

Camden Contributions Plan 2011



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Amendment (Camden Town Centre Car Parking Facilities) –
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1. Summary

1.1 Overview of this Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This Plan sets out:

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

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

1.2 Works schedule and contribution rates summary

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

2. Administration and operation of this Plan

2.1 Definitions

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

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

Council means The Council of Camden.

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

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

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

LGA means local government area.

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

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

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

2.2 What are development contributions?

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

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

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

- Special infrastructure contributions;

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

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

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

2.3 Prerequisites for councils seeking development contributions

2.3.1 Contributions must be authorised by a contributions plan

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

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

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

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

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

2.3.2 Section 94 contributions must be reasonable

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

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

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

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

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

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

2.4 Name of this Plan

This Plan is called Camden Contributions Plan 2011.

2.5 Purposes of this Plan

The primary purpose of the Plan is to authorise:

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

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

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

Other purposes of the Plan are:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and services generated by development within the area;
- to determine the demand for public facilities generated by the incoming population to the area and ensure that development makes a reasonable contribution toward the provision of services and facilities that are required for that population;
- to ensure that the existing community is not unreasonably burdened by the provision of public infrastructure required (either partly or fully) as a result of development in the area; and

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

2.6 Commencement of this Plan

This Plan commences on 26 April 2012.

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

2.7 Land to which this Plan applies

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

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

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

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

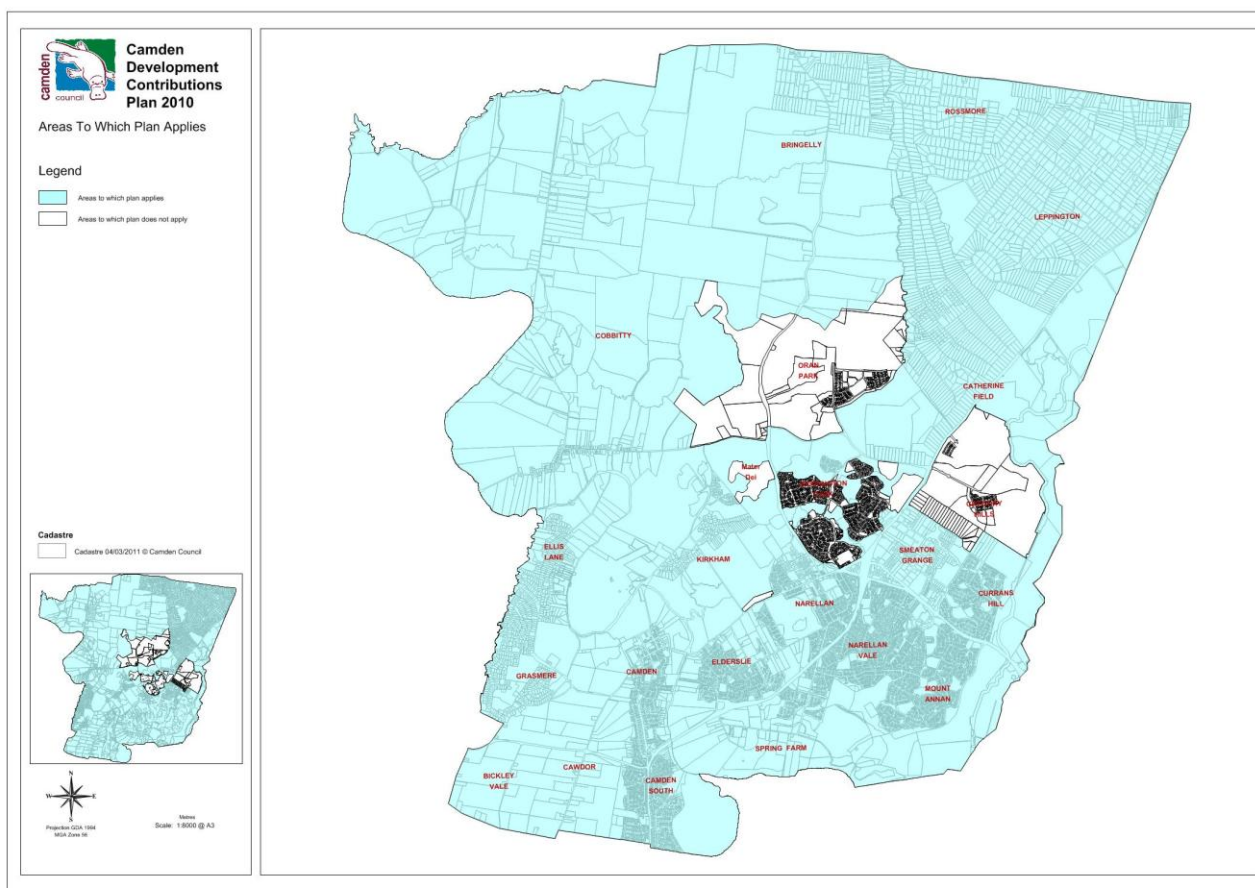


Figure 2.1 Land to which this Plan applies

2.8 Development to which this Plan applies

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

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

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

- Subdivision or use of land for residential purposes in either the Elderslie or Spring Farm release areas – contributions identified in Sections 4.1 to 4.4 and 4.7 of this Plan. The location of the Elderslie and Spring Farm release areas is shown in Figure 2.2.
- Subdivision or use of land for residential purposes in all other areas affected by this Plan – contributions identified in Sections 4.1 to 4.3 and 4.7 of this Plan.

