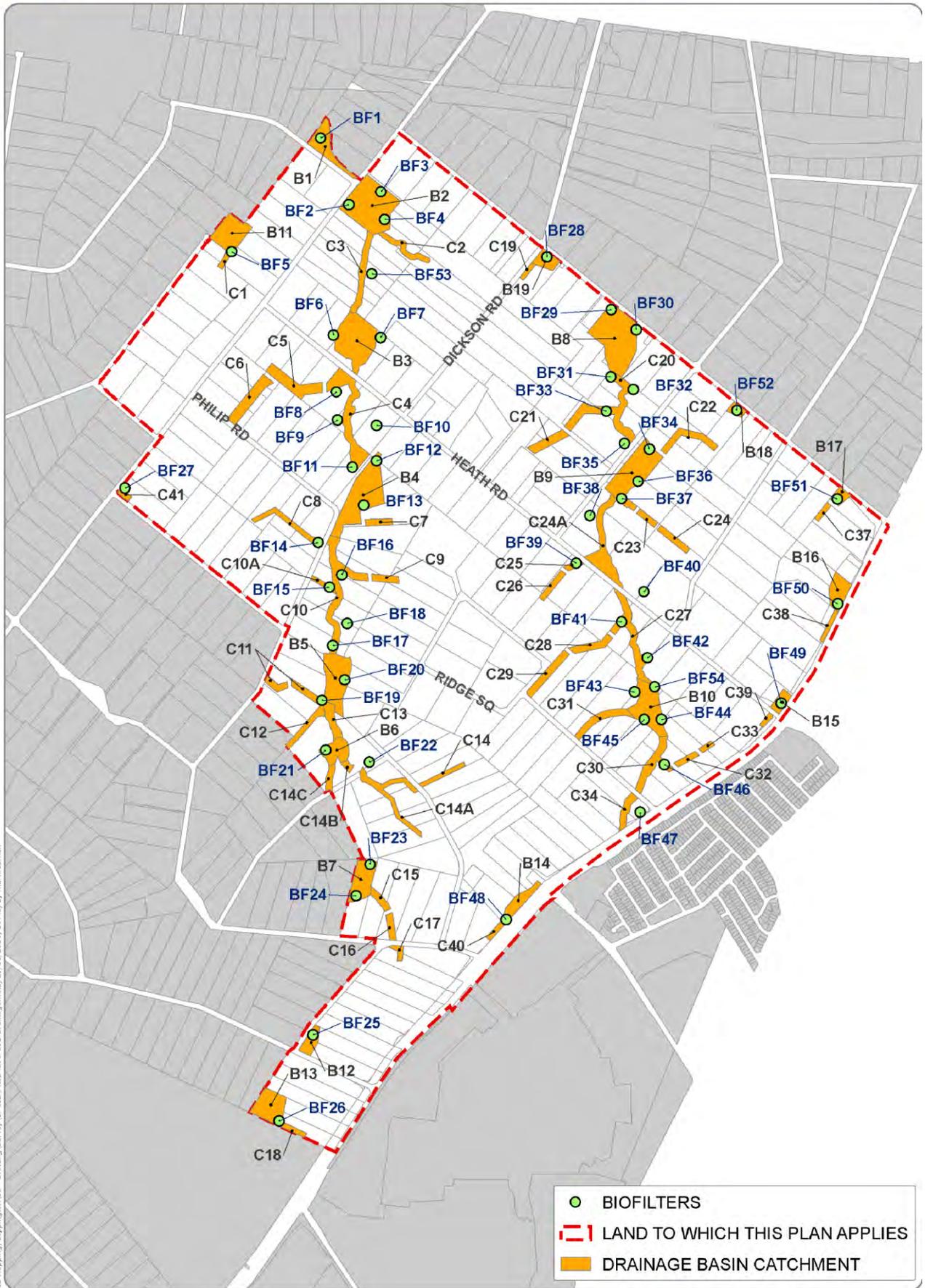
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DATE OF PLAN: 04-11-2016
GIS REF: FR134078-001-Drainage Acquisition



RPS

LEPPINGTON PRECINCT - DRAINAGE WORKS MAP



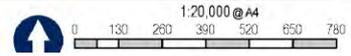
- BIOFILTERS
- LAND TO WHICH THIS PLAN APPLIES
- DRAINAGE BASIN CATCHMENT

12/24/16 - GIS Mapping - Leppington10 - Drafting/Survey1 - GIS/PR134078-002-Drainage.mxd, 27/10/2016, 10:41, by mark.dolan

A 19-10-2016 FIRST ISSUE

HAK

DATE OF PLAN: 19-10-2016
GIS REF: PR134078-002-Drainage



Camden Growth Areas Contributions Plan - Technical Document
Camden Council

B.5 Background information

Leppington studies supporting infrastructure planning and costing

AECOM Australia Pty Ltd (2013) *Leppington Precinct Transport and Access Strategy*, prepared for NSW Department of Planning and Infrastructure

APP (2014), *Leppington Precinct Infrastructure Delivery Plan*, prepared for Department of Planning and Environment, Draft Report, June

ARUP (2014) *Rickard Road Strategic Route Study – Preferred Route Report*, prepared for NSW Department of Planning and Infrastructure

Department of Planning and Environment (2014), *Leppington Precinct Planning Report*

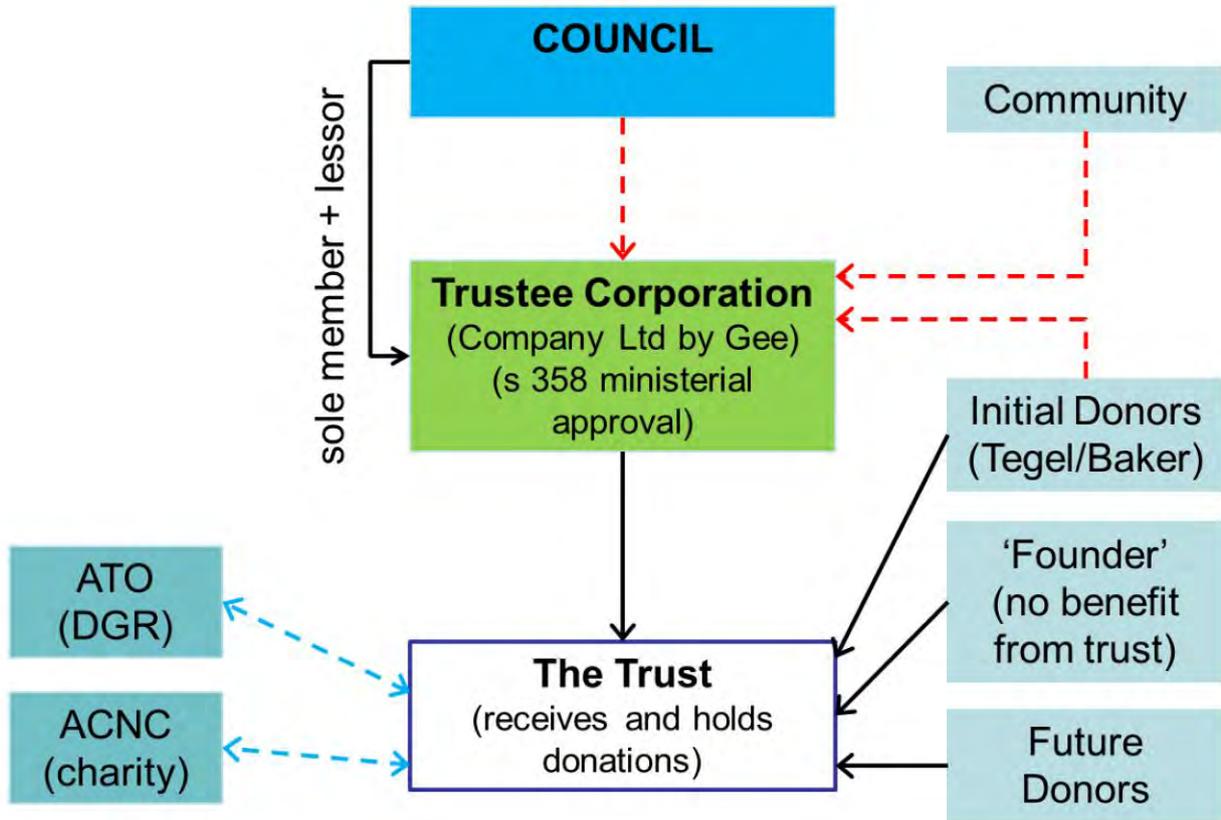
MJ Davis Valuations Pty Ltd (not dated), *Land Valuations for the Leppington Precinct* (VN15003)

Parsons Brinckerhoff Australia Pty Ltd (2013) *Preliminary sizing and costing of basins and watercourse crossings – Leppington Precinct (RevE)*, prepared for NSW Department of Planning and Infrastructure

SGS Economic and Planning Pty Ltd (2012), *Leppington Precinct Study – Final Report*, prepared for NSW Department of Planning and Infrastructure

10547_Camden Growth Areas Contributions Plan_Technical Doc

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ROAD NAMING POLICY P3.0125.1

PART 1 - INTRODUCTION

1. OBJECTIVE

- 1.1 To provide consistent guidelines for Developers, the Community and Council when allocating new road names, or changing the name of existing roads.
- 1.2 To ensure road names are appropriate, will stand the test of time and preferably are of local or historical significance.
- 1.3 To adopt the Geographical Names Board (GNB) of NSW road naming guidelines as the basis for considering road names.
- 1.4 To establish a list of names for new roads within the local area in consultation with the community.

