

Outcomes Committee



AGENDA

DATE OF MEETING: 09 February 2021

LOCATION: Council Chambers

TIME: 7.00pm

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OUTCOMES COMMITTEE

Meeting Date 9 February 2021

Item Number. 2

SUBJECT: Direct Development Contributions Plan 2011 - Draft Amendment No.12

FILE NUMBER: 20/38189

REPORT BY: Edward Saulig, Senior Strategic Land Use Planner; Chris Shinn, Coordinator Strategic Planning

RECOMMENDATION:

That:

1. Council's Direct (Section 7.11) Development Contributions Plan 2011 be amended for exhibition purposes to reflect the land acquisition schedule and contribution rate changes resulting from Fairfield Local Environmental Plan 2013 Amendment No.38 as shown in Attachment A and that the amendment be known as draft Direct (Section 7.11) Development Contributions Plan 2011 Amendment No.12.
2. Draft Direct (Section 7.11) Development Contributions Plan 2011 Amendment No.12 be placed on public exhibition for a period of 28 days from the day it is notified on Council's website and NSW Planning Portal.
3. The outcome of the public exhibition of Draft Direct (Section 7.11) Development Contributions Plan 2011 Amendment No.12 be reported back to Council following completion of the exhibition period.

Note: This report deals with a planning decision made in the exercise of a function of Council under the EP&A Act and a division needs to be called.

SUPPORTING DOCUMENTS:

AT-A ↓	Fairfield Direct Development Contributions Plan 2011 - Amendment No.12 - Draft for Public Exhibition	17 Pages
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CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

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SUMMARY

Council at its meeting held on 17 November 2020 resolved to proceed with the planning proposal (Fairfield LEP 2013 Amendment No.38) to rezone residential precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, as well as rezone land for public recreation / dual purpose detention basins in order to create nine new neighbourhood parks.

Council further resolved to update Council's Direct (Section 7.11) Development Contribution Plan 2011 (Plan) to include the new precincts and identified RE1 Public Recreation land, with a view for an amended contributions plan to be in place during 2021.

This report details the amendment to the Plan to be known as Draft Amendment No.12 and seeks endorsement for it to proceed to public exhibition.

Background

Fairfield LEP 2013 Amendment No.38 rezoned large areas of Fairfield, Fairfield Heights, Fairfield East and Villawood to higher density residential to permit townhouses and residential apartments.

As part of this broader residential rezoning and to address future open space needs, 9 parcels were rezoned to RE1 Public Recreation for the purpose of neighbourhood parks. The parks were required to be zoned to support the future population growth due to the zone changes and in some instances act as dual-purpose open space and detention basins.

The map below identifies the sites that were rezoned to RE1 Public Recreation.