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

- Subdivision of land for residential purposes in the Struggletown and Holdsworth Drive contribution precincts – contributions identified in Sections 4.1 to 4.3, 4.5 and 4.7 of this Plan. The location of the Struggletown and Holdsworth Drive contribution precincts is shown in Figures 2.3 and 2.4.
- Non residential development on land within either Camden or Narellan town centre precincts which cannot satisfactorily address car parking needs through on-site provision – contributions identified in Section 4.6 of this Plan. The location of the Camden and Narellan town centre contribution precincts is shown in Figures 2.5 and 2.6.

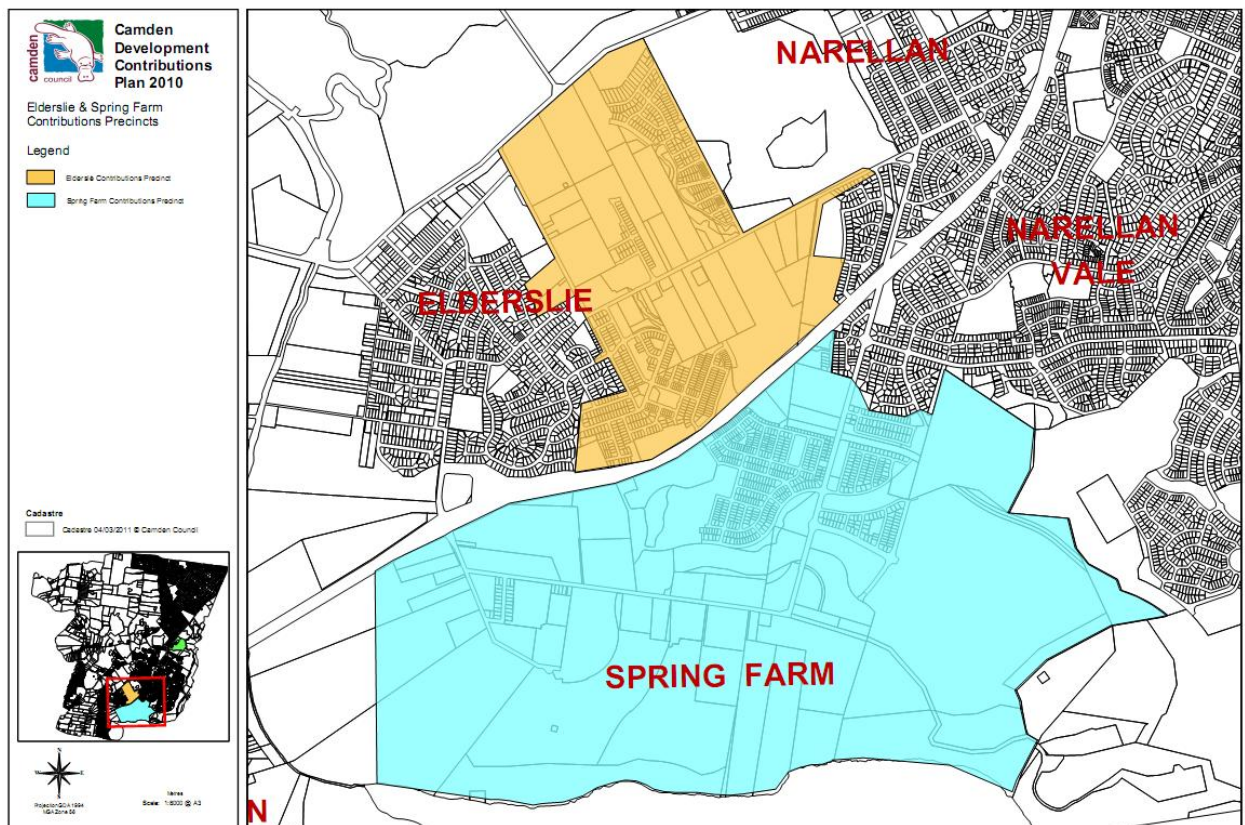


Figure 2.2 Elderslie and Spring Farm contributions precincts

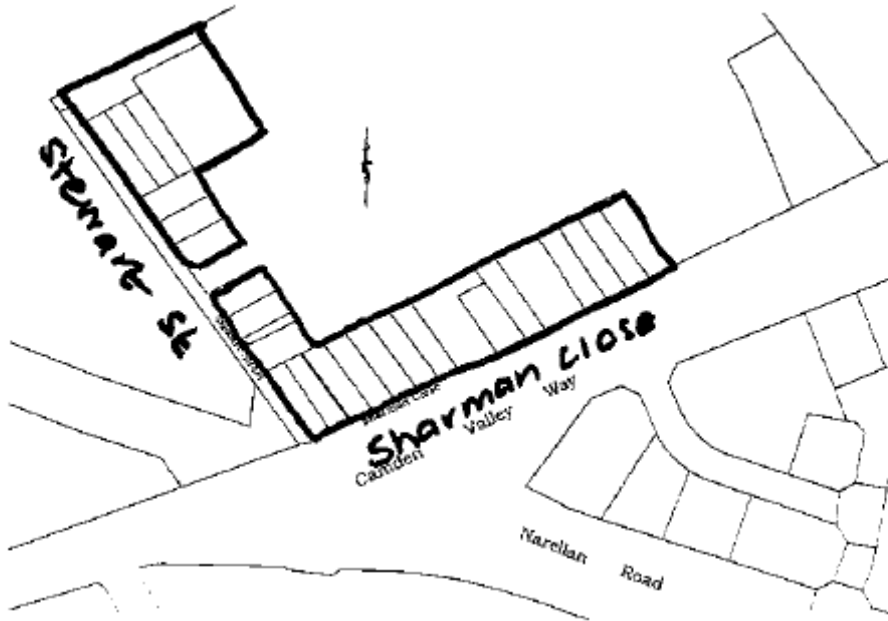


Figure 2.3 Struggletown contributions precinct



Figure 2.4 Holdsworth Drive contributions precinct

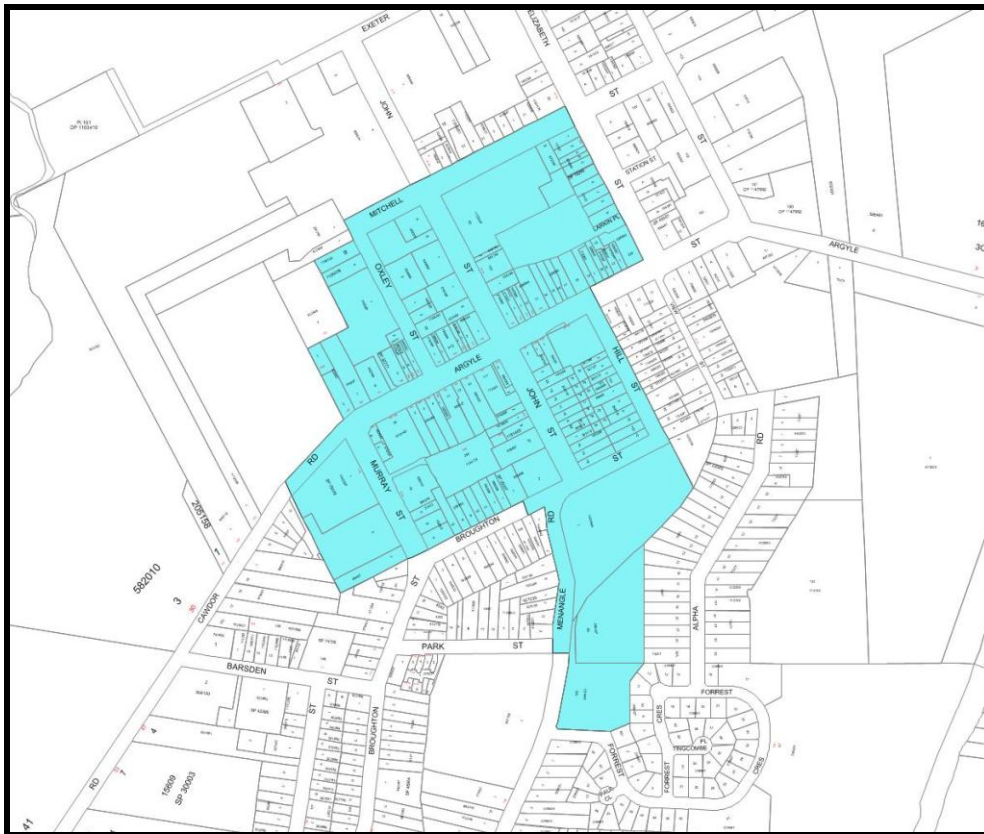


Figure 2.5 Camden town centre contributions precinct

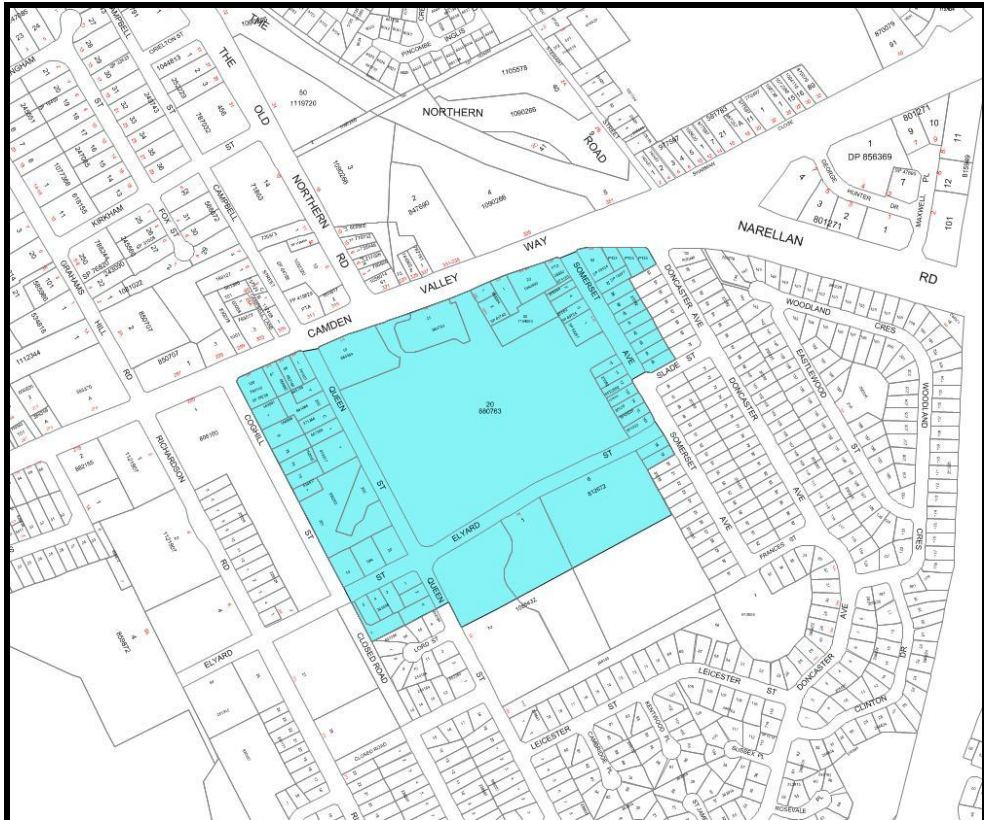


Figure 2.6 Narellan town centre contributions precinct

2.8.1 Exemptions

This Plan shall not apply to development:

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

2.9 Relationship to other contributions plans

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

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

2.9.1 Camden Contributions Plan 2004

This Plan repeals Camden Contributions Plan 2004 (**CP2004**).

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

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

- The fund balance (and any contributions received after 1 July 2009) for Spring Farm and Elderslie facilities specified in CP2004 is to be directed toward local works for Spring Farm and Elderslie included in the works schedule to this Plan.
- The fund balance (and any contributions received after 1 July 2009) for LGA-wide and district facilities specified in CP2004 will be directed toward the following (in priority order):

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

2.9.2 Camden Contributions Plan No. 6

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

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

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

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

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

2.9.3 Camden Contributions Plan No. 20

This Plan repeals Camden Contributions Plan No. 20.

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