2. SCOPE

- 2.1 Council is the authority responsible for the naming or re-naming of public roads for which it is the roads authority.
- 2.2 Council's naming authority refers to any road under the control of Council including public roads or a road that is to be dedicated to Council by way of a subdivision of land but excludes roads under the control of any State Government Authority or private road.

PART 2 - POLICY STATEMENT

3. Guidelines for Assigning Road Names

- 3.1 The key principles adopted by Council when determining Road Names are:
 - 3.1.1 Council's preferred source of road naming includes names from local history, including early explorers, settlers and other eminent local persons and geographical features, both physical and human;
 - 3.1.2 Names should be appropriate to the physical, historical or cultural character of the area concerned;
 - 3.1.3 Thematic names will be given preference where the theme relates to that area;
 - 3.1.4 The local Aboriginal Land Council must be consulted when using Aboriginal names;
 - 3.1.5 Names of living persons should be avoided, however this does not include family names;
 - 3.1.6 Names which are offensive or likely to give offence, out of place or commercial in nature (including estate marketing names) will not be supported;
 - 3.1.7 Council's preferred road naming list should wherever possible be used;
 - 3.1.8 This policy is a living document and will be added to over time.
- 3.2 When developers proposed road names they must provide supporting information to justify that their names comply with this policy.

4. Process of Road Naming

- 4.1 The following procedure is adopted by Council when considering road naming proposals:

- 4.1.1 A proposal shall demonstrate how they satisfy Council's Road Naming Policy, in particular the guidelines and the GNB Road Naming Policy.
- 4.1.2 The proposal shall wherever possible use names sourced from Council's Preferred Road Naming List.
- 4.1.3 The procedure outlined by the GNB will be followed.

* * *

NEXT REVIEW DATE: March 2019

Summary of Budget Review Variations Greater Than \$15,000

December Review of the 2016/17 Budget

Expense \$	Change In Vote		Totals \$	Description	Comments
	Income \$	EXPENDITURE			
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as positive figures. Reductions are shown as negative figures					
1) Proposed Budget Variations					
Proposed variations to the 2016/17 Budget based on income received and expenditure payments to date are as follows:					
121,400	1,395,660		1,517,060	Surplus / (Deficit) - Proposed Budget Variations September 2016/17 Review	
-	416,000		416,000	Development - Fees & Charges Income	Development income has exceeded budget expectations for the second quarter of 2016/17. Council has received a number of Development Applications of high value this quarter predominately a result of development activity in the Leppington release area. The level of income received from development activity is primarily dependent on the receipt of applications from developers, and as such is somewhat difficult to project given the unprecedented growth Council is experiencing.
-	400,000		400,000	Rates and Charges Income	Supplementary rate income is received upon the re-zoning or subdivision of land. It is additional rate income to the amount levied at the beginning of the financial year. The increase in rate income realised during the second quarter of 2016/17 is primarily due to new lots created through subdivisions in the Spring Farm, Oran Park and Gregory Hills land release areas.
-	334,580		334,580	Sale of Land (easements) Income Increase	Council has received easement income for the acquisition of land required by the RMS. This income is difficult to estimate and can vary substantially from one year to the next.
-	178,471		178,471	WHS Systems Rebate Increase	The rebate is payable to members as an incentive for meeting KPIs relating to performance, self-audit and the renewal of membership in order to qualify for the payment of the rebate.
-	16,071		16,071	Library Subsidy Increase	This subsidy is additional income received not known at the time of adopting the 2016/17 budget.

December Review of the 2016/17 Budget

Summary of Budget Review Variations Greater Than \$15,000
December Review of the 2016/17 Budget

Expense \$	Change In Vote		Description	Comments
	Income \$	Totals \$		
(350,000)	-	(350,000)	Mount Annan Leisure Centre Building	An assessment of the aquatics area of the Mount Annan Leisure Centre (MALC) was undertaken and it was determined that a number of items within this area would also require refurbishment in order to ensure continuity and aesthetics across the entire centre. Works to be undertaken to bring the existing MALC facility up to the standard of the new extension include but are not limited to: Repair of pool expansion joints in three pools, Upgrade of aquatic change areas including staff amenities, Re-tile and replace bench in the steam room, Replace existing CCTV cameras, New signage to match new areas, Upgrade gardens and landscaping, Re-sealing and line mark carpark. The works are planned for completion in September 2017 to align with the rest of the upgrade works.
100,000	-	100,000	Street Lighting Charges Decrease	Street lighting charges are lower than anticipated due to lower than expected unit rates being charged for street lighting charges. This decrease is predominately due to the removal of the carbon tax from the user charge.
(84,900)	-	(84,900)	Corporate Salary Adjustments	Due to continued growth and the need to meet an ever increasing service demand funding is required for the employment of additional staff. The staff will be deployed in the Customer Service area and the temporary appointment of asset management staff to process increasing volumes of subdivision assets and other facilities.
(75,000)	-	(75,000)	Civic Centre Utilisation Study Expense Increase	This money is to fast track the investigation of initiatives to increase utilisation of the Camden Civic Centre as set out in the Camden Town Centre Vision. It is expected that a report will be presented to Council in the first quarter of the 2017/18 financial year. Council resolution - 263/16 - 22/11/16.

Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures
EXPENDITURE - Increases are shown as positive figures. Reductions are shown as negative figures

Summary of Budget Review Variations Greater Than \$15,000
December Review of the 2016/17 Budget

Change In Vote		Description	Comments
Expense \$	Income \$		
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as positive figures. Reductions are shown as negative figures			
(85,000)	-	BEP Arena Expense Increase	Additional funding required for the main Arena based on quotations obtained by the BEP committee for arena and water connections. The main Arena projects are the highest priority for the BEP committee as this arena attracts a number of high profile equestrian events to the area. If the Main Arena is not upgraded Camden could lose these events to other Local Government areas. The BEP committee have committed \$150K towards this project and Council has already allocated \$115K as part of adopting the 2016/17 Operation Plan (Budget). These works are to commence in May/June this year to avoid conflict with coming events.
(50,000)		BEP RSL Memorial Walkway Expense Increase	The walkway is a high profile path that represents the distance of the beach to the escarpment at Gallipoli. The walkway starts at the Bicentennial Equestrian Park and follows through the park for an approximate distance of 2.2 kilometres. 700m if this path has deteriorated and requires maintenance via the installation of wooden boarders and reinstatement of the main path area with road base. The works are proposed to start in March.
(22,000)		Catherine Field Reserve Lighting Upgrade Expense Increase	This increase is to cover a \$10K shortfall in the Mets Baseball funding for this project plus an additional \$12K for costs associated with the lighting upgrade.
(39,300)	2,000	Variations under \$15,000	
(606,200)	1,347,122	Surplus / (Deficit) - Proposed Budget Variations December 2016/17 Review	
(484,800)	2,742,782	Surplus / (Deficit) - Net Impact of Variations 2016/17	
* It should be noted where net increases or reductions have been shown within the main Council Report the income and expenditure column will not reconcile, as the two are separated within this attachment.			

December Review of the 2016/17 Budget

Summary of Budget Review Variations Greater Than \$15,000
December Review of the 2016/17 Budget

Expense \$	Change In Vote		Totals \$	Description	Comments
	Income \$				
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as positive figures. Reductions are shown as negative figures					
2) Council Approved Budget Variations					
Since adopting the 2016/17 Budget, Council has authorised the following changes to the budget:					
(2,496,260)	979,200	(1,517,060)		Surplus / (Deficit) - Authorised Variations September 2016/17 Budget Review	
(578,300)	578,300	-		Miss Llewella Davies Pioneers Walkway	Council Resolution -262/16 - 22/11/2016
(13,208)	-	(13,208)		Community Sponsorship Allocation Increase	Council Resolution -285/16 - 13/12/2016
(2,600,000)	2,600,000	-		Housing Acceleration Fund – Ingleburn Road and Richard Road, Leppington	Council Resolution -286/16 - 13/12/2016
(6,000)	6,000	-		Australian Men's Shed Association, National Development Program Grant	Council Resolution -287/16 - 13/12/2016
(3,197,508)	3,184,300	(13,208)		Surplus / (Deficit) - Proposed Budget Variations December 2016/17 Review	
(5,693,768)	4,163,500	(1,530,268)		Surplus / (Deficit) - Council Approved Variations 2016/17	

