

Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12
1.5 Development Contribution Rates Fairfield Subdistrict Rates – See Appendix A.1	1.5 Development Contribution Rates Fairfield Subdistrict Adjusted rates – See Appendix A.2
1.5 Development Contribution Rates Fairfield Heights Subdistrict Rates – See Appendix B.1	1.5 Development Contribution Rates Fairfield Heights Subdistrict Adjusted rates – See Appendix B.2
1.5 Development Contribution Rates Villawood Subdistrict Rates – See Appendix C.1	1.5 Development Contribution Rates Villawood Subdistrict Adjusted rates – See Appendix C.2
1.4.2 Open Space Acquisition Infrastructure Provision Criteria: <ol style="list-style-type: none"> 1) To provide passive open space in the form of neighbourhood parks that service the demand generated from additional population 2) To provide new parks at the rate of 2.78m² per additional person (this is a limited provision based on the existing base rate of provision in the City (i.e. Villawood) however this is to be offset with a comprehensive open space embellishment strategy detailed below) 3) Neighbourhood parks provided in the East (i.e. Fairfield, Villawood, and Cabramatta) should be 3,000-5,000m² 4) Neighbourhood parks provided in the West (i.e. Western LGA catchment) should be approximately 5,000m² 5) Parks provided in this Plan should be located within or no more than 800m from medium/high density residential areas 	1.4.2 Open Space Acquisition Infrastructure Provision Criteria: <ol style="list-style-type: none"> 1) To provide passive open space in the form of neighbourhood parks that service the demand generated from additional population 2) To provide new parks at the rate of 2.78m² per additional person (this is a limited provision based on the existing base rate of provision in the City (i.e. Villawood) however this is to be offset with a comprehensive open space embellishment strategy detailed below) 3) Neighbourhood parks provided in the East (i.e. Fairfield, Villawood, and Cabramatta) should be 3,000-5,000m² 4) Neighbourhood parks provided in the West (i.e. Western LGA catchment) should be approximately 5,000m²

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	<p>5) Planning for parks within this plan seek to ensure compliance with Western City District Plan guidelines that specifies a neighbourhood park be located within:</p> <ul style="list-style-type: none"> a. 200 metres from high density residential areas b. 400 metres from low to medium density residential areas. 								
<p>2.2 Commencement of this Plan</p>	<p>2.2 Commencement of this Plan</p> <table border="1" data-bbox="1133 523 2031 1066"> <thead> <tr> <th data-bbox="1133 523 1585 560">Amendment 12</th><th data-bbox="1588 523 2031 560">Date XX XX XXXX</th></tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="1133 561 1585 746"> <p>Changes to Land Acquisition Works Schedule and contribution rates following Fairfield LEP 2013 Amendment No.38 that rezoned land in Fairfield, Fairfield Heights and Villawood RE1 Public Recreation to support future residential development through the provision of detention basins and neighbourhood parks.</p> </td></tr> <tr> <td colspan="2" data-bbox="1133 748 1585 906"> <p>Changes to relevant text to incorporate new standards for open space provision reflected in the Western City District Plan 2018 including proximity to open space.</p> </td></tr> <tr> <td colspan="2" data-bbox="1133 908 1585 1066"> <p>Minor amendments to update references to sections in the EP&A Act 1979, environmental planning instruments, planning policies and local strategies.</p> </td></tr> </tbody> </table>	Amendment 12	Date XX XX XXXX	<p>Changes to Land Acquisition Works Schedule and contribution rates following Fairfield LEP 2013 Amendment No.38 that rezoned land in Fairfield, Fairfield Heights and Villawood RE1 Public Recreation to support future residential development through the provision of detention basins and neighbourhood parks.</p>		<p>Changes to relevant text to incorporate new standards for open space provision reflected in the Western City District Plan 2018 including proximity to open space.</p>		<p>Minor amendments to update references to sections in the EP&A Act 1979, environmental planning instruments, planning policies and local strategies.</p>	
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<p>Minor amendments to update references to sections in the EP&A Act 1979, environmental planning instruments, planning policies and local strategies.</p>									
<p>2.8 Relationship to other plans and policies</p> <p>This Plan supplements the provisions of and should be read in conjunction with the:</p> <ul style="list-style-type: none"> • EP&A Act and its Regulations • Fairfield Local Environmental Plan 1994 	<p>2.8 Relationship to other plans and policies</p> <p>This Plan supplements the provisions of and should be read in conjunction with the:</p> <ul style="list-style-type: none"> • EP&A Act and its Regulations • Fairfield Local Environmental Plan 2013 • Fairfield City Wide DCP 2013 								

