

# CAMPBELLTOWN LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2018 (Amendment 1)



# Campbelltown Local Infrastructure Contributions Plan 2018 (Amendment 1)

Prepared for



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# Executive summary

Certain development in Campbelltown local government area may be required to pay a contribution towards the cost of new and upgraded local infrastructure that will be used by the people that live and work in the development.

This plan describes what land it applies to, what development needs to pay a contribution, how to calculate the contribution and how to pay the contribution. It also describes how the contribution rates have been determined, what infrastructure Council will deliver using the contributions, and when Council will deliver it.

In this summary:

- A. Infrastructure demand
- B. Development this plan applies to
- C. Determining the contribution type
- D. Calculating the contribution
- E. Imposing the contribution
- F. Paying the contribution
- G. Obligations of registered certifiers
- H. Key steps in the process.

## A. Infrastructure demand

The Campbelltown LGA is situated on the south-western edge of Sydney and extends from Glenfield in the north to Menangle Park and Gilead in the south. At the time this plan was prepared, Campbelltown LGA had a population of approximately 160,000 residential (excluding new release and rural residential areas). The area will accommodate further urban development in the future. In the period up to 2033, new development is expected to cater for an additional 32,000 residents<sup>1</sup> and at least 15,000 additional workers.

While development will occur throughout the LGA, a significant proportion of the additional residential development is anticipated along the rail corridor and adjoining areas. This will occur as a result of the State Government's Glenfield to Macarthur Urban Renewal Corridor Strategy and local planning policies of Campbelltown City Council (**Council**). These areas are variously described as 'infill' or 'established' areas and are the focus of this plan.

The future development can only be sustained by the provision of new and upgraded local infrastructure, including open space and recreation facilities, community facilities, active transport and public domain works to cater for the demands of the future infill population.

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<sup>1</sup> excluding single-lot development in the new urban release areas and anticipated development on the former Hurlstone Agricultural College site



Contributions of land, works and money from the developers of land in the Campbelltown LGA will be a key source funding for this infrastructure.

## B. Development this plan applies to

A development will need to pay a contribution in accordance with this plan if it meets all four of the following requirements:

- the development is on land within the Campbelltown LGA, as shown in Figure 2, and
- the development needs consent, including complying development, and
- the development is not identified as excluded development in accordance with **section 1.3** of this plan, and

The development:

- is residential accommodation development that would result in a net increase in residents on the land, or
- it has a development cost of more than \$100,000, determined in accordance with **section 1.3** of this plan.

## C. Determining the contribution type

A development may be required to pay either a section 7.11 contribution or a section 7.12 levy under this plan. The contribution type applicable for different types of development is set out in **section 2.1** of this plan.

## D. Calculating the contribution

### Section 7.11 contributions

If a development will result in a net population increase and a section 7.11 contribution is required, the section 7.11 contribution amount is calculated using the rates shown in Table 1, less any allowances for assumed infrastructure demand arising from existing developments, if applicable (refer to **Table 6**)

The section 7.11 contribution rates will be indexed for inflation at the time of consent and again at the time of payment in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

Table 1: Section 7.11 contribution rates, as at 30 June 2023

Item	Per resident <sup>(1)</sup>	Secondary dwelling or seniors living dwelling	Studio or 1-bed dwelling	2-bed dwelling	3 or more bed dwelling or residential lot <sup>(2)</sup>
Open space and recreation facilities	\$4,152	\$6,727	\$6,727	\$7,931	\$9,721
Community facilities	\$1,403	\$2,273	\$2,273	\$2,680	\$3,284
Cycleways	\$430	\$697	\$697	\$822	\$1,007
Town centre public domain facilities	\$274	\$443	\$443	\$523	\$640
Traffic, transport and access facilities	\$2,158	\$3,496	\$3,496	\$4,122	\$5,052
Plan management and administration	\$126	\$205	\$205	\$241	\$296
<b>Total</b>	<b>\$8,543</b>	<b>\$13,840</b>	<b>\$13,840</b>	<b>\$16,318</b>	<b>\$20,000</b>

(1) The per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels

(2) The component contribution rates for the different infrastructure types have been adjusted to reflect the \$20,000 cap.

**Important note:**

At the time this plan was prepared, consent authorities could not impose a monetary contribution on a residential development that exceeded \$20,000 per lot or dwelling. This restriction is due to a direction made by the Minister for Planning on 21 August 2012.

**The consent authority therefore shall not impose a total monetary contribution under this plan that exceeds \$20,000 for each dwelling approved in the development.**

## Section 7.12 levies

**Table 2** outlines the rates for developments that are subject to a section 7.12 fixed development consent levy under this plan.

Table 2: Section 7.12 levy rates

Development cost	Levy rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of that cost
More than \$200,000	1% of that cost



## E. Imposing the contribution

If a section 7.11 contribution or section 7.12 levy is required for a development, the consent authority (for example, Council in the case of a development application, or a registered certifier in the case of a complying development certificate application) will impose a condition in the consent or complying development certificate requiring the contribution.

The condition will specify, among other things, the type of contribution payable (either a section 7.11 contribution or section 7.12 levy), the contribution amount payable, how the contribution amount will be indexed for inflation, when the contribution needs to be paid, and how to pay the contribution.

## F. Paying the contribution

The condition in the development consent (in the case of a development application or complying development certificate (in the case of complying development)) will specify when and how to pay the contribution. The timing for when contributions need to be paid is specified in **section 2.4**.

## G. Obligations of certifiers

Certifiers can issue complying development certificates (in the case of development that is complying development) and construction certificates (in the case of development requiring a construction certificate).

In the case of complying development, certifiers are responsible for determining if a contribution is required, what type of contribution is required and calculating the contribution in accordance with this plan. Further, if a contribution is required, the certifier must include a condition in the complying development certificate requiring the contribution. **Appendix B** specifies the wording of the condition certifiers must use. Applicants must pay the contribution before commencing the complying development works. This will be subject to compliance checking by Council.

In the case of development requiring a development application, certifiers must verify applicants have paid their contribution in accordance with the consent before issuing the construction certificate. To do this, they must cite the payment receipt issued by Council, or the BPay receipt when BPay is the method, when an applicant pays their contribution.

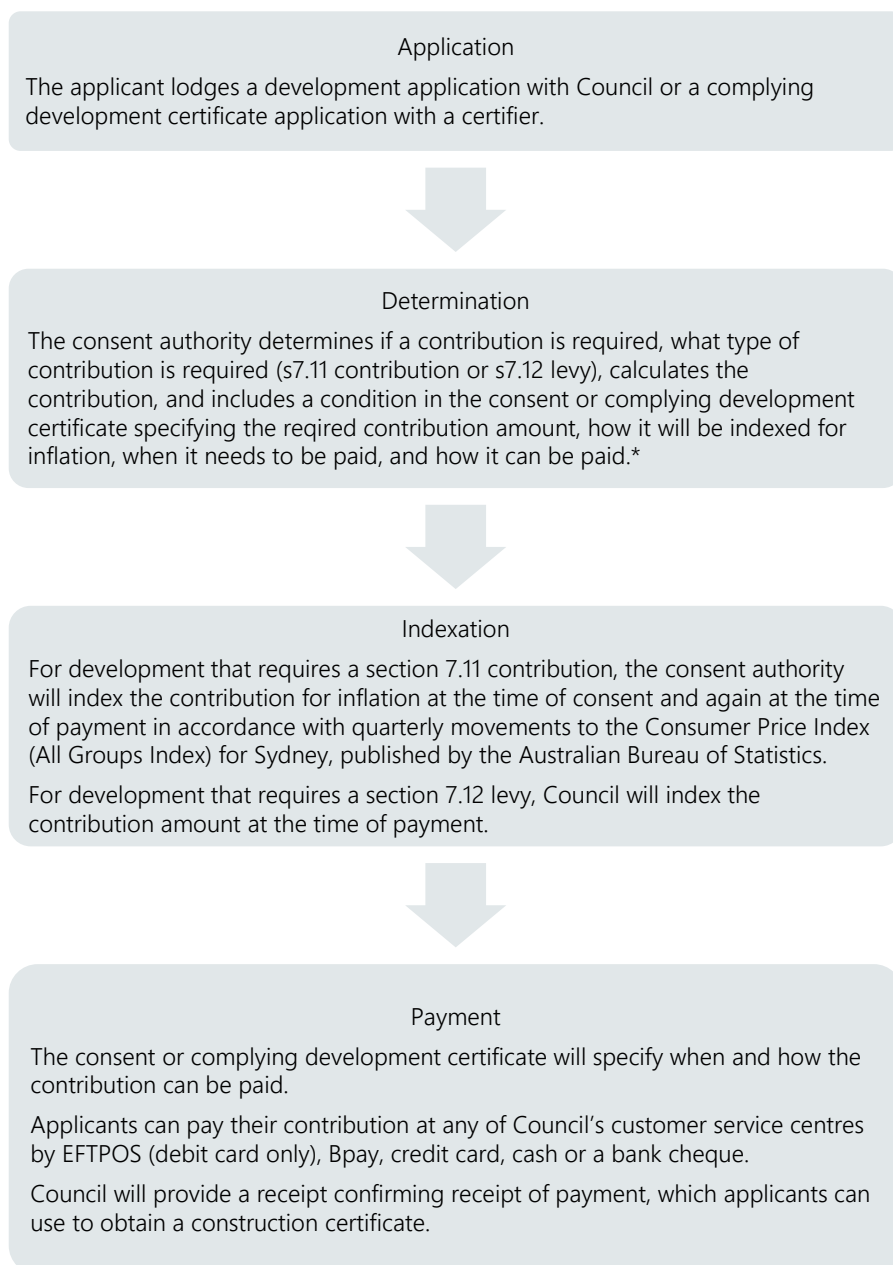




## H. Key steps in the process

Key steps in the overall process are depicted in **Figure 1** overleaf. Further details are provided in relevant subsections of this plan.

Figure 1: Key steps in the process



\*For complying development applications requiring the payment of a s7.11 or s7.12 contribution Council will issue a letter to the applicant detailing the contribution amount, payment timing and contact person. At the time of payment Council will issue an invoice with the indexed contribution amount and methods of payment available.





# 1 Background

## 1.1 Purpose of this plan

This plan is called Campbelltown Local Infrastructure Contribution Plan 2018 (Amendment 1). It commenced on 27 November 2023.

The plan's main purpose is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies, or
- the Council or a certifier, when issuing a complying development certificate (CDC) for development to which this plan applies,

to require either a contribution under section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act) or a fixed development levy under section 7.12 of the EP&A Act to be made towards the provision, extension or augmentation of local infrastructure required because of development in the Campbelltown local government area, or infrastructure that has been provided in anticipation of, or to facilitate, such development.

The plan's other purposes are:

- to provide a framework for the efficient and equitable determination, collection and management of development contributions in the Campbelltown LGA.
- to establish the relationship between the expected development and proposed local infrastructure to demonstrate that the Section 7.11 contributions required under this plan are reasonable
- to allow the opportunity for local infrastructure to be provided by land developers as works in kind in lieu of paying a monetary contribution
- to allow the opportunity for the dedication of land by landowners at no cost to Council in lieu of a monetary contribution
- to ensure, within the constraints imposed by the NSW government, that the broader Campbelltown community is not unreasonably burdened by the provision of local infrastructure that is required because of development.

This plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2021, having regard to the most recent practice notes issued by the NSW Department of Planning and Environment.

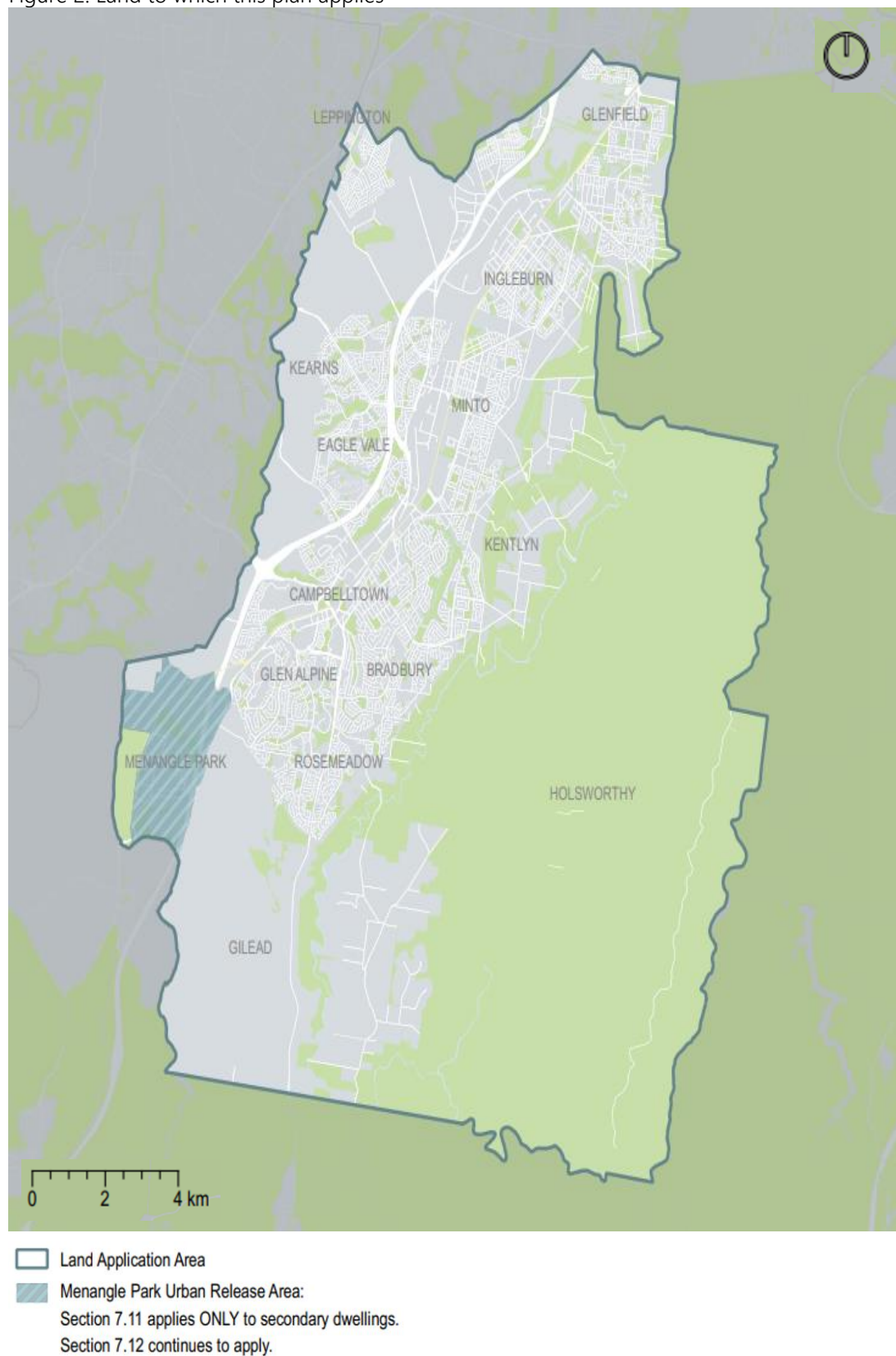
## 1.2 Where this plan applies

This plan applies to all land in the Campbelltown local government area, as shown in **Figure 2**.

The Menangle Park Urban Release Area is excluded from section 7.11 contributions under this plan, except for secondary dwellings, which are subject to s7.11 contributions under this plan. Development in the Menangle Park Release Area is subject to a separate section 7.11 local infrastructure

contributions plan. Developments contained within the Menangle Park Urban Release Area that would attract a section 7.12 levy will be subject to this plan.

Figure 2: Land to which this plan applies





## 1.3 Development this plan applies to

### Applicable development

A development will need to pay a contribution in accordance with this plan if it meets all three of the following requirements:

- the development is on land within the Campbelltown LGA, as shown in **Figure 2**, and
- the development needs consent, including complying development, and
- the development is not identified as excluded development in the following subsection.

### Excluded development

This plan DOES NOT apply to the following types of developments:

- Development that an executed planning agreement excludes from the application of section 7.11 or section 7.12 of the EP&A Act.
- Development exempted from section 7.11 contributions or section 7.12 levies by way of a direction made by the Minister for Planning.
- Development for the purpose of the adaptive re-use of an item of environmental heritage.
- Public infrastructure to be carried out by or on behalf of any public authority including the Council.
- Social housing and affordable housing that is operated by a Social Housing Provider as defined under the SEPP (Housing) 2021.
- Development for the purposes of any form of seniors housing defined in the SEPP (Housing) 2021 that is provided by a social housing provider.
- Class 10 buildings (carports, garages, pergolas and the like)
- Extensions and/or alterations to existing dwellings
- Replacement dwellings; or
- Extensions and/or alterations to existing non-residential development (i.e., commercial/industrial etc. development) that involves the construction of servicing/utility/amenity and like spaces.

If the development is a mixed-use development and includes any of the above excluded development, only the excluded component of the development will be excluded from the need to pay a contribution under this plan.

Council is responsible for determining if a development meets the requirements above to be excluded from the need to pay a contribution under this plan. Applicants should say how their development is consistent with the relevant exclusion in their development application or complying development application.

If Council is satisfied the development is consistent with the relevant exclusion, it will exclude the development from the need to pay a contribution. In the case of complying development, Council must first verify any exclusions in writing. In the case of complying development, registered certifiers



must obtain Council's written confirmation a development is excluded before excluding it from the need to pay a contribution under this plan.

## 1.4 Local infrastructure provided under this plan

The Local Infrastructure to be provided by contributions from developers received under this plan is listed below:

- Open space and recreation land and works including playing fields, amenities buildings, playgrounds, landscaping, seating, lighting and equipment, walking trails, indoor sports and aquatic recreation centres.
- Land and works for community purposes including libraries and community centres.
- Transport and public domain works including bridges and crossings, upgrades to existing roads and intersections, new roads, cycleways, pathways, lighting, and street furniture.

The costs of administering this plan will also be met by contributions imposed under this plan.

A summary of the costs of Local Infrastructure to be met by development approved under this plan and predecessor contributions plans is shown in the following table. More details on the demand for local infrastructure, the relationship of the local infrastructure with the expected development, and specific facilities to be provided are included in **Appendix C to F** of this plan.

Table 3: Summary of infrastructure costs

Type of Local Infrastructure	Total cost of works	Cost attributable to new development*
Open space and recreation facilities	\$216,783,506	\$113,138,480
Community facilities	\$128,264,710	\$38,226,327
Cycleways	\$25,036,842	\$11,720,917
Town centre public domain facilities	\$52,894,737	\$7,454,009
Traffic, transport and access facilities	\$152,811,500	\$58,793,949
Plan management and administration	\$4,207,388	\$3,440,005
<b>Total</b>	<b>\$579,998,684</b>	<b>\$232,773,687</b>

\* This is the anticipated total amount expected from section 7.11 contributions levied on residential development under the plan. Additional monies from section 7.12 levies levied on other development will increase the overall pool of development contributions that will be available to fund the infrastructure items listed in **Appendix H**.



## 2 How to use this plan

In this section:

- 2.1: Applicable contribution type
- 2.2: Calculating the contribution
- 2.3: Imposing the contribution
- 2.4 Paying the contribution
- 2.5 Obligation of registered certifiers
- 2.6 Alternatives to monetary contributions.