Summary of Budget Review Variations Greater Than \$15,000

December Review of the 2016/17 Budget

Expense \$	Change In Vote		Totals \$	Description	Comments
	Income \$	EXPENDITURE			
Note: INCOME - Increases are shown as positive figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as positive figures. Reductions are shown as negative figures					
3) Contra Adjustments					
Contra adjustments that have a NIL impact on Council's Budget:					
(864,600)	864,600	-	-	September 2016/17 Contra Adjustments	
-	250,000	-	-	Section 94 Developer Contributions - Interest on Investments	The balance of Council's Section 94 reserves has increased as a result of additional interest on investments.
(250,000)	-	-	-	Section 94 Developer Contributions - Transfer to Reserve	
	34,000	-	-	Stormwater Levy - Additional Income	Income received from Stormwater Levy higher than anticipated.
(34,000)		-	-	Stormwater Levy - Transfer to Reserve	
(305,000)				Capital Works Design Staff	In order to adequately plan, scope and design Section 94 works, it is proposed to allocate a component of the project costs to fund an additional 3 temporary design staff for 3 years to manage the scoping of works, and coordinate the delivery of required infrastructure. Funding for these positions is identified in the current Contributions Plan for Leppington North for the delivery of infrastructure land and works. Funds are also available in the draft Leppington Contribution Plan.
	305,000			Section 94 Developer Contributions - Transfer from Reserve	
(689,000)	589,000	-	-		
(1,453,600)	1,453,600	-	-	Total Contra Variations 2016/17	

December Review of the 2016/17 Budget

Summary of Budget Review Variations Greater Than \$15,000
December Review of the 2016/17 Budget

Expense	Change In Vote		Totals	Description	Comments
	Income	Income			
\$	\$	\$	\$		
Note: INCOME - Increases are shown as positives figures. Reductions are shown as negative figures EXPENDITURE - Increases are shown as positive figures. Reductions are shown as negative figures					
Reconciliation to 'December Review of the 2016/17 Budget'					
2015/16 Carried Forward Working Funds Balance		1,000,000			
2016/17 Adopted Budget Surplus		-			
Available Working Funds 01/07/16		1,000,000			
Less:					
Minimum Desired Level		(1,000,000)			
Total Funds Available		-		Total Available Working Funds as at 01/07/2016	
September Review		1,517,060		Significant Budget Variations	
		(1,517,060)		Council Approved Variations	
		-		Budget Contra Variations	
		-		Sub Total - September Review Variations	
		-		Total Available Working Funds as at 30/09/2016	
December Review		740,922		Significant Budget Variations	
		(13,208)		Council Approved Variations	
		-		Budget Contra Variations	
		727,714		Sub Total - December Review Variations	
		727,714		Total Available Working Funds as at 31/12/2016	



Camden Council Quarterly Budget Review Statement

For the period ending 31 December 2016

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3. Cash & Investments Budget Review Statement
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7. Annual Code of Conduct Report

Camden Council
Income & Expenses Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016

Income & Expenses Review

	Original Budget 2016/17	Approved Changes		Revised Budget 2016/17	Variations for this Dec Qtr	Notes	Projected Year End Result
		Revotes	Other than by QBRs				
Operating Income							
Actively Managing Camden's Growth	17,116,200	-	1,188,700	18,304,900	1,002,580	1	19,307,480
Healthy Urban and Natural Environment	80,228,900	-	-	80,228,900	34,000	2	80,262,900
A Prosperous Economy	8,500	-	-	8,500	-		8,500
Effective and Sustainable Transport	54,102,661	-	184,766	54,287,427	-		54,287,427
An Enriched and Connected Community	72,765,200	-	-	72,765,200	16,071	3	72,781,271
Strong Local Leadership	53,626,600	-	691,794	54,318,394	578,471	4	54,896,865
	277,848,061	-	2,065,260	279,913,321	1,631,122		281,544,443
Operating Expenses							
Actively Managing Camden's Growth	10,516,800	230,643	113,300	10,860,743	20,000	5	10,880,743
Healthy Urban and Natural Environment	21,464,260	587,708	-	22,051,968	-		22,051,968
A Prosperous Economy	665,000	-	-	665,000	75,000	6	740,000
Effective and Sustainable Transport	18,875,813	193,617	-	19,069,430	(100,000)	7	18,969,430
An Enriched and Connected Community	11,276,900	150,649	38,000	11,465,549	13,208	8	11,478,757
Strong Local Leadership	24,425,466	674,894	160,300	25,260,660	104,200	9	25,364,860
	87,224,239	1,837,511	311,600	89,373,350	112,408		89,485,758
Net Operating Surplus / (Deficit)	190,623,822	(1,837,511)	1,753,660	190,539,971	1,518,714		192,058,685
Add:							
Non Cash Funded Depreciation	14,118,000	-	-	14,118,000	-	-	14,118,000
Funds from the Sale of Assets	687,300	-	-	687,300	-	-	687,300
Loan Borrowings	1,000,000	-	-	1,000,000	-	-	1,000,000
Transfer from Restricted Assets	38,725,094	24,777,532	-	63,502,626	-	-	63,502,626
	54,530,394	24,777,532	-	79,307,926	-		79,307,926
Less:							
Capital Purchases & Acquisitions	225,779,500	22,940,021	(433,000)	248,286,521	507,000	-	248,793,521
Borrowing Expense (Principal)	3,723,045	-	-	3,723,045	-	-	3,723,045
Transfer to Restricted Assets	15,651,671	-	2,186,660	17,838,331	284,000	-	18,122,331
Proposed - Transfer to Restricted Assets	-	-	-	-	-	-	-
	245,154,216	22,940,021	1,753,660	269,847,897	791,000		270,638,897
Net Budget Position Surplus / (Deficit)	0	-	-	0	727,714		727,714

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Income & Expenses Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016
Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
1	1,002,580	Actively Managing Camden's Growth - Increase in Income This adjustment relates to an increase in income as a result of; additional development income due to ongoing housing development (\$416K), an increase in income from easements (\$335K) and an increase in Section 94 investment income through a higher than expected investment balance (\$250K). A number of minor adjustments have also been required which have increased income forecasts (\$2K).
2	34,000	Healthy Urban and Natural Environment - Increase in Income This adjustment relates to an increase in income as a result of additional Stowater Levy income (\$34k).
3	16,071	An Enriched and Connected Community - Increase in Income This adjustment relates to additional Library Subsidy income (\$16k).
4	578,471	Strong Local Leadership - Increase in Income Adjustments to income relate to; additional rating income (\$400K) and a WHS Systems Rebate Increase (\$178K).
5	20,000	Actively Managing Camden's Growth - Increase in Expense A number of minor adjustments have also been required which have increased expenditure forecasts (\$20k).
6	75,000	A Prosperous Economy - Increase in Expense This is funding for the investigation of initiatives to increase utilisation of the Camden Civic Centre (\$75k).
7	(100,000)	Effective and Sustainable Transport - Decrease in Expense This decrease relates to savings in street lighting charges.
8	13,208	An Enriched and Connected Community - Increase in Expense This is funding for an increase in the Community Sponsorship allocation (\$13k).
9	104,200	Strong Local Leadership - Increase in Expense Additional funding is required for staff related costs (\$85k), this includes the employee of additional customer service staff and temporary asset planning resources. A range of minor expenditure adjustments were also required at this review (\$19K).

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Capital Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016

Capital Expenditure Review

	Original Budget 2016/17	Approved Changes		Revised Budget 2016/17	Variations for this Dec Qtr	Notes	Projected Year End Result
		Revotes	Other than by QBRs				
Capital Expenditure							
New Assets (Council Delivery)							
Transport & Road Infrastructure	9,983,000	4,906,731	-	14,889,731	-	-	14,889,731
Community Facilities	13,695,800	4,091,322	-	17,787,122	-	-	17,787,122
Parks & Recreation	7,895,400	1,734,575	67,000	9,696,975	350,000	1	10,046,975
Stormwater & Drainage	19,600	-	-	19,600	-	-	19,600
Council Properties	2,203,800	6,134,217	(500,000)	7,838,017	-	2	7,838,017
Plant & Equipment	1,207,000	209,253	-	1,416,253	-	-	1,416,253
Other	-	157,212	-	157,212	-	-	157,212
New Assets (Works In Kind)							
Transport & Road Infrastructure	66,300,200	-	-	66,300,200	-	-	66,300,200
Recreation & Community Facilities	68,169,600	-	-	68,169,600	-	-	68,169,600
Stormwater & Drainage	45,323,400	-	-	45,323,400	-	-	45,323,400
Asset Renewal (Replacement)							
Transport & Road Infrastructure	5,664,900	2,700,750	195,000	8,560,650	-	-	8,560,650
Community Facilities	372,700	539,270	-	911,970	-	-	911,970
Parks & Recreation	774,300	-	-	774,300	157,000	-	931,300
Stormwater & Drainage	72,900	335,780	-	408,680	-	-	408,680
Council Properties	-	725,977	-	725,977	-	-	725,977
Plant & Equipment	3,352,300	360,000	-	3,712,300	-	-	3,712,300
Information Technology Upgrades	744,600	1,011,054	-	1,755,654	-	-	1,755,654
Other	-	33,880	-	33,880	-	-	33,880
Total Capital Expenditure	225,779,500	22,940,021	(238,000)	248,481,521	507,000		248,988,521
Capital Funding							
Rates & Other Untied Funding	3,630,600	-	67,000	3,697,600	507,000	-	4,204,600
Capital Grants & Contributions	31,183,600	9,523,247	195,000	40,901,847	-	-	40,901,847
Reserves:							
External Restrictions	2,718,900	40,000	-	2,758,900	-	-	2,758,900
Internal Restrictions	6,371,400	13,266,774	(500,000)	19,138,174	-	-	19,138,174
S94 Works in Kind Income (Non Cash)	114,176,200	-	-	114,176,200	-	-	114,176,200
Infrastructure Dedicated under s80A	65,617,000	-	-	65,617,000	-	-	65,617,000
New Loans	1,000,000	-	-	1,000,000	-	-	1,000,000
Receipts from Sale of Assets							
Plant & Equipment	-	-	-	-	-	-	-
Land & Buildings	1,081,800	-	-	1,081,800	-	-	1,081,800
Other Funding	-	110,000	-	110,000	-	-	110,000
Total Capital Funding	225,779,500	22,940,021	(238,000)	248,481,521	507,000		248,988,521
Net Capital Funding							