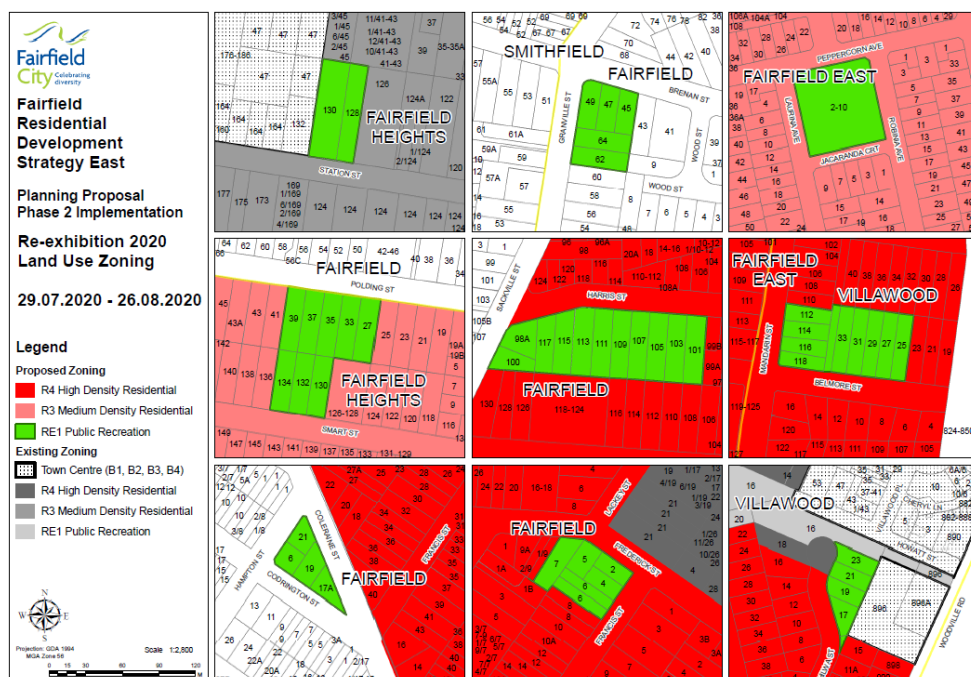


Figure 1.

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A number of the parcels were already in Council ownership or have subsequently been acquired following the gazettal of Fairfield LEP 2013 Amendment No.38.

As a result, Council's Direct (Section 7.11) Development Contributions Plan 2011 is required to be amended to ensure that future developments adequately contribute to the acquisition of the remaining new open space parcels.

Draft Amendment No.12 proposes to make the following changes to Council's Direct (Section 7.11) Development Contributions Plan 2011 in response to the Fairfield LEP Amendment No.38:

- Amend the land acquisition works schedule and contribution rates for the Fairfield and Villawood sub-districts;
- Amend relevant text to incorporate new standards for open space provision reflected in the Western City District Plan 2018, including proximity to open space; and
- Make minor amendments to update references to sections in the EP&A Act 1979, environmental planning instruments, planning policies and local strategies.

Proposed New Development Contribution Rates

Fairfield, Fairfield Heights, Fairfield East and Villawood will now support higher density residential developments and so require more open space to be acquired. This requires the development contributions for the Fairfield and Villawood sub-districts to be revised with the new land acquisition costs inclusive of the new open space parcels.

The revised land acquisition costs will trigger an increase to the development contributions in the Fairfield and Villawood sub-districts. However, it is recommended that the entirety of the cost of the land acquisitions not be incorporated within this plan due to the follow issues:

- The current plan is 10 years old (half the anticipated life of the Plan) and development contributions have already been collected for acquisition of open space within these catchments.
- A number of properties have already been acquired by Council, reducing overall liability.
- A new Section 7.11 development contributions plan is to be prepared later this year, which will result in new development contributions, collecting funds for further essential community infrastructure costs across the City.
- Levying a lower percentage (70%) of the land acquisition costs through this plan at this time, will keep the development contributions below the \$20,000.00 threshold. Development contributions above the \$20,000.00 threshold would require the plan amendment to be reviewed by the Independent Pricing and Regulatory Tribunal (IPART), which would add significant time to implementation of the amended Plan, delaying Council's ability to collect additional contribution funds.

The funding gap between the cost of land and developer contributions is an ongoing issue for all local councils caused by State Government imposed contribution caps.

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Accordingly, it is proposed that 70% of the land acquisition costs be included within this plan amendment, as per Table 1 below:

Fairfield & Fairfield Heights	
% of total land acquisition costs for Fairfield sub-district	
70%	\$26,600,000
100%	\$38,000,000
Villawood	
% of total land acquisition costs for Villawood sub-district	
70%	\$9,870,000
100%	\$14,100,000

Table 1.