### 2.1 Applicable contribution type

A development may be required to pay either a section 7.11 contribution or a section 7.12 levy under this plan. The contribution type applicable for different types of development is set out in Table 4Error! Reference source not found. overleaf. Note that any single development can only be the subject of either a s7.11 contribution or a s7.12 levy, not both.





Table 4: Applicable contribution type

Development type	Applicable contribution type	Relevant table in this Plan
<b>Residential</b>		
Residential subdivision	s7.11 contribution	Table 5
Apartments, shop top housing	s7.11 contribution	Table 5
Dual occupancies, manor houses, multi dwelling housing	s7.11 contribution	Table 5
Secondary dwellings	s7.11 contribution	Table 5
Boarding houses, group homes, hostels, co-living houses	s7.11 contribution	Table 5
Seniors living housing (independent living units)	s7.11 contribution	Table 5
Seniors living housing (integrated facilities and residential care facilities)	s7.12 levy <sup>(1)</sup>	Table 7
Dwelling houses on land that was not the subject of a section 7.11 contribution on the initial subdivision	s7.12 levy <sup>(1)</sup>	Table 7
<b>Non-residential</b>		
Industrial and business park development	s7.12 levy <sup>(1)</sup>	Table 7
Retail shops, business premises, commercial premises, offices, etc.	s7.12 levy <sup>(1)</sup>	Table 7
Educational establishments	s7.12 levy <sup>(1)</sup>	Table 7
Tourist and visitor accommodation	s7.12 levy <sup>(1)</sup>	Table 7
Change from one non-residential use to another with or without fitout	s7.12 levy <sup>(1)(2)</sup>	Table 7
Mixed-use development where the development would result in a net increase in dwellings	s7.11 contribution or s7.12 levy <sup>(3)</sup>	Table 5 or Table 7
<b>Other development</b>		
All other development	s7.12 levy <sup>(1)</sup>	Table 7

(1) Development with a cost exceeding \$100,000 only

(2) Only required where development involves an enlargement, expansion or intensification of a current use of land, as required under 25J(3)(g) of the EP&A Regulation

(3) The contribution type used will be the type that yields the highest contribution amount. If application of a section 7.12 levy to the whole development yields a higher contribution amount than application of a section 7.11 contribution, then a section 7.12 levy shall be imposed on only the component of the development that comprises non-residential development. If application of a section 7.12 levy to the whole development yields a lower contribution amount than application of a section 7.11 contribution, then a section 7.11 contribution shall be imposed only on the component of the development that comprises residential accommodation.

Refer to **Section 2.2** of this plan for the rates that apply to different development types.



## 2.2 Calculating the contribution

The previous section outlines how to determine if a section 7.11 contribution or section 7.12 levy is required for a development. This section outlines how to calculate the section 7.11 contribution or section 7.12 levy required.

### Section 7.11 contributions

**Table 5** contains the rates for developments that are subject to a section 7.11 contribution under this plan.

The contributions that apply to the development are calculated using the rates shown in **Table 5**, less any allowances for assumed infrastructure demand arising from existing developments, if applicable (refer to **Table 6**).

The occupancy rates included in **Table 6** reflect the estimate of future infrastructure demand for proposed dwellings as well as the estimate of existing demand allowances (or credits) for existing development.

Worked examples for calculating section 7.11 contributions for different types of development are shown in **Appendix A**.

Table 5: Section 7.11 contribution rates

Item	Per resident <sup>(1)</sup>	Secondary dwelling or seniors living dwelling	Studio or 1-bed dwelling	2-bed dwelling	3 or more bed dwelling or residential lot <sup>(2)</sup>
Open space and recreation facilities	\$4,152	\$6,727	\$6,727	\$7,931	\$9,721
Community facilities	\$1,403	\$2,273	\$2,273	\$2,680	\$3,284
Cycleways	\$430	\$697	\$697	\$822	\$1,007
Town centre public domain facilities	\$274	\$443	\$443	\$523	\$640
Traffic, transport and access facilities	\$2,158	\$3,496	\$3,496	\$4,122	\$5,052
Plan management and administration	\$126	\$205	\$205	\$241	\$296
<b>Total</b>	<b>\$8,543</b>	<b>\$13,840</b>	<b>\$13,840</b>	<b>\$16,318</b>	<b>\$20,000</b>

(1) The per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels

(2) The component contribution rates for the different infrastructure types have been adjusted to reflect the \$20,000 cap.



**Important note:**

At the time this plan was prepared, consent authorities could not impose a monetary contribution on a residential development that exceeded \$20,000 per lot or dwelling. This restriction is due to a direction made by the Minister for Planning on 21 August 2012.

**The consent authority therefore shall not impose a total monetary contribution under this plan that exceeds \$20,000 for each dwelling approved in the development.**

Table 6: Assumed occupancy rates for calculating contributions and demand credits

Development type	Assumed occupancy rate
Detached dwelling houses, dwellings with 3 or more bedrooms	3.16 persons per dwelling
Vacant allotments that have a dwelling entitlement	3.16 persons per dwelling
Dwellings with 2 bedrooms	1.91 persons per dwelling
Secondary dwellings	1.62 persons per dwelling
Bed-sitters	1.62 persons per dwelling
One-bedroom dwellings	1.62 persons per dwelling
Seniors Living Housing	1.62 persons per dwelling
Boarding houses	1 person per single bed and 2 persons per double bed
Group homes	1 person per single bed and 2 persons per double bed
Hostels	1 person per single bed and 2 persons per double bed
Co-living Housing	1 person per single bed and 2 persons per double bed

Indexation of section 7.11 contributions

The section 7.11 contribution rates shown in **Table 5** are current as of the date this Plan comes into effect. This reflects the date when estimated costs were obtained for the works items in the works schedule at **Appendix H**, that Council will use contributions to help fund. To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that the published section 7.11 contribution rates for a development will be adjusted at the time of consent, and again at the time of payment.

Council will - without the necessity of preparing a new or amending contributions plan - make changes to the section 7.11 contribution rates set out in this plan to reflect quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics. The section 7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan. The latest contribution rates will be published on the Council's website.

Regardless of the above, the maximum contribution for residential development shall not exceed \$20,000 per lot or dwelling, as per the Minister’s direction, while it remains in force.

**Section 7.12 levies**

The section 7.12 levy is calculated as follows:

Table 7: Section 7.12 Levy rates

Development type	Levy rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of that cost
More than \$200,000	1% of that cost

Worked examples for calculating section 7.12 levies for different types of development are shown in **Appendix A**.

Unlike section 7.11 contributions, there is no need to index the s7.12 levy when the development consent or complying development certificate is issued. This is because the section s7.12 levy is calculated as a percentage of the development cost. However, like section 7.11 contributions, the consent authority will index section 7.12 levies for inflation at the time of payment.

In the case of mixed-use developments that comprise both residential and non-residential components:

- if application of a section 7.12 levy to the whole development yields a higher contribution amount than application of a section 7.11 contribution, then a section 7.12 levy shall be imposed only the component of the development that comprises non-residential development; or
- if application of a section 7.12 levy to the whole development yields a lower contribution amount than application of a section 7.11 contribution, then a section 7.11 contribution shall be imposed only on the component of the development that comprises Residential Accommodation.

Determining the proposed development cost for section 7.12 levies

If the development will not result in a net population increase (determined in accordance with the previous subsection) and the proposed development has a development cost (determined in accordance with this subsection) over \$100,000, a section 7.12 levy is required.

Clause 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is determined, for the purpose of calculating section 7.12 levies. Note that the methodology for determining development costs for the purpose of calculating section 7.12 levies is different to the methodology for determining the estimated cost of development for the purpose of calculating development application fees. This is addressed in Planning Circular *PS 21-022 Calculating the genuine estimated cost of development* published by the Department of Planning in December 2021.

Cost Summary Reports



Where a section 7.12 levy is required under this plan in relation to a DA or application for a CDC, the application is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Cost Summary Reports for complying development must be signed-off by a Council staff member before the CDC can be issued.

Should the costing of the development proposed under either a DA or CDC as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person referred to in **Section 2.2** to review a Cost Summary Report submitted by an applicant.

The persons approved by the Council to provide an estimate of the proposed cost of carrying out development:

- where the applicant's estimate of the proposed cost of carrying out the development is less than \$3,000,000 – any building industry professional
- where the proposed cost of carrying out the development is \$3,000,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

The payment of contribution fees for developments over \$3 million will not be accepted unless the amount being paid is based on a quantity surveyors report (QS) that has been issued within 90 days of the date of payment. Where a report is older than 90 days, the applicant will need to provide an updated QS report.

Sample Cost Summary reports are located under 'Developer Contributions' on Council's website ([www.campbelltown.nsw.gov.au](http://www.campbelltown.nsw.gov.au)).

## 2.3 Imposing the contribution

If a contribution is required for a development, the consent authority (including registered certifiers) is responsible for imposing a condition in the development consent or complying development certificate requiring the contribution.

Consent authorities must use the relevant proforma conditions specified in **Appendix B<sup>2</sup>**. They include:

- Section 7.11 conditions of consent
- Section 7.12 conditions of consent.

The conditions specify the type of contribution payable (either a section s7.11 contribution or section 7.12 levy), the contribution amount payable, how the contribution amount will be indexed for inflation, when the contribution needs to be paid, and how to pay the contribution (acceptable payment methods).

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<sup>2</sup> For the sake of transparency, this plan authorises the Council or a certifier, when determining an application for development or an application for a complying development certificate (CDC), and subject to other provisions of this plan, to impose a condition requiring either a contribution under s7.11 or a levy under 7.12 of the EP&A Act on that approval for the provision, extension or augmentation of local infrastructure to be provided by Council, and the recoupment of the previous costs incurred by Council in providing existing local infrastructure.









## 2.4 Paying the contribution

### Timing of payments

A monetary contribution required to be paid by a condition imposed on the development consent or the complying development certificate in accordance with this plan is to be paid at the time specified in the condition.

Generally, the condition will provide for payment as follows:

- For development where no further approvals are required (for example, a change of use where no building works are proposed) – before the development consent operates.
- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen plan).
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor.
- For development that involves both subdivision and building work – the contribution must be paid prior to the issue of the subdivision certificate or first construction certificate for a habitable building, whichever occurs first.
- For development that does not involve subdivision or building work – prior to occupation, or the issue of an interim or final occupation certificate, whichever occurs first.
- For works authorised under a complying development certificate – the contributions are to be paid before any work authorised by the certificate commences, as required by clause 157(2) of the EP&A Regulation 2021.

### Deferred or periodic payments

Deferred payment of development contributions may be permitted in certain circumstances in accordance with consideration to the criteria below:

- an application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request
- the decision to allow deferred payment will be at the sole discretion of Council
- the timing or the method of the provision of public facilities included in the works program will not be prejudiced
- the works project to which the request applies does not relate to public safety or health
- the amount of the contribution or outstanding balance is not less than \$100,000
- where the applicant intends to make a contribution by way of a planning agreement, material public benefit or works-in-kind instead of a cash contribution, or by land dedication and Council and the applicant have a legally binding agreement for the provision of the works or land dedication;
- the maximum period for payment by instalments is two years from the standard payment date;
- deferred payments and payment by instalments are subject to indexation.



## **Bank guarantee requirements**

If Council does decide to accept deferred payment or payment by instalments, Council will require the applicant to provide a bank guarantee with the following conditions:

- The bank guarantee(s) must be in Australian dollars from a major Australian trading bank and in the name of Campbelltown Council;
- The bank guarantee(s) must have no end date, be unconditional and irrevocable and be in favour of Campbelltown Council;
- The sum of the bank guarantee(s) will be the amount due to Council at the date of issue, plus an additional amount specified by Council to make provision for any anticipated indexation during the life of the bank guarantee until the estimated date of release;
- The bank unconditionally pays the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- The bank's obligations are discharged when payment to Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required;
- Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until the original contribution, indexation and other charges are paid;
- An administration fee may apply to utilise the bank guarantee option as stated in Council's fees and charges.



## Indexation

A section 7.11 monetary contribution amount required by a condition of development consent imposed in accordance with this plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

The proforma s7.11 condition of consent appearing in **Appendix B** will identify the base CPI quarter used when indexing contribution amounts at the time of payment.

Similarly, the proposed cost of carrying out development the subject of a section 7.12 levy is to be indexed between the date the cost summary estimate was prepared and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

## Payment method

Contact Council's Development Contributions Officer on 4645 4000 or email, [council@campbelltown.nsw.gov.au](mailto:council@campbelltown.nsw.gov.au) for an invoice which will also provide details of the various methods of payment available, prior to payment.

## 2.5 Obligations of certifiers

### Complying development

Some types of development may be classified as 'complying development' under an environmental planning instrument, for example, Council's local environmental plan (LEP) or a state environmental planning policy (SEPP).

Complying development is a combined planning and construction approval for development proposals that have a predictable and/or minor impact. They can be determined through a fast-track assessment by a council or a certifier, without a development application. Applicants can choose to apply to either the council or a certifier.

This plan applies to complying development. If a proposed development is classified as complying development and applicants apply for a complying development certificate through a certifier, the certifier is responsible for determining the complying development application in accordance with this plan.

This includes:

- Determining the contribution type, that is, whether a section 7.11 contribution or section 7.12 levy is required for a development, per **section 2.1** of this plan
- Calculating either the section 7.11 contribution or section 7.12 levy, per **section 2.2**
- Imposing the contribution, per **section 2.3**

However, there are special requirements for complying development in relation to excluded development and determining the development cost for the purpose of determining if a section 7.12 levy is required and then calculating the levy. These special requirements are outlined below.





## Excluded development

Certain types of development may be excluded from the need to pay a contribution under this plan in accordance with **section 1.3**. Certifiers must obtain Council's written confirmation a development is excluded before excluding the development. *A certifier must not exclude a development from the need to pay a contribution under this plan if Council's written confirmation is not obtained.*

## Determining the development cost

**Section 2.1** of this plan indicates where a section 7.11 contribution or section 7.12 levy is required for different types of development. Where a section 7.12 levy applies, applicants must complete the relevant development cost summary form if the development cost is more than \$100,000 and submit this to Council for verification (to assess if the development cost is over \$100,000). *Certifiers must not calculate the section 7.12 levy unless they have obtained a copy of Council's written verification of the development cost.*

All other steps that need to be followed in applying this plan to complying development are the same as for other development types that are not classified as complying development.

If a section 7.11 contribution or section 7.12 levy is required, certifiers must calculate the contribution in accordance with this plan and impose a condition in the complying development using the relevant proforma condition in **Appendix B**.

Certifiers must notify Council of their determination of the complying development application within two (2) days of making the determination, in accordance with section 141(4) of the Environmental Planning and Assessment Regulation 2021.

Applicants must pay their contribution before commencing the complying development works.

## Construction certificates

It is the responsibility of an certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) or verification of payment from Council confirming that contributions have been fully paid and copies of such receipts/verification 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 and/or dedication of land has been agreed to by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.



## 2.6 Alternatives to monetary contributions

### Works in-kind

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a monetary contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure on the Council's behalf, then the developer can approach this in either one of two ways:

- Planning agreement – the developer may offer to enter into a planning agreement (also commonly referred to as voluntary planning agreements) to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development. Further information is available on the planning agreements section of Council's website.<sup>3</sup>
- Works in-kind – if the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works in-kind through a works in-kind agreement or offer to dedicate land through a land dedication agreement.

The decision to accept part or full settlement of a contribution by way of material public benefit, works in-kind or the dedication of land is at the sole discretion of Council.

Offers of works in-kind or the dedication of land may be accepted by the Council under the following circumstances:

- The offer shall be made in writing to the Council prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted
- The offer is to be consistent with the relevant Local Environmental Plan (LEP) and Development Control Plan (DCP) applying to the land
- Council will generally only accept offers of works or land that are items included in the schedule of local infrastructure in this plan
- Council determines that the works in-kind are, or the land to be dedicated is, appropriate and meets a broad community need.



In assessing the request, Council will consider the following:

- Whether the design will result in facilities that are fit for purpose. Detailed design must be approved by the Council and generally accord with the standards and specifications the Council normally requires of similar facilities.
- The proposed works or their timing will not constrain the future provision of facilities identified in this plan's works schedule, or conflict with what Council has prioritised in this plan.
- Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant.
- The construction of works must be completed to the satisfaction of the Council.

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant. Land proposed to be transferred is to include site a contamination investigation report, if required remediation works and transfer of land fees.

Should an offer of works in-kind or land dedication be accepted, Council will negotiate with the applicant, as relevant, the following:

- an acceptable standard for workmanship and materials
- frequency of progress works inspections
- the program for completion of the works
- an appropriate maintenance and / or defects liability period
- the value of any offset of monetary contributions otherwise payable, including any surplus offset value (refer to below).





## Contribution offsets for material public benefits

The value of any agreed works in kind can be applied as an offset against monetary contributions or levies required to be paid under any section 7.11 or 7.12 contributions condition of consent issued in respect of development on land within the Campbelltown LGA.

Offsets will only be granted where the works that are proposed to be provided are works items (or components of works items) included in the schedule of Local Infrastructure in this plan (refer **Appendix H**).

The value of the monetary contributions offset shall equal the value attributed to the works item(s) in this plan taking into account the impact of indexation.

Offsets for other material public benefits may be agreed by Council in exceptional circumstances. Matters that Council will consider include the following:

- Does the proposed material public benefit meet all relevant requirements of any policy adopted by Council for acceptance of material public benefits or works in-kind?
- Will the contributions offsets sought for proposed material public benefits prejudice or place at risk Council's ability to implement this plan's works schedule in a timely manner?
- Will the proposed material public benefit and offset against local infrastructure contributions under this plan provide a public benefit that is clearly superior to the alternative of Council receiving the cash contributions to enable it to provide the infrastructure included in the this plan's works schedule?
- Will the infrastructure needs served by the proposed material public benefits mean that the Council will not need to meet those needs by using local infrastructure contributions or other funding sources?

## Land contributions

This plan authorises the consent authority, other than an accredited certifier<sup>4</sup>, when granting consent to an application to carry out development to which this plan applies, to impose a condition under section 7.11(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of Local Infrastructure to be provided by Council.

Wherever land required under this plan is situated within a development site, the consent authority will generally require the developer of that land to dedicate the land required under this plan free of cost.

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<sup>4</sup> Note: the EP&A Act does not allow an accredited certifier other than a Council to impose a condition requiring the dedication of land free of cost.



## 3 Other administrative matters

In this section:

- 3.1: Relationship of this plan to other contributions plans
- 3.2: Commencement and transitional arrangements
- 3.3: Pooling of contribution funds
- 3.4: Accountability and access to information
- 3.5: Review of this plan
- 3.6: Life of this plan
- 3.7: Development determined by other consent authorities

### 3.1 Relationship to other contributions plans

The following contributions plans are repealed by this plan:

- Campbelltown Local Infrastructure Contributions Plan 2018
- Section 94 Development Contributions Plan – Glenfield Road Urban Release Area - May 2007

This plan does not affect existing development consents applying to land in the Campbelltown LGA containing conditions requiring contributions or levies under the above plans.

Contributions imposed on and paid by developments under the above plans will be applied toward the Council's co-contribution obligations in this plan.

### 3.2 Commencement and transitional arrangements

This plan commenced on 27 November 2023. It applies to development applications or applications for a complying development certificate made on or after the date this plan commenced.