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<ul style="list-style-type: none"> Draft Fairfield Residential Development Strategy, HASSELL, March 2009; Fairfield City Wide DCP 2006 Fairfield Town Centre DCP 2006 Bonnyrigg Town Centre DCP 2004 Cabramatta Town Centre DCP 5/2000 Canley Corridor DCP No. 37 Prairiewood Masterplan 2005 Fairfield Heights Town Centre DCP 1995 Villawood Structure Plan 2008 Indirect (Section 7.11) Development Contributions Plan 2011 <p>In the event of any inconsistency, the provisions of this plan shall apply.</p>	<ul style="list-style-type: none"> Indirect (Section 7.11) Development Contributions Plan 2011 <p>Place Based and Site Specific Development Control Plans</p> <ul style="list-style-type: none"> Bonnyrigg Town Centre DCP 2018 Cabramatta Town Centre DCP 5/2000 Canley Corridor DCP No. 37 (2013) Fairfield City Centre DCP 2013 Fairfield Heights Town Centre DCP 2018 Prairiewood Town Centre – Southern Precinct DCP 2013 Villawood Town Centre DCP 2020 Wetherill Park Market Town Site Specific DCP 2014 <p>Master Plans</p> <ul style="list-style-type: none"> Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007) Prairiewood Masterplan (December 2005) <p>Urban Design Studies</p> <ul style="list-style-type: none"> Fairfield City Centre Key Sites Urban Design Study 2018 Fairfield Heights Town Centre Urban Design Study 2018 Villawood Town Centre Urban Design Study 2018 <p>Strategies</p> <ul style="list-style-type: none"> Fairfield Residential Development Strategy 2009. <p>In the event of any inconsistency, the provisions of this plan shall apply.</p>

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<p>4.9 Infrastructure demand arising from unanticipated development</p> <p>This Plan does not take into account any demand for community infrastructure attributable to unanticipated development, including future planning proposals under section 55 of the EP&A Act.</p>	<p>4.9 Infrastructure demand arising from unanticipated development</p> <p>This Plan does not take into account any demand for community infrastructure attributable to unanticipated development, including future planning proposals under section 3.33 of the EP&A Act.</p>
<p>4.14 Land Acquisition for Open Space and Embellishment</p> <p>The generally accepted benchmark standard used for the provision of passive open space is 12.1m² per person (based on 2.83ha/1000 residents or 28.3m² per person of which 16.2m² is required to address active recreation uses and 12.1m² for passive uses - Unwin 1929). As discussed above, this plan will focus initially on passive open space provision so the 12.1m² per person rate is the most relevant benchmark.</p>	<p>4.14 Land Acquisition for Open Space and Embellishment</p> <p>The proximity of open space as a guideline is identified in the Western City District Plan 2018, Planning Priority W18, Delivering high quality open space. High density development (over 60 dwellings per hectare) should be located within 200 metres of open space and all dwellings should be within 400 metres of open space.</p> <p>The area of open space as a generally accepted benchmark standard used for the provision of passive open space is 12.1m² per person (based on 2.83ha/1000 residents or 28.3m² per person of which 16.2m² is required to address active recreation uses and 12.1m² for passive uses - Unwin 1929). As discussed above, this plan will focus initially on passive open space provision so the 12.1m² per person rate is the most relevant benchmark.</p>
<p>4.14 Land Acquisition for Open Space and Embellishment</p> <p>Criteria for the acquisition of open space:</p> <ol style="list-style-type: none"> 1. Open space purchased is to be used primarily for purpose of passive open space in the form of a neighbourhood parks 2. Neighbourhood parks provided in the East (i.e. Fairfield, Villawood & Cabramatta) should be 4,000 – 5,000m² 	<p>4.14 Land Acquisition for Open Space and Embellishment</p> <p>Criteria for the acquisition of open space:</p> <ol style="list-style-type: none"> 1. Open space purchased is to be used primarily for purpose of passive open space in the form of a neighbourhood parks 2. Neighbourhood parks provided in the East (i.e. Fairfield, Villawood & Cabramatta) should be 4,000 – 5,000m²

