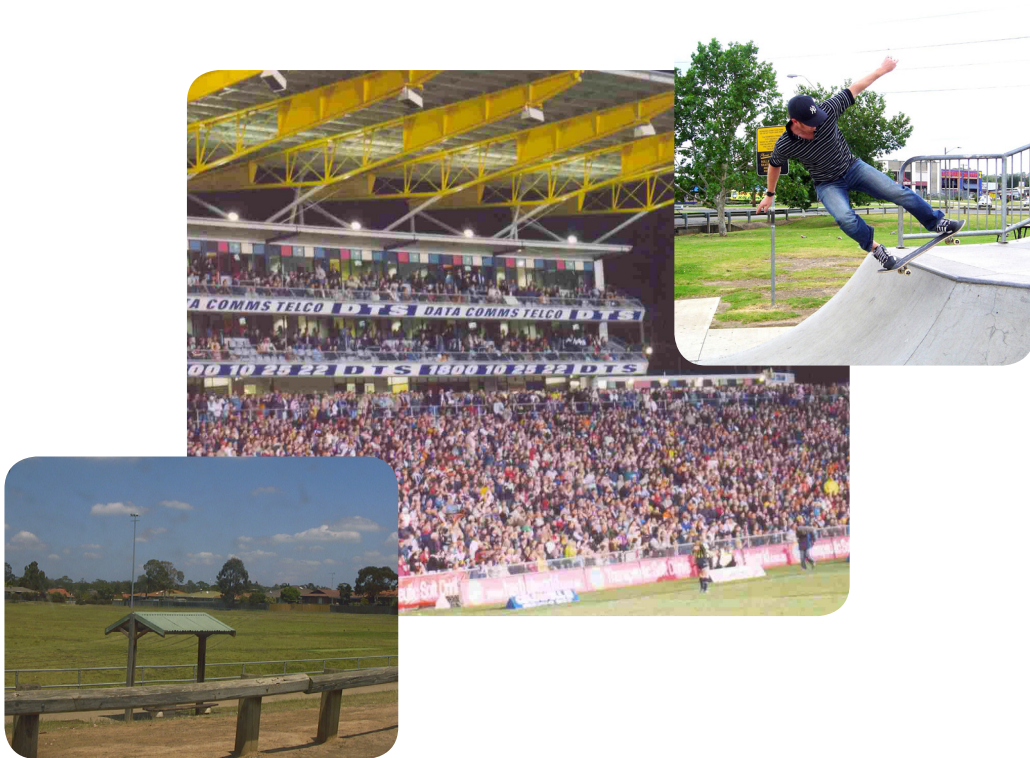


Campbelltown City Council



Campbelltown City Section 94 Development Contributions Plan *Amended April 2016*

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1. PART A: EXECUTIVE SUMMARY

This Plan is the “Campbelltown City Section 94 Development Contributions Plan 2016”.

The Plan applies to Eagle Vale/Eschol Park, Raby, Ambarvale, Rosemeadow and Bow Bowling, and repeals and supersedes the corresponding Section 94 Plans for those areas.

The contributions from this Plan will provide for passive open space (parks, playgrounds etc) and active open space (playing fields, skate park).

In addition to the facilities originally planned for in the repealed and superseded Section 94 Plans, a series of additional facilities have been identified. The facilities to be provided will contribute towards satisfying the needs of the incoming population into the areas noted above.

The costs and status of required community facilities, open space embellishment, and other works are summarised below.

1.1 Works Schedules

Ambarvale

Facility	Name	Stage	S94 \$ IPD Sept 06
Community Hall	Crispsparkle Drive	Completed	
Child Care Centre	Crispsparkle Drive	Completed	
Youth Centre	Off Wickfield Circuit	Completed	
Community Hall	Cnr Woodhouse & Copperfield	Completed	
Upgrade Community Hall	Woodhouse Drive	Completed	
Amenities Building	Cnr Codlin & Jiniwin	Completed	
Amenities Building	Thomas Acres Reserve	Completed	
Local Park 1	Cleopatra Reserve	Completed	
Local Park 1	Lack Reserve	Completed	
Local Park 1	Clerkenwell Reserve	Completed	
Local Park 1	Throsby Park	Completed	
Local Park 3	Shiel Park	Completed	
Local Park 1	Patrick Newman Park	Completed	
Local Park 2	Fred Sheather Park	Completed	
Local Park 1	Copperfield Park	Completed	
Local Park 1	Cargery Reserve	Completed	
Local Park 1	Trotwood Reserve	Completed	
Local Park 2	Startop Reserve	Completed	
Local Park 2	Boythorn Park	Completed	
Local Park 1	Nurra Reserve	Completed	
Local Park 1	Fieldhouse Park	Completed	
Local Park 1	Englorie Park	Completed	
Local Park 1	Thomas Acres Reserve	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Summer Playing Field	Ambarvale Sports Complex	Completed	
Winter & Summer Field	Thomas Acres Reserve	Completed	
Street Tree Planting		Completed	
Sub Total			\$0

Rosemeadow

Facility	Name	Stage	S94 \$ IPD Sept 06
Car Parking Rosemeadow Open Space Complex	District Centre	Completed	
Land in District Centre	District Centre	Not Required	
Neighbourhood Centre	Glendower Street	Completed	
Amenities Building (half cost)	Rosemeadow Sports Complex	Completed	
Amenities Building	Oswald Reserve	Completed	
Local Park 1	Haredale Reserve	Completed	
Local Park 1	Mandurama Reserve	Completed	
Local Park 1	Rizal Park	Completed	
Local Park 2	Ceres Reserve	Completed	
Local Park 1	Ophelia Reserve	Completed	
Local Park 1	Desdemona Reserve	Completed	
Local Park 2	Canidius Reserve	Completed	
Local Park 1	Octavia Park	Completed	
Local Park 2	Reserve No.1	Completed	
Local Park 2	Reserve No.2	Completed	
Local Park 1	Reserve No.3	Completed	
Local Park 1	Reserve No.4	Completed	
Local Park 1	Oswald Reserve	Completed	
Winter Playing Field	Oswald Reserve	Completed	
Winter Playing Field	Oswald Reserve		
Summer Playing Field	Oswald Reserve	Completed	
Winter Playing Field	Rosemeadow Sports Complex	Completed	
Winter Playing Field	Rosemeadow Sports Complex	Completed	
Winter Playing Field	Haydon Park	Completed	
Environmental Project	Noorumba Reserve		\$379,797
Street Tree Planting		Completed	
Cycleway	Ambarvale/Rosemeadow	Completed	
Sub Total			\$379,797