It does not apply to development applications or applications for a complying development certificate submitted before the date this plan commenced. Instead, such applications will be determined against the relevant contribution plan that applied at the date of lodgement until 27 November 2023, after that time this Plan prevails.

All applications to modify a consent under section 4.55 of the EP&A Act will be determined against the same contribution plan that was applied to the original consent.

### 3.3 Use of contribution funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan that is in effect in the Campbelltown LGA to be paid 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 of this plan<sup>5</sup>.

### 3.4 Accountability and access to information

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected by the public upon reasonable request.

The register will be maintained at regular intervals and will include the following:

- particulars sufficient to identify each development consent for which contributions have been sought
- the nature and extent of the contribution required by the relevant condition of consent
- the name of the contributions plan under which the condition of consent was imposed
- the date the contribution was received, for what purpose and the amount.

Separate accounting records will be maintained for each contribution type in this plan and published annually in Council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon reasonable request.

### 3.5 Review and life of this plan

#### Review of this plan

Council will review this plan every five years or as required following its commencement date, being 27 November 2023, to ensure it addresses community needs, Council priorities and relevant legislation.

Council may also elect to review the plan before then if needed because of changes to planning instruments, legislation or development conditions.

#### Life of this plan

This plan is based on forecast development generated population growth, infrastructure demand and cost from 2023 to 2033. Council will operate this plan until the sooner of:

- 19 December 2033
- Council has collected contributions for all works items in the schedule at **Appendix H**
- Council repeals this plan.

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<sup>5</sup> Section 212(6) EP&A Regulation 2000 allows pooling where the consent authority is satisfied the infrastructure will be delivered in a reasonable time.



### 3.6 Development determined by other consent authorities

There are many developments that generate significant extra demands on local infrastructure, but rather than being determined by Council or the Campbelltown Local Planning Panel, they are determined by another consent authority. Examples are the Sydney Western City Planning Panel, the Independent Planning Commission, and the Minister for Planning. Specific development examples include development with a capital investment value exceeding \$30 million, and state significant development (SSD).

Section 7.13 of the EP&A Act allows that, where the consent authority is not a council, the consent authority can impose a condition on the development consent for a section 7.11 or section 7.12 contribution that is not authorised (or of a kind allowed) by, or not determined in accordance with the relevant contributions plan. However, under section 7.13(2), the consent authority must, before imposing such a condition, have regard to any contributions plan that applies to the site.

There is no other published guidance provided to other consent authorities about the matters they should consider when deciding the local infrastructure contribution to impose on development. To fill that void, this plan requires that other consent authorities, before imposing a section 7.11 or section 7.12 contribution amount on a development that is less than the amount calculated in accordance with this plan, must consider the following:

- Will the reduction in contributions prejudice or place at risk Council's ability to implement this plan's works schedule in a timely manner?
- Whether sufficient justification for a reduction in contribution has been provided by the applicant.
- Where the justification for the reduction of the contribution amount calculated under this plan is to be reduced / offset by the value of works, land or other material public benefits proposed to be provided as part of the application (that is, the 'offset contributions'), all of the following criteria should be satisfied:
- The offset contributions are not essential to the carrying out of the development and would not be required to be carried out at the developer's cost anyway as a condition of consent imposed under section 4.17(1)(a) or (h) of the EP&A Act,
- The offset contributions provide a public benefit that is clearly superior to the alternative of Council receiving the cash contributions in full, to enable it to provide the infrastructure included in this plan's works schedule, and
- The infrastructure needs served by the offset contributions mean that the Council will not need to meet those needs by using local infrastructure contributions or other funding sources.





## APPENDIX A: WORKED EXAMPLES



## Appendix A: Worked examples

### A.1: Worked example 1 – New residential subdivision (s7.11)

New residential subdivision in Glenfield involves the demolition of 8 x 4 bedroom dwelling houses on 8 allotments of land and construction of a new residential subdivision containing 85 new residential lots.

No. of allotments	Contribution amount
85 x new residential subdivision allotments	85 x \$20,000 (refer to Table 5) = \$1,700,000
Less 8 x 4 bedroom credit	8 x \$20,000 (refer to Table 6) = \$160,000
<b>Total contribution</b>	<b>\$1,540,000</b> or \$18,118 for each new residential allotment created by the development, which complies with the Minister's directions that the contribution can be no more than \$20,000 for each approved dwelling.

### A.2: Worked example 2 – New residential flat building (s7.11)

A proposed residential flat building development in Campbelltown involves the demolition of 2 x 4 bedroom dwelling houses on 2 allotments of land and construction of a new building containing 15 x 4-bedroom apartments, 25 x 3-bedroom apartments and 5 x 2-bedroom apartments.

No. of bedrooms	Contribution amount
15 x 4 bedroom dwellings	15 x \$20,000 (refer to Table 5) = \$300,000
Plus 25 x 3 bedroom dwellings	25 x \$20,000 (refer to Table 5) = \$500,000
Plus 5 x 2 bedroom dwellings	5 x \$15,303 (refer to Table 5) = \$76,515
Less 2 x 4 bedroom credit	2 x \$20,000 (refer to Table 6) = \$40,000
<b>Total contribution</b>	<b>\$836,515</b> or \$18,589 for each new dwelling created by the development, which complies with the Minister's directions that the contribution can be no more than \$20,000 for each approved dwelling.



### A.3: Worked example 3 – New warehouse development (s7.12)

A proposed warehouse development in Campbelltown involves the demolition of existing improvements and the construction of a building, car parking and landscaping with a cost of construction of \$12 million.

Cost of development	Contribution amount
\$12,000,000 x 1%	\$120,000
<b>Total contribution</b>	<b>\$120,000</b>

### A.4: Worked example 4 – commercial office expansion and refurbishment (s7.12)

#### Development description

Alterations to an existing commercial office building comprising additional floor area and replacement of the elevators and upgrade to the dated external façade. The proposed development cost is \$25 million.

#### Working

A section 7.12 levy is required as (1) there is no net residential development population increase and (2) the development cost is over \$100,000.

*Clause 208 Determination of the proposed cost of development – the Act, 7.12(5)(a)* of the EPA&A Regulation 2021 establishes what costs will be used to determine the proposed cost of development when calculating a s7.12 contribution – specifically Clause 208(2)(a).

Clause 208(4)(g) confirms that costs associated with the refurbishment is not exempt from calculating the cost of development as the proposed development involves enlargement, expansion or intensification of the current land use.

The section 7.12 levy is calculated as 1 per cent of the development cost, which is \$250,000.

Section 7.12 levies do not need to be indexed at the time of consent as the contribution amount is based on the estimated development cost.

They are indexed for inflation at the time of payment in accordance with indexation provisions in this plan.



## APPENDIX B: PROFORMA CONDITIONS OF CONSENT



## B.1: Section 7.11 proforma condition of consent

### Contribution

The developer must make a monetary contribution to Campbelltown City Council in the amount of **\$[insert amount]** for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018 (the Plan).

Open space and recreation facilities	49% of total
Community facilities	16% of total
Traffic, transport and access facilities	25% of total
Cycleways	5% of total
Town centre public domain facilities	3% of total
Plan management and administration	2% of total
Total	<b>\$[insert amount]</b>

The contribution rate will be adjusted on a quarterly basis with CPI indexation as detailed in Section 2.4 of the Plan. The exact amount of the contribution will be calculated at the rate applicable at the time of payment.

### Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$CC \times CPI_P}{CPI_C}$$

Where:

- \$CC is the contribution amount shown in this certificate expressed in dollars.
- CPI<sub>P</sub> is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.
- CPI<sub>C</sub> 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 this certificate – **121.6 – Dec 2021**.

### Time for payment

The contribution must be paid **[retain only 1 of the 6 options below]**

- **[before the development consent is issued – For development where no further approvals are required]**
- **[prior to the release of the subdivision certificate (linen plan) for each stage – For development involving subdivision]**
- **[prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor – For development not involving subdivision, but where a construction certificate is required]**
- **[prior to the issue of the subdivision certificate or first construction certificate, whichever occurs first – For development that involves both subdivision and building work]**
- **[prior to occupation, or the issue of an interim or final occupation certificate, whichever occurs first – For development that does not involve subdivision or building work ]**
- **[prior to any the commencement of any work authorised by the Complying Development certificate, as required by clause 136L of the EP&A Regulation.**
- **Deferred payments of contributions may be accepted if the applicant meets the Council's requirements set out in the contributions plan.**



#### **Works in kind agreement**

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

#### **How to make the contribution payment**

Contact Council's Development Contributions Officer on 4645 4000 or email [council@campbelltown.nsw.gov.au](mailto:council@campbelltown.nsw.gov.au) for an invoice which will also provide details of the various methods of payment available, prior to payment.

## **B.2: Section 7.12 proforma condition of consent**

#### **Contribution**

The developer must make a monetary contribution to Campbelltown City Council in the amount of \$[insert amount] for the purposes of the Local Infrastructure identified in the Campbelltown Local Infrastructure Contributions Plan 2018 (the Plan).

The contribution rate will be adjusted on a quarterly basis with CPI indexation as detailed in Section 2.4 of the Plan. The exact amount of the contribution will be calculated at the rate applicable at the time of payment.

#### **Indexation**

The monetary contribution is based on a proposed cost of carrying out the development of \$[insert original development cost estimate amount] indexed to the quarter immediately prior to the date of this consent (\$[insert amount (original amount) indexed to current indexation]). This cost (and consequently the monetary contribution) must be indexed between the date of this consent and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$CC \times CPIP}{CPIC}$$

Where:

- \$CC is the contribution amount shown in this certificate expressed in dollars
- CPIP is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.
- CPIC 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 this certificate – 121.6 - Dec 2021.

#### **Time for payment**

The contribution must be paid prior to the release of a construction certificate for any works authorising construction above the floor level of the ground floor.

#### **How to make the contribution payment**

Contact Council's Development Contributions Officer on 4645 4000 or email, [council@campbelltown.nsw.gov.au](mailto:council@campbelltown.nsw.gov.au) for an invoice which will also provide details of the various methods of payment available, prior to payment.



## APPENDIX C: EXPECTED DEVELOPMENT





# Appendix C: Anticipated development

## C.1: Overview

Campbelltown LGA is located within the Macarthur Region in the south-west of the Sydney Metropolitan area. It is bounded by the LGAs of Camden to the west, Liverpool to the north, Sutherland to the east and Wollondilly to the south. Significant bushland areas are located along the Georges River situated along the eastern boundary of the LGA.

Campbelltown city centre is situated 55 kilometres from the Sydney CBD. The LGA has an area of 312 square kilometres with predominately residential development and some industrial employment precincts (i.e., Ingleburn, Minto). Settlement of the area began in the nineteenth century, but it wasn't until the post-World War II period that significant housing and employment development occurred, concentrated around the railway station on the Main Southern Line.

Today, the housing mix of the established suburbs of Campbelltown areas generally comprises:

- suburban-style low density housing, or detached dwellings on lots less than 1,000 square metres
- some areas of medium density housing, such as town houses
- pockets of high density, high rise housing mainly around public transport nodes (e.g. near Campbelltown and Leumeah railway stations and Park Central near Macarthur Square Shopping Centre).

The LGA also has both minor and major employment areas, the most significant being:

- the Ingleburn and Minto Industrial precincts which contain a range of industrial land uses including factories and warehouses
- the Campbelltown CBD and Macarthur Square Shopping Centre, which contain a range of retail, commercial and other services typical of a regional centre
- the Campbelltown bulky goods and warehouse precinct, stretching along the western side of the railway line between Campbelltown and Leumeah stations incorporating Woodbine.

The development of the Western Sydney Aerotropolis is expected to result in infrastructure growth in the region including the potential rail connection with the southern railway line.



## C.2: Existing population

### Housing

Currently, the composition of housing within Campbelltown LGA is comprised of 77.2% separate housing (low density), 19.8% medium density dwellings (townhouses / terraces) and 2.6% high density dwellings (apartments) in comparison with Greater Sydney being 55%, 20.3% and 23.5% respectively.

The following table shows the increase in number of dwellings between 2011 and 2016. The traditional dominance of detached housing has in recent years been challenged by the increasing development of medium and high-density dwellings. These dwelling types accounted for more than half of the dwelling growth during the 2011-16 period.

Table 8: Dwelling Structure Comparison 2011 - 2016

Dwelling type	2011		2016		Change
	Number	%	Number	%	2011 to 2016
Separate house	40,799	79.6	42,657	77.2	+1,858
Medium density	9,416	18.4	10,952	19.8	+1,536
High density	893	1.7	1,419	2.6	+526
Caravans, cabin, houseboat	4	0	5	0	+1
Other	152	0.3	121	0.2	-31
Not stated	21	0	134	0.2	+113
<b>Total Private Dwellings</b>	<b>51,285</b>	<b>100.0</b>	<b>55,288</b>	<b>100.0</b>	<b>+4,003</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id, the population experts.

The shift toward medium and high-density housing forms is reflected in the change in composition of 1, 2 and 3+ bedroom dwellings. The following table shows the change in number of bedrooms of dwellings between 2011 and 2016 across the Campbelltown LGA.

The total dwelling stock in 2011 was dominated by 3+ bedroom dwellings (or 83 percent of dwellings) and remains 80 percent of the new dwellings created between 2011 and 2016. This trend in the established areas is likely to continue, meaning that Council will need to plan for the social infrastructure needs of increasing numbers of apartment dwellers.



Table 9: Change in number of bedrooms per dwelling

	2011		2016		Change 2011-16	
	Number	%	Number	%	Number	%
0 to 1 bedroom	846	1.7	1,041	2	+195	8.2
Two bedrooms	5002	10.2	5,778	11	+776	32.5
3+ bedrooms	40,735	83.0	42,149	80.3	+1,414	59.3
Not stated	2,498	5.1	3,504	6.7		
<b>Total</b>	<b>49,080</b>	<b>100</b>	<b>52,483</b>	<b>100</b>		

Source: Australian Bureau of Statistics

## Occupancy rates

The following average occupancy rates were recorded across Campbelltown LGA at the 2021 Census. These rates are used as a basis for calculating the section 7.11 contribution rates in this plan.

Table 10: Average occupancy rates

Residential development type	Occupancy rate
Studios and 1-bedroom dwellings	1.62 persons per dwelling
2-bedroom dwellings	1.91 persons per dwelling
3+ bedroom dwellings	3.16 persons per dwelling

Source: 2016 Census of Population and Housing

## Household type

Campbelltown LGA's household type and family structure are outlined in the following table.

Table 11: Household type

Household by type	Campbelltown LGA (2016)		Greater Sydney (2016)
	Count	Percentage	
Couples with children	19,933	38.0	35.3
Couples without children	10,524	20.1	22.4
One parent families	8,520	16.2	10.4
Other families	656	1.3	1.3
Group household	1,161	2.2	4.5

Household by type	Campbelltown LGA (2016)		Greater Sydney (2016)
	Count	Percentage	
Lone person	9,181	17.5	20.4
Other not classifiable household	2,313	4.4	4.7
Visitor only household	189	0.4	0.9
Total households	52,477	100	100

Source: Compiled and presented by .id, the population experts, January 2017

The most significant variances between household types in Campbelltown LGA and that of Greater Sydney are:

- There is a higher proportion of couples with children and one parent families (approximately 54.2% of the total) compared with Greater Sydney (45.7%).
- There is a smaller proportion of couples without children, group household and lone person households (approximately 39.8% of the total) compared with Greater Sydney (47.3%).

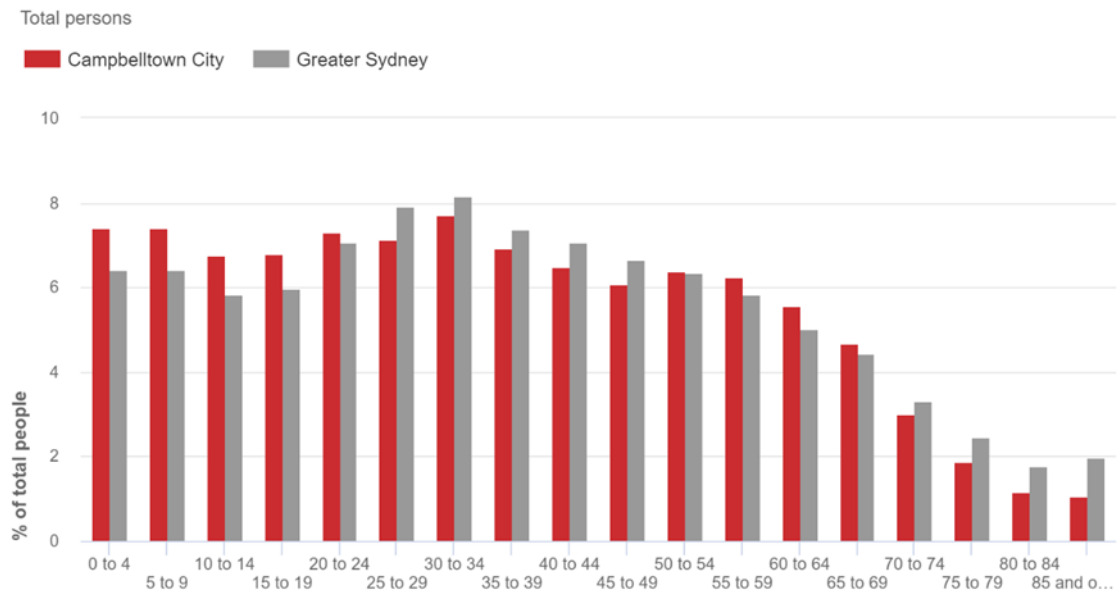
## Population and age structure

A summary of the current age profile of the Campbelltown LGA population in comparison with the Greater Sydney population is shown within **Figure 3**. The data shows that the age structure is currently generally similar to that of Greater Sydney, although Campbelltown LGA has a higher proportion of younger people including children.

The largest changes in age structure within Campbelltown LGA between 2011 and 2016 were in the following age groups:

- Increase of 2,245 persons in the 65 to 69 age group
- Increase of 2,235 persons in the 30 to 34 age group
- Increase of 1,456 persons in the 70 to 74 age group
- Increase of 1,324 persons in the 5 to 9 age group.

Figure 3: Age profile of Campbelltown LGA compared with Greater Sydney



Source: ABS Census of population and housing 2021. Compiled and presented by .id. the population experts, June 2023

### Language and cultural diversity

The population of Campbelltown LGA is increasing in cultural diversity.