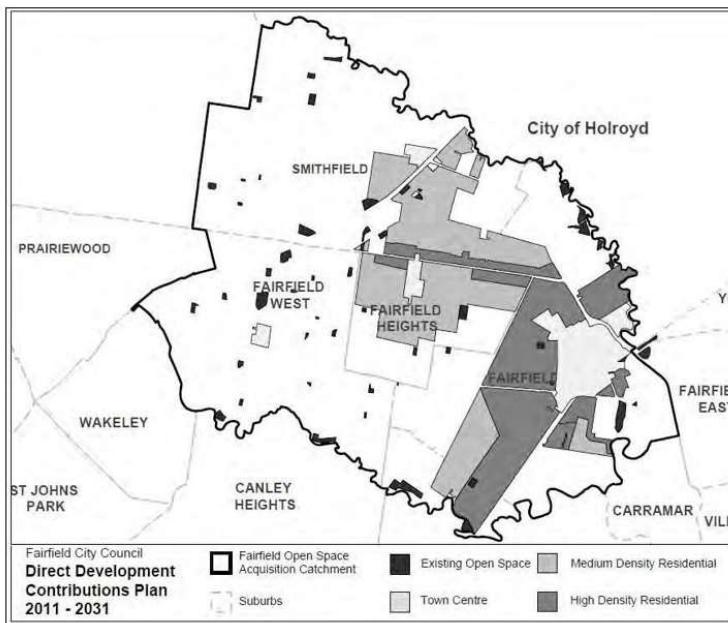
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<p>3. Neighbourhood parks provided in the West (i.e. Western LGA catchment) should be not less than 5000m2**</p> <p>4. Parks should be located no more than 800m from medium/high density residential areas.</p>	<p>3. Neighbourhood parks provided in the West (i.e. Western LGA catchment) should be not less than 5000m2**</p> <p>4. Parks should be located no more than 200m from high density residential areas and 400 metres of all other dwellings.</p> <p>5. Priority acquisition for areas of existing and future high density dwellings with no accessible open space within 400 metres and for other dwellings with no accessible open space within 600 metres</p>
<p>4.14.1 Land Acquisition for Open Space - Work Schedule</p> <p>1. Area: Fairfield Catchment</p> <p>Location: Passive open space to be provided within Fairfield Open Space Catchment (shown below), in accordance with the open space criteria detailed in Section 4.14</p> <p>Description: Acquire land for the purpose of a Neighbourhood Park.</p> <p>Strategy: To provide passive open space at 2.78m2 per additional person for reasons discussed in detail in Section 4.14.</p> <p>Contribution Rate: \$1,807 per person.</p> <p>Proposed Works and Cost Estimate: At least 17,650m2 of passive open space be provided (approximately 4-5 neighbourhood parks) in the catchment indicated below which is estimated to cost \$11,472,500 as at July 2011.</p> <p>Apportionment: The apportionment to future development is 100% as the provision of an extra 2.78m2 per person seeks to address the open space needs generated by the new population and will result in this catchment</p>	<p>4.14.1 Land Acquisition for Open Space - Work Schedule</p> <p>1. Area: Fairfield Catchment</p> <p>Location: Passive open space to be provided within Fairfield Open Space Catchment (shown below) for the suburbs Fairfield, Fairfield Heights, Fairfield West and Smithfield, in accordance with the open space criteria detailed in Section 4.14</p> <p>Description: Acquire land for the purpose of a neighbourhood park.</p> <p>Strategy: To provide passive open space at 2.78m2 per additional person or proximity guidelines (whichever is the greater need) for reasons discussed in detail in Section 4.14.</p> <p>Nexus: The future population accommodated in the catchment up to 2031 will generate demand for this project.</p> <p>Apportionment: The apportionment to future development is 100% as the provision of an extra 2.78m2 per person seeks to address the open space needs generated by the new population and will result in this catchment being provided with less open space per person than currently available to the existing community.</p>

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<p>being provided with less open space per person than currently available to the existing community.</p> <p>Nexus: The future population accommodated in the Fairfield Catchment up to 2031 will generate demand for this project.</p>	<p>Proposed Works:</p> <p>Fairfield - At least 26,000 m² of passive open space be provided in four neighbourhood parks with following approximate areas:</p> <ul style="list-style-type: none"> • Sackville and Harris Streets - 8,700m² • Francis and Frederick Streets - 3000m² • Coleraine and Codrington Streets – 1,800m² • Brenan and Granville Streets – 3,000m² <p>Fairfield Heights - At least 9,300m² of passive open space be provided in two neighbourhood parks with following approximate areas:</p> <ul style="list-style-type: none"> • Polding and Smart Streets – 6,300m² • Station Street – 3,000m² <p>Smithfield - At least 3,500m² of passive open space be provided in one neighbourhood park with following approximate area:</p> <ul style="list-style-type: none"> • Barton Street – 3,500m² <p>Cost estimate: \$38,000,000 as at December 2020.</p> <p>Amount to be collected \$26,600,000 during the life of this plan to 2031 with the remaining amount (30%) to be collected during the lifecycle of the next plan.</p> <p>Population Growth up to 2031: 8,000 persons</p> <p>Contribution Rate: \$3,325 per person.</p>

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4.14.1 Land Acquisition for Open Space - Work Schedule