Table 2 below indicates the change in development contributions recommended in draft Amendment No.12:

Fairfield sub-district	Contribution for 1 bedroom dwelling	Contribution for 2 bedroom dwelling	Contribution for 3+ bedroom dwelling
Existing	\$4,987	\$9,207	\$14,191
70% land acquisition cost – RECOMMENDED	\$6,271	\$11,576	\$17,844
100% land acquisition costs	\$8,123	\$14,996	\$23,116
Fairfield Heights sub-district	Contribution for 1 bedroom dwelling	Contribution for 2 bedroom dwelling	Contribution for 3+ bedroom dwelling
Existing	\$4,742	\$8,756	\$13,497
70% land acquisition cost – RECOMMENDED	\$6,027	\$11,126	\$17,150
100% land acquisition costs	\$7,878	\$14,546	\$22,423
Villawood sub-district	Contribution for 1 bedroom dwelling	Contribution for 2 bedroom dwelling	Contribution for 3+ bedroom dwelling
Existing	\$4,987	\$9,207	\$14,191
70% land acquisition cost – RECOMMENDED	\$6,715	\$13,528	\$19,109
100% land acquisition costs	\$8,819	\$16,280	\$25,098

Table 2.

It is noted that the variation in contribution rates in Table 2 relate to the difference in community infrastructure need and projected population increase for the relevant sub-districts. It is also noted that the only category that is changing as part of this amendment is the land acquisition component. There is no proposed change to the open space embellishment, community facilities and plan administration categories at this time.

Additionally, at this time, there is no change to the other sub-districts being Cabramatta, Canley Heights, Bonnyrigg and Prairiewood as Fairfield LEP 2013 Amendment No.38 did not increase the residential density and/or trigger the need for more open space in those areas.

The increase in development contribution rates noted above, also brings the development contribution rates for the Fairfield, Fairfield Heights and Villawood sub-districts in line with the majority of the adjoining councils in Western Sydney.

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Consultation and Timing

It is proposed that draft Amendment 12 to Direct (Section 7.11) Development Contributions Plan 2011 be placed on public exhibition for a period of 28 days.

The draft will be placed on Council's website and a hard copy will be available for viewing at Council's Administration Building during normal office hours.

At the conclusion of the public exhibition period, a further report will be provided to Council, outlining any submissions and their consideration.

CONCLUSION

This review of the Direct Development Contributions Plan 2011 seeks to improve the administration of development contributions through the following:

- Updating the land acquisition works schedule and contribution rates for the Fairfield and Villawood sub-districts;
- Amending relevant text to incorporate new standards for open space provision reflected in the Western City District Plan 2018, including proximity to open space; and
- Making minor amendments to update references to sections in the EP&A Act 1979, environmental planning instruments, planning policies and local strategies.

It is recommended that the draft Direct (Section 7.11) Development Contributions Plan 2011 Amendment 12 be placed on public exhibition for 28 days, with a further report prepared and considered by Council at the conclusion of the exhibition period.

Edward Saulig
Senior Strategic Land Use Planner

Chris Shinn
Coordinator Strategic Planning

Authorisation:
Manager Strategic Land Use & Catchment Planning
Group Manager City Strategic Planning

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File Name: **OUT09022021_5.DOCX**

***** END OF ITEM 2 *****

ATTACHMENT A

Fairfield Direct Development Contributions Plan 2011 Amendment No.12 – Draft for Public Exhibition - 2021

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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Fairfield Direct Development Contributions Plan 2011 - Amendment No.12 - Draft for Public Exhibition

Fairfield Direct Development Contributions Plan 2011 Amendment No.12 – Draft for Public Exhibition - 2021

Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12								
	<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> <ol style="list-style-type: none"> 200 metres from high density residential areas 400 metres from low to medium density residential areas. 								
2.2 Commencement of this Plan	<p>2.2 Commencement of this Plan</p> <table border="1"> <thead> <tr> <th>Amendment 12</th><th>Date XX XX XXXX</th></tr> </thead> <tbody> <tr> <td colspan="2">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.</td></tr> <tr> <td colspan="2">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.</td></tr> <tr> <td colspan="2">Minor amendments to update references to sections in the EP&A Act 1979, environmental planning instruments, planning policies and local strategies.</td></tr> </tbody> </table>	Amendment 12	Date XX XX XXXX	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.		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.		Minor amendments to update references to sections in the EP&A Act 1979, environmental planning instruments, planning policies and local strategies.	
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Minor amendments to update references to sections in the EP&A Act 1979, environmental planning instruments, planning policies and local strategies.									
<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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Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12
<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>