Eagle Vale/Eschol Park

Facility	Name	Stage	S94 \$ IPD Sept 06
Small Hall	Eschol Park Cottage	Completed	
Swimming Pool	Eagle Vale Pool Complex	Completed	
40 Place Child Care Centre	Eagles Nest	Completed	
Neighbourhood Centre	Neighbourhood Centre	Completed	
Amenities Building	Eschol Park No.1 & No.2	Completed	
Amenities Building	Fullwood Reserve	Completed	
Local Park 1	Thomas Clarkson Reserve	Completed	
Local Park 1	Eagle Vale Reserve	Completed	
Local Park 1	Fluorite Park	Completed	
Local Park 3	Talc Reserve	Completed	
Local Park 1	Amber Reserve	Completed	
Local Park 1	ER Jones Reserve	Completed	
Local Park 1	Topaz Gardens	Completed	
Local Park 1	Alabaster Reserve	Completed	
Local Park 2	Brady Park	Completed	
Local Park 1	Fullwood Reserve	Completed	
Local Park 1	Young Reserve	Completed	
Local Park 3	Newbury Reserve	Completed	
Local Park 3	Murch Park	Completed	
Local Park 3	Reserve No.1	Completed	
Local Park 1	Reserve No.2	Completed	
Local Park 1	Reserve No.3	Completed	
Local Park 2	Minchinbury Reserve	Completed	
Local Park 2	Burgundy park	Completed	
Local Park 1	Eagle Creek Reserve	Completed	
Local Park 1	Eschol Park Sports Complex	Completed	
Local Park 1	Sauvignon Reserve	Completed	
Local Park 3	Vale Brook Reserve	Completed	
Local Park 1	Figtree Park	Completed	
Local Park 1	Malbec Reserve	Completed	
Local Park 2	William Fowler reserve	Completed	
Local Park 1	Flying Pieman Park	Completed	

Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 1	Completed	
Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 2	Completed	
Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 3	Completed	
Amenities Building	Eschol Park Sports Complex 3	Completed	
Street Tree Planting		Completed	
Sub Total			\$0

Raby

Facility	Name	Stage	S94 \$ IPD Sept 06
Swimming Pool	Eagle Vale Pool Complex	Completed	
Neighbourhood Centre	Raby Neighbourhood Centre	Completed	
Amenities	Raby Oval Meeting Room	Completed	
Amenities	Raby Oval Amenities 1	Completed	
Amenities	Raby Oval Amenities 2	Completed	
Local Park 1	Heathfield Park	Completed	
Local Park 1	Blain Park	Completed	
Local Park 1	Jack Donohoe Park	Completed	
Local Park 1	Spitfire Park	Completed	
Local Park 1	Mirage Park	Completed	
Local Park 1	Raby Sports Complex	Completed	
Local Park 1	Kooringa Reserve	Completed	
Local Park - Special	Burrendah Reserve	Completed	
Local Park 1	Manaleuka Park	Completed	
Local Park 2	Wirraway Park	Completed	
Local Park 2	Convair Reserve	Completed	
Winter Playing Field	Raby Sports Complex 1	Completed	
Winter Playing Field	Raby Sports Complex 1	Completed	
Summer Playing Field	Raby Sports Complex 1	Completed	
Winter Playing Field	Raby Sports Complex 2	Completed	
Winter Playing Field	Raby Sports Complex 2	Completed	
Summer Playing Field	Raby Sports Complex 2	Completed	
Street Tree Planting		Completed	
Sub Total			\$0

Additional Facilities

Facility	Name	Stage	S94 \$
Skate Park	Rosemeadow	Completed	
Stadium Lighting	Campbelltown Sports Stadium	Completed	
Skate Park	Macquarie Fields	Completed	
Sub Total			\$0

Bow Bowling

Facility	Name	Stage	S94 \$ IPD Sept 06
Neighbourhood Centre and Tennis Court Clubroom	Carnarvon Street	Completed	
Local Park 1	Lookout Park East	Completed - in one location (East/West)	
Local Park 1	Lookout Park West	Completed - in one location (East/West)	
Local Park 1	Kuringai park	Completed	
Local Park 2	Bouddi Park North	Not Required	
Local Park 2	Bouddi Park South	Not Required	
Local Park 1	Central Park	Completed	
Bus Shelters x 2		Completed	
Cycleway/Footpath		Completed	
Street Planting		Completed	
Tennis Courts	Central Park	Completed	
Car Park	Central Park	Completed	
Recreation Facility	Central Park		\$85,826
Sub Total			\$85,826

			S94 \$ Grand Total
Total			\$465,623.00

NOTE: Park Types applicable to this plan

Type 1 Park: includes an item of playground equipment, a park seat, tree planting, kopper log barriers, water service and ancillary treatment to Council's specification.

Type 2 Park: includes a park seat, tree planting, kopper log barriers, water service and ancillary treatment to Council's specification.

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

1.2. *Development Contributions Under This Plan*

The Section 94 Plans repealed and superseded by the "*Campbelltown City Section 94 Development Contributions Plan*" were all prepared in the early 1990's. In this regard, the majority of new development is practically complete, with very little 'greenfield' development potential remaining in the corresponding catchment areas. As there are sufficient funds available to complete the remaining works included in the superseded Section 94 Plans, along with additional projects identified, no Section 94 contributions are to be levied under this Plan on new development in the defined catchment areas.

1.3. *Additional Facilities Provided Under This Plan*

As part of a review of its existing Section 94 Plans, Council engaged the consultancy firm PotatoPoint and Cite Urban Strategies Pty Limited to evaluate the current status of the Section 94 Plans. In identifying the remaining works in each of the various Plan areas, it was also determined that on completion of those works, funds would remain available as collected from previous development.

With regard to the remaining funds, Council has identified a series of projects throughout the City to which the funds will be applied, that will benefit the incoming population from whence the development contributions were previously levied. Further details of the additional projects identified by Council are listed in section 3.5 of this Plan.

2. Part B: Administration and Operation

2.1. What is the Name of the Plan?

This Plan is the “*Campbelltown City Section 94 Development Contributions Plan*”. This Plan repeals and supersedes the following Section 94 Plans (and/or parts thereof) previously adopted by Campbelltown City Council:

- The following nominated parts of Section 94 Contributions Plan No. 1 - Planning District No. 4 - Neighbourhoods of Eagle Vale/Eschol Park and Raby (Note: The area of Blairmount in the Section 94 Contributions Plan No. 1 - Planning District No. 4, has been repealed).
- Section 94 Contributions Plan No. 2 - Planning District No. 6 - Neighbourhoods of Ambarvale and Rosemeadow (Note: The areas of St. Helens Park and Glen Alpine in the Section 94 Contributions Plan No. 2 - Planning District No. 6, have been repealed).
- Section 94 Contributions Plan No.3 - Bow Bowling Neighbourhood Community Facilities.

The “*Campbelltown City Section 94 Development Contributions Plan 2007*” was made by Council, under the direction of the Minister for Planning, in accordance with Section 94 EAA and Section 94E(1) of the *Environmental Planning and Assessment Act 1979 (the EP&A Act)*