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Capital Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016
Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
1	350,000	Parks & Recreation (New Assets) - Increase in Expense Additional funding for works to be undertaken to bring the existing facility up the standard of the new extension, undertake essential renewal works, and coordinate signage, CCTV and other functions between the older area and the new works.
2	157,000	Parks & Recreation (Assets Renewal) - Increase in Expense Additional funding required for the BEP Arena Project (\$85K), BEP RSL Memorial Walkway (\$50k) and Catherine Field Reserve Lighting Upgrade (\$22k)

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Cash & Investments Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/16 to 31/12/16

Projected Year End Cash Position ending 30 June 2017

Cash & Investments Review

	Open Balance 1/07/2016	Approved Changes		Revised Budget	Variations for this Dec Qtr	Notes	Projected Year End Result
		Revotes	Other than by QBRs				
Externally Restricted							
Section 94 Developer Contributions	53,902,373	(7,514,041)	(15,826,773)	30,561,559	(55,000)	1	30,506,559
Infrastructure Loan (Lodges Road)	3,300,780	-	-	3,300,780	-	-	3,300,780
Domestic Waste Management	5,393,930	(53,440)	(35,191)	5,305,299	-	-	5,305,299
Specific Purpose Grants	1,034,811	(2,349,395)	1,314,584	-	-	-	-
Stormwater Management Levy	186,966	(175,108)	-	11,858	34,000	2	45,858
Other Restricted Contributions	95,626	(8,420)	-	87,206	-	-	87,206
Total Externally Restricted	63,914,486	(10,100,404)	(14,547,380)	39,266,702	(21,000)		39,245,702
Internally Restricted							
2014-2019 CIRP Reserve	1,701,877	(964,467)	-	-	-	-	-
2014-2016 CIRP Round 3 Reserve	311,662	(311,662)	-	-	-	-	-
Asset Renewal Reserve	2,657,701	(549,757)	(1,107,944)	1,000,000	-	-	1,000,000
Camden Carparking	120,578	-	-	120,578	-	-	120,578
Camden Town Centre Improvements	267,223	(145,200)	-	122,023	-	-	122,023
Capital Works Reserve*	2,898,713	(1,098,037)	1,888,419	3,689,095	(191,300)	3	3,497,795
Cemetery Improvements	783,829	(610,028)	32,900	206,701	-	-	206,701
Central Administration Building	6,700,844	(6,134,217)	(566,627)	-	-	-	-
Commercial Waste Management	1,077,403	-	(64,066)	1,013,337	-	-	1,013,337
Council Elections	229,300	-	(229,300)	-	-	-	-
Employee Leave Entitlements	1,960,654	-	149,800	2,110,454	-	-	2,110,454
Engineering Deposits	188,829	-	5,000	193,829	-	-	193,829
Expenditure Revotes	3,875,522	(711,169)	(3,164,353)	-	-	-	-
Family Day Care Reserve	-	-	-	-	-	-	-
Infrastructure Loan - Repayment Fund	556,300	-	(556,300)	-	-	-	-
Plant Replacement Reserve	2,432,267	(250,000)	(416,800)	1,765,467	-	-	1,765,467
Public Appeals Reserve	35,304	-	-	35,304	-	-	35,304
Risk Management	232,264	(29,665)	(41,200)	161,399	-	-	161,399
Section 355 Management Committees	434,834	-	-	434,834	-	-	434,834
Stormwater Works (General Fund)	713,150	(262,598)	(294,762)	155,790	-	-	155,790
Technology Improvements Reserve	510,144	(499,918)	-	10,226	-	-	10,226
Technology Support Reserve	-	-	-	-	-	-	-
Water Savings Action Plan	106,177	(33,880)	6,700	78,997	-	-	78,997
Working Funds Surplus	452,000	-	(452,000)	-	-	-	-
Other	54,110	(4,110)	(50,000)	-	-	-	-
Total Internally Restricted	28,300,685	(11,604,708)	(4,860,533)	11,098,034	(191,300)		10,906,734
Unrestricted (i.e. available after the above Restrictions)	7,553,000	-	-	7,553,000	727,714		9,018,124
Total Cash & Investments	99,768,171	(21,705,112)	(19,407,913)	58,655,146	515,414		59,170,560

* The uncommitted balance of the Capital Works Reserve will increase to \$4,225,509 if Council adopt the recommendation of this report.

* The uncommitted balance of the Asset Renewal Reserve will increase to \$1,000,000 if Council adopt the recommendation of this report.

Cash & Investments Statement

Investments have been invested in accordance with Council's Investment Policy.

The Cash at Bank amount for this period has been reconciled to Council's physical Bank Statements. The date of completion of this bank reconciliation is 30/12/2016.

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Cash & Investments Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016
Recommended changes to revised budget

Budget Variations being recommended include the following material items (Greater than \$15,000):

Notes	Movement	Description
1	(55,000)	Section 94 Developer Contributions -Decrease in Transfer to Reserve The balance of Council's Section 94 reserves has increased as a result of additional interest on investments (\$250K) and the decrease through design staff funded from Section 94 projects (\$305k).
2	34,000	Stormwater Management Levy- Increase in Transfer to Reserve Income received from Stormwater Levy higher than anticipated.
4	(191,300)	Working Funds Reserve - Increase in Transfer from Reserve Council contribution towards the construction of the Miss Llewella Davies Pioneers Walkway (\$191k).

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Contracts Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016
Contracts Budget Review (Greater than \$50,000)

Contractor	Contract detail & purpose	Contract Value	Start Date	Budgeted (Y/N)
Zauner Constructions Pty Ltd	Construction of Oxley Street Car Park extension at Camden	2,947,100	Nov-16	Y

Notes:

1. Contracts listed are those entered into through a tender process during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
2. Contracts for employment are not included in this list.

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Consultancy & Legal Expenses Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016
Consultancy & Legal Expenses Overview

Expense	YTD Expense	Budgeted (Y/N)
Consultancies	86,345	Y
Legal Fees	229,388	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

Council has engaged specialist consultants to assist in the consultation and planning of the Camden Town Centre Review, implementation of a Work Health & Safety framework. Council has also required specialist consultancy and legal advice on a number of governance, development and compliance matters. Costs associated with these matters have been included in the expenditure totals above.

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Key Performance Indicators Budget Review Statement

Quarterly Budget Review Statement
for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016

(\$000's)	Current Projection (P)		Original(O)	Actuals	
	Amounts	Indicator	Budget	Prior Periods	
	16/17	16/17	16/17	15/16	14/15
1. Operating Performance					
Operating Revenue (excl. Capital) - Operating Expenses	(282)	-0.33%	-4.31%	-2.15%	-4.99%
Operating Revenue (excl. Capital Grants & Contributions)	86,274				

What is Being Measured?

Council's ability to contain operating expenditure within operating revenue.



2. Own Source Operating Revenue

Operating Revenue (excl. all Grants & Contributions)	79,459	28.22%	27.58%	33.58%	42.47%
Total Operating Revenue	281,544				

What is Being Measured?

This ratio measures the degree of reliance on external funding sources such as operating grants and contributions.



3. Unrestricted Current Ratio

Current Assets less all External Restrictions	27,010	2.42	2.42	2.51	4.07
Current Liabilities less Specific Purpose Liabilities	11,173				

What is Being Measured?

The ability to meet short term financial obligations such as loans, payroll and leave entitlements.