1. Area: Fairfield Catchment



4.14.1 Land Acquisition for Open Space- Work Schedule

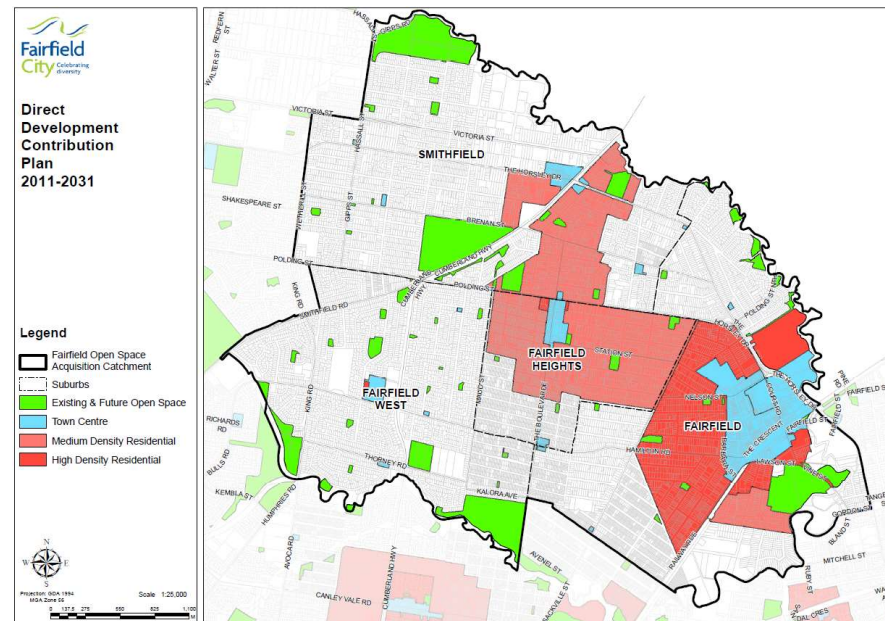
2. Area: Cabramatta Catchment

Strategy: To provide passive open space at 2.78m² per additional person for reasons discussed in detail in Section 4.14.

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4.14.1 Land Acquisition for Open Space - Work Schedule

1. Area: Fairfield Catchment



4.14.1 Land Acquisition for Open Space- Work Schedule

2. Area: Cabramatta Catchment

Strategy: To provide passive open space at 2.78m² per additional person or proximity guidelines (whichever is the greater need) for reasons discussed in detail in Section 4.14.

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<p>3. Area: Villawood Catchment</p> <p>Location: Passive open space to be provided within Villawood Open Space Catchment (shown below), in accordance with the open space criteria detailed in Section 4.14</p> <p>Description: Acquire land for the purpose of a Neighbourhood Park.</p> <p>Strategy: To provide passive open space at 2.78m² per additional person for reasons discussed in detail in Section 4.14.</p> <p>Contribution Rate: \$1,807 per person.</p> <p>Proposed Works and Cost Estimate: At least 4,259m² of passive open space be provided (approximately 1 neighbourhood park) in the catchment indicated below which is estimated to cost \$2,768,350 as at July 2011.</p> <p>Apportionment: The apportionment to future development is 100% as the provision of an extra 2.78m² per person seeks to address the open space needs generated by the new population and will result in this catchment being provided with less open space per person than currently available to the existing community.</p> <p>Nexus: The future population accommodated in the Villawood Catchment up to 2031 will generate demand for this project.</p>	<p>3. Area: Villawood Catchment</p> <p>Location: Passive open space to be provided within Villawood Open Space Catchment (shown below), in accordance with the open space criteria detailed in Section 4.14</p> <p>Description: Acquire land for the purpose of a Neighbourhood Park.</p> <p>Strategy: To provide passive open space at 2.78m² per additional person or proximity guidelines (whichever is the greater need) for reasons discussed in detail in Section 4.14.</p> <p>Nexus: The future population accommodated in the Villawood Catchment up to 2031 will generate demand for this project.</p> <p>Apportionment: The apportionment to future development is 100% as the provision of an extra 2.78m² per person seeks to address the open space needs generated by the new population and will result in this catchment being provided with less open space per person than currently available to the existing community.</p> <p>Proposed Works:</p> <p>Villawood - At least 7,100 m² of passive open space be provided in two neighbourhood parks with following approximate areas:</p> <ul style="list-style-type: none"> • Belmore and Mandarin Streets – 5,200m² • Hilwa Street 1,900m² <p>Cost estimate: \$14,100,000 as at December 2020.</p>

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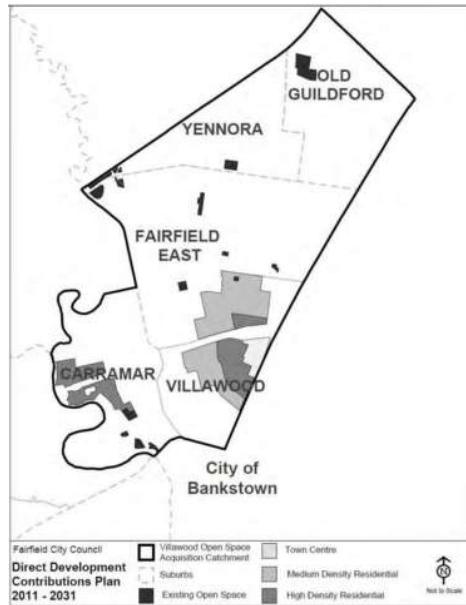
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Amount to be collected **\$9,870,000** during the life of this plan to 2031 with the remaining amount (30%) to be collected during the lifecycle of the next plan.