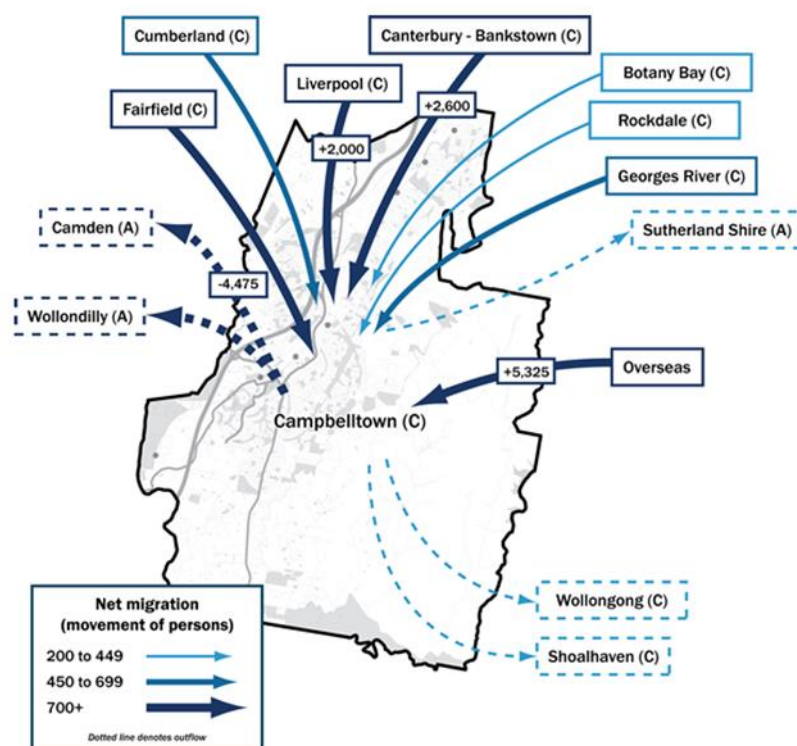
The most common countries of birth in Campbelltown LGA were Australia (28.5%), England (26.8%) and Ireland (7.7%). In comparison with Greater Sydney, Campbelltown LGA has a larger percentage of people with Australian, Samoan and Bengali ancestry.

Between 2011 and 2016, the most significant changes in ancestry within Campbelltown LGA came from a rise in people born in India (+3,120 persons) and Bengal (+2,104 persons) with a drop in Australians (-1,895 persons) moving out of the area.

In Campbelltown LGA, 30% of people speak a language other than English. The dominant language spoken at home other than English, is Arabic with 3.4% of the population or 5,344 people. Other languages that are highly represented include Bengali, Hindi, Filipino/Tagalog, Samoan and Spanish.

Recent migration flows into and out of Campbelltown LGA are illustrated within **Figure 4**. This shows that there are a number of people migrating to Campbelltown LGA from overseas and adjoining LGAs, particularly from the north (Liverpool, Fairfield, Canterbury-Bankstown). Most residents that have been leaving the LGA have moved to neighbouring LGAs to the south and west (Camden, Wollondilly).

Figure 4: Migration flows into and out of Campbelltown LGA between 2011 and 2016



Source: id.community

## Income

In 2016, compared to Greater Sydney, there was a higher proportion of low-income households (those earning less than \$650 per week) in Campbelltown LGA and a smaller proportion of high income households (those earning \$2,500 per week or more).

Overall, 18.7% of households earned a high income and 16.2% were low-income households, compared with 28.3% and 15.1% respectively for Greater Sydney.

## Socio-economic disadvantage

Socio-Economic Indexes for Areas (SEIFA) are developed by the Australian Bureau of Statistics according to the relative socio-economic advantage and disadvantage based on census data.

The Campbelltown LGA is ranked at the lower end of four SEIFA indexes indicating that it has a higher level of disadvantage. However, when analysed by suburb, Campbelltown LGA has a relatively broad range with some suburbs ranked in the lowest percentiles Australia-wide, and some ranked close to the top.

The suburbs of Airds, Claymore Macquarie Fields and Ambarvale are some of the lowest ranking suburbs with a high level of disadvantage. Macquarie Links and Glen Alpine however, are within the highest ranking suburbs for all SEIFA indexes indicating low levels of disadvantage.







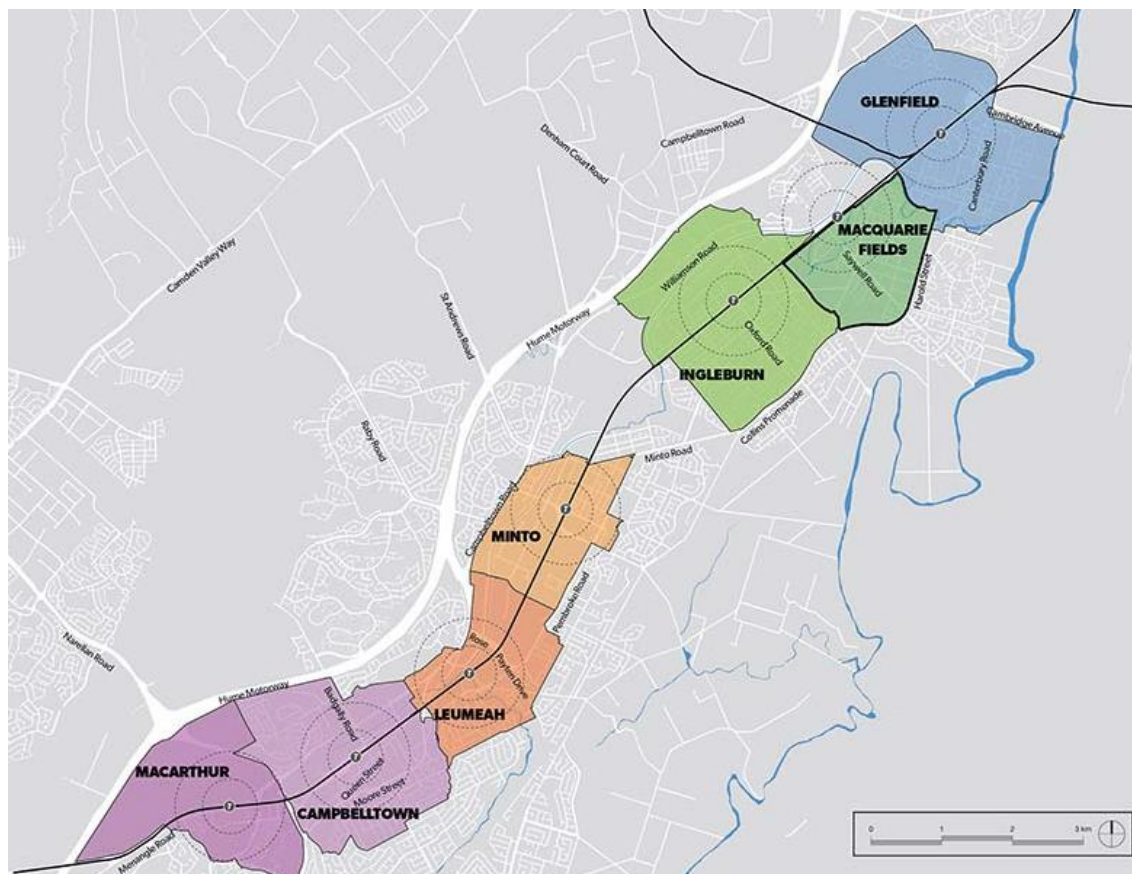


## C.3: Expected development and population

### Expected residential development

The established areas of Campbelltown LGA are likely to continue residential development, particularly in the form of medium density and residential flat buildings. The main locations identified for development opportunity are along the railway corridor stretching from Glenfield in the north to Macarthur Station in the south (**Figure 5**).

Figure 5: Glenfield to Macarthur Urban Renewal Precincts



Source: Department of Planning and Environment

The following table outlines the major residential growth targets for the various station precincts along the corridor. The strategy of accommodating greater numbers of dwellings along the rail corridor will have a significant impact on the requirements for local infrastructure in Campbelltown's established areas.





Table 12: Projected dwelling increase along the Glenfield to Macarthur Corridor

Dwelling type	2021	2031	2036
Low rise	2,850	6,200	8,050
Medium rise	1,800	3,095	4,350
High rise	400	1,830	2,600
<b>Total Dwellings</b>	<b>5,050</b>	<b>11,125</b>	<b>15,000</b>

The following table shows the number of dwellings in the infill areas of Campbelltown LGA is forecast to grow from 56,112 dwellings to approximately 73,094 dwellings during the 15-year life of this plan up to 2033. The total expected increase of 16,982 dwellings means an average construction rate of around 1,130 dwellings per year.

Campbelltown LGA's population growth will be much greater than this, with most of the new dwellings likely to be built in the urban release areas (i.e. Menangle Park, Bardia, East Leppington, Gilead). This plan is however primarily concerned with identifying the infrastructure needs of the infill areas, with release area infrastructure contributions to be dealt with by separate contributions plans and planning agreements.

Table 13: Forecast infill dwellings 2018 – 2033\*

Area	2018	2033	Change, 2018–2033	
	Number	Number	Number	%
Airds	1,201	1,801	+600	+50.0
Ambarvale - Englorie Park	2,637	2,823	+186	+7.1
Blair Athol	809	842	+33	+4.1
Bradbury	3,387	3,786	+399	+11.8
Campbelltown	6,296	12,438	+6,142	+97.6
Claymore	904	1,386	+482	+53.3
Eagle Vale	1,916	2,224	+308	+16.1
Eschol Park	935	935	0	0
Glen Alpine	1,475	1,562	+87	+5.9
Glenfield	3,462	8,234	+4,772	+137.8
Ingleburn	5,775	6,855	+1,080	+18.7
Kearns	893	923	+30	+3.4
Leumeah	3,910	4,293	+383	+9.8

Area	2018	2033	Change, 2018–2033	
Macquarie Fields - Macquarie Links	5,467	5,711	+244	+4.5
Minto	4,474	5,013	+539	+12.0
Raby	2,031	2,046	+15	+0.7
Rosemeadow	2,705	3,109	+404	+14.9
Ruse	2,039	2,134	+95	+4.7
St Andrews - Bow Bowing	2,463	2,548	+85	+3.5
St Helens Park	2,253	2,654	+401	+17.8
Woodbine – Blairmount	1,080	2,334	+1,254	+116.1
	56,112	73,651	17,539	+23.81

\*This table includes anticipated growth on the former Hurlstone Agricultural College land at Glenfield West. Excluding this growth, the expected additional dwellings in the infill areas is expected to be 12,996.

\*\*Includes Glenfield East and Glenfield West (release area).

Source: Population and household forecasts 2011 to 2036 prepared by forecast id., January 2017

## Expected population

The following table summarises the current and projected resident population of Campbelltown LGA that are used in the calculation of contribution rates in this plan.

It is expected that an additional 43,721<sup>6</sup> people will be accommodated in Campbelltown LGA by 2033. It should be noted that this figure includes anticipated growth on the former Hurlstone Agricultural College land at Glenfield West which is the subject of a separate planning process being undertaken by DPE. Excluding Glenfield West, the anticipated population growth in the infill areas – and the growth on which the contribution rates in this plan are based – is 33,324.

<sup>6</sup> Includes the former Hurlstone Agricultural College land at Glenfield West and excludes Menangle Park.

Table 14: Population forecast 2018 - 2033

Area	2018	2033	Change, 2018 – 2033	
	Number	Number	Number	%
Airds	3,244	4,991	+1,747	+53.9
Ambarvale - Englorie Park	7,641	7,651	+11	+0.1
Blair Athol	2,930	2,832	-99	-3.4
Bradbury	9,095	9,980	+885	+9.7
Campbelltown	14,803	29,247	+14,444	+97.6
Claymore	2,859	4,117	+1,258	+44.0
Eagle Vale	5,921	6,511	+590	+10.0
Eschol Park	2,650	2,650	0	+0.0
Glen Alpine	4,940	5,185	+245	+5.0
Glenfield	10,525	25,080	+14,554	+138.5
Ingleburn	15,853	17,897	+2,044	+12.9
Kearns	2,788	2,709	-78	-2.8
Leumeah	10,189	11,109	+920	+9.0
Macquarie Fields - Macquarie Links	15,694	16,177	+483	+3.1
Minto	13,511	17,705	+1,194	+8.8
Raby	6,097	5,956	-141	-2.3
Rosemeadow	8,065	8,679	+614	+7.6
Ruse	5,684	5,832	+148	+2.6
St Andrews - Bow Bowing	7,406	7,207	-199	-2.7
St Helens Park	6,808	7,736	+928	+13.6
Woodbine – Blairmount	3,315	7,488	+4,173	+125.9
	160,018	206,739	+43,721	21.15%

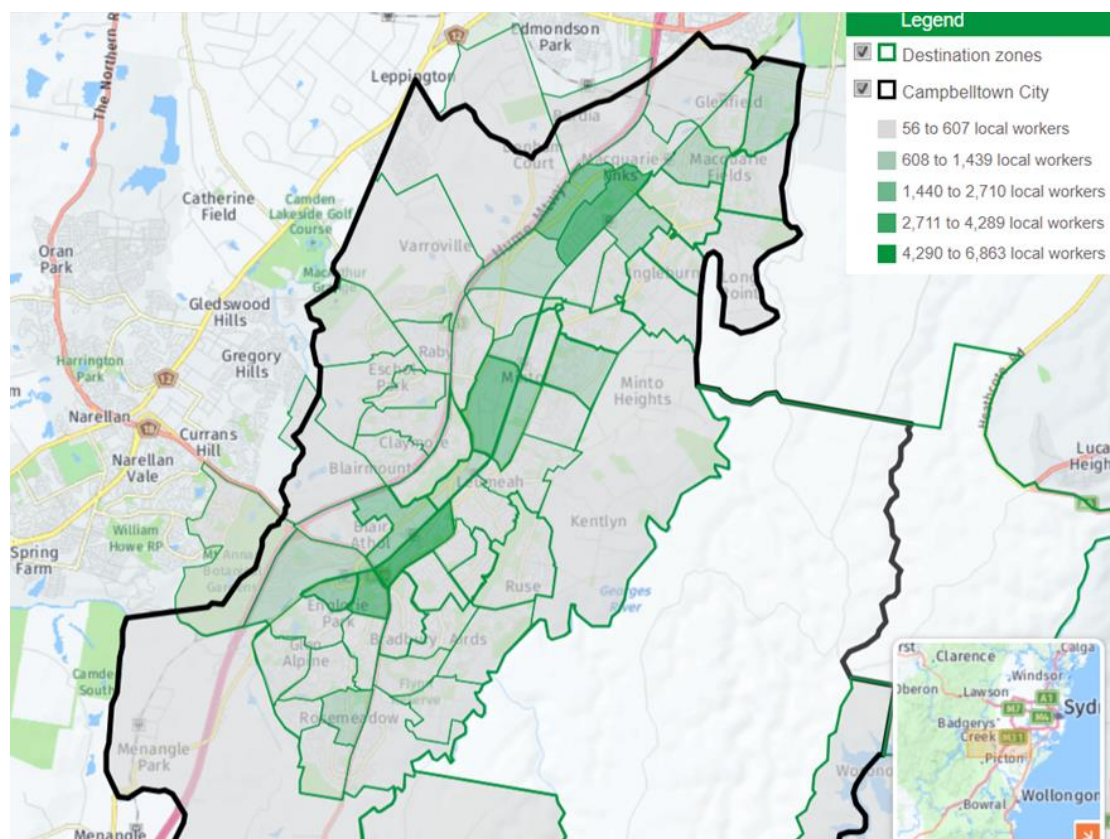
Source: Forecast i.d., September 2017

## Non-residential development

In 2016 there were approximately 55,000 jobs located in the Campbelltown LGA.

The main employment locations are the industrial and logistics areas at Minto and Ingleburn on the western side of the railway, and the retail centres of Campbelltown and Macarthur (**Figure 6**). There are other significant retail areas located at Airds Village, Bradbury, the Campbelltown commercial area, Claymore, Eagle Vale, Glenquarie, Glen Alpine, Ingleburn, Minto, Raby, Rosemeadow, Ruse and St Andrews.

Figure 6: Location of jobs, 2016



Source: <https://economy.id.com.au/campbelltown/employment-locations?BMID=20&EndYear=2006>

Campbelltown LGA has one major public hospital (Campbelltown Hospital), one small private hospital (Campbelltown Private Hospital).

There are also two tertiary institutions: University of Western Sydney (Campbelltown Campus) and TAFE NSW South Western Sydney Institute (Campbelltown College and Macquarie Fields College).

Clerical and administrative roles comprised the highest number of workers within Campbelltown LGA representing 16.1%, followed by professionals (15.3%) and technicians and trades workers (13.9%). In comparison, Greater Sydney, Campbelltown LGA has a significantly higher proportion of machinery operators and drivers (11.9% compared to 5.6%, labourers (11.3% compared to 7.5%) as illustrated within **Figure 7**.

Figure 7: Occupation of Campbelltown LGA residents in comparison to Greater Sydney



Source: Australian Bureau of Statistics, Census of Population Housing, 2016. Compiled and presented by .id, the population experts, September 2017

The table below shows the anticipated employment generation within Campbelltown LGA at 2031.

Table 15: Employment forecast, 2016 - 2036

Location	2016	2031	Change
Bradbury – Wedderburn	2,343	3,154	+811
Campbelltown – Woodbine	20,692	28,758	+8,066
Claymore – Eagle Vale - Raby	2,241	3,011	+770
Ingleburn – Denham Court	13,449	17,719	+4,270
Leumeah – Minto Heights	1,666	2,253	+586
Macquarie Fields - Glenfield	3,704	5,093	+1,389
Minto – St Andrews	8,661	11,132	+2,471
Rosemeadow – Glen Alpine	2,929	3,980	+1,051
<b>Total Campbelltown LGA</b>	<b>55,686</b>	<b>75,100</b>	<b>+19,414</b>

Source: RPS Campbelltown Community Facilities Strategy, Draft Report, November 2017

The worker population is forecast to grow by about 20,000 during the life of this plan. New employment developments will increase demand for public facilities, particularly transport, access and public domain facilities. This plan intends for those developments to make fixed rate levy contributions toward meeting the cost of these infrastructure needs.



## C.4: Infrastructure demand

New and augmented local infrastructure will be required to support the further development and increased population in the area.

The established areas of Campbelltown LGA are largely built-up with residential and employment land uses, with significant areas set aside for active and passive public recreation. These land use attributes mean that future development in the established areas will mainly take place through denser development of the same land use on the same parcel of land (e.g. residential flat buildings and mixed-use buildings replacing existing lower density developments). This reflects the overall intent of the Glenfield to Macarthur Corridor Strategy which targets an increase in density along the railway line to maximise the access afforded by heavy rail public transport.

This has significant implications in terms of planning for the infrastructure needs of the future developments in Campbelltown:

- Campbelltown LGA has plenty of open space land, with some areas underdeveloped in terms of the recreation opportunities offered. At the same time, the cost of land acquisition is high. In order to meet the extra recreation demands generated by the future additional population, it makes sense to implement upgrades that make better use of the existing open space land assets in preference to acquiring more land.
- The people living in future developments will predominately be housed in a mix of medium density dwellings and apartments who will have access to a limited amount of private open space. Increasingly, apartments are being occupied by couples with children and lone person households who, despite living side by side, have limited interaction with each other. The availability of high-quality, ground-level public open space areas and that are within walking distance will be important to the quality of life of these people.
- There are parts of Campbelltown's road network that experience queuing and delays in peak travel times. Upgraded connections and intersections will be required to support the additional growth and likely increase in vehicle movements within the LGA.
- Within the targeted growth centres along the railway line, there will be a greater mode shift away from private vehicle usage for shorter trips and to access other facilities located along the railway line. This will require a larger investment in 'active transport' facilities supporting walking, cycling and public transport.

**Appendices D, E, F and G** of this plan establish the nexus between the anticipated development and the demand for additional or embellished open space and recreation facilities and community facilities. They also provide details how that nexus has been apportioned, to ensure that contributions reflect the demand of new development, rather than existing demand or past deficiencies.





## Facility studies

Council has completed several facilities studies in recent years, mostly focused on the need for various types of social infrastructure such as recreation and community facilities.