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

2.10 Minister's direction

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

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

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

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

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

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

- Major road and drainage works
- Major community facilities
- Major open space and recreation facilities

Therefore:

- a contribution prescribed for the works and facilities in a category may be imposed in accordance with this Plan where the contribution prescribed for that category, when added to the sum of contributions prescribed by this Plan for a category or categories of higher priority and any other contributions proposed to be imposed under any other plan or plans, does not exceed the monetary cap;
- where part of the contribution prescribed for works and facilities in a category when added to the sum of contributions prescribed by this Plan for a category or categories of higher priority and any other contributions proposed to be imposed under another plan or plans would not exceed the monetary cap, the contribution rate otherwise prescribed by this Plan for the lower priority category shall be reduced commensurately so as to ensure that the total contribution for that category when added to the sum of contributions prescribed by this Plan for the category or categories of higher priority and any other contributions proposed to be imposed under any other plan or plans, does not exceed the monetary cap;
- where no part of the contribution prescribed for works and facilities in a category when added to the sum of contributions prescribed by this Plan for a category or categories of higher priority and any other contributions proposed to be imposed under any other

plan or plans could be imposed without exceeding the monetary cap, no contribution may be imposed for works and facilities in that category.

- The categories of works and facilities for which contributions are sought in accordance with the priorities shall be specified in the section 94 condition
- The contribution rates will be indexed, but not so as to exceed the section 94 contributions cap under Section 94E of the Environmental Planning and Assessment Act 1979 for land where the cap applies within the Camden Local Government Area.

2.11 Local infrastructure costs and delivery

2.11.1 How are the costs of infrastructure derived?

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