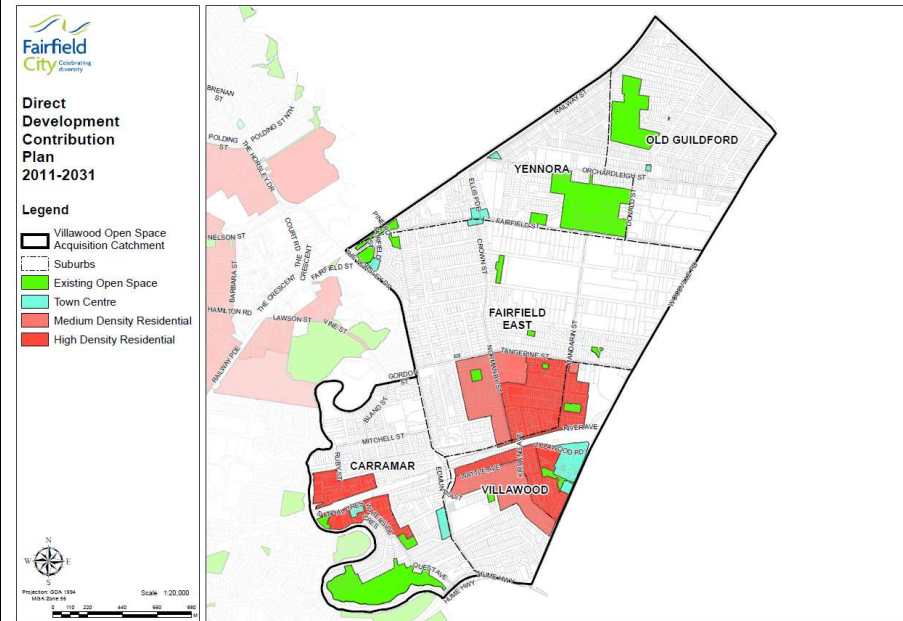
Population Growth up to 2031: 2,614 persons

Contribution Rate: **\$3,775** per person.

3. Area: Villawood Catchment



3. Area: Villawood Catchment



Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12
<p>4. Area: Western LGA Catchment</p> <p>Location: Passive open space to be provided within Western LGA Open Space Catchment (shown below), in accordance with the open space criteria detailed in Section 4.14.</p> <p>Description: Acquire land for the purpose of a Neighbourhood Park.</p> <p>Strategy: To provide passive open space at 2.78m² per additional person for reasons discussed in detail in Section 4.14.</p> <p>Contribution Rate: \$1,529 per person.</p> <p>Proposed Works and Cost Estimate: At least 20,989m² of passive open space be provided (approximately 4 neighbourhood parks) in the catchment indicated below which is estimated to cost \$11,543,950 as at July 2011.</p> <p>Apportionment: The apportionment to future development is 100% as the provision of an extra 2.78m² per person seeks to address the open space needs generated by the new population and will result in this catchment being provided with less open space per person than currently available to the existing community.</p> <p>Nexus: The future population accommodated in the Western LGA Catchment up to 2031 will generate demand for this project.</p>	<p>4. Area: Western LGA Catchment</p> <p>Location: Passive open space to be provided within Western LGA Open Space Catchment (shown below), in accordance with the open space criteria detailed in Section 4.14.</p> <p>Description: Acquire land for the purpose of a Neighbourhood Park.</p> <p>Strategy: To provide passive open space at 2.78m² per additional person or proximity guidelines (whichever is the greater need) for reasons discussed in detail in Section 4.14.</p> <p>Contribution Rate: \$1,529 per person.</p> <p>Proposed Works and Cost Estimate: At least 20,989m² of passive open space be provided (approximately 4 neighbourhood parks) in the catchment indicated below which is estimated to cost \$11,543,950 as at July 2011.</p> <p>Apportionment: The apportionment to future development is 100% as the provision of an extra 2.78m² per person seeks to address the open space needs generated by the new population and will result in this catchment being provided with less open space per person than currently available to the existing community.</p> <p>Nexus: The future population accommodated in the Western LGA Catchment up to 2031 will generate demand for this project.</p>

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<p>Appendix D Schedule of Contribution Rates</p> <p>Fairfield Subdistrict</p> <p>Rates – See Appendix A.1</p>	<p>Appendix D Schedule of Contribution Rates</p> <p>Fairfield Subdistrict</p> <p>Adjusted rates – See Appendix A.2</p>
<p>Appendix D Schedule of Contribution Rates</p> <p>Fairfield Subdistrict</p> <p>Rates – See Appendix B.1</p>	<p>Appendix D Schedule of Contribution Rates</p> <p>Fairfield Heights Subdistrict</p> <p>Adjusted rates – See Appendix B.2</p>
<p>Appendix D Schedule of Contribution Rates</p> <p>Villawood Subdistrict</p> <p>Rates – See Appendix C.1</p>	<p>Appendix D Schedule of Contribution Rates</p> <p>Villawood Subdistrict</p> <p>Adjusted rates – See Appendix C.2</p>