These studies, listed below, have provided the basis for the works schedule included in this plan:

- Creating Out Future Together: Campbelltown's Community Strategy Plan 2013-2023
- Draft Campbelltown Open Space Strategic Plan 2018
- Campbelltown Sport and Recreation Strategy (2016-2036), prepared by Otium
- Campbelltown Sport and Recreation Strategy (2016-2036) - Supporting resource document
- Draft Campbelltown Community Facilities Strategy 2017, prepared by RPS
- Glenfield to Macarthur Urban Renewal Corridor Strategy, prepared by Department of Planning and Environment, July 2015
- Glenfield to Macarthur Urban Renewal Corridor precinct plans for Macquarie Fields, Ingleburn, Minto, Leumeah, Campbelltown and Macarthur
- The State of Play Strategic Planning and Management of Playspaces in the City of Campbelltown 2016 – 2036, prepared by One Eighty SLS Pty Ltd, 2016
- Draft Library Strategic Plan 2018-2028.





## APPENDIX D: OPEN SPACE AND RECREATION STRATEGY





# Appendix D: Open space and recreation strategy

## D.1: Introduction

Open space is all publicly owned land with unrestricted public access that is managed for leisure, recreation and amenity purposes. It includes all parks, reserves, playgrounds and outdoor playing fields. It also includes civic spaces in commercial centres such as squares and plazas that are key community focal points for formal and informal gatherings. Recreation facilities include aquatic centres and indoor recreation spaces.

Open space provides the setting for activities across the spectrum of recreation, from quiet reading to social gatherings to active sport. Local parks meet the needs of a local community, such as for play space, space to walk the dog, or relief from the urban environment. Larger parks may meet a district or regional need, providing a range of uses for different groups including space for community gatherings, sporting grounds, iconic spaces, and major facilities.

Open space and recreation is essential to the healthy functioning of the community and its urban environment. It provides a range of benefits including exercise, recreation, relaxation, escape, exploration, contemplation, interaction, connection, celebration, biodiversity, cooling, ventilation, tourism, identity and community well-being.

The forecast development within the LGA will generate additional demand for local open space and recreation facilities and this demand will require additional open space and embellishment of existing facilities to cater for increased pressures on existing facilities.

Provide a range of open space and recreation facilities that will meet the demand of future residents.

The vision for open space under Campbelltown Open Space Strategic Plan 2018 is to create:

...a well-developed open space network that conserves and reflects the landscape character and biodiversity of Campbelltown, offers diversity of high quality recreational opportunities and experiences for all, building on the rich natural and cultural heritage and is celebrated as a highly valued community asset contributing to the distinctive character and liveability of the contemporary Campbelltown City.

Campbelltown Open Space Strategic Plan 2018 outlines four focus areas within the plan that will assist in achieving this vision which include:

- Strengthening the existing open space network
- Managing the existing open space network
- Preparing for future open space
- Involving the community in open space.



## D.2: Needs assessment

The Campbelltown Sport and Recreational Strategy (2016-2036) aims to deliver a comprehensive and prioritised plan for future development and management of sport and recreational facilities. The strategy investigates existing facilities and the development of new facilities as a result of the anticipated increase growth in population across the LGA, including both the infill and urban release areas.

Campbelltown LGA comprises a total of 1,446<sup>7</sup> hectares of land zoned RE1 Public Recreation<sup>8</sup>, a fraction of which (223 hectares)<sup>9</sup> comprises useable sport and recreation land. A range of sport and recreation facilities are provided, including:

- regional, district and local sports facilities and playgrounds
- aquatic centres at Bradbury, Eagle Vale and Macquarie Fields
- indoor sports centres at Minto and Macquarie Fields
- tracks, paths and cycleways.

The location of existing sport and recreation facilities within the Campbelltown LGA is illustrated within **Figure 8**.



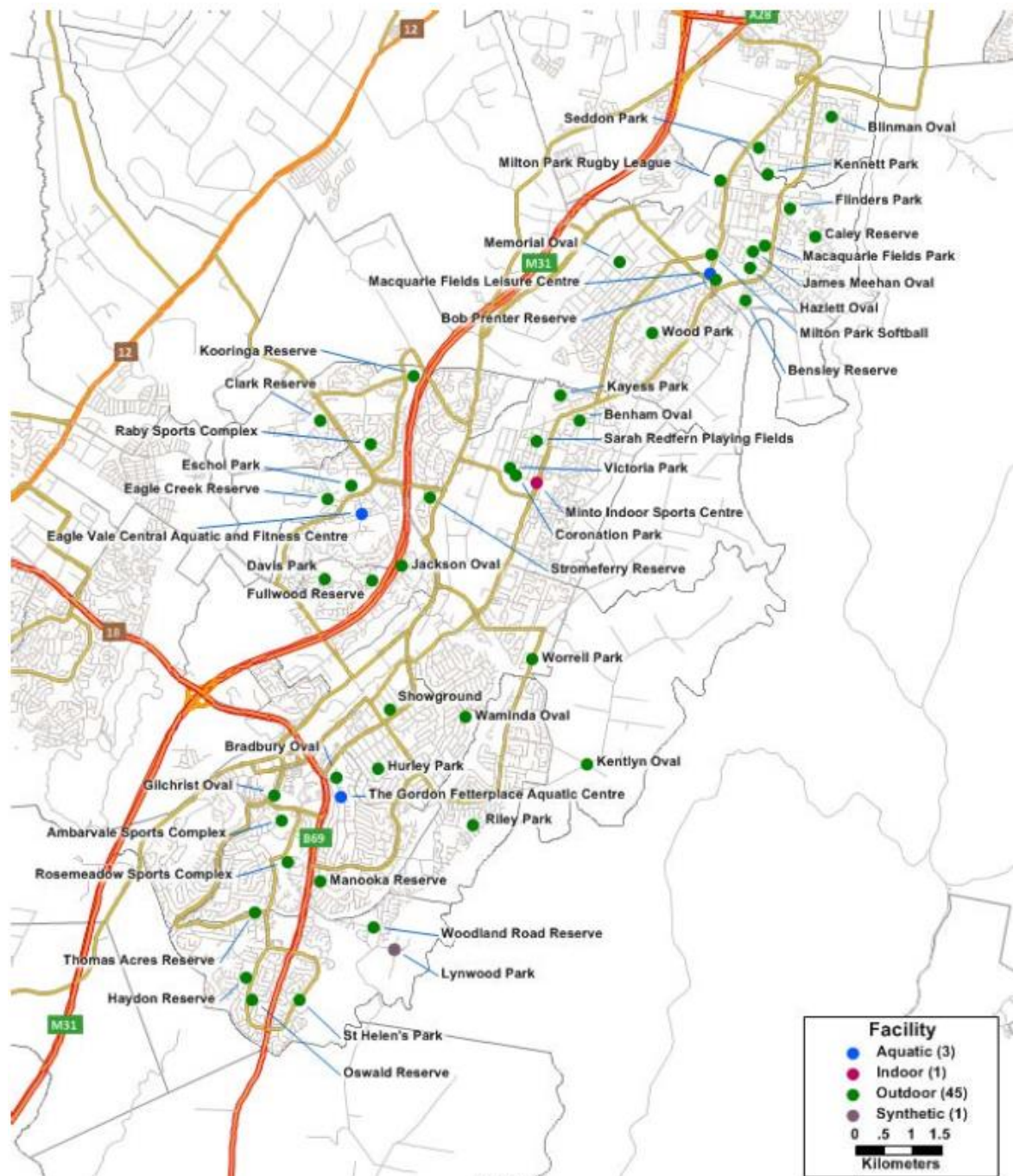
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<sup>7</sup> Draft Open Space and Land Review Strategy 2018, p.14

<sup>8</sup> This figure excludes 1,393 hectares of zoned RE1 within the Georges River Regional Open Space east of the proposed Georges River Parkway that is no owned and/or managed by Council.

<sup>9</sup> Campbelltown Sport and Recreation Strategy (2016 – 2036), p.12

Figure 8: Location of sport and recreation facilities within Campbelltown LGA



Source: Campbelltown Sport and Recreation Strategy (2016 -2036) Draft Summary Report, p.13

The Campbelltown LGA community currently enjoys provision of a range of facilities. The current and future demand for recreational fields and courts is detailed within the following table. There will be significant deficits in recreation infrastructure.

Table 16: Current and future demand for recreational facilities

Sport and Recreation Facility Type	Current provision	Current demand (2015)	Current deficit	Future demand (2036)	Future surplus / deficit (2036)
Outdoor playing fields	91	96	-5	216	-125
Indoor courts	4	18	-14	40	-36
Outdoor courts	46 netball 22 tennis	44	+24	146	-78

Source: Campbelltown Sport and Recreation Strategy (2016-2036) Summary Report, Table 26, p.99

Based on the housing and demographic characteristics of the LGA discussed in **Appendix C**, an analysis of recreation needs is shown in the table below.

Table 17: Analysis of demand for open space

Population characteristics of infill areas	Demand for recreation opportunities	Implications for recreation planning in infill areas of Campbelltown LGA
Mixed age profile  Comparatively high proportion of younger persons (0-19 years) and older persons (55-69 years)	Age is the most important determinant of recreational patterns. Younger people are more active in a variety of recreational pursuits.  Participation in sport is higher in younger age groups.  People of all ages enjoy activities such as walking, observing nature, cycling, swimming and golf.	Focus on facilities for young children, young adults, and older adults such as child-friendly, accessible and sheltered spaces and facilities.  Aging population requires focus on less structured non- sporting facilities and services.  e.g. walking tracks and parks.

Population characteristics of infill areas	Demand for recreation opportunities	Implications for recreation planning in infill areas of Campbelltown LGA
<p>Gender</p> <p>Approximately even % of males and females</p>	<p>Males are likely to use open space and participate more often than females in active recreational pursuits such as cycling and using indoor and outdoor recreation facilities.</p> <p>Females participate more in unstructured and informal activities such as walking, nature activities and aerobics; and sporting activities such as netball, gymnastics and badminton.</p> <p>Females prefer to use unstructured settings.</p> <p>Activities in which males and females participate equally include visiting parks, picnics and barbecues, bushwalking, baseball/softball, outdoor hockey, tennis.</p>	<p>There is currently an increasing participation within women's sport in Campbelltown LGA.</p> <p>Recognise the need to equitably cater for the different recreation preferences of males and females.</p>
<p>Place of birth</p> <p>Smaller proportion of people born overseas (31.4%) and from a non-English speaking background (NESB) (24%) than compared with Greater Sydney.</p> <p>However, the number of people born overseas is increasing (up 19.2% from 2011 to 2016) with the largest change in birthplace country coming from people born in India and the sub-continent.</p>	<p>People from a non-English speaking background do not participate in sport as often as people from an English-speaking background.</p>	<p>People from different cultural backgrounds have different preferences and interests in recreation activities.</p> <p>Social meeting places, picnic and barbecue facilities, and indoor sports facilities are important.</p> <p>There are opportunities for integrating and sharing cultures in recreation settings.</p> <p>As the number of people born overseas increases, there is likely to be a larger demand on indoor sports facilities within Campbelltown LGA.</p>
<p>Educational qualifications</p> <p>Relatively high percentage of persons with no qualifications.</p>	<p>People with lower levels of education tend to use open space differently with an emphasis on unstructured and informal activities and less expensive organised sports programs.</p>	<p>Residents will likely want to access recreation facilities easily from where they live to minimise cost impacts and be provided with access to open space for unstructured and informal activities (free outdoor gyms, walking and cycling pathways).</p>



Population characteristics of infill areas	Demand for recreation opportunities	Implications for recreation planning in infill areas of Campbelltown LGA
<p>Household type</p> <p>Couples with and without children and single parent households are the dominant household types.</p> <p>Average household size was stable between 2006 and 2016.</p>	<p>Households with children and young people are more frequent users of recreation facilities than other household types.</p> <p>Family households in medium and high-density apartments highly value local amenities and services.</p>	<p>The high number of families with children implies a higher than average demand for playgrounds, sports fields, swimming pools and indoor sports facilities.</p> <p>Opportunities to participate in recreation are important to alleviate social isolation.</p> <p>Focus on providing meeting places for apartment dwellers where they can relax, have picnics / barbecues and enjoy informal games.</p>
<p>Household income</p> <p>Higher proportion of low income households compared with Greater Sydney.</p>	<p>Use of recreation facilities and settings reflects the cost of using those facilities. People earning lower incomes are less likely to participate in sports programs such as tennis and golf which cost money to play. People and households earning lower incomes are more likely to use free public and school facilities, use open space for unstructured and informal activities or be involved in sports programs with lower overhead costs.</p>	<p>There is a need for affordable opportunities, particularly for retirees, young people and families noting the high proportion of low income households.</p>
<p>Dwelling structure</p> <p>The dominant housing type is low density housing. However, the growth from new development within Campbelltown LGA will mainly comprise medium density housing and apartments. This will mean there will be a greater emphasis on the provision of quality open space around the growth areas along the railway corridor.</p>	<p>The future occupants of medium and high density dwellings will have little private open space or play space, which increases reliance on local public open space.</p>	<p>The denser population close to transport routes requires open space to compensate for limited private recreation space.</p> <p>There is a need to provide embellished open space, particularly children's play space, in medium and high density residential areas.</p> <p>Families require space beyond home for informal active recreation (kicking balls, walking dogs etc.).</p>
<p>Vehicle ownership</p> <p>Reliance on motor vehicles for transport is high.</p>	<p>Vehicle owners have the mobility to use open space more frequently for active recreation and use a greater variety of recreational spaces and facilities.</p> <p>People without access to a vehicle tend to visit local parks within walking distance of their homes or on a public transport route.</p>	<p>Greater access to motor vehicles increases access to recreation options.</p>

Source: Draft Willoughby Local Infrastructure Contributions Plan 2018, adapted for population demographics in Campbelltown



## D.3: Infrastructure strategy

### Outdoor sports and recreation

Future development and the additional residents and workers in those developments will create greater demands for open space and recreation facilities. Most of the new residents will reside within medium density housing (townhouse/terraces) and apartments with reduced provision of private open space. Thus, the needs of the new residents for open space will arguably be greater than most of Campbelltown LGA's existing residents.

While bushland areas provide some passive recreation function, the primary reason for these areas being set aside as public reserves is because of their natural conservation, ecological and scenic values. Developed open spaces are those where multiple recreation experiences can be accommodated and are the key areas to support the populations' active and sports recreation needs.

The current rate of provision of developed open space (9.2 ha per 1,000 persons) is significantly higher in comparison to the traditional standard of 2.8 ha per 1,000 persons. However, while there is a current oversupply of 9.55ha of sports and recreation land in Campbelltown LGA, the Campbelltown Sport and Recreation Strategy identified that the significant future population growth will result in a total deficit of sports and recreation land of 263.33ha by 2036.

The main way additional open space is provided is through State or local government acquiring land by purchasing it from existing owners. However, this would be relatively expensive and have a significant impact resulting in a high contribution for new developments which would likely reduce housing affordability.

A more realistic approach, considering the relatively generous amount of open space that exists throughout Campbelltown LGA, would be to increase the recreation carrying capacity of existing Council and other public land (i.e., making existing assets 'work harder'). This may be supplemented with the need for some new areas of local open space around town centres to ensure that there is sufficient provision within walking distances of areas anticipated to experience an increase in growth.

The majority of the future anticipated growth within Campbelltown LGA is anticipated to occur along the railway corridor. The majority of this growth will be accommodated in a mix of townhouse/terrace type accommodation and apartments with reduced private open space in comparison to standard low-density housing.

To ensure that these areas anticipated to deliver higher density residential development have access to sufficient open space and recreation facilities Council will need to implement strategies to be more efficient when providing this local infrastructure. This includes the utilising existing publicly owned land within and around town centres to provide open and recreation facilities saving on land acquisition costs. Utilising strategies that limit or avoid meeting the cost of land acquisition will enable Council to more effectively utilise development contributions collected under this plan.

Key actions arising out of the Open Space Strategy Plan relating to the provision of open space include:

- Develop and promote a network of high quality local, neighbourhood, district and regional open space, so that there is a well distributed network of parks and reserves and most residents live within 400m of a local park and within 800 metres of a neighbourhood park.
- Ensure that the open space is able to function now and into the future, based on the physical attributes of each parcel, including size, shape and slope.

- Ensure that the distribution of open space throughout the LGA provides a diversity of experience, rather than a concentration of activities, facilities and settings in specific locations.
- Council will focus efforts on meeting the demand of future growth through the consideration of:
  - accessibility for areas of higher density populations – e.g. provision of active transport connections such as cycleways
  - multi-use precincts accommodating traditional and non-traditional open space and recreational activities
  - reconfiguration of existing recreation facilities to create more playing fields and outdoor courts
  - providing synthetic playing surfaces to improve the standard of sport, provide higher capacities and /or address future potential shortfalls in playing fields of a suitable standard
  - partnering opportunities.

Council will apply the following efficiency principles in planning to meet the needs of the future population:

- Better planning and design of the existing network so that increases in capacity, quality, diversity, usability and accessibility of open space can be achieved. This can be achieved by re-configuring a number of existing open space facilities along with underutilised public land.
- Incorporating flexible and multi-purpose use arrangements where possible.
- Improving access to existing open space assets both within and outside the LGA through better connections and crossing points, upgrading or providing new linear linkages and access paths (such as footpaths and cycleways).
- Providing greater opportunities for walking and passive recreation through new and upgraded paths.
- Increasing the weekly time available for active recreation pursuits by converting some turf sportsgrounds to synthetic surfaces and providing floodlighting for extended usage.
- Partnering with schools and other institutions to make available open space and sporting facilities on their lands for public use.

The infrastructure strategies outlined in the Campbelltown Sport and Recreation Strategy (2016-2036) are a combination of renewal of existing facilities and provision of new and augmented facilities that will provide improved active and passive recreation. Improvements to facilitate an increased capacity and use of facilities are particularly relevant to the infill developments associated with the Glenfield to Macarthur Renewal Corridor.

The proposed open space and recreation works to be funded by contributions collected under this plan are outlined in Table 17.

### **Open space and riparian land acquisition – Macarthur Gardens North**

The Macarthur Gardens North (MGN) development, located adjacent to the Macarthur Square shopping centre, was completed by Landcom in association with Stockland Developments





(Stockland). To satisfy the local development contribution obligations of the MGN development a draft planning agreement between Landcom, Stockland and Council was prepared that identified a number of local infrastructure items on land that was to be dedicated free of cost to Council upon completion of the work.

This included approximately 4.35ha of land described as 'Hub Park' and 'Barber Reserve'. However, the planning agreement was never entered into by the parties. As a result, the open space and riparian corridor land associated with the MGN development was never dedicated to Council.

Without an executed planning agreement the only lawful means for the open space areas to be dedicated to a council free of cost is for the areas to be identified in a contributions plan made by that council.

To remedy this and allow for the open space and riparian corridor land to be transferred into Council's ownership without cost, this plan authorises the Council to require the land known as Lots 3001, 3002 and 3003 in DP1152287 in the locations shown in Figure 9 to be dedicated free of cost once embellishment works are completed by the developer.

**Figure 9 Macarthur Gardens North land**





## Aquatic and indoor court facilities

Campbelltown LGA currently has three aquatic centres (district level facilities) and one multi-use indoor sporting complex (regional facility). A summary of these facilities is provided below.