This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Key Performance Indicators Budget Review Statement

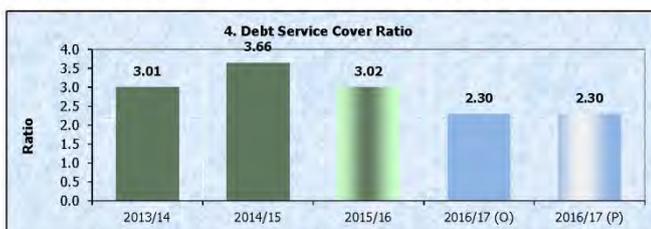
Quarterly Budget Review Statement
for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016

(\$000's)	Current Projection (P)		Original(O) Budget 16/17	Actuals Prior Periods	
	Amounts 16/17	Indicator 16/17		15/16	14/15
4. Debt Service Cover Ratio					
Operating Result before EBITDA	12,077				
Principal Repayments + Interest Costs	5,246	2.30	2.30	3.02	3.66

What is Being Measured?

The availability of operating cash to service debt including interest and principal repayments.

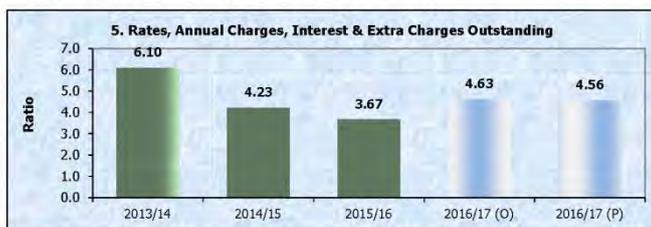


5. Rates, Annual Charges, Interest & Extra Charges Outstanding

Rates, Annual and Extra Charges Outstanding	2,596	4.56	4.63	3.67	4.23
Rates, Annual and Extra Charges Collectible	56,958				

What is Being Measured?

To assess the impact of uncollected rate and charges on Council's Liquidity.

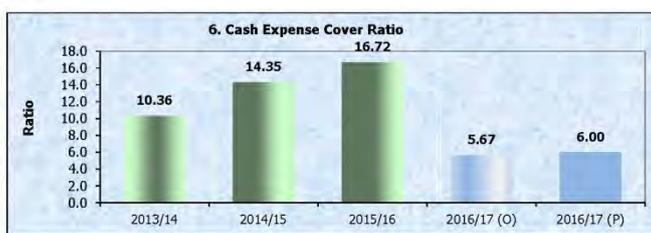


6. Cash Expense Cover Ratio

Current Year's Cash & Cash Equivalents (incl. Term Deposits)	39,932	6.00	5.67	16.72	14.35
Operating & Financing Activities Cash Flow Payments	79,853				

What is Being Measured?

This ratio indicates the number of months Council can continue to pay for its immediate expenses without additional cash inflow.



This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Key Performance Indicators Budget Review Statement

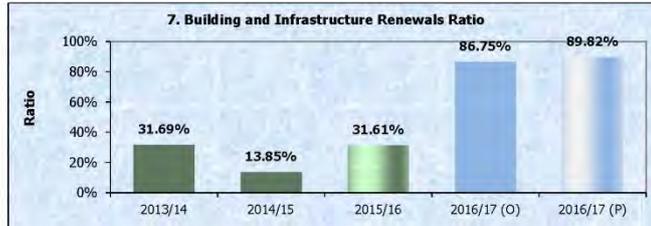
Quarterly Budget Review Statement
for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016

(\$000's)	Current Projection (P)		Original(O) Budget 16/17	Actuals Prior Periods	
	Amounts 16/17	Indicator 16/17		15/16	14/15
7. Building and Infrastructure Renewals Ratio					
Asset Renewals (Building & Infrastructure)	11,034		86.75%	31.61%	13.85%
Depreciation, Amortisation & Impairment	12,285	89.82%			

What is Being Measured?

The rate at which assets are being renewed relative to the rate at which they are depreciating.

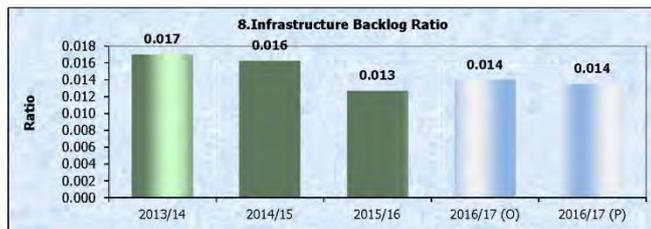


8. Infrastructure Backlog Ratio

Estimated Cost to Bring Assets to a Satisfactory Standard	12,449	1.36%	1.40%	1.27%	1.63%
Total Value of Infrastructure, Buiding & Other Assets	918,611				

What is Being Measured?

This ratio shows what proportion the backlog is compared the total value of Council's infrastructure



9. Asset Maintenance Ratio

Actual Asset Maintenance	3,680	0.83	0.83	0.89	0.97
Required Asset Maintenance	4,438				

What is Being Measured?

Compares the actual spend on asset maintenance vs what is required to be spent on asset maintenance.



This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Key Performance Indicators Budget Review Statement

Quarterly Budget Review Statement
 for the period 01/10/16 to 31/12/16

Budget review for the quarter ended 31 December 2016

(\$000's)	Current Projection (P)		Original(O)	Actuals	
	Amounts	Indicator	Budget	Prior Periods	
	16/17	16/17	16/17	15/16	14/15
10. Capital Expenditure Ratio					
Annual Capital Expenditure	226,048	16.01	15.99	10.71	5.14
Annual Depreciation	14,118				

What is Being Measured?

To assess what extent Council is expanding its asset base through capital expenditure on both new assets and replacement / renewal of existing assets.



This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report

Camden Council
Annual Code of Conduct Report

Quarterly Budget Review Statement

Camden Council's Code of Conduct provides a framework for minimum standards of conduct by all council officials, and is in line with the Office of Local Government's Model Code of Conduct. The current Code of Conduct incorporates provisions relating to complaint handling procedures and reporting requirements of the General Manager.

The Council is to provide the Division with a report containing the statistics referred to in (below) within 3 months of the end of September each year.

The complaints coordinator must arrange for the following statistics to be reported to the Council within 3 months of the end of September of each year setting out the following statistics:

- (a) the total number of code of conduct complaints made about Councillors and the General Manager under the code of conduct in the year to September;
- (b) the number of code of conduct complaints referred to a conduct reviewer;
- (c) the number of code of conduct complaints finalised by a conduct reviewer at the preliminary assessment stage and the outcome of those complaints;
- (d) the number of code of conduct complaints investigated by a conduct reviewer;
- (e) the number of code of conduct complaints investigated by a conduct review committee;
- (f) without identifying particular matters, the outcome of code of conduct complaints investigated by a conduct reviewer or conduct review committee under these procedures;
- (g) the number of matters reviewed by the Office of Local Government and, without identifying particular matters, the outcome of the reviews; and
- (h) the total cost of dealing with code of conduct complaints made about Councillors and the General Manager in the year to September, including staff costs.

This information is set out in the table below:

No of Councillor/GM complaints	No of complaints referred to conduct reviewer	No of complaints finalised by conduct reviewer at preliminary stage and the outcome	No of complaints investigated by conduct reviewer	Total cost of dealing with code of conduct complaints
1	1	1	Nil	\$11,200

This statement forms part of Council's Quarterly Budget Review Statement (QBRs) for the quarter ended 31/12/2016 and should be read in conjunction with the total QBRs report



Monthly Report

Camden Council

January 2017

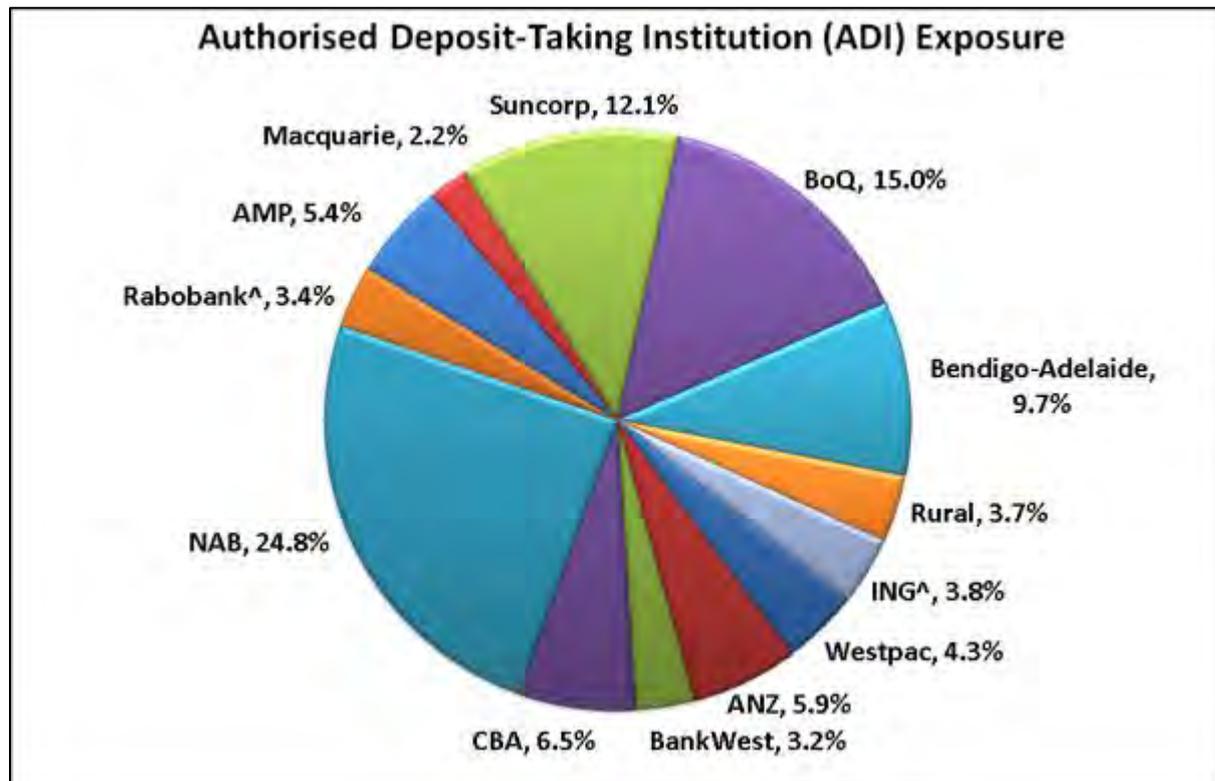
Investment Exposure

Council's investment portfolio is directed to the higher rated ADIs. Council will continue to diversify the investment portfolio across the higher rated ADIs (A1 or higher). BoQ is now at full capacity.