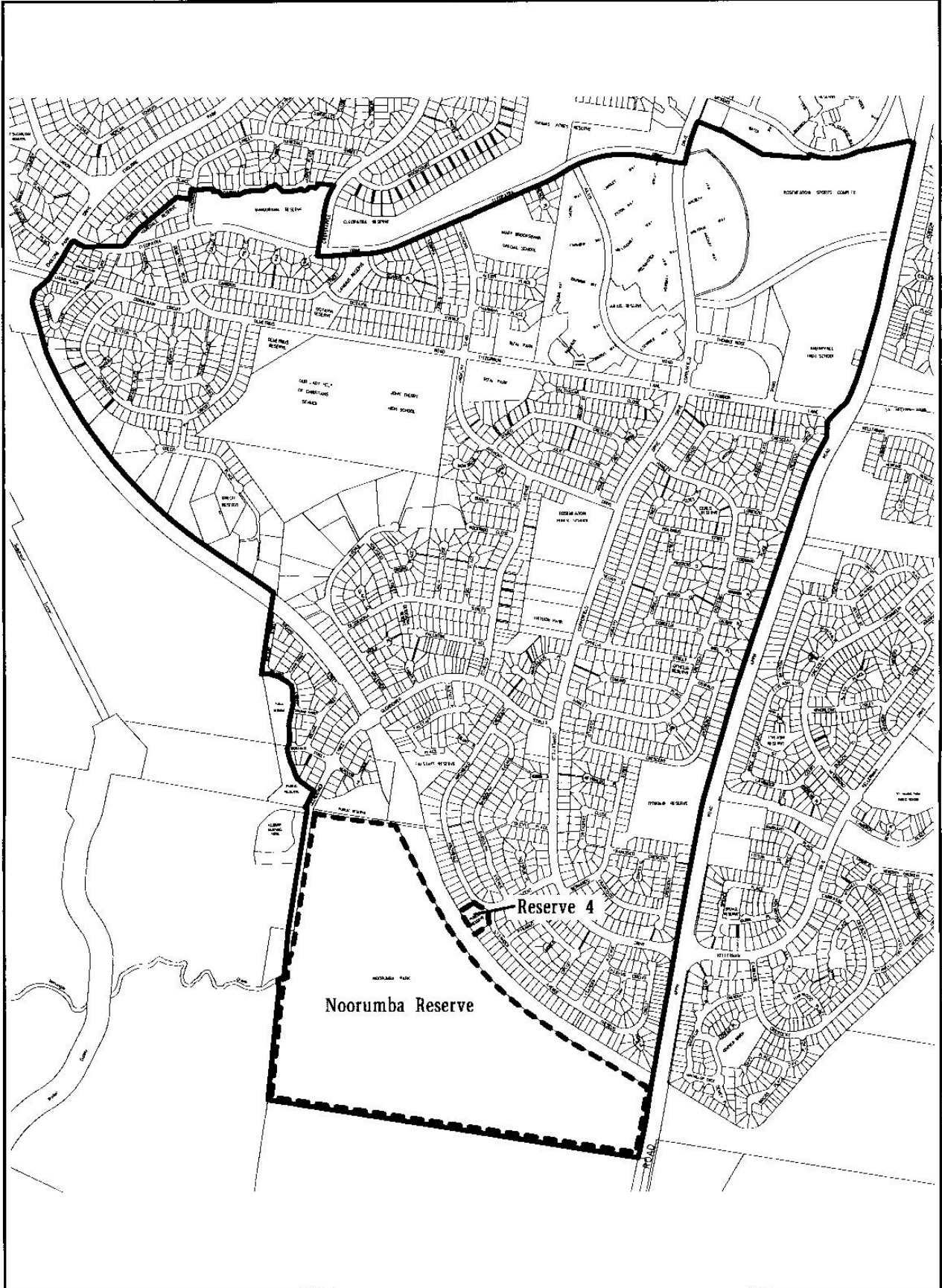
Note: Site of skate Park relocated from Rosemeadow to St Helens Park as per Ministerial Direction dated 8 April 2012, in accordance with Section 94EAA and Section 94E(1) of the *Environmental Planning and Assessment Act 1979 (the EP&A Act)*.

2.2. Area Plan Applies To

This Plan applies to the following catchment areas, as depicted in the Locality Maps.