Fairfield Direct Development Contributions Plan 2011 Amendment No.12 – Draft for Public Exhibition - 2021

Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12
<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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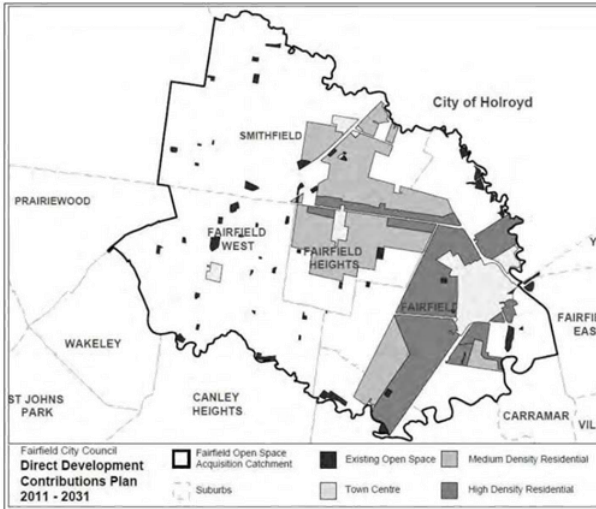
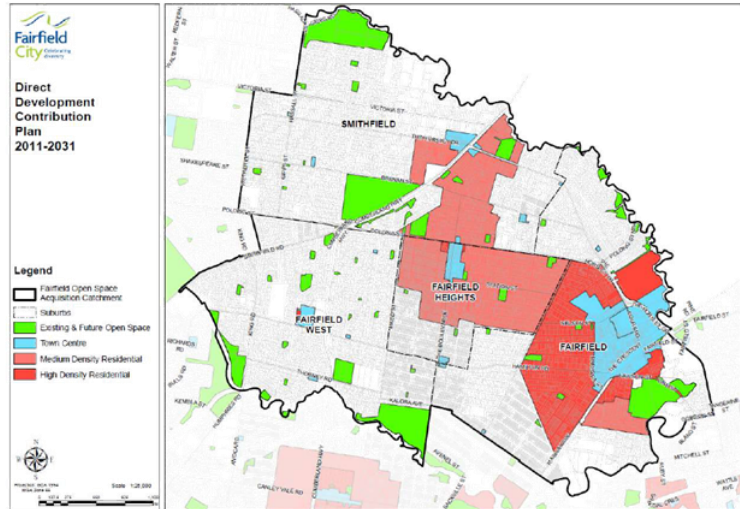
Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12
<p>3. Neighbourhood parks provided in the West (i.e. Western LGA catchment) should be not less than 5000m2**</p> <p>4. Parks should be located no more than 800m from medium/high density residential areas.</p>	<p>3. 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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Fairfield Direct Development Contributions Plan 2011 Amendment No.12 – Draft for Public Exhibition - 2021

Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12
<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>