ADI	Exposure \$M	Rating	Policy Limit	Actual	Capacity
Westpac	\$4.00M	A1+	25.0%	4.3%	\$19.23M
ANZ	\$5.50M	A1+	25.0%	5.9%	\$17.73M
BankWest	\$3.00M	A1+	25.0%	3.2%	\$20.23M
CBA	\$6.00M	A1+	25.0%	6.5%	\$17.23M
NAB	\$23.00M	A1+	25.0%	24.8%	\$0.23M
Rabobank^	\$3.20M	A1	5.0%	3.4%	\$1.45M
AMP	\$5.00M	A1	15.0%	5.4%	\$8.94M
Macquarie	\$2.00M	A1	15.0%	2.2%	\$11.94M
Suncorp	\$11.20M	A1	15.0%	12.1%	\$0.00M
BoQ	\$14.00M	A1	15.0%	15.0%	\$0.00M
Bendigo-Adelaide	\$9.00M	A1	15.0%	9.7%	\$4.94M
Rural	\$3.50M	A1	15.0%	3.7%	\$10.50M
ING^	\$3.50M	A2	5.0%	3.8%	\$1.15M
Total	\$92.90M			100.0%	

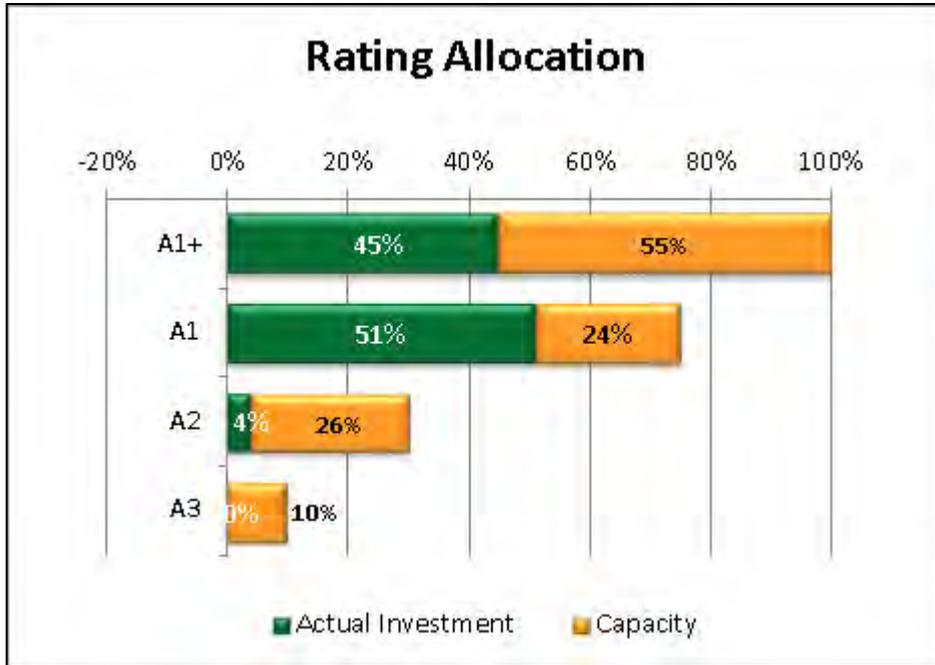
[^]Foreign subsidiary banks are limited to 5% of the total investment portfolio as per Council's investment policy.

The investment portfolio is predominately directed to the higher rated entities led by NAB, Suncorp and BoQ.



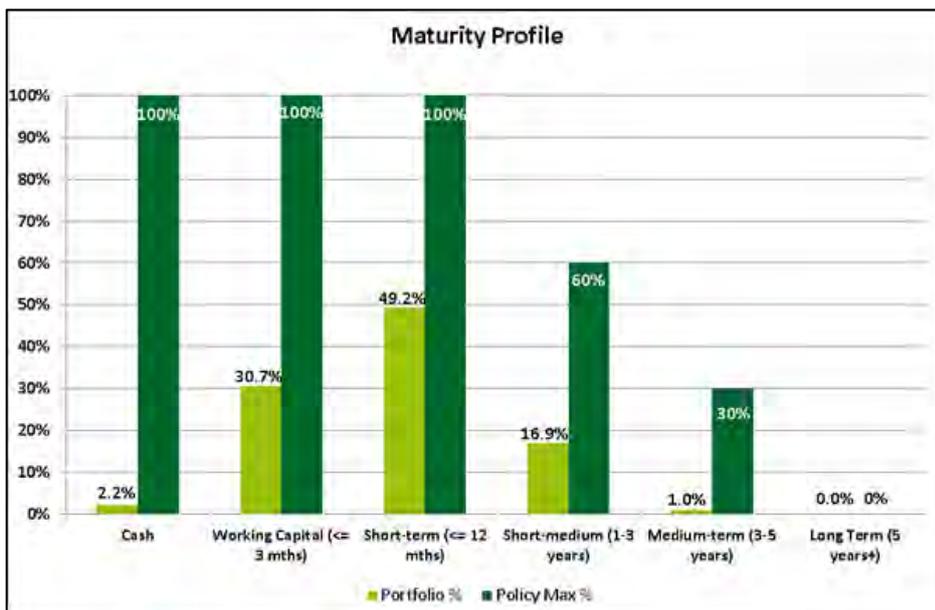
Credit Quality

A1+ (the domestic majors) and A1 (the higher rated regionals) rated ADIs are the largest share of Council's investments. There is still capacity to invest across the entire credit spectrum.



Term to Maturity

The portfolio remains adequately liquid with approximately 2.2% of investments at-call and another 30.7% of assets maturing within 3 months. There is high capacity to invest in terms greater than 1 year. In consultation with its investment advisors, Council had previously diversified its investments across various maturities up to 5 years however this has slowed over recent years as indicated by the shorter maturity profile:



In the historic low interest rate environment, as existing deposits mature, they will generally be reinvested at much lower rates than preceding years. A larger spread of maturities in medium-term assets would help income pressures over future financial years. The RBA kept interest rates unchanged in its meeting in January.

The expectation of a rate increase as early as 2017 has been pushed back to 2018, and with only a slow increase thereafter. December's bond sell-off had appeared overdone, and the current path looks more realistic.

2016-17 Budget

Current Budget Rate	3.00%
Source of Funds Invested	
Section 94 Developer Contributions	\$50,825,261
Restricted Grant Income	\$1,012,258
Externally Restricted Reserves	\$10,533,730
Internally Restricted Reserves	\$21,435,819
General Fund	\$9,092,932
Total Funds Invested	\$92,900,000

Council's investment portfolio has increased by \$1.5 million since the December reporting period. The increase primarily relates to a number of cash receipts, including grants and fees and charges received for the January period.