Appendices: Base Development Contributions Rates as at start of Plan

Appendix A.1 – Fairfield Existing

Fairfield Subdistrict Date of Contribution Levy Indexing Base Index (as at time of adoption of the Contributions Plan) Index: 100.00 Effective Date: 4 January 2012 Refer to Appendix D for current rate	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide	\$34	\$44	\$44	\$82	\$126	\$126
Levy District Levy	\$202	\$263	\$263	\$485	\$747	\$747
Neighbourhood Levy	\$562	\$731	\$731	\$1,349	\$2,079	\$2,079
2. Open Space Acquisition	\$1,807	\$2,349	\$2,349	\$4,337	\$6,686	\$6,686
3. Open Space Embellishment	\$290	\$377	\$377	\$696	\$1,073	\$1,073
4. Plan Administration & Management	\$70	\$91	\$91	\$168	\$259	\$259
Total	\$2,965	\$3,855	\$3,855	\$7,117	\$10,970	\$10,970

Appendix A.2 – Fairfield Proposed

Fairfield Subdistrict Date of Contribution Levy Indexing Base Index (as at time of adoption of the Contributions Plan) Index: 100.00 Effective Date: 4 January 2012 Refer to Appendix D for current rate	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide	\$34	\$44	\$44	\$82	\$126	\$126
Levy District Levy	\$202	\$263	\$263	\$485	\$747	\$747
Neighbourhood Levy	\$562	\$731	\$731	\$1,349	\$2,079	\$2,079
2. Open Space Acquisition	\$3,325	\$4,323	\$4,323	\$7,980	\$12,302	\$12,302
3. Open Space Embellishment	\$290	\$377	\$377	\$696	\$1,073	\$1,073
4. Plan Administration & Management	\$70	\$91	\$91	\$168	\$259	\$259
Total	\$4,483	\$5,829	\$5,829	\$10,760	\$16,586	\$16,586

Appendix B.1 – Fairfield Heights Existing

Fairfield Heights Subdistrict Date of Contribution Levy Indexing Base Index (as at time of adoption of the Contributions Plan) Index: 100.00 Effective Date: 4 January 2012 Refer to Appendix D for current rate	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide	\$34	\$44	\$44	\$82	\$126	\$126
Levy District Levy	\$202	\$263	\$263	\$485	\$747	\$747
Neighbourhood Levy	\$417	\$542	\$542	\$1,001	\$1,543	\$1,543
2. Open Space Acquisition	\$1,807	\$2,349	\$2,349	\$4,337	\$6,686	\$6,686
3. Open Space Embellishment	\$290	\$377	\$377	\$696	\$1,073	\$1,073
4. Plan Administration & Management	\$70	\$91	\$91	\$168	\$259	\$259
Total	\$2,820	\$3,666	\$3,666	\$6,769	\$10,434	\$10,434

Appendix B.2 – Fairfield Heights Proposed

Fairfield Heights Subdistrict Date of Contribution Levy Indexing Base Index (as at time of adoption of the Contributions Plan) Index: 100.00 Effective Date: 4 January 2012 Refer to Appendix D for current rate	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide	\$34	\$44	\$44	\$82	\$126	\$126
Levy District Levy	\$202	\$263	\$263	\$485	\$747	\$747
Neighbourhood Levy	\$417	\$542	\$542	\$1,001	\$1,543	\$1,543
2. Open Space Acquisition	\$3,325	\$4,323	\$4,323	\$7,980	\$12,302	\$12,302
3. Open Space Embellishment	\$290	\$377	\$377	\$696	\$1,073	\$1,073
4. Plan Administration & Management	\$70	\$91	\$91	\$168	\$259	\$259
Total	\$4,338	\$5,640	\$5,640	\$10,412	\$16,050	\$16,050

Appendix C.1 – Villawood Existing

Villawood Subdistrict Date of Contribution Levy Indexing Base Index (as at time of adoption of the Contributions Plan) Index: 100.00 Effective Date: 4 January 2012 Refer to Appendix D for current rate	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide	\$34	\$44	\$44	\$82	\$126	\$126
Levy District Levy	\$202	\$263	\$263	\$485	\$747	\$747
Neighbourhood Levy	\$443	\$576	\$576	\$1,063	\$1,639	\$1,639
2. Open Space Acquisition	\$1,807	\$2,349	\$2,349	\$4,337	\$6,686	\$6,686
3. Open Space Embellishment	\$325	\$423	\$423	\$780	\$1,203	\$1,203
4. Plan Administration & Management	\$70	\$91	\$91	\$168	\$259	\$259
Total	\$2,881	\$3,746	\$3,746	\$6,915	\$10,660	\$10,660