- Future planned open space, recreation, community facilities' costs (both project base and on costs) have been estimated by a qualified quantity surveyor drawing on the experience of this and other councils in providing similar facilities.
- Future planned local facilities' costs are the costs contained in the reports titled *Spring Farm Revised Section 94 Plan and Cost Estimate* and *Elderslie Revised Section 94 Plan and Cost Estimate* prepared by Lean and Hayward Pty Ltd (September 2006), indexed to the date this Plan is adopted using the Consumer Price Index Sydney Group.
- The cost of land to be acquired under this Plan has been derived from valuations prepared by registered valuers. References of valuations used in the determination of contribution rates for land acquisitions included in this Plan are listed in Section 6 of this Plan.
- The costs of existing facilities to be partly recouped under this Plan (including acquired land) is the completed cost of each facility are indexed using the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician.

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

2.11.2 How are infrastructure costs apportioned to expected development?

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

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

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

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

2.11.3 How will the local infrastructure be delivered?

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

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

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

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

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

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

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

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

2.12 Formulas used for determining contribution rates applicable under this Plan

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

2.12.1 Allowances for existing development

Monetary contributions determined under this Plan will be calculated according to the estimated net increase in demand (usually represented as the population) that a particular

development is projected to generate. Council will take into consideration an assumed population relating to the development site for the purpose of determining the net increase, at the rates cited in Table 2.2. The Residential Development Types in Table 2.2 are defined and identical to the Camden Local Environmental Plan 2010.