INTEREST RECEIVED DURING 2016/17 FINANCIAL YEAR					
	January	Cumulative	Original Budget	*Revised Budget	Projected Interest
General Fund	\$113,264	\$657,396	\$1,400,000	\$1,400,000	\$1,200,000
Restricted	\$156,651	\$1,170,897	\$700,400	\$1,400,000	\$1,600,000
Total	\$269,915	\$1,828,293	\$2,100,400	\$2,800,000	\$2,800,000

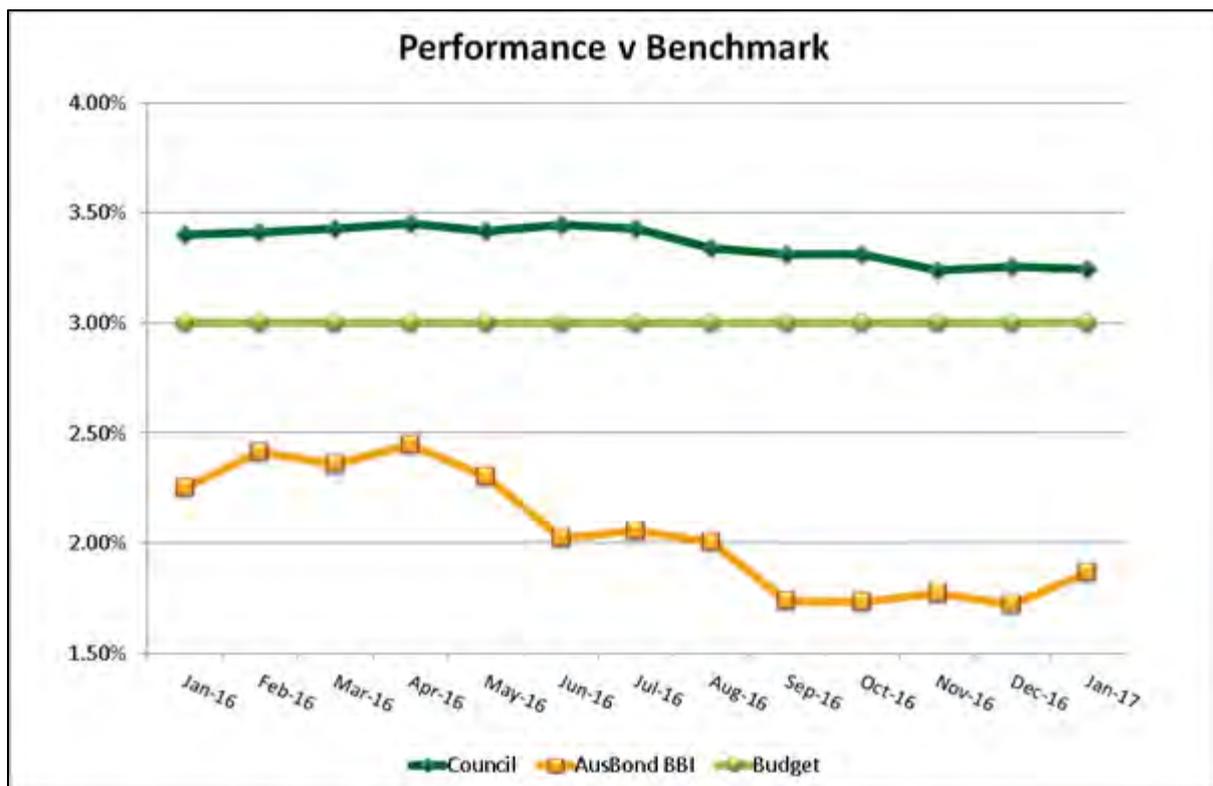
*The Revised Budget is reviewed on a quarterly basis as part of the Budget Process

Interest Summary

The portfolio's interest summary as at 31 January 2017 is as follows:

NUMBER OF INVESTMENTS	70
AVERAGE DAYS TO MATURITY	265
AVERAGE PERCENTAGE	3.23% p.a.
WEIGHTED PORTFOLIO RETURN	3.25% p.a.
CBA CALL ACCOUNT *	1.20% p.a.
HIGHEST RATE	5.10% p.a.
LOWEST RATE	2.55% p.a.
BUDGET RATE	3.00% p.a.
AVERAGE BBSW (30 Day)	1.62% p.a.
AVERAGE BBSW (90 Day)	1.78% p.a.
AVERAGE BBSW (180 Day)	2.03% p.a.
OFFICIAL CASH RATE	1.50% p.a.
AUSBOND BANK BILL INDEX	1.86% p.a.

*Note: CBA call account is not included in the investment performance calculations

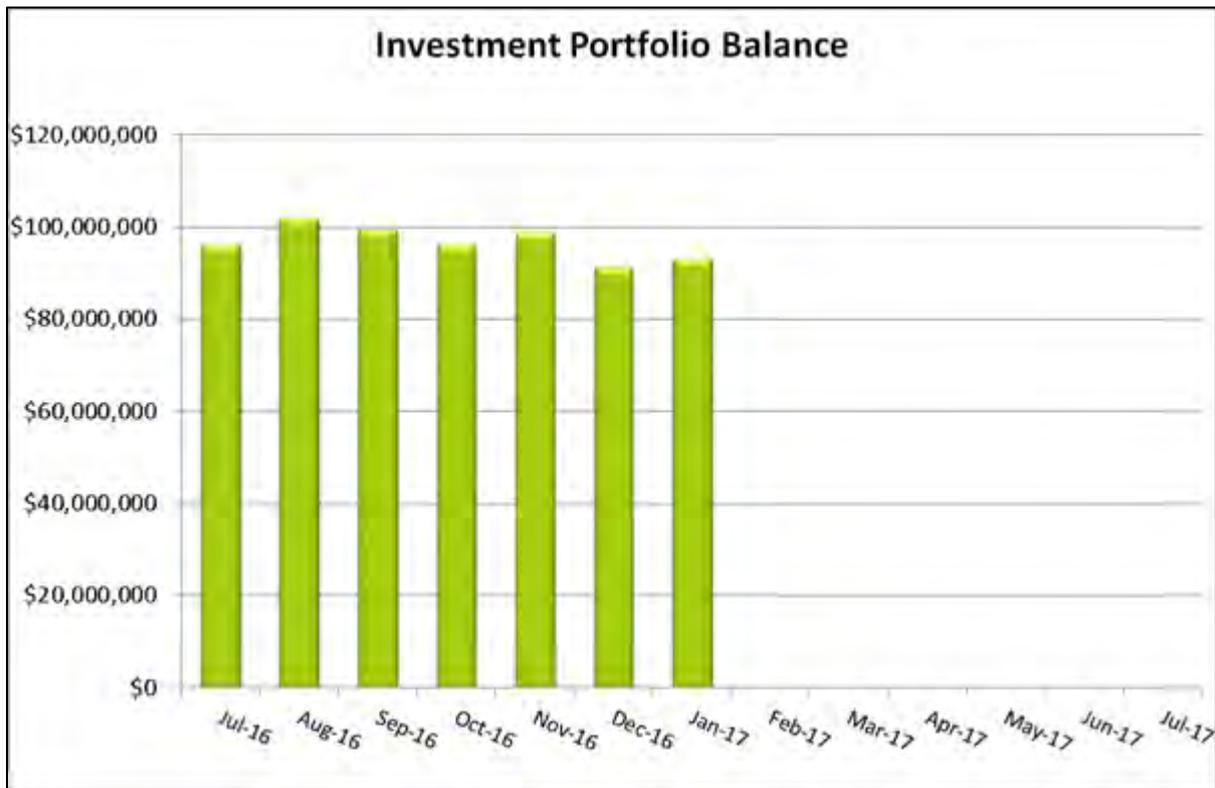


The portfolio's outperformance over the benchmark (AusBond Bank Bill Index) continues to be attributed to the longer-dated deposits in the portfolio. Deposits invested close to or above 4% will contribute strongly to outperformance over coming financial years. As existing deposits mature, performance will generally fall as deposits will be reinvested at much lower prevailing rates compared to previous years. Future budgets may be adjusted to reflect a longer period of low interest rates.