Appendix C.2 – Villawood Proposed

Villawood Subdistrict Date of Contribution Levy Indexing Base Index (as at time of adoption of the Contributions Plan) Index: 100.00 Effective Date: 4 January 2012 Refer to Appendix D for current rate	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide	\$34	\$44	\$44	\$82	\$126	\$126
Levy District Levy	\$202	\$263	\$263	\$485	\$747	\$747
Neighbourhood Levy	\$443	\$576	\$576	\$1,063	\$1,639	\$1,639
2. Open Space Acquisition	\$3,775	\$4,908	\$4,908	\$10,193	\$13,968	\$13,968
3. Open Space Embellishment	\$325	\$423	\$423	\$780	\$1,203	\$1,203
4. Plan Administration & Management	\$70	\$91	\$91	\$168	\$259	\$259
Total	\$4,849	\$6,305	\$6,305	\$12,771	\$17,942	\$17,942

Appendices: Base Development Contributions Rates as Indexed

Appendix D.1 – Fairfield Existing

Fairfield Subdistrict	Small Granny Flat or Boarding House Occupancy	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
Indexation No. 24 For period: June 2020 – September 2020 Index 125.9 Rate of Increase 0.1 Effective Date: 5 November 2020	(Less than 50sq.m – e.g. small granny flat or Boarding House Room)	(50sq.m to 60sq.m – e.g. large granny flat)	(Less than 70sq.m – e.g. 1 bedroom dwelling)	(70sq.m to 100sq.m – e.g. 2 bedroom dwelling)	(Greater than 100sq.m – e.g. 3 or more bedroom dwelling)	
1. Community Facilities						
City Wide Levy	\$43.98	\$56.92	\$56.92	\$106.08	\$162.99	\$162.99
District Levy	\$261.31	\$340.22	\$340.22	\$627.40	\$966.32	\$966.32
Neighbourhood Levy	\$727.00	\$945.62	\$945.62	\$1,745.07	\$2,689.40	\$2,689.40
2. Open Space Acquisition	\$2,337.54	\$3,038.67	\$3,038.67	\$5,610.35	\$8,649.03	\$8,649.03
3. Open Space Embellishment	\$375.14	\$487.69	\$487.69	\$900.35	\$1,388.04	\$1,388.04
4. Plan Administration & Management	\$90.55	\$117.72	\$117.72	\$217.33	\$335.04	\$335.04
Total	\$3,836	\$4,987	\$4,987	\$9,207	\$14,191	\$14,191

Appendix D.2 – Fairfield Proposed

Fairfield Subdistrict	Small Granny Flat or Boarding House Occupancy	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
Indexation No. 24 For period: June 2020 – September 2020 Index 125.9 Rate of Increase 0.1 Effective Date: 5 November 2020	(Less than 50sq.m – e.g. small granny flat or Boarding House Room)	(50sq.m to 60sq.m – e.g. large granny flat)	(Less than 70sq.m – e.g. 1 bedroom dwelling)	(70sq.m to 100sq.m – e.g. 2 bedroom dwelling)	(Greater than 100sq.m – e.g. 3 or more bedroom dwelling)	
1. Community Facilities						
City Wide Levy	\$43.98	\$56.92	\$56.92	\$106.08	\$162.99	\$162.99
District Levy	\$261.31	\$340.22	\$340.22	\$627.40	\$966.32	\$966.32
Neighbourhood Levy	\$727.00	\$945.62	\$945.62	\$1,745.07	\$2,689.40	\$2,689.40
2. Open Space Acquisition	\$3,325.00	\$4,323.00	\$4,323.00	\$7,980.00	\$12,302.00	\$12,302.00
3. Open Space Embellishment	\$375.14	\$487.69	\$487.69	\$900.35	\$1,388.04	\$1,388.04
4. Plan Administration & Management	\$90.55	\$117.72	\$117.72	\$217.33	\$335.04	\$335.04
Total	\$4,823	\$6,271	\$6,271	\$11,576	\$17,844	\$17,844

Appendix E.1 – Fairfield Heights Existing

Fairfield Heights Subdistrict Indexation No. 24 For period: June 2020 – September 2020 Index 125.9 Rate of Increase 0.1 Effective Date: 5 November 2020	Small Granny Flat or Boarding House Occupancy (Less than 50sq.m – e.g. small granny flat or Boarding House Room)	Large Granny Flat (50sq.m to 60sq.m – e.g. large granny flat)	Small Dwelling (Less than 70sq.m – e.g. 1 bedroom dwelling)	Medium Dwelling (70sq.m to 100sq.m – e.g. 2 bedroom dwelling)	Large Dwelling (Greater than 100sq.m – e.g. 3 or more bedroom dwelling)	Additional Lot
1. Community Facilities						
City Wide Levy	\$43.98	\$56.92	\$56.92	\$106.08	\$162.99	\$162.99
District Levy	\$261.31	\$340.22	\$340.22	\$627.40	\$966.32	\$966.32
Neighbourhood Levy	\$539.43	\$701.13	\$701.13	\$1,294.90	\$1,996.03	\$1,996.03
2. Open Space Acquisition	\$2,337.54	\$3,038.67	\$3,038.67	\$5,610.35	\$8,649.03	\$8,649.03
3. Open Space Embellishment	\$375.14	\$487.69	\$487.69	\$900.35	\$1,388.04	\$1,388.04
4. Plan Administration & Management	\$90.55	\$117.72	\$117.72	\$217.33	\$335.04	\$335.04
Total	\$3,648	\$4,742	\$4,742	\$8,756	\$13,497	\$13,497