Maps - Land Area Applying to Contributions

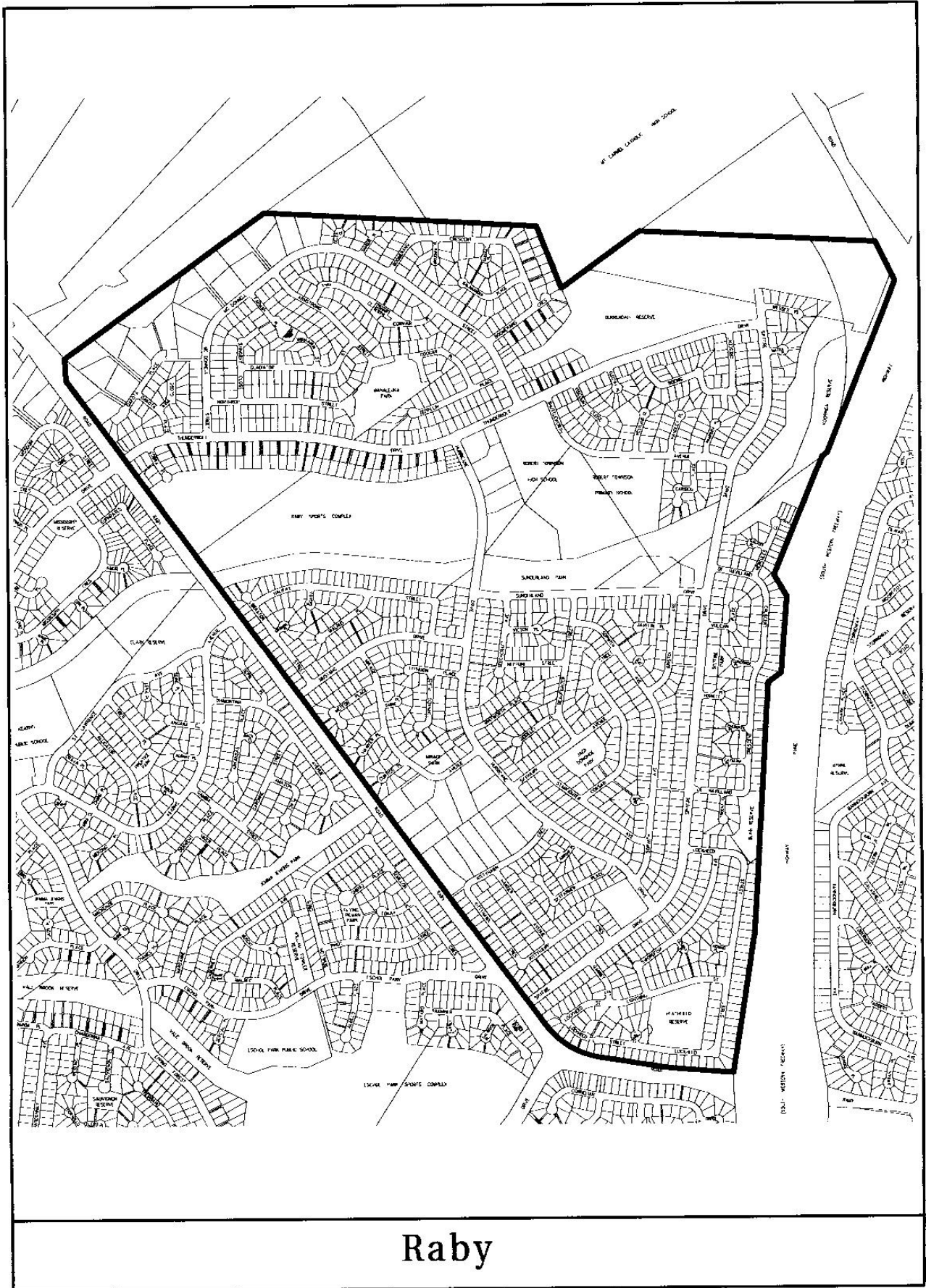


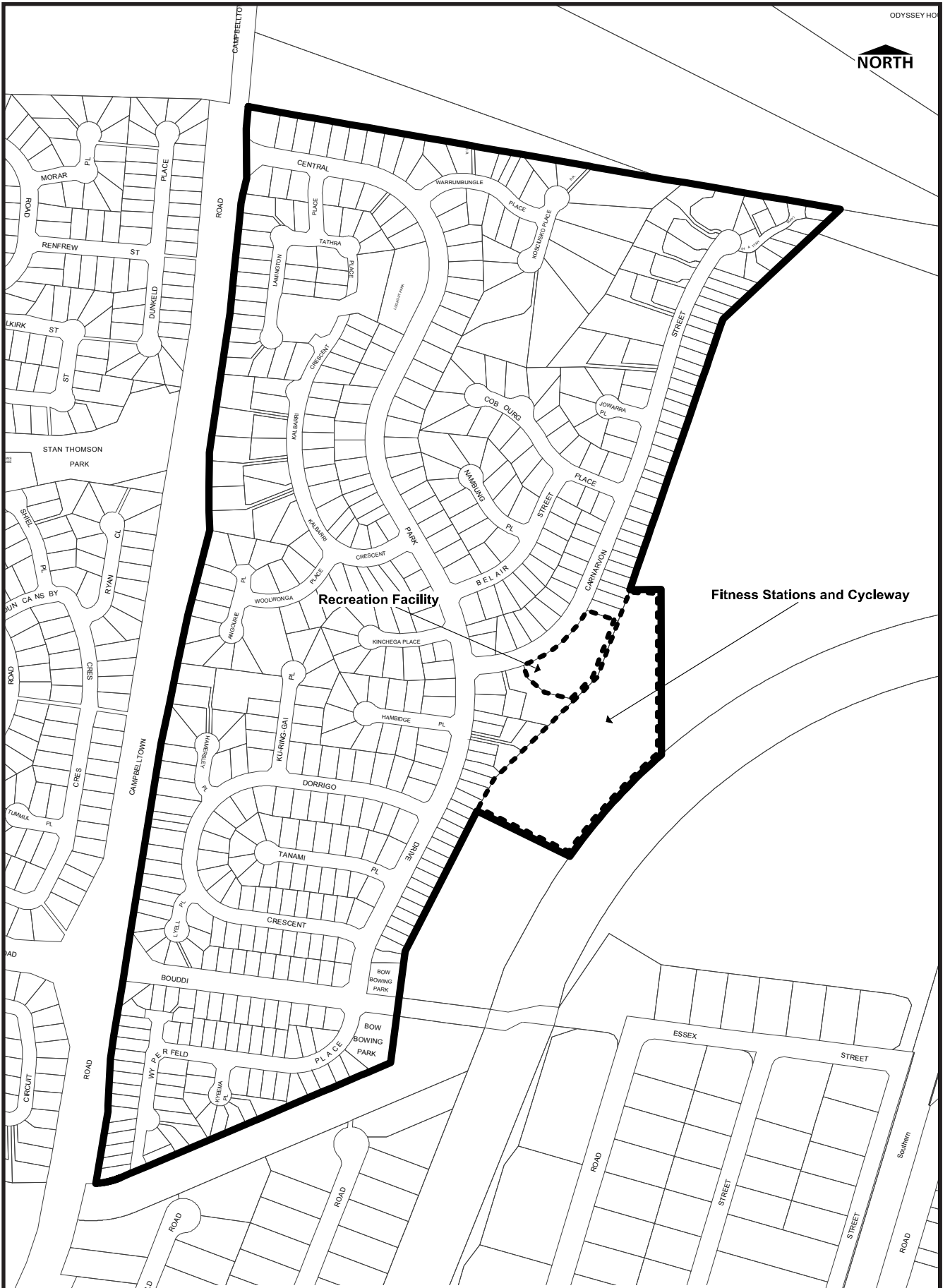


Rosemeadow



Eschol Park/Eagle Vale

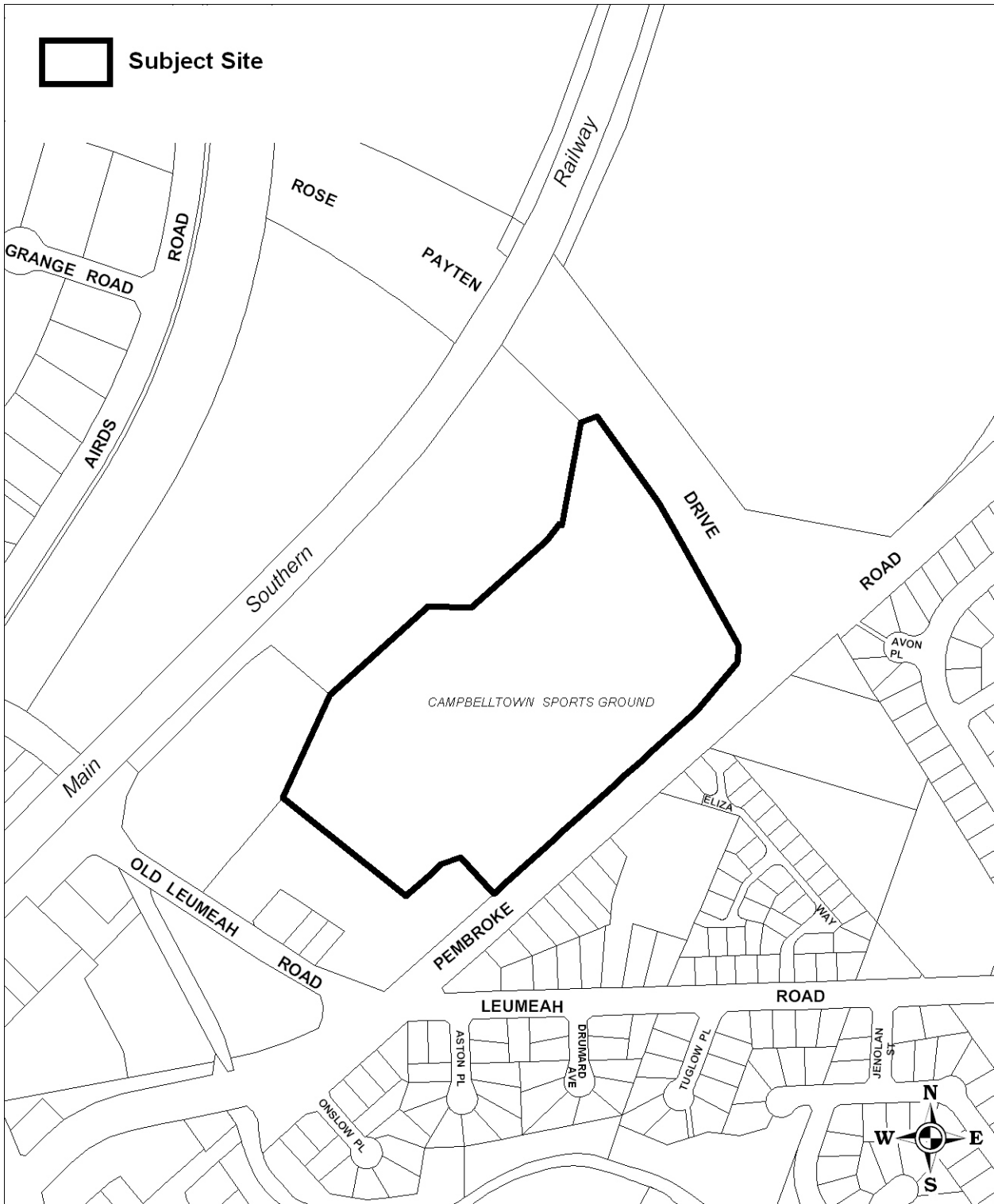




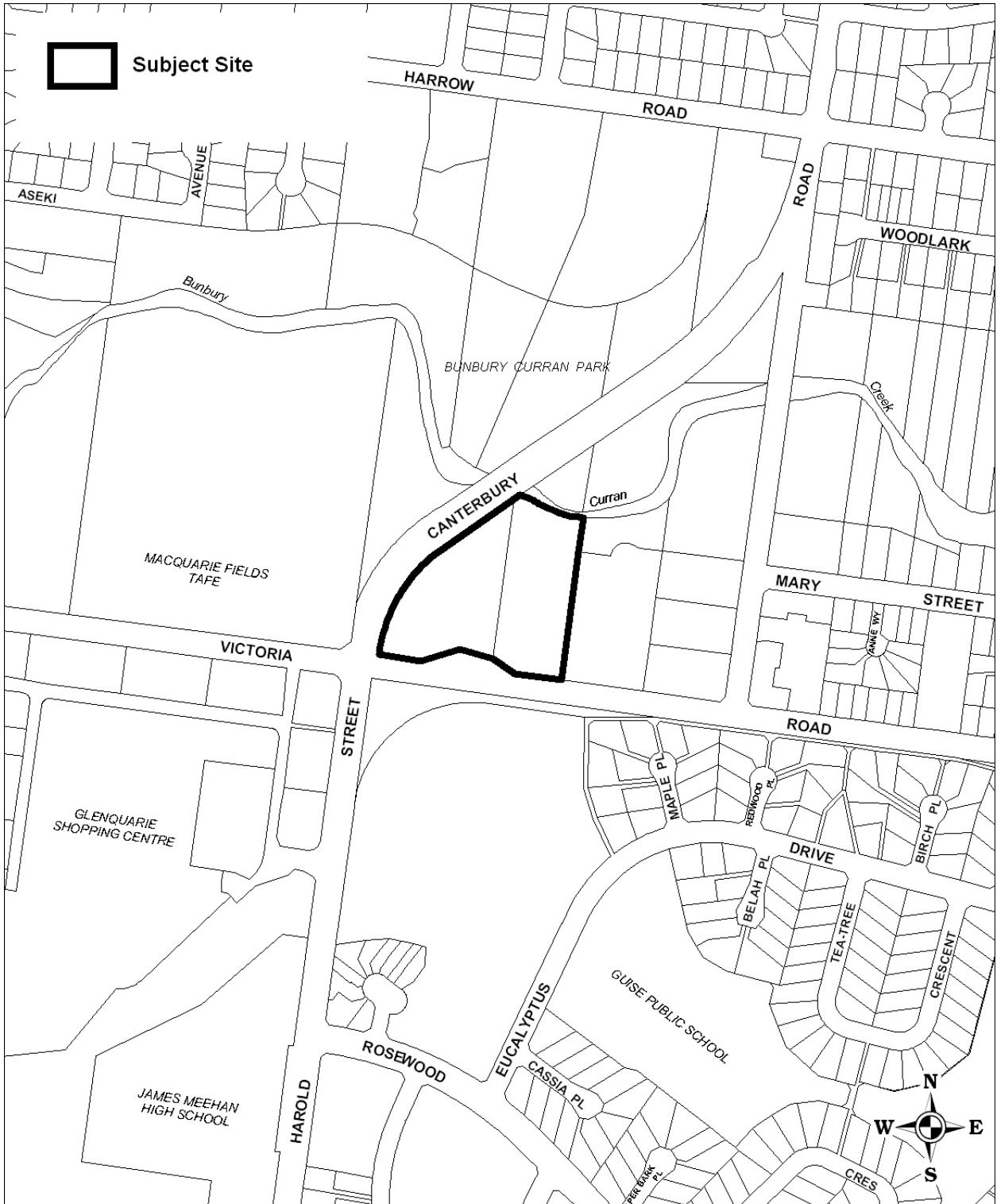
Bow Bowing



Location of Skate Park - Lot 1 DP 810691, Lot 70 DP 1068130, Lot 703 DP 833443, St Helens Park (Corner of Appin Road and St Helens Park Drive, St Helens Park)



Location of Stadium Lights - Campbelltown Sports Stadium



Location of Skate Park -Lot 201 Dp 573904 Cnr Victoria and Canterbury Roads, Macquarie Fields

2.3. What Is The Purpose Of This Development Contributions Plan?

The purpose of this development contributions plan is to:

- (a) authorise the council to allocate funds to the provision of public infrastructure in accordance with Section 94 of the *EP&A Act* in providing an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- (b) ensure that adequate public facilities are provided for as a result of development in the identified catchment areas;
- (c) provide a comprehensive strategy for the assessment, expenditure accounting and review of development contributions as they apply to those lands identified in this plan;
- (d) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and
- (e) enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

2.4. Commencement Of The Plan

This development contributions plan has been prepared pursuant to the provisions of Section 94 of the *EP&A Act* and Part 4 of the *Environmental Planning and Assessment Regulation, 2000 (EP&A Regulation)* and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the *EP&A Regulation*.

2.5. Relationship With Other Plans And Policies

As described in section 2.1, this development contributions plan repeals and supercedes various Section 94 Plans previously adopted by Council. Preparation of this Plan has involved review of the works schedules contained in the repealed contributions plans (and/or their relevant parts). Where individual works have not yet been completed and the works remain appropriate, as well as uncommitted surplus funds, this plan absorbed the works and funds from the previous plans into the works schedule. This accounts for funding attributed to additional projects as identified in the works schedule.

As development contributions are not payable under this Plan, Council's *Section 94A Development Contributions Plan* will apply to any new development application lodged or consent determined under that contributions plan.