- Gordon Fetterplace Aquatic Centre (Bradbury) – mix of indoor and outdoor pools, leisure and a traditional 50m outdoor pool supporting a range of district standard competitions.
- Eagle Vale Central – 25m indoor pool. Restricted from providing long-course events due to the need to provide a 50m pool length.
- Macquarie Fields Leisure Centre – mix of indoor and outdoor pools, leisure and traditional 50m outdoor pool supporting a range of district standard competitions.
- Minto Indoor Sports Centre – four multi-use indoor courts.

The facilities listed above provide for a range of activities including regular learn-to-swim classes, children's vacation care activities, gym facilities, organised indoor sports programs and creche.

As the population grows, the provision of contemporary aquatic facilities may become a major challenge for Council. In order to continue to provide a quality service into the future, the centres will require upgrading and expansion. Council has identified the need to undertake an Aquatic Facilities Plan with upgrades anticipated to each of the aquatic centres throughout the life of this plan.

Minto Indoor Sports Centre provides the only multi-purpose indoor courts owned by Council. It contains 4 courts, even though the current need is for 18 courts. There is thus a current deficit of 14 indoor courts. In order to service the demand of the growing population due by 2036, an additional 22 indoor courts comprising 3 ha of land are projected to be needed<sup>10</sup>. Because of the current deficiencies, any additional facilities costs should be met by both the existing and future populations.

To address the shortfall in indoor courts and need for aquatic facilities, the Strategy identifies that a number of options could be considered including:

- Exploring existing capacity, constraints and new facility opportunities and sustainable options for meeting future needs.
- Partnership opportunities (e.g. Leumeah High School) for the development of new multi-purpose indoor court facilities.
- Co-location with other sport and recreation facilities as part of a sports hub (e.g. health, and fitness, pools, wellness, retail) to support the facility to maximise its use and viability.

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<sup>10</sup> Campbelltown Sport and Recreation Strategy (2016 -2036) Summary Report, p.22



## D.4: Nexus and apportionment

This plan levies section 7.11 contributions on residential accommodation development.

In order for the section 7.11 contributions to be reasonable, provision of new and upgraded social infrastructure in an infill development context usually the costs need to be met by both future developments and by existing residents.

Note that the population attributable to the Glenfield West development area has been excluded from the growth population because it is anticipated that local, neighbourhood and district open space facilities will be provided as part of a separate contributions plan or planning agreement relating to that site.

**Table 18** shows the nexus and apportionment rationales used by this plan in respect to the future open space and recreation facilities including within this plan.

Table 18: Nexus and apportionment for open space facilities

Infrastructure item	Nexus and apportionment rationale
Land acquisitions	Proposed local parks required by the Corridor Strategy is to meet the demands of the additional residents of medium and high density development for proximate local open space in the Glenfield to Macarthur Corridor. Therefore the future population will meet the costs.
Regional Playgrounds	The regional playground upgrades will meet the needs of both the existing and future population.
District Playgrounds	The Playspace Strategy (Table 7, p47) identifies a preferred 25 district playgrounds for the 2016 population of 158,941. This equates to a provision rate of 1 per 6,357 persons. Expected additional infill urban population of 33,000 will require 5 playgrounds.
Neighbourhood Playgrounds	The Playspace Strategy (Table 7, p47) identifies a preferred 32 neighbourhood playgrounds for the 2016 population of 158,941. This equates to a provision rate of 1 per 4,966 persons. Expected additional infill urban population of 33,000 will require 7 playgrounds.
Local Playgrounds	The Playspace Strategy (Table 7, p47) identifies a preferred 18 local playgrounds for the 2016 population of 158,941. This equates to a provision rate of 1 per 8,830 persons. Expected additional infill urban population of 33,000 will require 4 playgrounds.
Parks embellishments – The Basin, bushland reserves, Simmo's Beach	The facilities will meet the needs of both the existing and future population.
Parks embellishments - Mawson Park, Campbelltown Showground, Varroville Reserve, Ingleburn Reserve (upgrade of existing area), and new parks at Ingleburn	These works will increase carrying capacity or provide new recreation capacity and will therefore meet the needs of the future population.
Mountain Bike Facility, Criterium Track, BMX Pump Track	No facility of this type currently exists in the LGA. It will therefore serve both the existing and future population.

Infrastructure item	Nexus and apportionment rationale
Fitness Trail / Outdoor Gym upgrades	Existing population served by existing facilities. The future population, which will primarily live in higher density dwellings, will require these additional facilities to meet their recreation demands.
Leash Free Dog Parks upgrades (1 park)	There are 5 dog parks serving the existing population. The future population of 33,000 will create a need for 1 further park.
Georges River Recreation Trail	This upgrade is a regional facility that will meet the needs of both the existing and future population.
Bushwalking trails	These facilities are enjoyed by the general population, and so future works will meet the needs of both the existing and future population.
Master planning, studies and manuals	The 4 identified studies are needed to understand future facility demands that will in turn inform the preparation of a revised contributions plan. The demand for the studies is therefore generated by the future population.
Relocate existing facilities to make room for new facilities	The works are a regional facility that will meet the needs of both the existing and future population.
Sports facilities and playing fields upgrades	<p>The Sport and Recreation Strategy 2016 (p18) has identified a need to provide 121 extra playing fields and 81 outdoor courts to meet 2036 growth forecasts of 191,000 additional people in the LGA.</p> <p>This translates to the following rates of provision:</p> <ul style="list-style-type: none"> <li>• Playing fields – 1 per 1,580 persons</li> <li>• Outdoor courts – 1 per 2,362 persons</li> </ul> <p>Using these rates, the future population of 33,000 in the infill areas will require:</p> <ul style="list-style-type: none"> <li>• 21 extra playing fields</li> <li>• 14 extra outdoor courts</li> </ul> <p>Council has identified opportunities to provide more sports fields and outdoor courts on existing public land to meet the needs of the future population.</p> <p>Council will do this by reconfiguring facilities at, and improving surfaces, lighting, irrigation and drainage in a number of existing parks to create more sports facilities. This will avoid Council having to acquire more land to meet the needs of future growth.</p> <p>The upgrades have been sized to meet the future needs, and therefore the costs should be met by the future population.</p>
Indoor Sports Facility (8 courts)	There is a current deficiency of 14 indoor courts. There has been identified a future need for 22 courts (based on 191,000 extra people by 2036 - see Sport and Recreation Strategy p18). The extra need translates to 1 court per 8,695 persons. Using this rate, an additional population of 33,000 in the infill areas will require 4 courts. The proposed facility will provide 8 courts. It is therefore reasonable that infill development should contribute 50% of the cost of the works. The remaining cost which represents some of the existing deficiency should be met from other funding sources.

Infrastructure item	Nexus and apportionment rationale
Macquarie Fields Leisure Centre and Gordon Fetterplace Aquatic Centre Upgrades	These facilities are each designed to serve 100,000 persons. This service population should therefore be the basis for determining the contribution rate.
Eagle Vale Central Aquatic Upgrade	This facility is designed to serve 35,000 persons. This service population should therefore be the basis for determining the contribution rate.

Note that the population attributable to the Glenfield West development area has been excluded from the growth population because it is anticipated that local, neighbourhood and district open space facilities will be provided as part of a separate contributions plan or planning agreement relating to that site.

D.5: Contribution rates

Section 7.11 contribution rates calculation

The contribution formula for open space and recreation infrastructure can be expressed as follows:

Contribution per person (\$) =

$$\sum \left( \frac{\$INF}{P} \right)$$

Where:

\$INF	=	the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space and recreation infrastructure items required to meet the development of the Campbelltown LGA (refer works schedule in Appendix A).
P	=	The expected persons that will generate the demand for the open space and recreation infrastructure (refer to <b>Appendix H</b> for values).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 6.

Contribution calculations should also account for any residential demand credits pertaining to the existing development on the site. Refer to **Section 2.2** for more details.



## APPENDIX E: COMMUNITY FACILITIES STRATEGY





# Appendix E: Community facilities strategy

## E.1: Introduction

Community facilities include libraries, local community centres, cultural facilities, and multipurpose facilities.

They provide spaces for people to physically come together, create social capital, learn new skills, create, celebrate and build resilience essential to strong communities. They can also influence and support social diversity, economic activity, place-making and neighbourhood liveliness.

An effective community asset network relies on the availability of facilities and spaces for the services, programs and activities that are held there.

While libraries, social and cultural assets can be purpose built for specific roles and functions, more contemporary approaches to community asset design and function include multipurpose and flexible community assets that cater to learning, social and cultural uses and create efficiencies in terms of floor space, staffing, "one stop access for users" and ongoing resourcing.

The forecast development within the LGA will generate additional demand for community facilities and this demand will require additional community facilities and upgrading of existing facilities.

## E.2: Needs assessment

The Campbelltown Community Facilities Strategy assessed the supply and demand for Council owned facilities in the LGA against the needs of current and future community members.

Community facilities are defined in the Strategy as a building or place:

- owned or controlled by a public authority or non-profit community organisation, and
- used for the physical, social, cultural or intellectual development or welfare of the community.

Council currently provides the following community facilities and services:

- library services
- child services and childcare
- community centres, halls and meeting spaces
- youth facilities.

Community facilities provide a vital public service to the public, enabling community members to engage in a broad range of social, recreational, learning and cultural activities. Council has the responsibility to manage community facilities to ensure that they meet current and future community needs and expectations; are well maintained and utilised; and are operated and managed sustainably.



The future need for affordable and accessible community facilities will be high, reflecting the increasing numbers of NESB people and the high levels of socio-economic disadvantage in some suburbs.

The Community Facilities Strategy made recommendations on future needs and facilities requirements based on regional, district and local service hierarchy. At a district level, the LGA has been divided into three areas; north east, north west and a southern district with a number of place based (local level) facilities within each district.

Council has recently exhibited a draft Library Strategic Plan. The plan was prepared to outline the future of library services in the Campbelltown area. It outlines the community expectations and direction for future library spaces and the services to be provided rather than the amount of library space that is required for the future demand.

Where facilities were identified to be provided in, and predominantly service only, the urban release areas (i.e. Gilead, Menangle, Bardia), these facilities were excluded from consideration in the preparation of this contributions plan.

The Community Facilities Strategy documented a series of 'applied benchmarks' that were then used to determine the type, number and size of the required community facilities. The benchmarks are shown in the following table.

Table 19: Community facilities applied benchmarks

Facility	Description	Benchmark	Benchmark (Figure)
Regional Facilities			
Regional Art Gallery and Museum	A regional level gallery and museum that extends beyond the bounds of the LGA. Museum defined as a building devoted to exhibiting objects which have scientific, historical and/or artistic value	One facility for larger LGAs and one facility across two or three smaller LGAs	1:200,000
Regional Library	A regional library which services the regional city. Offers a broad range of services and includes an integrated community meeting facility.	One facility per LGA. Size dependent on the size of the LGA.	1:150,000
Performing Arts/Exhibition/Convention Centre	A multipurpose performing arts centre which can also showcase major exhibitions and host conference level events.	One facility for larger LGAs and one facility across two or three smaller LGAs. Approximately 2,500-3,000 sqm floorspace with 1,000-1,500 seats.	1:200,000

Facility	Description	Benchmark	Benchmark (Figure)
District Facilities			
Multipurpose Community Centre	District level multipurpose community facility co-locating multiple different spaces and uses. Usually staffed and programmed.	1:40,000 – 50,000	45,000
Branch Library	District level library located in a district centre.	1:40,000 – 50,000	45,000
Community Arts Centre	Smaller more locally focused space for community arts rather than professional level performance. Emphasis is more on studio, workshop and exhibition space and community programs.	1,250sqm (can be integrated with multipurpose community centre)	45,000
Performing Arts Centre	District level space for performance or exhibition, for events of a smaller scale than what is provided at the regional performing arts centre. Could be provided within a district multipurpose community centre.	1,000sqm (can be integrated with a multipurpose community centre). Between two and three flexible performance spaces with the capacity for 150 stackable seating each.	45,000
Local Facilities			
Neighbourhood Centre/Community Hall	Local neighbourhood centre and community meeting space for multiple activities.	1:10,000 – 20,000	20,000
Community Art Space	Community accessible art space within a multipurpose community centre.	One space for every 20,000 people (can be integrated into a neighbourhood centre or community hall)	20,000

Source: Campbelltown Community Facilities Strategy, November 2017 (RPS)

Table 20: Community floor space - Calculation of unit cost per square metre of floor area

	IPART base cost \$/m2	Producer Price Index Mar 2014 - Mar 2023	Indexed cost	Contingency (15% - IPART)	Total cost incl contingency	Fit out allowance (4%)	Total cost per m2
Libraries	\$3,980	1.471	\$5,856	\$878	\$6,734	\$269	\$7,003
Multi-purpose community facilities	\$3,270	1.471	\$4,811	\$722	\$5,533	\$221	\$5,754

Source: Local Infrastructure Benchmark Costs (IPART 2014) and Australian Bureau of Statistics



### E.3: Nexus and apportionment

This plan levies section 7.11 contributions on residential development to provide for community facilities to meet the needs of the additional population.

The works will increase the capacity of facilities through the provision of both new and augmented facilities at a regional, district and local level.

The following table shows the nexus and apportionment rationales used by this plan in respect to the future community facilities including within this plan.

The recoupment of costs for completed works will be shared equally among existing and future residents within the infill areas.

Table 21: Nexus and apportionment for community facilities

Infrastructure	Nexus and apportionment rationale
Regional Facilities	
Campbelltown Arts Centre	The Community Facilities Strategy (p36) adopts a service population benchmark for this type of facility of 200,000 persons. This service population should therefore be the basis for determining the contribution rate.
HJ Daley Library Campbelltown	The Community Facilities Strategy (p36) adopts a service population benchmark for this type of facility of 150,000 persons. This service population should therefore be the basis for determining the contribution rate.
District and Local facilities	
District and local facilities	<p>The Community Facilities Strategy examined current and future floor space needs for the LGA, which included accounting for infill and greenfield areas. All facilities proposed to primarily serve greenfield areas were excluded from the works list, except for Glenfield library and community centre which will also meet needs in the redeveloped areas of Glenfield (east).</p> <p>The contributions were then determined by applying the benchmarks contained in Table 18 and using IPART benchmark costs plus a fit-out allowance to determine the square metre cost of providing multi-purpose community centre and library floor space. The workings for this unit cost rate are shown in Table 21 below.</p> <p>The total local and district facility contribution rate was then pro-rated across the different works for infill areas recommended in the Community Facilities Strategy.</p>
Multi-purpose Community Centre	Benchmark is 1 centre of 1250m <sup>2</sup> to serve 45,000 persons. The cost of providing this facility has been spread over the service population in order to determine the per person contribution rate.
Branch Library	<p>Benchmark is 1 library of 2858m<sup>2</sup> to serve 45,000 persons.</p> <p>The cost of providing this facility has been spread over the service population in order to determine the per person contribution rate.</p>



Infrastructure	Nexus and apportionment rationale
Community arts centre	Benchmark is 1 centre of 1250m <sup>2</sup> to serve 45,000 persons. The cost of providing this facility has been spread over the service population in order to determine the per person contribution rate.
Performing arts centre	Benchmark is 1 centre of 1000m <sup>2</sup> to serve 45,000 persons. The cost of providing this facility has been spread over the service population in order to determine the per person contribution rate.
Neighbourhood Centre/ Community Hall	Benchmark is 1 centre of 500m <sup>2</sup> to serve 20,000 persons. The cost of providing this facility has been spread over the service population in order to determine the per person contribution rate.

## E.4: Infrastructure strategy

Council will provide new community floor space (Glenfield, Glenquarie and Rosemeadow) and in upgraded and enlarged existing facilities.

A summary of the additional floor space requirements recommended in the Community Facilities Strategy to meet both existing and future population demands is shown in the table below.

Table 22: Additional community facility floor area required

Community Facility	Required increase in floor area m <sup>2</sup>	Reference in Strategy <sup>11</sup>	Required to meet the growth identified in plan
North East - District and Regional Facilities			
Upgrade for community arts and performance facility at Ron Moore Community Centre	1,250	Figure 8.11	Yes
Glenfield branch library	2,858	Figure 8.11	Yes
District level community arts centre (incorporated into a multi-purpose community centre)	1,250	Figure 8.11	Yes
North East - Local Facilities			
Glenquarie local community hall	500	Figure 9.9	Yes
Glenfield town centre branch library	Included in district / regional above	Figure 9.9	Included in district / regional above

<sup>11</sup> Campbelltown Community Facilities Strategy, November 2017, prepared by RPS

Community Facility	Required increase in floor area m <sup>2</sup>	Reference in Strategy <sup>11</sup>	Required to meet the growth identified in plan
Glenfield town centre major district multi-purpose community facility	1,600	Figure 9.9	Yes
Greg Percival Community Centre and Greg Percival Library (additions to allow for a performance and community art space)	1,000	Figure 11.9	Yes
Integrated Minto Community Hall with Indoor Sports Centre	500	Figure 13.9	Yes
North West - District and Regional Facilities			
Integrated multi-purpose community centre in either Varroville or Bardia	1,250	Figure 8.21	No
Eagle Vale Integrated Centre (additions)	1,200	Figure 8.21	Yes
North West – Local Facilities			
Bardia neighbourhood centre and integrated health centre	7,500	Figure 10.6	No
Major integrated district level community facility and arts space located in Bardia	1,250	Figure 10.6	No
Major integrated community centre incorporated with Eagle Vale Central Leisure Centre (additions)	1,200	Figure 14.9	Yes
Southern - District and Regional Facilities			
Menangle Park district level multi-purpose community centre with arts and performance spaces and branch library	3,250	Figure 8.32	No
Campbelltown Arts Centre (additions)	3,000	Figure 8.32	Yes
Expansion of HJ Daley Library to a city wide library with regional level multi-purpose community centre and integrated district level community arts space	5,084	Figure 8.32	Yes
Southern – Local facilities			
Integrated local community centre within the Sport Precinct (additions)	350	Figure 15.6	Yes
HJ Daley Library	5,084	Figure 16.9	Yes
Rosemeadow multi-purpose facility	475	Figure 18.9	Yes
Menangle Park District Library	1,144	Figure 20.7	No





Community Facility	Required increase in floor area m <sup>2</sup>	Reference in Strategy <sup>11</sup>	Required to meet the growth identified in plan
Menangle Park district level Integrated multi- purpose community centre	3,250	Figure 20.7	No

## E.5: Contribution rates

### Contribution rates calculation

The contribution formula for community facilities infrastructure can be expressed as follows:

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

Where:

- \$INF** = the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each regional, district and local community facility required to meet the development of the infill areas of Campbelltown LGA (refer to Appendix A for regional facility values, refer to the table below district and local facility values).
- P** = The residential population service catchment of each regional, district and local community facility (refer to **Appendix H** for regional facility values, refer to the table below for district and local facility values).

**Table 23: Values for district and local community facilities in the contributions formula**

	Size (m2)	Cost (\$/m2)	Cost (each)	Applied benchmark (P)	No. required for infill pop'n growth	Total cost (\$INF)
District Facilities						
Multi-purpose Community Centre	1,250	\$5,574	\$7,192,497	45,000	1	<b>\$7,192,497</b>
Branch Library	2,858	\$7,003	\$20,015,535	45,000	1	<b>\$20,015,535</b>
Community arts centre	1,250	\$5,574	\$7,192,497	45,000	1	<b>\$7,192,497</b>
Performing arts centre	1,000	\$5,574	\$5,753,997	45,000	1	<b>\$5,753,997</b>
Local Facilities						
Neighbourhood Centre/ Community Hall	500	\$5,574	\$2,876,999	20,000	2	<b>\$5,753,998</b>
Community art space				20,000	Incl. in neighbourhood centre	

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate.