Table 2.2 Assumed population by development type

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential Flat Buildings	1.8 persons per dwelling/flat
Seniors living housing	1.5 persons per dwelling
Group homes	1 persons per bedroom
Boarding houses and hostels	1 person per bed

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

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

2.13.1 Monetary contributions

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

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

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

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

2.13.2 Land contributions

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

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

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

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

The contribution rates may be indexed, but not so as to exceed the section 94 contributions cap under Section 94E of the Environmental Planning and Assessment Act 1979 for land where the cap applies within the Camden Local Government Area.

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

2.13.3 Variation to contributions authorised by this Plan

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

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

2.14 Obligations of accredited certifiers

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

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

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

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

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

2.15 Indexation of contribution rates under this Plan

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

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

The contribution rates may be indexed, but not so as to exceed the section 94 contributions cap under Section 94E of the Environmental Planning and Assessment Act 1979 for land where the cap applies within the Camden Local Government Area.

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

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

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

Where:

$\$C_A$ is the contribution rate for works schedule items (other than land yet to be acquired) at April 2012 expressed in dollars

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

Base CPI is the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at April 2012

The contribution rate will not be less than the contribution rate specified at April 2012.

The contribution rates will be indexed, but not so as to exceed the section 94 contributions cap under Section 94E of the Environmental Planning and Assessment Act 1979 for land where the cap applies within the Camden Local Government Area.

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

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

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

Where:

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

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

Base LV Index is the Land Value Index as published by the Council at April 2012

The contribution rate for land acquisition will not be less than the contribution rate specified at April 2012.

Process for publishing the Land Value Index

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

Spring Farm area:

- Developable land (unconstrained) \$125 per square metre
- Developable land ('good') \$85 per square metre

- Constrained or riparian land:

Above 1 in 100 year flood level	\$65 per square metre
Below 1 in 100 year flood level	\$40 per square metre

Elderslie area:

- Developable land ('premium') \$125 per square metre
- Developable land ('good') \$85 per square metre
- Constrained or riparian land:

Above 1 in 100 year flood level	\$65 per square metre ³
Below 1 in 100 year flood level	\$40 per square metre

The Base LV Index for all land categories is set at 100.00 at April 2012.

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

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

Council will publish updates to its LV Index on either its web site or in its Management Plan or both. The LV Index will be published periodically by Council, for the purpose of determining the Land Contribution under this plan. The LV Index will measure any increase/decrease in average land values within the Camden LGA between the date this Plan was adopted and the current date. The data on which the index is based will be obtained through land valuations carried out on behalf of the Council for the purpose of determining the current value of the land index.

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

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

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

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

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

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

Where:

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

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

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

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

The contribution rates will be indexed to the time of payment, but not so as to exceed the section 94 contributions cap under Section 94E of the Environmental Planning and Assessment Act 1979 for land where the cap applies within the Camden Local Government Area.

2.17 Timing of payment of monetary contributions required under this Plan

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

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

2.18 Policy on deferred or periodic payments

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

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

- Compliance with the provisions of Section 2.17 of this Plan is unreasonable or unnecessary in the circumstances of the case.

- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- There are other circumstances justifying the deferred or periodic payment of the contribution.

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

- the bank guarantee be for the amount of the total contribution, or the amount of the outstanding contribution, plus a provisional amount equal to 10 percent of the outstanding amount plus any charges associated with establishing or operating the bank security;
- the bank provides that the bank or financial institution must pay the guaranteed sum on demand by the Council without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- the bank or financial institution's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank or financial institution in writing that the guarantee is no longer required; and
- where the bank guarantee contains an end date, the developer agrees that the Council is free to call on the guarantee in respect of the outstanding balance of the development contribution as indexed if the development contribution has not been paid 14 days prior to the end date.

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

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

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

In addition to the requirements set out in this Section:

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

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

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

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

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

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

The value of the works to be substituted must be provided by the application at the time of the request. Council will require the applicant to enter into a written agreement for the provision of the works.

Council will determine at its discretion the value of works or land to be dedicated and surplus credits having regard to the estimate of costs of works by an independent certified Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or an independent Property Valuer or any person who can demonstrate equivalent qualifications to verify the cost estimates. The review of costs by an independent third party is at developer's cost and as submitted by the developer.

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

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

The applicant's request:

- may be contained in the relevant development application; or
- may constitute an offer to enter into a planning agreement relating to the development accompanied by the draft agreement.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.20 Pooling of funds

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

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

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

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

2.21 The Goods and Services Tax (GST)

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

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

2.22 Accountability and access to information

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

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

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

2.23 Review of Plan without the need for public exhibition

Pursuant to clause 32(3) of the EPA Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by

Council. Minor adjustments could include minor typographical corrections and amendments to rates resulting from changes in the indexes adopted by this Plan (see Section 2.15).