Development approvals containing conditions requiring the payment of development contributions under the previous plans will only be required to pay the contribution amount identified in the consent, as adjusted by the relevant means of indexation nominated in the consent. That is, the previous contribution plans will continue to apply to the extent that any contributions condition attached to a development consent imposed under a previous contributions plan will continue to apply while ever the consent remains current.

The development contributions plan supplements the provisions of the Campbelltown (Urban Area) Local Environmental Plan 2002 and any amendment or local environmental plan that it may supersede.

2.6. When Will Contributions Be Payable To Council?

In accordance with the intent of this contributions plan, no contributions are payable to Council resulting from new development under this Plan, pursuant to the date from which it takes effect. Development contributions are payable in the relevant catchment areas under the "*Campbelltown*

City Council Section 94A Development Contributions Plan”.

To the extent that any contribution is payable on a consent determined under any of the previous Section 94 Plans, the timing of payment will be in accordance with the conditions of those Plans.

2.7. Construction Certificates And The Obligation Of Accredited Certifiers

Where a development consent is subject to the provisions of this Plan further to the date of its effectiveness (refer to section 2.17), no development contributions are applicable to the subject consent. However, where a development consent was determined under the provisions of the previous Section 94 Plans, those conditions will continue to apply, in addition to the application of the following information.

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

In particular, the certifier must ensure that the applicant provides a receipt(s) 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.

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

2.8. Complying Development And The Obligation Of Accredited Certifiers

In reference to S94EC(1) of the *EP&A Act*, accredited certifiers are not required to impose a condition requiring monetary contributions in accordance with this development contributions plan for all types of development permitted. Where appropriate, the “Campbelltown City Council Section 94A Development Contributions Plan” will apply.