Appendix E.2 – Fairfield Heights Proposed

Fairfield Heights Subdistrict Indexation No. 24 For period: June 2020 – September 2020 Index 125.9 Rate of Increase 0.1 Effective Date: 5 November 2020	Small Granny Flat or Boarding House Occupancy (Less than 50sq.m – e.g. small granny flat or Boarding House Room)	Large Granny Flat (50sq.m to 60sq.m – e.g. large granny flat)	Small Dwelling (Less than 70sq.m – e.g. 1 bedroom dwelling)	Medium Dwelling (70sq.m to 100sq.m – e.g. 2 bedroom dwelling)	Large Dwelling (Greater than 100sq.m – e.g. 3 or more bedroom dwelling)	Additional Lot
1. Community Facilities						
City Wide Levy	\$43.98	\$56.92	\$56.92	\$106.08	\$162.99	\$162.99
District Levy	\$261.31	\$340.22	\$340.22	\$627.40	\$966.32	\$966.32
Neighbourhood Levy	\$539.43	\$701.13	\$701.13	\$1,294.90	\$1,996.03	\$1,996.03
2. Open Space Acquisition	\$3,325	\$4,323	\$4,323	\$7,980	\$12,302	\$12,302
3. Open Space Embellishment	\$375.14	\$487.69	\$487.69	\$900.35	\$1,388.04	\$1,388.04
4. Plan Administration & Management	\$90.55	\$117.72	\$117.72	\$217.33	\$335.04	\$335.04
Total	\$4,635	\$6,027	\$6,027	\$11,126	\$17,150	\$17,150

Appendix F.1 – Villawood Existing

Villawood Subdistrict Indexation No. 24 For period: June 2020 – September 2020 Index 125.9 Rate of Increase 0.1 Effective Date: 5 November 2020	Small Granny Flat or Boarding House Occupancy (Less than 50sq.m – e.g. small granny flat or Boarding House Room)	Large Granny Flat (50sq.m to 60sq.m – e.g. large granny flat)	Small Dwelling (Less than 70sq.m – e.g. 1 bedroom dwelling)	Medium Dwelling (70sq.m to 100sq.m – e.g. 2 bedroom dwelling)	Large Dwelling (Greater than 100sq.m – e.g. 3 or more bedroom dwelling)	Additional Lot
1. Community Facilities						
City Wide Levy	\$43.98	\$56.92	\$56.92	\$106.08	\$162.99	\$162.99
District Levy	\$261.31	\$340.22	\$340.22	\$627.40	\$966.32	\$966.32
Neighbourhood Levy	\$573.07	\$745.11	\$745.11	\$1,375.10	\$2,120.21	\$2,120.21
2. Open Space Acquisition	\$2,337.54	\$3,038.67	\$3,038.67	\$5,610.35	\$8,649.03	\$8,649.03
3. Open Space Embellishment	\$420.42	\$547.19	\$547.19	\$1,009.01	\$1,556.20	\$1,556.20
	\$336.05	\$90.55	\$117.72	\$217.33	\$335.04	\$335.04
Total	\$3,727	\$4,846	\$4,846	\$8,945	\$13,790	\$13,790

Appendix F.2 – Villawood Proposed

Villawood Subdistrict Indexation No. 24 For period: June 2020 – September 2020 Index 125.9 Rate of Increase 0.1 Effective Date: 5 November 2020	Small Granny Flat or Boarding House Occupancy (Less than 50sq.m – e.g. small granny flat or Boarding House Room)	Large Granny Flat (50sq.m to 60sq.m – e.g. large granny flat)	Small Dwelling (Less than 70sq.m – e.g. 1 bedroom dwelling)	Medium Dwelling (70sq.m to 100sq.m – e.g. 2 bedroom dwelling)	Large Dwelling (Greater than 100sq.m – e.g. 3 or more bedroom dwelling)	Additional Lot
1. Community Facilities						
City Wide Levy	\$43.98	\$56.92	\$56.92	\$106.08	\$162.99	\$162.99
District Levy	\$261.31	\$340.22	\$340.22	\$627.40	\$966.32	\$966.32
Neighbourhood Levy	\$573.07	\$745.11	\$745.11	\$1,375.10	\$2,120.21	\$2,120.21
2. Open Space Acquisition	\$3,775.00	\$4,908.00	\$4,908.00	\$10,193.00	\$13,968.00	\$13,968.00
3. Open Space Embellishment	\$420.42	\$547.19	\$547.19	\$1,009.01	\$1,556.20	\$1,556.20
	\$336.05	\$90.55	\$117.72	\$217.33	\$335.04	\$335.04
Total	\$5,164	\$6,715	\$6,715	\$13,528	\$19,109	\$19,109