2.24 Savings and transitional arrangements

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

3. Facilities needed by new development

3.1 Development context

3.1.1 Current development context

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

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

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

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

3.1.2 Future development areas

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

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

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

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

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

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

3.2 Population

3.2.1 Historic population growth

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

Table 3.1 Camden LGA population 1966-2007

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

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

3.2.2 Population projections

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

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

Source: Forecast ID (21 April 2011) Population Forecasts

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

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

Source: Forecast ID (21 April 2011) Population Forecasts

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

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

Source: Forecast ID (April 2011) Population Forecasts

3.2.3 Future population in development areas

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

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

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

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

Development area	Expected No. of lots	Expected No. of dwellings	Expected residents
Land Zoned for Residential Purposes			
Elderslie	1,942	2,002	6,118
Harrington Park 1*	2,813	2,813	8,720
Harrington Grove*	1,150	1,150	4,225
Harrington Park South	97	127	361
Ironbark	22	22	44
Manooka Valley	400	400	1,240
Mater Dei*	210	285	660
Mount Annan South	445	445	1,380
Narellan	147	147	456
Narellan Release Area	155	155	481
Mount Annan Business Centre	149	149	298
Camden Infill	95	95	295
Yamba	25	25	78
Central Hills (part)	300	380	1,190
Spring Farm	3,755	3,755	11,641
Sub Total	11,993	12,163	37,084
Land Proposed to be Rezoned for Residential Purposes			
Central Hills (part)	850	850	2,635
Sub Total	850	850	2,635
Rural Residential Areas			
Grasmere	70	70	217
Kirkham	13	13	40
Central Hills East (El Caballo)	10	10	31
Other areas	20	20	62
Sub Total	113	113	350

Source: Camden Council data

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

Table 3.6 Summary of development and population addressed by this Plan

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

Source: Camden Council data

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

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

3.3 Demographic characteristics

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

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

- Lower rates of people with university qualifications and employed in professional and managerial occupations, but higher rates working in trades, clerical, service and sales positions.
- Very high rates of home ownership, vehicle ownership and dwelling houses.⁴

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

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

3.4 Household occupancy rates

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

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

⁵ Ibid.

Examples of specific types of residential developments levied under this Plan:

- conventional residential subdivision accommodating detached dwelling houses;
- multi-unit housing and residential flat buildings; and
- seniors living independent living units.

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

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

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

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

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

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

3.5 Facility demands

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

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

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

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

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

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

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

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

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

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

4. Strategy plans for local infrastructure

4.1 Open space and recreation facilities

This section:

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

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

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

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

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

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

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

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

Open space land and embellishment

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

- 3.64 hectares per 1,000 residents⁶

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

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

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

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

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

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

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

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

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

This amount includes some of the land acquired under previous contributions plans at Rheinbergers Hill that has been provided in advance of development and will, in part, meet

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

future development needs. This Plan authorises the recoupment of part of the cost of acquiring this land.

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

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

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

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

The future open space lands are those identified in:

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

Council will also recoup part of the cost of providing the following existing open space at Rheinberger's Hill Park.

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

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

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

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

- Amalgamation of smaller local open space land parcels within a release area to provide a minimum 2,000m² local open space land parcel; and
- Proposed local open space land should be situated in within 500 metres walking distance of all dwellings; and
- Proposed open space land dimensions, embellishment and maintenance should be consistent with relevant specifications as set out in this Contributions Plan and to the satisfaction of Council's Works Section.

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

Recreation facilities

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

Table 4.1 Open space and recreation facility planning standards

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

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

- Council provides 47 sports fields, including general purpose, AFL rugby and soccer fields. This equates to a level of provision of 1 field for every 1,100 residents, which is in excess of the planning requirement. Bookings for the use of fields however indicate that there is no available spare capacity in the provision of sports fields.
- Council provides 65 outdoor courts, including basketball, netball and tennis courts. This equates to a level of provision of 1 court for every 800 residents, which is also in excess of the planning requirement. Bookings and user surveys however indicate that there is no available spare capacity in the provision of outdoor courts.

- Council provides 66 playgrounds within open space reserves throughout the LGA. However the play facilities provided are of varying age and quality. This equates to a level of provision of 1 playground for every 784 residents. Many playgrounds do not meet contemporary needs for a range of play experiences in the one location. The planning for Camden's Growth Centre precincts involves providing fewer facilities of higher quality and amenity for users. This is an appropriate strategy for Council to pursue in seeking to meet the demands of development in the remainder of the LGA.
- There is no athletics track provided by Council in the LGA, yet a need exists for such a facility from the existing population.
- Council provides one leisure centre at Mount Annan. It has been Council's desire for some years to augment the facilities at this centre to cater for future population growth.
- Council's previous contributions plan (Camden Contributions Plan 2004) indicated that there was about 916 square metres of floor space provided by Council dedicated to structure youth activities in Camden LGA, which equates to a level of provision of around 21 square metres per 1,000 residents. The planning for Camden's Growth Centre precincts involves providing centralised facilities with a recreation focus (called a 'Recreation and Youth Centre'. The centre's floor space equates to a provision standard of 89 square metres per 1,000 residents and also includes outdoor components such as BMX track and skate park. The higher standard of provision is justified on the grounds that more detailed planning of youth needs has been undertaken and that Council needs to plan for contemporary needs rather than merely replicating existing levels of service provision.