2.9. Deferred/Periodic Payments

The Council may accept a written request for a deferred or periodic payment of a contribution, relevant to the previous Section 94 Plans, if the applicant or any other person entitled to act upon the relevant consent satisfies the Council that:

- Compliance with the provisions relating to when contributions are payable is unreasonable or unnecessary in the circumstances of the case.
- Deferred or periodic payment will not prejudice the timing or the manner of the provision of the public amenity or service for which the contribution was required, as outlined in the Works Schedule.
- There will be no prejudice to the community deriving benefit from the public amenity of service of facility required by the proposed development.
- There will be no prejudice to the operation of this Contributions Plan.

The decision to accept a deferred or periodic payment is at the sole discretion of the Council.

The Council may accept deferred or periodic settlements by way of instalments subject to the condition that the instalments are to be paid before work commences on any stage of the development, or as otherwise agreed to by the Council.

The Council may, if it decides to accept the deferred or periodic payments of a contribution, require the applicant to provide a bank guarantee by an Australian bank for the amount of the contribution, or the outstanding balance, plus any interest likely to accrue, on condition that:

- a) The bank guarantee requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing not earlier than 6 months (or other term so determined by the Council) from the provision of the guarantee or completion of the development or stage of the development to which the contribution, or the outstanding balance, relates.
- b) The guarantee prohibits the bank from:
 - having recourse to the applicant or other person entitled to act upon the consent; and
 - having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount.
- c) The bank's obligation under the guarantee are discharged:
 - when payment is made to the consent authority in accordance with the terms of the bank guarantee; or
 - if the related consent lapses; or
 - if the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required.
- d) The applicant pays interest to the Council on the contribution, or the outstanding balance at the overdraft rate on and from the date when the contribution would have been otherwise payable, as set out in this Contribution Plan.

Where the Council does not require the applicant to provide a bank guarantee, it may require a public positive covenant under Section 88E of the Conveyancing Act 1919 to be registered on the title to the land to which the relevant application relates.

2.10. Contributions "In Kind"

Works in kind will be accepted by the Council only under the following circumstances:

1. A written request is made to the Council by the applicant; or other person entitled to act upon the relevant consent; and
2. The Council determine that the works in kind are appropriate; and
3. The works to be carried out are identified in the Works Schedule attached to this Contributions Plan; and
4. The value of the works to be undertaken is at least equal to the value of the contribution assessed in accordance with this Plan;
5. Where the value of the proposed works in kind is less than the monetary value of the contribution, the difference will be met by way of a monetary contribution.

In assessing the request, Council will take into account the following:

- a) Consistency with the detailed design of the facilities, as agreed to by the Council;

- b) The proposed works will not pre-empt the future provision of facilities identified in the Works Schedule, or beyond what the Council has prioritised.

Plans of the proposed works are to be prepared and submitted by the applicant.

Should an offer of works in kind be accepted, Council will establish with the applicant the following:

- An acceptable standard for workmanship and materials;
- Timing of inspection of works in progress;
- A program for completion of works; and
- An appropriate defects liability period.

2.11. Exemptions

As this Plan will not levy development contributions, all new development is exempt under this Plan. However, as noted in section 2.5 and 2.6, the “*Campbelltown City Council Section 94A Development Contributions Plan*” will apply.

2.12. Review Of Contribution Rates

As this Plan will not levy contributions on development, there will be no need for the review of contributions rates. Where a development consent is determined under one of the previous Section 94 Plans, so the indexation methodology under that plan will continue to apply with regard to the review of contribution rates.

2.13. How Are Contributions Adjusted At The Time Of Payment?

The contributions stated in a development consent are calculated on the basis of the Section 94 plans, as they existed previously. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted according to the formulas outlined in the previous Section 94 Plans.

The current contributions are published by Council and are available from Council offices, or on Council’s web site, at www.campbelltown.nsw.gov.au. Should the Council not validly publish the applicable contribution rates at any of these locations, the rate applicable will be calculated in accordance with the rate prevailing in the previous quarter.

2.14. Pooling Of Contributions

Pursuant to Section 93E(2) of the *EP&A Act* and Clause 27 of the *EP&A Regulation*, this plan authorises that Council may pool monetary contributions collected under Sections 94 (and 94A) of the *EP&A Act* and be applied progressively to the projects identified in the works schedule.

2.15. Contributions Register

A Contributions Register will be maintained for this Contributions Plan in accordance with the *EP&A Regulation* and may be inspected upon request. This register will be updated at regular intervals and include the following:

- (a) Details of each development consent for which contributions have been sought;
- (b) Nature and extent of the contribution required by the relevant condition of consent;

- (c) Name of the Contributions Plan imposing the condition of consent; and
- (d) Date the contribution was received, for what purpose and the amount.

At the end of the each financial year, the Council is required to make an annual statement within the yearly budget. This statement must include the following:

- (a) Opening and closing balances of money held in the “*Campbelltown City Section 94 Development Contributions Plan*” by the Council for the accounting period;
- (b) Total amounts received by way of monetary contribution under this Plan;
- (c) Total amount spent in accordance with this Plan; and
- (d) Outstanding obligations of the Council to provide works for which contributions have been received.

2.16. *Savings And Transitional Arrangements*

A development application, which is submitted after the commencement of this Plan, will be assessed in accordance with the provisions of this Plan, relative to the extent that the “Campbelltown City Council Section 94A Development Contributions Plan” will apply to that development application.

A development application that has been submitted prior to the commencement of this Plan but not determined shall be determined in accordance with the provisions of this Plan, relative to the extent that the “Campbelltown City Council Section 94A Development Contributions Plan” will apply to that development application.

A development application which has been determined in accordance with a previous Development Contributions Plan and which requires the making of a contribution, but which has not been settled, shall be reviewed and if necessary adjusted in accordance with the provisions of the Development Contributions Plan which applied at the date of determining the application.

2.17. *When Did This Plan Come Into Force?*

This Plan came into force on 14 April 2009, with further amendments in April 2012 and April 2016.

The costs in the Plan are as at the IPD Quarter for September 2006.

3. Part C: Strategic Plan

3.1 Anticipated Development: Population and Dwelling Structure

The anticipated development and population projection, as identified in the previous Section 94 Plans, are as follows;

Eagle Vale/Eschol Park: Lot/Dwelling Projections

	Pre Sec 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	1862	711	187	100	
Cumulative Total	1862	2573	2760	2860	2860

Raby: Lot/Dwelling Projections

	Pre Sec 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	1248	638	90	79	
Cumulative Total	1248	1886	1976	2055	2055

Rosemeadow: Lot/Dwelling Projections

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

Ambarvale: Lot/Dwelling Projections

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

Bow Bowing: Lot/Dwelling Projections

	Pre Sec 94	Current Sec 94	Future Sec 94	Urban Cons.	Total Lots
No. of Lots	0	16	94	25	135
No. of Lots Long Industries	0	393	0	0	393
Cumulative Total	0	409	503	528	528

Total Estimated Population

The total estimated population, as stated originally in each of the previous Section 94 Plans, are listed as follows;

Eagle Vale and Eschol Park

	1993	1994	1995	1996
Population	9181	9531	9881	10010

Raby

	1993	1994	1995	1996
Population	6776	6951	7126	7193

Bow Bowling

	1993	1994	1995	1996
Population	1432	1607	1747	1848

Although no pro-rata population projections were noted for Ambarvale and Rosemeadow under the previous Section 94 Plans, the corresponding 'Lot Dwelling Projections' for these Plans are noted above.