Appendix A – List of Investments

Camden Council Investment Portfolio as at 31 January 2016								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 31/01/2017
BOQ	TD	\$2,500,000.00	5.00%	4/11/2013	1/11/2018	1823	639	\$30,479.45
BOQ	TD	\$1,000,000.00	5.10%	25/11/2013	22/11/2018	1823	660	\$9,501.37
ING Bank	TD	\$1,000,000.00	4.63%	28/11/2013	23/11/2017	1456	296	\$8,879.45
BOQ	TD	\$1,000,000.00	4.85%	28/11/2013	23/11/2017	1456	296	\$9,301.37
BOQ	TD	\$1,000,000.00	4.65%	27/02/2014	22/02/2018	1456	387	\$43,315.07
Rabobank	TD	\$1,000,000.00	5.00%	28/02/2014	28/02/2019	1826	758	\$46,438.36
Rabobank	TD	\$1,200,000.00	5.00%	3/03/2014	6/03/2019	1829	764	\$55,068.49
Westpac	TD	\$1,500,000.00	4.55%	15/05/2014	15/05/2019	1826	834	\$48,990.41
Westpac	TD	\$1,500,000.00	4.55%	21/05/2014	22/05/2019	1827	841	\$47,868.49
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.05%	22/05/2014	24/05/2017	1098	113	\$42,441.78
Bendigo Adelaide Bank	TD	\$1,000,000.00	4.05%	27/05/2014	31/05/2017	1100	120	\$27,739.73
Bendigo Adelaide Bank	TD	\$2,000,000.00	4.05%	30/05/2014	31/05/2017	1097	120	\$54,591.78
NAB	TD	\$2,000,000.00	4.00%	5/06/2014	7/06/2017	1098	127	\$52,821.92
Macquarie Bank	TD	\$1,000,000.00	4.00%	1/08/2014	31/07/2017	1095	181	\$20,164.38
BOQ	TD	\$1,000,000.00	4.15%	5/08/2014	1/08/2018	1457	547	\$20,920.55
Rabobank	TD	\$1,000,000.00	4.10%	27/11/2014	27/11/2019	1826	1030	\$7,413.70
Bendigo Adelaide Bank	TD	\$1,500,000.00	4.25%	28/11/2014	4/12/2019	1832	1037	\$11,352.74
NAB	TD	\$1,500,000.00	4.00%	16/12/2014	11/12/2019	1821	1044	\$7,726.03
Macquarie Bank	TD	\$1,000,000.00	3.85%	19/12/2014	19/12/2019	1826	1052	\$4,641.10
Rural Bank	TD	\$2,000,000.00	3.70%	9/01/2015	9/01/2018	1096	343	\$4,663.01
Rural Bank	TD	\$1,500,000.00	3.70%	14/01/2015	15/01/2018	1097	349	\$2,736.99
Westpac	TD	\$1,000,000.00	3.90%	2/02/2015	2/02/2020	1826	1097	\$39,000.00
NAB	TD	\$1,000,000.00	3.15%	27/02/2015	1/03/2017	733	29	\$29,083.56
Bendigo Adelaide Bank	TD	\$1,000,000.00	3.00%	14/10/2015	18/10/2017	735	260	\$9,041.10
ANZ	TD	\$2,000,000.00	2.80%	4/11/2015	8/02/2017	462	8	\$13,654.79
Bendigo Adelaide Bank	TD	\$2,000,000.00	3.00%	20/11/2015	22/11/2017	733	295	\$11,835.62
BOQ	TD	\$1,000,000.00	3.05%	25/11/2015	29/11/2017	735	302	\$5,682.19
BOQ	TD	\$1,500,000.00	2.75%	3/08/2016	15/02/2017	196	15	\$20,568.49
ANZ	TD	\$2,000,000.00	2.70%	3/08/2016	1/02/2017	182	1	\$26,926.03
NAB	TD	\$3,000,000.00	2.80%	3/08/2016	22/02/2017	203	22	\$41,884.93
ANZ	TD	\$1,500,000.00	2.60%	10/08/2016	6/03/2017	208	34	\$18,698.63
NAB	TD	\$1,500,000.00	2.73%	17/08/2016	8/03/2017	203	36	\$18,848.22
ING Bank	TD	\$1,000,000.00	2.65%	19/08/2016	13/03/2017	206	41	\$12,052.05
BOQ	TD	\$1,000,000.00	2.80%	19/08/2016	15/03/2017	208	43	\$12,734.25
Suncorp Metway	TD	\$2,000,000.00	2.60%	24/08/2016	20/03/2017	208	48	\$22,936.99
Suncorp Metway	TD	\$1,000,000.00	2.60%	24/08/2016	27/03/2017	215	55	\$11,468.49
AMP	TD	\$1,000,000.00	2.95%	31/08/2016	29/03/2017	210	57	\$12,446.58
BOQ	TD	\$1,000,000.00	2.72%	31/08/2016	3/04/2017	215	62	\$11,476.16
Suncorp Metway	TD	\$1,000,000.00	2.65%	31/08/2016	5/04/2017	217	64	\$11,180.82
NAB	TD	\$1,000,000.00	2.60%	31/08/2016	10/04/2017	222	69	\$10,969.86
CBA	TD	\$1,000,000.00	2.57%	2/09/2016	12/04/2017	222	71	\$10,702.47
NAB	TD	\$2,500,000.00	2.60%	7/09/2016	18/04/2017	223	77	\$26,178.08
Suncorp Metway	TD	\$1,000,000.00	2.62%	14/09/2016	24/04/2017	222	83	\$10,049.32
NAB	TD	\$1,000,000.00	2.70%	14/09/2016	28/08/2017	348	209	\$10,356.16
NAB	TD	\$1,000,000.00	2.65%	21/09/2016	26/04/2017	217	85	\$9,656.16
Suncorp Metway	TD	\$1,500,000.00	2.57%	28/09/2016	1/05/2017	215	90	\$13,307.67
NAB	TD	\$1,000,000.00	2.75%	5/10/2016	2/08/2017	301	183	\$8,965.75
NAB	TD	\$500,000.00	2.75%	5/10/2016	31/07/2017	299	181	\$4,482.88
NAB	TD	\$1,000,000.00	2.80%	19/10/2016	4/10/2017	350	246	\$8,054.79
NAB	TD	\$1,500,000.00	2.75%	26/10/2016	25/09/2017	334	237	\$11,075.34
Suncorp Metway	TD	\$1,500,000.00	2.70%	2/11/2016	3/05/2017	182	92	\$10,097.26
BOQ	TD	\$1,000,000.00	2.75%	2/11/2016	8/05/2017	187	97	\$6,856.16
NAB	TD	\$1,500,000.00	2.80%	2/11/2016	30/10/2017	362	272	\$10,471.23
Bankwest	TD	\$1,000,000.00	2.60%	9/11/2016	10/05/2017	182	99	\$5,983.56
AMP	TD	\$1,000,000.00	2.70%	15/11/2016	19/06/2017	216	139	\$5,769.86
AMP	TD	\$2,000,000.00	2.70%	16/11/2016	21/06/2017	217	141	\$11,391.78
NAB	TD	\$1,000,000.00	2.72%	17/11/2016	14/06/2017	209	134	\$5,663.56
BOQ	TD	\$1,000,000.00	2.80%	24/11/2016	15/05/2017	172	104	\$5,293.15
Suncorp Metway	TD	\$1,000,000.00	2.81%	28/11/2016	22/05/2017	175	111	\$5,004.11

Camden Council Investment Portfolio as at 31 January 2016								
Institution	Type	Amount	Interest Rate	Date Invested	Maturity Date	Original Term of Investment (days)	Days to Maturity	Interest Accrued as at 31/01/2017
NAB	TD	\$1,000,000.00	2.70%	30/11/2016	17/05/2017	168	106	\$4,660.27
NAB	TD	\$1,000,000.00	2.70%	1/12/2016	19/06/2017	200	139	\$4,586.30
Suncorp Metway	TD	\$1,000,000.00	2.80%	7/12/2016	3/07/2017	208	153	\$4,295.89
AMP	TD	\$1,000,000.00	2.75%	7/12/2016	5/07/2017	210	155	\$4,219.18
CBA	TD	\$2,000,000.00	2.75%	3/01/2017	3/01/2018	365	337	\$4,369.86
CBA	TD	\$1,000,000.00	2.64%	3/01/2017	3/05/2017	120	92	\$2,097.53
Bankwest	TD	\$1,000,000.00	2.55%	4/01/2017	5/06/2017	152	125	\$1,956.16
BOQ	TD	\$1,000,000.00	2.75%	4/01/2017	9/10/2017	278	251	\$2,109.59
Suncorp Metway	TD	\$1,200,000.00	2.65%	18/01/2017	10/07/2017	173	160	\$1,219.73
Bankwest	TD	\$1,000,000.00	2.62%	18/01/2017	26/06/2017	159	146	\$1,004.93
ING Bank	TD	\$1,500,000.00	2.80%	25/01/2017	17/07/2017	173	167	\$805.48
# TD Investments	70	\$90,900,000.00	3.25%					\$1,108,229.14
CBA	Call Account	\$2,000,000.00	1.20%					
		\$92,900,000.00						



Appendix B – Ratings Definitions

Standard & Poor's Ratings Description

Standard & Poor's (S&P) is a professional organisation that provides analytical services. An S&P rating is an opinion of the general credit worthiness of an obligor with respect to particular debt security or other financial obligation – based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment
- Nature and provisions of the obligation
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganisation or other laws affecting creditors' rights
- The issue rating definitions are expressed in terms of default risk.

S&P Short-Term Obligation Ratings are:

- **A-1:** This is the highest short-term category used by S&P. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.
- **A-2:** A short-term obligation rated A-2 is somewhat more susceptible to the adverse changes in circumstances and economic conditions than obligations in higher rating categories. However the obligor's capacity to meet its financial commitment on the obligation is satisfactory.
- **A-3:** A short-term obligation rated A-3 exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.

S&P Long-Term Obligations Ratings are:

- **AAA:** An obligation/obligor rated AAA has the highest rating assigned by S&P. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.
- **AA:** An obligation/obligor rated AA differs from the highest rated obligations only in small degree. The obligor's capacity to meet its financial commitment on the obligations is very strong.
- **A:** An obligation/obligor rated A is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations/obligors in higher rated categories. However the obligor's capacity to meet its financial commitment on the obligation is strong.
- **BBB:** A short-term obligation rated BBB exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.
- **Unrated:** Financial Institutions do not necessarily require a credit rating from the various ratings agencies such as Standard & Poor's and these institutions are classed as "Unrated". Most Credit Unions and Building societies fall into this category. These institutions nonetheless must adhere to the capital maintenance requirements of the Australian Prudential Regulatory Authority (APRA) in line with all authorised Deposit Taking Institutions (Banks, Building societies and Credit Unions).
- **Plus (+) or Minus(-):** The ratings from "AA" to "BBB" may be modified by the addition of a plus or minus sign to show relative standing within the major rating categories

Fitch and Moody's have similar classifications.