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

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

Table 4.2 Open space and recreation facility requirements and delivery strategies

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

Facility type	Facility demands under this Plan	Delivery strategies
Outdoor courts (netball, tennis, basketball)	24 courts	<p>Council will provide new courts to address both existing deficiencies in provision and provision related to the demands of new development.</p> <p>Council will provide a further 16 courts to augment the Kirkham facility.</p> <p>A further 6 courts will be provided on land in the Spring Farm release area and 2 courts at Onslow Park, Camden.</p> <p>Council will consider the following options to meet any remaining needs of the current and future population:</p> <ul style="list-style-type: none"> Provision of more courts in the Growth Centre Precincts
Children's play space	21 playspaces	<p>The historic practice of Council providing smaller playgrounds with minimal facilities that are all within walking distance of residents will be modified.</p> <p>Instead, Council will seek to provide higher quality facilities with a greater range of play experiences on fewer sites. Play spaces may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/ mountain bike jumps and tracks.</p> <p>This strategy reflects the practice and rate of provision associated with playground and play space facilities planned for the Growth Centre Precincts.</p> <p>This strategy is more in keeping with contemporary community expectations and will be achieved as follows.</p> <p>Playgrounds will be provided in the following locations:</p> <ul style="list-style-type: none"> At minimum of 9 in Elderslie release area (2 in Kirkham Park and 2 other locations identified in Schedule 3 Works Maps); A minimum of 8 in Spring Farm release area (8 play space locations are identified in Schedule 3 Works Maps); A minimum of 2 in the Central Hills release area, <p>or as larger facilities replacing existing outdated playgrounds on existing parks in the LGA. or as larger facilities replacing existing outdated playgrounds on existing parks in the LGA.</p>
Athletics track	0.33 track (1 track to serve both existing and new development)	The location of the facility is yet to be determined, however possible sites include Camden Showground, Ferguson Lane or south of Spring Farm release area.
Leisure centre	0.66 centre (2 centres to serve both existing and new development)	<p>The delivery strategy to meet facility demand is twofold:</p> <ul style="list-style-type: none"> Council will collect a reasonable contribution from future development toward works proposed in Stage 2 of the Mt Annan Leisure Centre. Council will collect a reasonable contribution toward the planned cost to Council (excluding any confirmed grants) of improving the Camden pool.

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

4.1.3 How are the contributions calculated?

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

The monetary contribution per person is calculated as follows:

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

Where:

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

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

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.3. The Residential Development Types listed in Table 4.3 are identical to the definitions of these land uses in the Camden Local Environmental Plan 2010.

Table 4.3 Household occupancy rates for residential development types

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing (other than dual occupancies, attached dwellings, exhibition homes, rural worker's dwellings, semi-detached dwellings and shop top housing).	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Boarding houses and hostels	1 person per bed

4.2 Community facilities

This section:

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

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

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

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

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

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

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

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

Land for community facilities

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

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

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

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

Libraries

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

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

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

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

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

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

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

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

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

Multi-purpose community facilities

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

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

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

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

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

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

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

- 1 centre of approximately 800 square metres of floor space within either the Elderslie and Spring Farm release area. This facility will primarily serve the demands generated by expected development in those areas.
- Approximately 150 square metres of floor space to be added to the multi-purpose community facility planned for the Turner Road Precinct. The Oran Park and Turner Road Section 94 Contributions Plan provides for a 515 square metre facility in this location. This facility expansion will primarily serve the demands generated by expected development in the Central Hills release area.
- The remaining 453 square metres floor space is to be provided as a district level facility adjunct to an existing Narellan Community Centre.

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

4.2.3 How are the contributions calculated?

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

The monetary contribution per person is calculated as follows:

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

(\$)

Where:

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

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

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.4. The Residential Development Types listed in Table 4.4 are identical to the definitions of these land uses in the Camden Local Environmental Plan 2010.

Table 4.4 Household occupancy rates for residential development types

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Boarding houses and hostels	1 person per bed

4.3 Volunteer emergency services facilities

This section:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Rural Fire Service

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

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

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

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

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

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

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

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

State Emergency Service

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

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

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

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

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

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

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

4.3.3 How are the contributions calculated?

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

The monetary contribution per person is calculated as follows:

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

Where:

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

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

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.5. The Residential Development Types listed in Table 4.5 are identical to the definitions of these land uses in the Camden Local Environmental Plan 2010.

Table 4.5 Household occupancy rates for residential development types

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat building	1.8 persons per dwelling/flat
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Boarding houses and hostels	1 person per bed

4.4 Elderslie and Spring Farm local facilities

This section:

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

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

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

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

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

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

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

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

Roads, traffic and transport facilities

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

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

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

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

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

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

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

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

Stormwater drainage facilities

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

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

- 'rain gardens' and 'bioribbons';
- wetlands and basins;

⁸ The initial contributions plan applying to the Elderslie and Spring Farm development areas (CP2004) sought contributions for these facilities. Some of the facilities had been constructed at the time this Plan was prepared.