3.2. Timing Of Development

While the majority of development is complete in the various catchment areas, the following tables represent the projected development rates as set down in the previous Section 94 Plans;

Eagle Vale and Eschol Park

	1993	1994	1995	1996
No. of Lots	50	100	100	37
Cumulative Total	2623	2723	2823	2860

Raby

	1993	1994	1995	1996
No. of Lots	50	50	50	19
Cumulative Total	1936	1986	2036	2055

Rosemeadow

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

Ambarvale

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

Bow Bowling

	1993	1994	1995	1996
No. of Lots	80	50	40	29
Cumulative Total	409	459	499	528

3.3. Rationale For New Facilities And Services

A key principle of Section 94 is to demonstrate a relationship between the anticipated development, or incoming population, and the demand for additional public infrastructure e.g. open space, community facilities etc. The demonstration of a relationship between new development and such demand is a core requirement of a valid Development Contributions Plan.

Open space, community facilities and the like are public facilities for which there is a reasonable expectation for Council to provide, in association with the urban development throughout the City of Campbelltown. This Section 94 Development Contributions Plan was prepared to ensure the allocation of funds toward facilities that will meet the needs of those residents contributing under this Plan, as a result of this urban development.

3.4. Existing Levels Of Provision

There are no existing works or services of any relevance to the demand that will originate from the new population moving into the area.

3.5. Demand For New Facilities And Services

Skate Park - St Helens Park

Council has conducted preliminary investigations, and will subsequently conduct a feasibility study for a skate park at Appin Road/St Helens Park. The feasibility study has identified site suitability, vehicular and pedestrian traffic and parking, design process and funding options.

The site to be occupied by the St Helens Park Skate Park, being Lot 1 DP 810691, Lot 70 DP 1068130, Lot 703 DP 833443, St Helens Park (Corner of Appin Road and St Helens Park Drive) is owned by Council. The area is classified Operational Land and zoned 6(a) Local Open Space, which is suitable for the purpose of a skate park facility.

A Planning Consultative Group will be identified by Council and will include local youth services and local skate, BMX, in-line and scooter users. This group will meet with local users to provide them with an opportunity to present their ideas and requirements for the skate park. These meetings will allow the users to become part of the design process and offer a sense of ownership, which is critical to the long-term success of the skate park.

Stadium Lighting - Campbelltown Sports Stadium

Council has investigated the upgrading of existing light poles at Campbelltown Sports Stadium (Leumeah), to compliment the installation of four new smaller light poles. These works will not require an increase to the current electrical capacity to the Stadium, and involves less earthworks and structural footings. The estimated cost for the stadium lighting upgrade is \$630,000.

The upgrade of lighting will enhance the profile of Campbelltown Sports Stadium for a variety of sports as an option for televised and night sporting events.

Skate Park - Macquarie Fields

Council has conducted a feasibility study for a skate park at the north-eastern corner of Canterbury Road and Victoria Road, Macquarie Fields. The feasibility study has identified site suitability, vehicular and pedestrian traffic and parking, design process and funding options.

The site to be occupied by the Macquarie Fields Skate Park, being Lot 201 DP 573904 at the corner of Victoria and Canterbury Roads, Macquarie Fields and adjoining property Lot 22 in Section 6 DP 960 is owned by Council. The areas are classified Community Land and are zoned 6(a) Local Open Space, which is suitable for the purpose of a skate park facility.

As with the Skate Park for Rosemeadow, a Planning Consultative Group has been identified by Council and will include local youth services, Macquarie Fields TAFE representatives, and local skate, BMX, in-line and scooter users. This group will meet with local users to provide them with an opportunity to present their ideas and requirements for the skate park. These meetings will allow the users to become part of the design process and offer a sense of ownership, which is critical to the long-term success of the skate park.

Road Works

There are no Road Works levied for on new development under this Development Contributions Plan.

Drainage Works

There are no Drainage Works levied for on new development under this Development Contributions Plan.

Administration

Council considers that the costs involved with preparing and administering this Section 94 Development Contributions Plan are an integral component for the efficient provision of services and amenities generated by future development, without putting undue pressure on facilities that the existing community utilises.

However, in the instance of the “Draft Campbelltown City Section 94 Development Contributions Plan 2016”, as the cost of administration had not been recouped under the previous Section 94 Plans no funding will be allocated under this Plan.

3.6. Works Schedule

The majority of items in this work schedule have been completed, with the exception of some minor projects, and the additional facilities included in the schedule, as follows;

Table 11 Works Schedule

Ambarvale

Facility	Name	Stage	S94 \$ IPD Sept 06
Community Hall	Crispsparkle Drive	Completed	
Child Care Centre	Crispsparkle Drive	Completed	
Youth Centre	Off Wickfield Circuit	Completed	
Community Hall	Cnr Woodhouse & Copperfield	Completed	
Upgrade Community Hall	Woodhouse Drive	Completed	
Amenities Building	Cnr Codlin & Jiniwin	Completed	
Amenities Building	Thomas Acres Reserve	Completed	
Local Park 1	Cleopatra Reserve	Completed	
Local Park 1	Lack Reserve	Completed	
Local Park 1	Clerkenwell Reserve	Completed	
Local Park 1	Throsby Park	Completed	
Local Park 3	Shiel Park	Completed	
Local Park 1	Patrick Newman Park	Completed	
Local Park 2	Fred Sheather Park	Completed	
Local Park 1	Copperfield Park	Completed	
Local Park 1	Cargery Reserve	Completed	
Local Park 1	Trotwood Reserve	Completed	
Local Park 2	Startop Reserve	Completed	
Local Park 2	Boythorn Park	Completed	
Local Park 1	Nurra Reserve	Completed	
Local Park 1	Fieldhouse Park	Completed	
Local Park 1	Englorie Park	Completed	
Local Park 1	Thomas Acres Reserve	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Winter Playing Field	Ambarvale Sports Complex	Completed	
Summer Playing Field	Ambarvale Sports Complex	Completed	
Winter & Summer Field	Thomas Acres Reserve	Completed	
Street Tree Planting		Completed	
Sub Total			\$0

Rosemeadow

Facility	Name	Stage	S94 \$ IPD Sept 06
Car Parking Rosemeadow Open Space Complex	District Centre	Completed	
Land in District Centre	District Centre	Not Required	
Neighbourhood Centre	Glendower Street	Completed	
Amenities Building (half cost)	Rosemeadow Sports Complex	Completed	
Amenities Building	Oswald Reserve	Completed	
Local Park 1	Haredale Reserve	Completed	
Local Park 1	Mandurama Reserve	Completed	
Local Park 1	Rizal Park	Completed	
Local Park 2	Ceres Reserve	Completed	
Local Park 1	Ophelia Reserve	Completed	
Local Park 1	Desdemona Reserve	Completed	
Local Park 2	Canidius Reserve	Completed	
Local Park 1	Octavia Park	Completed	
Local Park 2	Reserve No.1	Completed	
Local Park 2	Reserve No.2	Completed	
Local Park 1	Reserve No.3	Completed	
Local Park 1	Reserve No.4	Completed	
Local Park 1	Oswald Reserve	Completed	
Winter Playing Field	Oswald Reserve	Completed	
Winter Playing Field	Oswald Reserve		
Summer Playing Field	Oswald Reserve	Completed	
Winter Playing Field	Rosemeadow Sports Complex	Completed	
Winter Playing Field	Rosemeadow Sports Complex	Completed	
Winter Playing Field	Haydon Park	Completed	
Environmental Project	Noorumba Reserve		\$379,797
Street Tree Planting		Completed	
Cycleway	Ambarvale/Rosemeadow	Completed	
Sub Total			\$379,797