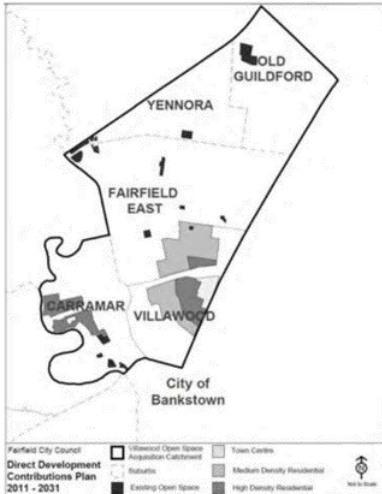
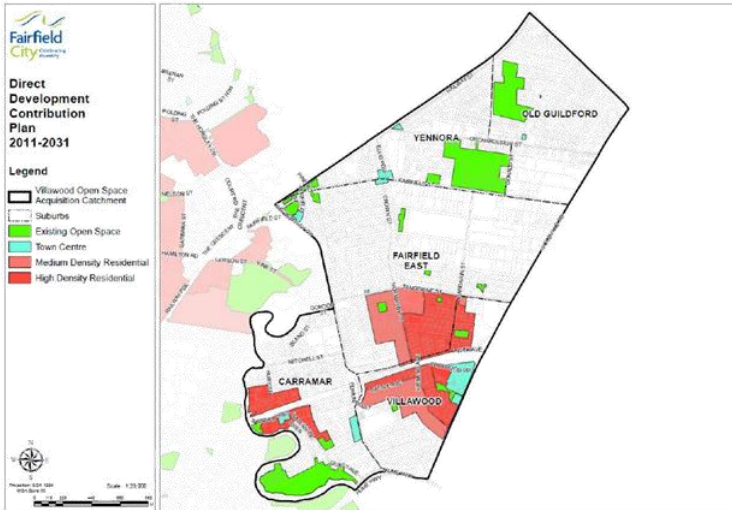
Fairfield Direct Development Contributions Plan 2011 Amendment No.12 – Draft for Public Exhibition - 2021

Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12
<p>4.14.1 Land Acquisition for Open Space - Work Schedule</p> <p>1. Area: Fairfield Catchment</p> 	<p>4.14.1 Land Acquisition for Open Space - Work Schedule</p> <p>1. Area: Fairfield Catchment</p> 
<p>4.14.1 Land Acquisition for Open Space- Work Schedule</p> <p>2. Area: Cabramatta Catchment</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>4.14.1 Land Acquisition for Open Space- Work Schedule</p> <p>2. Area: Cabramatta Catchment</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>

Fairfield Direct Development Contributions Plan 2011 Amendment No.12 – Draft for Public Exhibition - 2021

Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12
<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>

Fairfield Direct Development Contributions Plan 2011 Amendment No.12 – Draft for Public Exhibition - 2021

Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12
	<p>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.</p> <p>Population Growth up to 2031: 2,614 persons</p> <p>Contribution Rate: \$3,775 per person.</p>
<p>3. Area: Villawood Catchment</p> 	<p>3. Area: Villawood Catchment</p> 

Fairfield Direct Development Contributions Plan 2011 Amendment No.12 – Draft for Public Exhibition - 2021

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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Fairfield Direct Development Contributions Plan 2011 - Amendment No.12 - Draft for Public Exhibition

Fairfield Direct Development Contributions Plan 2011 Amendment No.12 – Draft for Public Exhibition - 2021

Existing Direct Development Contribution Plan 2011 Amendment 11	Proposed Amendment 12
Appendix D Schedule of Contribution Rates Fairfield Subdistrict Rates – See Appendix A.1	Appendix D Schedule of Contribution Rates Fairfield Subdistrict Adjusted rates – See Appendix A.2
Appendix D Schedule of Contribution Rates Fairfield Subdistrict Rates – See Appendix B.1	Appendix D Schedule of Contribution Rates Fairfield Heights Subdistrict Adjusted rates – See Appendix B.2
Appendix D Schedule of Contribution Rates Villawood Subdistrict Rates – See Appendix C.1	Appendix D Schedule of Contribution Rates Villawood Subdistrict Adjusted rates – See Appendix C.2

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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

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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

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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

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Appendices: Base Development Contributions Rates as Indexed

Appendix D.1 – Fairfield Existing

Fairfield 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	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
	(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 D.2 – Fairfield Proposed

Fairfield 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	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
	(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

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Appendix E.1 – Fairfield Heights Existing

Fairfield Heights 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	\$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	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	\$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

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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	\$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	\$117.72	\$217.33	\$335.04	\$335.04
Total	\$5,164	\$6,715	\$6,715	\$13,528	\$19,109	\$19,109