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

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

4.4.3 How are the contributions calculated?

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

The monetary contribution per person is calculated as follows:

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

Where:

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

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

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.6. The Residential Development Types listed in Table 4.6 are identical to the definitions of these land uses in the Camden Local Environmental Plan 2010.

Table 4.6 Household occupancy rates for residential development types

Residential Development Type	Occupancy rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 persons per bedroom
Boarding houses and hostels	1 person per bed

4.5 Struggletown and Holdsworth Drive facilities

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

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

4.5.1 Struggletown

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

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

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

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

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

Table 4.7 Struggletown works costs - total and apportioned

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

Table 4.8 Struggletown works apportionment rates

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

The monetary contribution per residential lot is calculated as follows:

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

Where:

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

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

4.5.2 Holdsworth Drive

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

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

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

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

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

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

When Camden Contributions Plan 2004 commenced:

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

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

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

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

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

Where:

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

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

4.6 Public car parking facilities

This section:

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

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

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

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

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

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

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

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

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

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

Camden town centre

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

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

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

Council has considered a range of sites within the Camden Town Centre and following exhibition of an assessment by Brown Consulting, Council at its 25 November 2014 meeting endorsed a package of infrastructure upgrades for the Camden town centre and identified the Oxley Street car park as the preferred location of the decked structure and shown on the Public Car Parking Facility – Camden town centre map (Refer Schedule 7).

A cost estimate was prepared by MBM Quantity Surveyors in March 2016 for a car park that could ultimately provide 119 additional spaces in a 2-storey configuration. The construction of the decked carpark will be undertaken in 2 stages:

- Stage 1 to provide 51 additional spaces in a single storey decked structure and be completed by mid-2017.
- Stage 2 to provide a further 68 spaces in a 2 storey configuration.

Designs for Stage 1 have been prepared and are the subject of a development application.

Stage 2 would only commence following completion of a car parking analysis that demonstrates demand for the additional 68 spaces contained in stage 2. The car parking analysis will commence prior to funds being collected for the 38th additional space.

Upon contributions being collected for 119 additional spaces, Council will cease collecting contributions for additional spaces in the decked carpark.

Narellan town centre

The Kann Finch Group in 2007 prepared the report *Proposed Masterplan Concept Design for staged car parking facilities Doncaster Avenue, Narellan*. It provides three concept

design options of which Option 2 is the preferred concept. This option provides up to 435 spaces, consisting of 412 spaces within a decked car park structure and 23 angle kerb parking spaces.

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

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

The construction of the decked car park will require the acquisition of No's 2, 4, 6, 8, 10, 12, 14 & 16 Doncaster Avenue. Council has already purchased Nos. 4, 6 & 8. The additional land will be purchased as properties become available and when sufficient development contributions have been collected.

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

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

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

4.6.3 How are the contributions calculated?

Contributions for car parking may be:

- made on a voluntary basis by the developer for part or all of the parking required by the development by way of development contribution under this Plan instead of physically providing them on the development site; or
- Required as a condition of development consent issued by the Council where the development site characteristics or design features of the development are such that it would be impractical or inappropriate for some or all of the required parking to be provided on the development site.
- The section 94 contributions payable may be discounted by the value of land dedication. This applies strictly to properties located at No. 3 to 17 Somerset Avenue, Narellan and land dedicated for the sole purpose of this facility.

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

$$\text{Contribution space (\$)} = \text{per } \frac{C}{S} \times 93.28\%$$

Where:

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

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

93.28% = the proportion of future car parking demand.

The monetary contribution (per car parking space) in **Narellan Centre** is calculated as follows:

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

Where:

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

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

4.7 Plan preparation and administration

This section:

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

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

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

Council staff are deployed to:

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

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

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

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

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

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

4.7.2 How are the contributions calculated?

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

The monetary contribution per person is calculated as follows:

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

(\$)

Where:

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

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

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.9. The Residential Development Types listed in Table 4.9 are identical to the definitions of land uses in the Camden Local Environmental Plan 2010.

Table 4.9 Household occupancy rates for residential development types

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

5. References

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Camden Council (2005), *Library Strategic Plan 2003 – 2010: Vibrant Places – People Spaces*

Camden Council (2009), *Sustainable Camden Report 2009/2010*

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Planning circular - Guidelines for the assessment of Local Contributions Plans by IPART 24 November 2010

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

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

6. Works Schedules

Contributions Schedule

Non Development Assumptions Summary

Development Assumptions Summary

Open Space and Recreation Facilities

Community Facilities

Volunteer Emergency Facilities

Local Facilities - Elderslie Development Area

Local Facilities - Spring Farm Development Area

Local Facilities - Struggletown and Holdsworth Drive

Public Car Parking Facilities

Plan Preparation and Administrative Services

Cost Details

7. Maps

Open Space and Recreation Facilities

- Elderslie Open Space and Recreation Facilities - Land and Works
- Spring Farm Open Space and Recreation Facilities - Land and Works
- Central Hills Open Spaces
- Future Works - Passive Embellishment of Passive Open Space

Community Facilities

- Existing Land and Works – Narellan and Camden Libraries

Local Facilities

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

Public Car Parking Facility

- Public Car Parking Facility – Camden town centre
- Public Car Parking Facility – Narellan town centre