## APPENDIX F: TRANSPORT STRATEGY



# Appendix F: Transport and public domain strategy

## F.1: Introduction

Local transport and public domain infrastructure covered in this appendix includes pedestrian and traffic calming works, cycling connectivity works, intersection and traffic signal upgrades and new and upgraded local roads. Pedestrian and traffic calming works include works to footpaths, pedestrian crossings, islands, barriers, roundabouts, traffic signs and speed humps. Cycling connectivity works consists of the creation of shared paths along with dedicated local and accessible regional cycleway networks.

The forecast development within the LGA will generate additional demand for use of roads and related transport infrastructure by vehicular, bicycle and pedestrian traffic and this demand will require augmentation of existing facilities due to the additional pressures on those facilities.

This section outlines the nature of the existing local road and public domain environment and the rationale for the augmentation of those facilities to provide an array of road and intersection, active transport and public domain facilities to meet the demands of the future resident population of Campbelltown's infill development areas.

## F.2: Needs assessment and infrastructure strategies

The additional development expected across Campbelltown LGA over the next 15 years will create additional vehicle trips on the existing road network.

The expected additional 13,000 dwellings in the infill areas over that time would be expected to generate in the order of 65,000 additional daily vehicle trips on the network.<sup>12</sup> In order for the road network to continue to operate at a satisfactory level of service, this extra traffic will require new road and bridge connections, the widening of existing road links, and the upgrade of existing intersections.

Council's engineers have identified a range of road improvements and intersection works to meet both existing and future access demands. The works included in this plan to be either partly or fully funded by development contributions are considered the highest priority items to address existing and anticipated traffic volumes and flows.

There is a current reliance on the private vehicle for most travel within the LGA, and the cost of creating more capacity in the road network is very high. Council also wants to encourage healthier lifestyles by making it more attractive for residents and workers to use active transport modes for shorter trips.

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<sup>12</sup> Based on an average of 5 daily trips per dwelling, recognising there will be a mix of dwelling types ranging from low density detached houses (which the RMS assumes a daily trip rate of 10.7 vehicles per dwelling) to high density apartments (which the RMS assumes a daily trip rate of around 2-3 vehicles per dwelling for suburban developments). RMS assumptions found in Technical Direction TDT 2013/04a dated August 2013.



For these reasons, Council will provide new cycleways linking the suburbs, as well as upgrading footpaths and the public domain in and around the town, neighbourhood and local centres.

Council is committed to extend both on-road and off-road cycleway facilities within the established areas of Campbelltown LGA, to provide a comprehensive and connected network that meets the needs of cyclists of all abilities and ages and links with the wider metropolitan network.

The quality of the public domain varies across the different Campbelltown LGA centres. The anticipated increase in population will lead to increased levels of walking activity. Additional works will be required to provide a higher standard to improve the level of comfort, convenience and amenity of the centres.

Council intends to increase the level of amenity in local centres by improvement of pedestrian pavements, the widening of pedestrian areas (where possible), implementation of street furniture, lighting and landscaping.

The transport and public domain works that have been included in the works schedule of this plan have been guided by traffic modelling that has been undertaken for the Macarthur area, and the infrastructure priorities identified by the Department of Planning and Environment as part of the planning work undertaken for the Glenfield to Macarthur Corridor.

In regard to the latter, the following infrastructure priorities for the centres along the rail line are shown in the following table:

Table 24: Glenfield to Macarthur Infrastructure Schedule

Corridor area	Infrastructure priorities to be delivered using local development contributions
All corridor areas	Streetscape works, such as footpath improvements, pedestrian crossings and refuges, street tree planting, bicycle storage facilities and lighting.
Macquarie Fields	Cycleway network improvements including Victoria Road, Saywell Road, Parliament Road, through Macquarie Links Golf Course. New local road over Redfern Creek to connect Railway Parade and Victoria Road.
Ingleburn	Six intersection upgrades, including five signalised and one roundabout. Two additional kiss and ride facilities at Ingleburn station. Potential connection of Devon Road and Chester Road over rail line. Potential new local road on the western side of the rail line, connecting Ingleburn and Minto Industrial precincts.
Minto	Kiss and ride facilities on the eastern side of Minto station. Local cycle network improvements, including at Surrey Street, Stafford Street / Monaghan Street, through Coronation Park to Rose Reserve. Potential new local road connecting Ingleburn and Minto Industrial precincts (John Hely Link Road).
Leumeah	Local cycle network improvements, including along Plough Inn Road and Harbord Road connecting the residential precinct to the north east, and along Rudd Road, diverging to various local routes to the east.



Corridor area	Infrastructure priorities to be delivered using local development contributions
Campbelltown	Local cycle network improvements, including heading east through Mawson Park, connecting to Condamine Street; and heading west towards Blaxland Road.  Potential extension of Badgally Road across the rail corridor to improve connectivity.
Macarthur	Local cycle network improvements, including: <ul style="list-style-type: none"> <li>through the University and along Basin Reserve Goldsmith Avenue, linking to the university residential development to the west</li> <li>Bolger Street and Parc Guell Drive, linking to the residential precinct and Campbelltown Hospital to the east</li> <li>through the Barber Street Reserve to link to the south.</li> </ul>

### F.3: Nexus and apportionment

The following table shows the nexus and apportionment rationales used by this plan in respect to the transport and public domain facilities included in this plan.

Table 25: Nexus and apportionment for transport and cycleways

Infrastructure item	Nexus and apportionment rationale
<p>Bridges &amp; Road Connections</p> <ul style="list-style-type: none"> <li>Broughton Street/Badgally Road bridge</li> <li>Widening of Ben Lomond Bridge</li> </ul>	The works are required to improve permeability in the existing network to address existing deficiencies. The facilities will meet the needs of both the current and future population.
<p>Bridges &amp; Road Connections</p> <ul style="list-style-type: none"> <li>Beverley Street, extension to Broughton Street</li> <li>Beverley Street, connection to Moore Oxley Bypass</li> <li>Beverley Street &amp; Queen Street - one-way ring road</li> </ul>	The works are required to improve permeability in the existing network to address the extra traffic generated by new development. The facilities are required because of the additional trips created by the new development. The costs will therefore be met by the future growth population.
Intersections	<p>Where the intersection level of service <u>is already unsatisfactory</u> and will worsen with new development traffic, it is reasonable for the works costs to be shared between the current and future population.</p> <p>Similarly where the intersection level of service <u>is satisfactory and remains so</u> after the works are implemented, it is reasonable for the works costs to be shared between the current and future population.</p> <p>Where the intersection level of service <u>changes from satisfactory to unsatisfactory as a result of extra development traffic</u>, it is reasonable for the works costs to be met by the future population.</p>



Infrastructure item	Nexus and apportionment rationale
<p>Glenfield to Macarthur Corridor Infrastructure</p> <ul style="list-style-type: none"> <li>• New local road over Redfern Creek</li> <li>• Kiss and ride facilities at Ingleburn Station</li> </ul>	<p>The works are required to improve local access arising from the Glenfield to Macarthur corridor developments. The costs should therefore be met by the growth population.</p>
<p>Glenfield to Macarthur Corridor Infrastructure</p> <ul style="list-style-type: none"> <li>• Connection of Devon Road and Chester Road over rail line</li> <li>• John Hely Link Road connecting Ingleburn and Minto Industrial Precincts</li> <li>• Six intersection upgrades at Ingleburn</li> </ul>	<p>The works are required to improve permeability in the existing network to provide all residents with better access to the Minto and Ingleburn employment areas. The facilities will meet the needs of both the current and future population and the costs should thus be met by the total population.</p>
<p>Cycleways</p> <ul style="list-style-type: none"> <li>• Macarthur Trail completion</li> <li>• Cycleways / Recreation Trails</li> </ul>	<p>These are regional level facilities or are works that address missing links in the network, and will serve existing and future populations.</p>
<p>Cycleways</p> <ul style="list-style-type: none"> <li>• Broughton Street Cycleway</li> <li>• Macquarie Fields Precinct works</li> <li>• Minto Precinct works</li> <li>• Leumeah Precinct works</li> <li>• Campbelltown Precinct works</li> <li>• Macarthur Precinct works</li> </ul>	<p>The works are required to improve local access arising from the Glenfield to Macarthur corridor developments. The costs should therefore be met by the growth population.</p>
<p>Town centre public domain facilities</p>	<p>These works will serve existing and future populations.</p>



## F.4: Contribution rates

The contribution formula for active transport and public domain can be expressed as follows:

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

Where:

**\$INF** = the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the transport and public domain infrastructure items required to meet the development of the Campbelltown LGA (refer works schedule in **Appendix H**).

**P** = The population that will demand the facility, as shown in the works schedule in **Appendix H**.

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 6.

Contribution calculations should also account for any demand credits pertaining to the existing development on the site. Refer to **Section 2.2** for more details.





## APPENDIX G: PLAN ADMINISTRATION



# Appendix G: Plan administration

## G.1: Strategy

This plan has been prepared in order to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules.

Additionally, Council is required to manage, monitor and maintain the contributions plan. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions.
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules.
- Monitoring and programming works identified in the works schedules.
- Determining the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications.
- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Reviewing and determining the suitability of any works in kind and material public benefits proposed by a developer.
- Preparing and making available the accountability information as required by the EP&A Regulation.
- Providing advice to applicants and the general public regarding the operation of the plan.
- Commissioning of consultant studies and advice in relation to the efficacy of the development and demand assumptions of the contributions plan.



## G.2: Nexus, apportionment and contribution rates calculation

As plan administration costs arise directly as a result of the future development, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area. Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark<sup>13</sup> of an allowance equivalent to 1.5% of the cost of construction works that are to be met by development approved under this plan.

This allowance has been built into the contributions formulae for each infrastructure type.



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<sup>13</sup> Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, page 63



## APPENDIX H: WORKS SCHEDULE





## Appendix H: Works schedule

This appendix is structured as follows:

- H.1: Summary tables
- H.2: Works schedule - Open space and recreation facilities
- H.3: Works schedule - Community facilities
- H.4: Works schedule - Traffic and transport facilities
- H.5: Cycleways
- H.6: Town centre public domain facilities

### H.1: Summary tables

**Table 26: Infrastructure costs summary<sup>14</sup>**

Type of Local Infrastructure	Total cost of works	Cost attributable to new development*
Open space and recreation facilities	\$216,783,506	\$113,138,480
Community facilities	\$128,264,710	\$38,226,327
Cycleways	\$25,036,842	\$11,720,917
Town centre public domain facilities	\$52,894,737	\$7,454,009
Traffic, transport and access facilities	\$152,811,500	\$58,793,949
Plan management and administration	\$4,207,388	\$3,440,005
<b>Total</b>	<b>\$579,998,684</b>	<b>\$232,773,687</b>

<sup>14</sup> This is the anticipated total amount expected from section 7.11 contributions levied on residential development under the plan. Additional monies from section 7.12 levies levied on other development will increase the overall pool of development contributions that will be available to fund the infrastructure items listed in Appendix A..

**Table 27: Contribution rates, as of 30 June 2023<sup>15</sup>**

Item	Per resident <sup>(1)</sup>	Secondary dwelling or seniors living dwelling	Studio or 1-bed dwelling	2-bed dwelling	3 or more bed dwelling or residential lot <sup>(2)</sup>
Open space and recreation facilities	\$4,152	\$6,727	\$6,727	\$7,931	\$9,721
Community facilities	\$1,403	\$2,273	\$2,273	\$2,680	\$3,284
Cycleways	\$430	\$697	\$697	\$822	\$1,007
Town centre public domain facilities	\$274	\$443	\$443	\$523	\$640
Traffic, transport and access facilities	\$2,158	\$3,496	\$3,496	\$4,122	\$5,052
Plan management and administration	\$126	\$205	\$205	\$241	\$296
<b>Total</b>	<b>\$8,543</b>	<b>\$13,840</b>	<b>\$13,840</b>	<b>\$16,318</b>	<b>\$20,000</b>

- (1) The per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels  
(2) The component contribution rates for the different infrastructure types have been adjusted to reflect the \$20,000 cap.

**Important note:**

At the time this plan was prepared, consent authorities could not impose a monetary contribution on a residential development that exceeded \$20,000 per lot or dwelling. This restriction is due to a direction made by the Minister for Planning on 21 August 2012.

**The consent authority therefore shall not impose a total monetary contribution under this plan that exceeds \$20,000 for each dwelling approved in the development.**

<sup>15</sup> The Minister for Planning has issued a Direction to Council that caps s7.11 contributions (or s94 as it was formerly known) for residential development in Campbelltown LGA. The Direction requires that a council (or planning panel) must not grant development consent subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that: (a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or (b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent. Consistent with the Direction, consent authorities (including registered certifiers) shall not issue a development application consent or a complying development certificate that requires the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or lot.

**H.2: Works schedule – open space and recreation facilities**

Ref	Item description 1	Item description 2	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate (\$/resident)	Priority (A,B,C)	Staging / timing
Land acquisition									
<b>OSR1</b>	Land acquisition at 306 Bensley Road for open space and recreation	Approximately 1,613m <sup>2</sup>		\$1,625,000	Infill population growth to 2033	33,324	\$49	A/B/C	Over life of plan
Works									
<b>OSR2</b>	Regional Playground (Inclusive)	Koshigaya Park	Playspace strategy	\$4,000,000	Total population 2033	193,342	\$21	A	0-5 years
<b>OSR3</b>	Regional Playground (adventure)	Simmo's Beach	Playspace strategy	\$419,510	Total population 2033	193,342	\$2	A	0-5 years
<b>OSR4</b>	District Playgrounds	5 District Playgrounds spread across LGA (3 delivered or in the process of being delivered, 2 remaining)	Playspace strategy	\$1,000,000	Infill population growth to 2033	33,324	\$30	A/B/C	Over life of plan
<b>OSR5</b>	Neighbourhood Playgrounds	7 Neighbourhood Playgrounds spread across LGA (6 delivered or in the process of being delivered, 1 remaining)	Playspace strategy	\$200,000	Infill population growth to 2033	33,324	\$6	A/B/C	Over life of plan
<b>OSR6</b>	Local Playgrounds	4 Local playgrounds spread across LGA	Playspace strategy	\$450,000	Infill population growth to 2033	33,324	\$14	A/B/C	Over life of plan
<b>OSR7</b>	Park Upgrade	Mawson Park	Playspace strategy	\$2,000,000	Infill population growth to 2033	33,324	\$60	B	5-10 years
<b>OSR8</b>	Park Upgrade	Campbelltown Showground	Sport and Rec Strategy	\$2,000,000	Infill population growth to 2033	33,324	\$60	B	5-10 years
<b>OSR9</b>	Signage (way finding)	Various Bushland reserves throughout LGA	POM / Bushwalking Strategy / Biodiversity Strategy	\$1,500,000	Total population 2033	193,342	\$8	A	0-5 years
<b>OSR10</b>	Signage (interpretation)	Various Bushland reserves throughout LGA	POM / Bushwalking Strategy / Biodiversity Strategy	\$1,500,000	Total population 2033	193,342	\$8	B	5-10 years
<b>OSR11</b>	Regional Picnic Area	Simmo's Beach	POM	\$271,484	Total population 2033	193,342	\$1	A	0-5 years
<b>OSR12</b>	Regional Picnic Area	Ingleburn Reserve (upgrade of existing area)	-	\$900,000	Infill population growth to 2033	33,324	\$27	A	0-5 years
<b>OSR13</b>	New Park embellishment	Glenfield City Centre (Eastern Precinct)	Structure plan and future masterplan	\$4,800,000	Infill population growth to 2033	33,324	\$144	B	5-10 years
<b>OSR14</b>	Fitness Trail / Outdoor Gym upgrade	Startop reserve, Ambarvale (upgrade)	Playspace strategy	\$130,000	Infill population growth to 2033	33,324	\$4	C	10+ years
<b>OSR15</b>	Fitness Trail / Outdoor Gym upgrade	Stromferry Reserve	Playspace strategy	\$260,000	Infill population growth to 2033	33,324	\$8	C	10+ years

Ref	Item description 1	Item description 2	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate (\$/resident)	Priority (A,B,C)	Staging / timing
<b>OSR16</b>	Fitness Trail / Outdoor Gym upgrade	Koala Walk Reserve, Ingleburn (upgrade)	Playspace strategy	\$130,000	Infill population growth to 2033	33,324	\$4	C	10+ years
<b>OSR17</b>	Fitness Trail / Outdoor Gym upgrade	Clematis Reserve (park across the road)	Playspace strategy	\$160,000	Infill population growth to 2033	33,324	\$5	B	5-10 years
<b>OSR18</b>	Fitness Trail / Outdoor Gym upgrade	Benham Oval, Minto (upgrade)	Playspace strategy	\$100,000	Infill population growth to 2033	33,324	\$3	C	10+ years
<b>OSR19</b>	Fitness Trail / Outdoor Gym upgrade	Kids Park, Minto (upgrade)	Playspace strategy	\$100,000	Infill population growth to 2033	33,324	\$3	C	10+ years
<b>OSR20</b>	Leash Free Dog Parks upgrades (1)	to be located at Blair Athol, Bradbury, or Ingleburn	Leash free dog park plan	\$200,000	Infill population growth to 2033	33,324	\$6	A/B/C	Over life of plan
<b>OSR21</b>	Georges River Recreation Trail	Glenfield to Wedderburn	Bushwalking strategy	\$3,760,000	Total population 2033	193,342	\$19	B	5-10 years
<b>OSR22</b>	Bushwalking Trails	Simmo's Beach 10km, Ingleburn Reserve 7km, Keith Longhurst Reserve 4km, Frere's Crossing 4km Noorumba Reserve 8km, Smiths Creek Reserve 4km, Fishers Ghost Reserve 2km	Bushwalking strategy	\$3,000,000	Total population 2033	193,342	\$16	A/B/C	Over life of plan
<b>OSR23</b>	Indoor Sport Feasibility Study	Investigation to detail the sport requirements & inclusions arising from future growth	N/A	\$200,000	Infill population growth to 2033	33,324	\$6	A	0-5 years
<b>OSR24</b>	Recreation Needs Assessment Study	Investigation to detail the recreation inclusions arising from future growth	N/A	\$250,000	Infill population growth to 2033	33,324	\$8	A	0-5 years
<b>OSR25</b>	Open Space Land Review Plan	Investigation to detail the strategies required to optimise the open space network, because Council will not be adding land to the network despite future growth	N/A	\$150,000	Infill population growth to 2033	33,324	\$5	A	0-5 years
<b>OSR26</b>	Aquatic Facility Plan	Investigation to detail the aquatic requirements & inclusions arising from future growth	N/A	\$200,000	Infill population growth to 2033	33,324	\$6	A	0-5 years
<b>OSR27</b>	Victoria Park, Kayess Park, Bow Bowling Creek, Minto	New lighting and land west of rail line to be converted to playing fields	Masterplan to be prepared and exhibited	\$10,000,000	Infill population growth to 2033	33,324	\$300	A/B	0-10 years
<b>OSR28</b>	Eschol Park Sports Complex, Eagle Vale	Reconfiguration to increase no. of fields, lighting, irrigation & drainage	Sport & Recreation Strategy 2016-36	\$2,000,000	Infill population growth to 2033	33,324	\$60	C	10+ years
<b>OSR29</b>	Ambarvale Sport Complex	Reconfiguration to increase no. of fields, lighting, irrigation & drainage	Sport & Recreation Strategy 2016-36	\$2,000,000	Infill population growth to 2033	33,324	\$60	A/B	Over life of plan
<b>OSR30</b>	Lynwood Park, St Helens Park	Reconfiguration to increase no. of fields, lighting, irrigation & drainage	Sport & Recreation Strategy 2016-36	\$7,500,000	Infill population growth to 2033	33,324	\$225	B	5-10 years
<b>OSR31</b>	Indoor Sports Courts	Demand from growth population (4 courts) will be met by Council providing new facilities.	Sport & Recreation Strategy 2016-36	\$17,000,000	Infill population growth to 2033	33,324	\$510	A	0-5 years