Eagle Vale/Eschol Park

Facility	Name	Stage	S94 \$ IPD Sept 06
Small Hall	Eschol Park Cottage	Completed	
Swimming Pool	Eagle Vale Pool Complex	Not Required	
40 Place Child Care Centre	Eagles Nest	Completed	
Neighbourhood Centre	Neighbourhood Centre	Completed	
Amenities Building	Eschol Park No.1 & No.2	Completed	
Amenities Building	Fullwood Reserve	Completed	
Local Park 1	Thomas Clarkson Reserve	Completed	
Local Park 1	Eagle Vale Reserve	Completed	
Local Park 1	Fluorite Park	Completed	
Local Park 3	Talc Reserve	Completed	
Local Park 1	Amber Reserve	Completed	
Local Park 1	ER Jones Reserve	Completed	
Local Park 1	Topaz Gardens	Completed	
Local Park 1	Alabaster Reserve	Completed	
Local Park 2	Brady Park	Completed	
Local Park 1	Fullwood Reserve	Completed	
Local Park 1	Young Reserve	Completed	
Local Park 3	Newbury Reserve	Completed	
Local Park 3	Murch Park	Completed	
Local Park 3	Reserve No.1	Completed	
Local Park 1	Reserve No.2	Completed	
Local Park 1	Reserve No.3	Completed	
Local Park 2	Minchinbury Reserve	Completed	
Local Park 2	Burgundy park	Completed	
Local Park 1	Eagle Creek Reserve	Completed	
Local Park 1	Eschol Park Sports Complex	Completed	
Local Park 1	Sauvignon Reserve	Completed	
Local Park 3	Vale Brook Reserve	Completed	
Local Park 1	Figtree Park	Completed	
Local Park 1	Malbec Reserve	Completed	
Local Park 2	William Fowler reserve	Completed	
Local Park 1	Flying Pieman Park	Completed	

Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 1	Completed	
Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 2	Completed	
Winter Playing Field	Eschol Park Sports	Completed	
Summer Playing Field	Complex 3	Completed	
Amenities Building	Eschol Park Sports Complex 3	Completed	
Street Tree Planting		Completed	
Sub Total			\$0

Raby

Facility	Name	Stage	S94 \$ IPD Sept 06
Swimming Pool	Eagle Vale Pool Complex	Completed	
Neighbourhood Centre	Raby Neighbourhood Centre	Completed	
Amenities	Raby Oval Meeting Room	Completed	
Amenities	Raby Oval Amenities 1	Completed	
Amenities	Raby Oval Amenities 2	Completed	
Local Park 1	Heathfield Park	Completed	
Local Park 1	Blain Park	Completed	
Local Park 1	Jack Donohoe Park	Completed	
Local Park 1	Spitfire Park	Completed	
Local Park 1	Mirage Park	Completed	
Local Park 1	Raby Sports Complex	Completed	
Local Park 1	Kooringa Reserve	Completed	
Local Park - Special	Burrendah Reserve	Completed	
Local Park 1	Manaleuka Park	Completed	
Local Park 2	Wirraway Park	Completed	
Local Park 2	Convair Reserve	Completed	
Winter Playing Field	Raby Sports Complex 1	Completed	
Winter Playing Field	Raby Sports Complex 1	Completed	
Summer Playing Field	Raby Sports Complex 1	Completed	
Winter Playing Field	Raby Sports Complex 2	Completed	
Winter Playing Field	Raby Sports Complex 2	Completed	
Summer Playing Field	Raby Sports Complex 2	Completed	

Street Tree Planting		Completed	
Sub Total			\$0

Additional Facilities

Facility	Name	Stage	S94 \$
Skate Park	St Helens Park	Completed	
Stadium Lighting	Campbelltown Sports Stadium	Completed	
Skate Park	Macquarie Fields	Completed	
Sub Total			\$0

Bow Bowling

Facility	Name	Stage	S94 \$ IPD Sept 06
Neighbourhood Centre and Tennis Court Clubroom	Carnarvon Street	Completed	
Local Park 1	Lookout Park East	Completed - in one location (East/West)	
Local Park 1	Lookout Park West	Completed - in one location (East/West)	
Local Park 1	Kuringai park	Completed	
Local Park 2	Bouddi Park North	Not Required	
Local Park 2	Bouddi Park South	Not Required	
Local Park 1	Central Park	Completed	
Bus Shelters x 2		Completed	
Cycleway/Footpath		Completed	
Street Planting		Completed	
Tennis Courts	Central Park	Completed	
Car park	Central Park	Completed	
Recreation Facility	Central Park		\$85,826
Sub Total			\$85,826

			S94 \$ Grand Total
			\$465,623.00

3.7. *Timing Of Expenditure*

It is anticipated that the expenditure on the projects originally included in the previous Section 94 Plans will be completed within the 2008 to 2017 period.

3.8. *Calculation Of Contribution Rates*

While no Section 94 Contributions will be levied under this Plan, the basis of the calculation of contribution rates included on any current development consent, as determined under the previous Plans, is as follows.

Section 94 contributions will be based on the total cost of providing identified facilities and services divided by the projected lot or dwelling yield in each catchment for all residential development which is subject to Section 94 contributions.

Pre Section 94 development in each of the neighbourhoods is not included in the contribution rate, as this development has been provided with a level of facilities and services funded from other sources.

The contribution rate will be based on the creation of new lots in the case of subdivision and additional dwellings in the case of medium density development.

The formula for calculating contributions is based on the following:

- (a) The number of lots or dwellings, which have or will be subject to Section 94 contributions.
- (b) The cost of providing community facilities including where appropriate cost of acquiring land.
- (c) The present day costs of community facilities already provided by Council in anticipation of development.

The contribution formula is

$$\text{Contribution Rate} = \frac{(\text{F1} + \text{F2})}{\text{P}}$$

(\$ per lot/dwg)

F1 = The actual cost to Council to date of constructing community facilities (adjusted to present day values by the I.P.D.).

F2 = The estimated cost of constructing future community facilities.

P = The estimated lot/dwelling yield in the contribution catchment.

* I.P.D. - Implicit Price Deflator

(I.P.D.) is an index obtained by dividing a current price value by its corresponding constant price value. Implicit Price Deflators (seasonally adjusted) are published on a quarterly or annual basis for all items of expenditure shown in the Australian National Account, Expenditure on GDP

(Gross Domestic Product).

This Section 94 Contributions Plan has been prepared in accordance with the EP&A Act and the EP&A Regulation, Department of Planning Section 94 Practice Notes and relevant supporting material.

4. Part D: Supporting Material

The following list identifies reports, documents and studies, which have been used for researching the basis of strategies in the Campbelltown City Section 94 Development Contributions Plan:

Department of Planning (2005), Section 94 Contributions Plans Practice Notes

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment, Regulation 2000

Ministerial Direction issued under Section 94EAA and Section 94E(1) of the Environmental Planning and Assessment Act 1979.