Ref	Item description 1	Item description 2	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate (\$/resident)	Priority (A,B,C)	Staging / timing
<b>OSR32</b>	Macquarie Fields Leisure Centre Upgrade	Macquarie Fields	Greater Macarthur Growth Area Infrastructure Schedule	\$40,000,000	Facility to serve 100,000 persons	100,000	\$400	B	5-10 years
<b>OSR33</b>	Gordon Fetterplace Aquatic Centre Precinct	Bradbury	Future Aquatics Strategy	\$50,000,000	Facility to serve 100,000 persons	100,000	\$500	B	5-10 years
<b>OSR34</b>	Eagle Vale Central Aquatic Upgrade	Eagle Vale	Future Aquatic Strategy	\$10,000,000	Facility to serve 35,000 persons	35,000	\$286	B	5-10 years
<b>OSR35</b>	Centre of Excellence (2 indoor courts)	Macarthur (UWS)	Sport & Recreation Strategy 2016-36	\$4,000,000	Total population 2033	193,342	\$21	A	0-5 years
<b>OSR36</b>	Stromferry Reserve, St Andrews	Reconfiguration, lighting	Sport & Recreation Strategy 2016-36	\$5,000,000	Infill population growth to 2033	33,324	\$150	C	10+ years
<b>OSR37</b>	Outdoor Sports Courts (14)	Clusters throughout City, Minto, Kearns, Ruse, Macquarie Fields, Eagle Vale to meet need for tennis, netball, basketball, futsal, volleyball	Sport & Recreation Strategy 2016-36	\$2,100,000	Infill population growth to 2033	33,324	\$63	A/B/C	Over life of plan
<b>OSR38</b>	Provision of a Central Park 4 x 8 Playground, softfall, 200m x 2m pathway	-	-	\$200,000	Infill population growth to 2033	33,324	\$6	A	0-5 years
<b>OSR39</b>	Tennis Courts - Kenneth Park, Adjacent to Seddon Park	-	-	\$88,512	Infill population growth to 2033	33,324	\$3	B	5 to 10 years
<b>OSR40</b>	1 Multi Court, Basketball/Netball	-	-	\$150,000	Infill population growth to 2033	33,324	\$5	A	0-5 years
<b>OSR41</b>	Ancillary embellishment works, small public amenities, 2 picnic tables and seating (covered), and 2 BBQ facilities	-	-	\$500,000	Infill population growth to 2033	33,324	\$15	A	0-5 years
<b>OSR42</b>	Provision of 2 parks totalling approximately 1ha on Council land within the Ingleburn Town Centre	Embellishment of 2 parks and reinstatement of displaced parking spaces	-	\$30,689,000	Infill population growth to 2033	33,324	\$921	A/B/C	Over life of plan
<b>OSR44</b>	3x District playspace @\$500k each	-	-	\$1,500,000	Infill population growth to 2033	33,324	\$45	A	0-5 years
<b>OSR45</b>	4x Neighbourhood playspace @ \$200k each	-	-	\$800,000	Infill population growth to 2033	33,324	\$24	A	0-5 years
<b>OSR46</b>	5x Local playspace @ 150k each	-	-	\$750,000	Infill population growth to 2033	33,324	\$23	A	0-10 years
<b>OSR47</b>	Developing strategic urban greening planning provisions and policies to enable strategic urban greening initiatives within the LGA	To be delivered in 2023/24 financial year	-	\$200,000	Total population 2033	193,342	\$1	A	0-5 years
<b>OSR48</b>	Developing street tree masterplan for the Campbelltown LGA ( including focus on City Centres) to enable strategic tree planting programs	To be delivered in 2023/24 financial year	-	\$250,000	Total population 2033	193,342	\$1	A	0-5 years

Ref	Item description 1	Item description 2	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate (\$/resident)	Priority (A,B,C)	Staging / timing
<b>OSR49</b>	Delivery of priority green/blue projects across he LGA to increase connectivity between open spaces, waterways and bushland reserves	To be delivered in 2024/23 - 2028/29 (5 years)	-	\$1,000,000	Total population 2033	193,342	\$5	A/B	0-10 years
<b>OSR50</b>	Varroville Reserve Masterplan Implementation (stage 1)	To be delivered in 2024/25 - 2026/27 (2 years)	-	\$1,500,000	Total population 2033	193,342	\$8	A	0-10 years
<b>OSR51</b>	Scenic Hills shared pathway scoping and design	To be delivered in 2024/23 - 2028/29 (5 years)	-	\$250,000	Total population 2033	193,342	\$1	A/B	0-10 years
				\$216,783,506			\$4,152		

**H.3: Works schedule – community facilities**

Ref	Item description 1	Item description 2	Floor space (m2)	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate per resident	Priority (A,B,C)	Staging / timing
<b>C1</b>	Glenquarie Community Hall	New (could include alterations to existing community facilities) - additional 500m2	500	Community Facilities Strategy 2017	\$2,876,999	Refer to Appendix E / Table 22 of plan	*	\$45	B	C1
<b>C2</b>	Glenfield Town Centre Branch Library	New	2,858	Library Strategy; Community Facilities Strategy 2017	\$20,015,535	As above	*	\$311	B	C2
<b>C3</b>	Glenfield Town Centre Major Multi Purpose Community Facility	New	1,600	Community Facilities Strategy 2017	\$9,206,396	As above	*	\$143	B	C3
<b>C4</b>	Greg Percival Community Centre and Library, Ingleburn	Additions to allow for performance and community art space	1,000	Greater Macarthur Growth Area Infrastructure Schedule; Community Facilities Strategy 2017	\$5,753,997	As above	*	\$89	C	C4
<b>C5</b>	Integrated Minto Community Hall with Indoor Sports Centre	New	500	Community Facilities Strategy 2017	\$2,876,999	As above	*	\$45	C	C5
<b>C6</b>	Ron Moore Community, Arts and Performance Centre (Minto)	Upgrade and additions	1,250	Community Facilities Strategy 2017	\$7,192,497	As above	*	\$112	C	C6
<b>C7</b>	Community Arts Centre (District)	New	1,250	Community Facilities Strategy 2017	\$7,192,497	As above	*	\$112	B	C7
<b>C8</b>	Major Community Centre	Additions	1,200	Community Facilities Strategy 2017	\$6,904,797	As above	*	\$107	B	C8



Ref	Item description 1	Item description 2	Floor space (m2)	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate per resident	Priority (A,B,C)	Staging / timing
	integrated with Eagle Vale Central Leisure Centre									
<b>C9</b>	Campbelltown Arts Centre (Regional)	Upgrade and additions	4,500	Community Facilities Strategy 2017	\$25,892,988	As above	200,000	\$129	C	C9
<b>C10</b>	Integrated Local Community Centre within the Sport Precinct (Leumeah)	Additions	350	Community Facilities Strategy 2017	\$2,013,899	As above	*	\$31	C	C10
<b>C11</b>	HJ Daley Library Campbelltown (Regional)	New library in Campbelltown or Macarthur	5,084	Greater Macarthur Growth Area Infrastructure Schedule; Community Facilities Strategy 2017	\$35,604,961	As above	150,000	\$237	B	C11
<b>C12</b>	Rosemeadow Multipurpose Facility	New	475	Community Facilities Strategy 2017	\$2,733,149	As above	*	\$42	C	C12
					\$128,264,710			\$1,403		

\*Contribution rate based on a pro rata break up District and Local Facilities costs

#### H.4: Works schedule – traffic and transport facilities

Ref	Item description 1	Item description 2	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate per resident	Priority (A,B,C)	Staging / Timing
<b>TT1</b>	Widening of Ben Lomond Bridge over main drain (2 lanes)	Leumeah	LGA Traffic Model	\$25,000,000	Total population 2033	193,342	\$129	C	10+ years
<b>TT2</b>	Beverley Street, extension to Broughton Street	Campbelltown	LGA Traffic Model	\$10,000,000	Infill population growth to 2033	33,324	\$300	C	10+ years
<b>TT3</b>	Beverley Street, connection to Moore Oxley Bypass	Campbelltown	LGA Traffic Model	\$15,000,000	Infill population growth to 2033	33,324	\$450	C	10+ years
<b>TT4</b>	Beverley Street & Queen Street - establishment of one way ring road with associated traffic condition changes	Campbelltown	LGA Traffic Model	\$20,000,000	Infill population growth to 2033	33,324	\$600	C	10+ years
<b>TT5</b>	Central Road / Therry Road near Campbelltown Hospital	Upgrade to signalised intersection	LGA Traffic Model	\$5,000,000	Total population 2033	193,342	\$26	C	10+ years
<b>TT6</b>	Menangle Road / Bolger Street, Macarthur	T-Junction - Non-signalised, Upgrade to Roundabout	LGA Traffic Model	\$750,000	Total population 2033	193,342	\$4	B	5 - 10 years
<b>TT7</b>	Pembroke Road / O'Sullivan Road, Leumeah	Upgrade to signalised intersection	LGA Traffic Model	\$2,500,000	Total population 2033	193,342	\$13	A	0-5 years

Ref	Item description 1	Item description 2	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate per resident	Priority (A,B,C)	Staging / Timing
<b>TT8</b>	Rose Payten Drive / Airds Road, Leumeah	Roundabout, Upgrade to signalised intersection	LGA Traffic Model	\$3,500,000	Total population 2033	193,342	\$18	B	5 - 10 years
<b>TT9</b>	Raby Road / ramp to Hume Highway	Upgrade to signalised intersection	LGA Traffic Model	\$10,000,000	Total population 2033	193,342	\$52	C	10+ years
<b>TT10</b>	Henderson Road / Macquarie Road, Ingleburn	Upgrade to signalised intersection	LGA Traffic Model	\$4,000,000	Total population 2033	193,342	\$21	C	10+ years
<b>TT11</b>	Fields Road / Macquarie Road, Macquarie Fields	Upgrade to signalised intersection	LGA Traffic Model	\$3,000,000	Total population 2033	193,342	\$16	C	10+ years
<b>TT12</b>	Fields Road / Bingara Road, Macquarie Fields	T-Junction Non-signalised (central median) - Minor upgrade to Left in-Left out	LGA Traffic Model	\$1,500,000	Total population 2033	193,342	\$8	B	5 - 10 years
<b>TT13</b>	Minto Road / Ohlfsen Road, Minto	T-Junction Non-signalised - Upgrade to signalised intersection	LGA Traffic Model	\$4,000,000	Total population 2033	193,342	\$21	A	0-5 years
<b>TT14</b>	Collins Promenade / Eagleview Road, Ingleburn	T-Junction Non-signalised - Upgrade to signalised intersection	LGA Traffic Model	\$5,000,000	Total population 2033	193,342	\$26	A	0-5 years
<b>TT15</b>	Canterbury Road / Harrow Road, Glenfield	T-Junction Non-signalised - Upgrade to signalised intersection	LGA Traffic Model	\$3,500,000	Infill population growth to 2033	33,324	\$105	A	5 - 10 years
<b>TT16</b>	Bradbury Avenue / Oxley Street, Campbelltown	Intersection improvement	LGA Traffic Model	\$1,000,000	Infill population growth to 2033	33,324	\$30	B	5 - 10 years
<b>TT17</b>	New local road through Clarence Reserve to connect Railway Parade and Victoria Road	Macquarie Fields Precinct	Greater Macarthur Growth Area Infrastructure schedule	\$2,000,000	Total population 2033	193,342	\$10	A	3-5 years
<b>TT19</b>	New local road on the western side of the rail line connecting Ingleburn and Minto Industrial Precincts (John Hely Link Road)	Ingleburn and Minto Precinct	Greater Macarthur Growth Area Infrastructure schedule	\$20,000,000	Total population 2033	193,342	\$103	B	10 years
<b>TT20</b>	Kerb and guttering, shared path, street lights, utilities, drainage , landscaping along length of Glenfield Road 1.2km	Glenfield urban release area	-	\$1,850,000	Infill population growth to 2033	33,324	\$56	A	5 years
<b>TT21</b>	3m shared pathway to facilitate existing travel paths of people going from Three Bees Drive and Britannia Drive to Glenfield Road towards the train station (approximately 500m)	Glenfield urban release area	-	\$400,000	Infill population growth to 2033	33,324	\$12	B	5 - 10 years
<b>TT22</b>	Extension of existing shared path to the Glenfield Road roundabout including K&G	Glenfield urban release area	-	\$400,000	Infill population growth to 2033	33,324	\$12	B	5 - 10 years
<b>TT23</b>	Glenfield Road to Atlantic Boulevard (kerb, gutter, stormwater, street lighting)	Glenfield urban release area	-	\$2,775,000	Infill population growth to 2033	33,324	\$83	A	0-5 years
<b>TT24</b>	Shared pathway 3 metres wide linking Three Bees Drive and Britannia Drive to the Glenfield Drive roundabout - approximately 390m in length	Glenfield urban release area	-	\$136,500	Infill population growth to 2033	33,324	\$4	A	0-5 years
<b>TT25</b>	Henderson Road / Macquarie Road, Ingleburn	Upgrade to Signalised Intersection	As identified through traffic model for the precincts	\$3,000,000	Total population 2033	193,342	\$16	A	5 years

Ref	Item description 1	Item description 2	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate per resident	Priority (A,B,C)	Staging / Timing
<b>TT26</b>	Macquarie Road & Carlisle Street	Upgrade to Signalised Intersection	As identified through traffic model for the precincts	\$1,500,000	Total population 2033	193,342	\$8	B	6 years
<b>TT27</b>	Cambridge Street & Cumberland Road	Upgrade to Signalised Intersection	As identified through traffic model for the precincts	\$1,500,000	Total population 2033	193,342	\$8	B	7 years
<b>TT28</b>	Oxford Road & Carlisle Street	Upgrade to Signalised Intersection	As identified through traffic model for the precincts	\$2,000,000	Total population 2033	193,342	\$10	B	8 years
<b>TT29</b>	Norfolk and Cumberland Road	Upgrade to Signalised Intersection	As identified through traffic model for the precincts	\$1,500,000	Total population 2033	193,342	\$8	B	9 years
<b>TT30</b>	Macquarie Road, Kings Road & Cumberland Roundabout	Roundabout upgrade	As identified through traffic model for the precincts	\$2,000,000	Total population 2033	193,342	\$10	B	10 years
				\$152,811,500			\$2,158		

### H.5: Works schedule – cycleways

Ref	Item description 1	Item description 2	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate per resident	Priority (A,B,C)	Staging / Timing
<b>CW3</b>	Macarthur Trail	Completion of trail	Greater Macarthur Growth Area Infrastructure Schedule	\$1,175,439	Total population 2033	193,342	\$6	C	10+ years
<b>CW4</b>	Broughton Street Cycleway	Kentlyn to Campbelltown	Greater Macarthur Growth Area Infrastructure Schedule	\$940,351	Infill population growth to 2033	33,324	\$28	B	5 - 10 years
<b>CW6</b>	Cycleways / Recreation Trails	Various location throughout the LGA	-	\$11,754,386	Total population 2033	193,342	\$61	C	10+ years
<b>CW7</b>	Macquarie Fields Precinct works	Victoria Road, Saywell Road, Parliament Road through Macquarie Links Golf Course	Greater Macarthur Growth Area Infrastructure Schedule	\$2,938,596	Infill population growth to 2033	33,324	\$88	A	0-5 years
<b>CW8</b>	Minto Precinct works	Surrey Street, Stafford St to Monaghan St, through Coronation Park to Rose Reserve	Greater Macarthur Growth Area Infrastructure Schedule	\$1,175,439	Infill population growth to 2033	33,324	\$35	A	0-5 years
<b>CW9</b>	Leumeah Precinct works	Along Plough Inn Rd and Harbord Rd connecting the residential precinct to the north east, and along Rudd Rd diverging to various local routes to the east	Greater Macarthur Growth Area Infrastructure Schedule	\$2,938,596	Infill population growth to 2033	33,324	\$88	A	0-5 years
<b>CW10</b>	Campbelltown Precinct works	Heading east through Mawson Park connecting to Condamine St and heading west towards Blaxland Road.	Greater Macarthur Growth Area Infrastructure Schedule	\$1,763,158	Infill population growth to 2033	33,324	\$53	B	5 - 10 years
<b>CW11</b>	Macarthur Precinct works	Through the University and along Basin Reserve Goldsmith Avenue linking to the university residential development to the west, Bolger St and Parc Guell Dr linking to the residential precinct and Campbelltown Hospital to the east, and through the Barber St Reserve to link to the south.	Greater Macarthur Growth Area Infrastructure Schedule	\$2,350,877	Infill population growth to 2033	33,324	\$71	B	5 - 10 years
				\$25,036,842			\$430		

H.6: Works schedule – town centre public domain facilities

Ref	Item description 1	Item description 2	Project reference	Works cost	Nexus notes	Demand (residents)	Contribution rate per resident	Priority (A,B,C)	Staging / Timing
PD1	Minto	Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting	Greater Macarthur Growth Area Infrastructure Schedule	\$5,877,193	Total population 2033	193,342	\$30	B	5 - 10 years
PD2	Leumeah	Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting	Greater Macarthur Growth Area Infrastructure Schedule	\$5,877,193	Total population 2033	193,342	\$30	B	5 - 10 years
PD3	Macquarie Fields	Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting	Greater Macarthur Growth Area Infrastructure Schedule	\$5,877,193	Total population 2033	193,342	\$30	B	5 - 10 years
PD4	Campbelltown/Macarthur	Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting	Reimagining Campbelltown	\$23,508,772	Total population 2033	193,342	\$122	C	10+ years
PD5	Glenfield	Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting	Greater Macarthur Growth Area Infrastructure Schedule	\$5,877,193	Total population 2033	193,342	\$30	C	10+ years
PD6	Ingleburn	Footpath improvements, pedestrian crossings, street tree planting, bicycle storage facilities and lighting	Greater Macarthur Growth Area Infrastructure Schedule	\$5,877,193	Total population 2033	193,342	\$30	C	10+ years
				\$52,894,737			\$274		



## APPENDIX I: WORKS MAPS



## Appendix I: Works maps

This appendix contains the following works maps:

- Figure 9: Works map, all categories – LGA-wide
- Figure 10: Works map, all categories – Tile 1
- Figure 11: Works map, all categories – Tile 2
- Figure 12: Works map, all categories – Tile 3
- Figure 13: Works map, all categories – Tile 4
- Figure 14: Works map, all categories – Tile 5
- Figure 15: Works map, all categories – Tile 6
- Figure 16: Works map, all categories – Tile 7
- Figure 17: Works map, all categories – Tile 8
- Figure 18: Works map, all categories – Tile 9