



Fairfield City Council

Direct (Section 94)

Development Contributions Plan 2011

As amended 23 October 2013

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1. EXECUTIVE SUMMARY

1.1 Fairfield

Fairfield Local Government Area is located in Western Sydney and is identified in Figure 1 below.

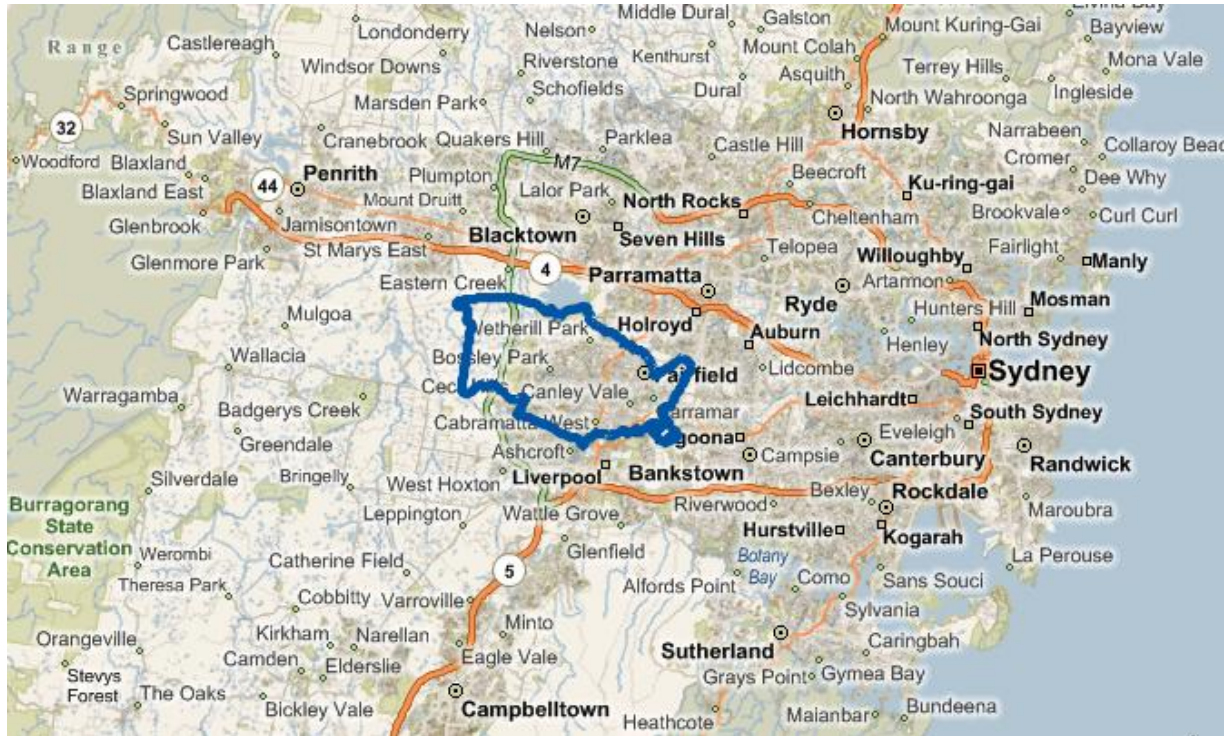


Figure 1 Map identifying Fairfield LGA

1.2 Basis of Plan

The *Environmental Planning and Assessment Act 1979* (EP&A Act) enables Fairfield City Council (Council) to levy contributions on development for the provision of community infrastructure, which is required as a consequence of that development.

Accordingly, the general purpose of this plan is:

- (a) To assist in identifying the need for infrastructure to support future development in the Local Government Area; and
- (b) To enable the application of relevant conditions and collection of development contributions through the development consent process; and
- (c) To provide a basis for directing the funds collected toward the identified needs

1.3 Scale of future development and anticipated demand

The State Government, through its Metropolitan Strategy and draft Sub-Regional Strategy identifies housing targets for the West Central Sub Region at 95,500 dwellings. In particular, Fairfield's contribution to this target is 25% or 24,000 additional dwellings.

The Draft Residential Strategy (stage 1 – LGA East) identifies 60% of the above target will be able to be accommodated in the East (14,400 dwellings) through the upzoning for higher densities in identified areas and existing town/local centres such as Fairfield, Cabramatta, Villawood, Fairfield Heights, Canley Heights and Canley Vale which still have latent residential capacity

While planning has not yet been finalised to determine exactly where all the extra population can be housed (particularly in the Western side of the City which is awaiting completion of the RDS – Stage 2), existing development control plans/master plans provide the framework for accommodating higher density residential development in Bonnyrigg and Prairiewood Town Centres and address in detail where the additional density can potentially occur.

Based on the above framework for future residential density this information was modelled in Council's demographic software system, Forecast.id by Informed Decisions to provide population forecast information. This forecast provides the basis upon which this Plan is based by identifying the quantum of demand over time for which community infrastructure is to be provided.

The forecast population up to 2031 is detailed below:

Area	2011	2016	2021	2026	2031
Eastern Fairfield LGA	116,880	119,528	123,802	128,731	134,254
Western Fairfield LGA	73,144	74,671	78,134	82,449	86,338
Total Fairfield LGA	190,024	194,199	201,936	211,180	220,592

Note 1: Western LGA population figures include the Bonnyrigg Living Community (BLC) redevelopment. However for the purpose of this Plan, the BLC growth has not been taken into consideration as the Planning Agreement for the BLC project provides community facilities and open space facilities as part of the overall redevelopment (see below).

It is noted that the additional dwellings (1,497) proposed at Bonnyrigg as part of the Bonnyrigg Living Community Project have been approved through a master plan process, and the process included a Voluntary Planning Agreement (VPA). The VPA identified \$21.3M worth of community infrastructure to be provided and this will be delivered directly by the developer and so does not need to be funded through this Plan.

1.4 Benchmarks and Infrastructure Provision Criteria

A summary of infrastructure to be provided under this Plan and the benchmarks used to help determine the need and the resulting contributions projects are identified below:

1.4.1 Community Facilities

Infrastructure Provision Criteria:

- (1) To provide a mix of City Wide, District and Neighbourhood Community Facilities to service the demand generated from additional population
- (2) Provision of Neighbourhood Community Facilities to be provided at the rate of 0.14m² per additional person (as per the benchmark rate identified in the Bonnyrigg Living Communities Social Impact Assessment) in each sub-district
- (3) Neighbourhood Community Facilities intended to provide multi-purpose space to allow flexibility over the use to ensure it can service the range of needs within the sub-district

Summary of Facilities Provided:

- | | |
|------------------------------|---|
| (4) City Wide Facility – | Fairfield Youth and Community Centre at Fairfield Park |
| (5) District Facility - | Redevelopment of Fairfield Library and Upgrade of Cabramatta Library |
| (6) Neighbourhood Facility – | Various options for redeveloping existing Council facilities have been identified and a review process will determine which of the options identified is most feasible. |

1.4.2 Open Space Acquisition

Infrastructure Provision Criteria:

- (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

Summary of Facilities Provided:

- (6) Land is to be acquired to provide new or expand existing neighbourhood parks in each of the open space catchments (refer to Section 4.14.1) in accordance with the above criteria.

1.4.3 Open Space Embellishment

Infrastructure Provision Criteria:

- (1) Newly acquired open space provided under this Plan is to be embellished to a high level consistent with the Parks Improvement Program Criteria (High Level Embellishment)
- (2) Existing open space in proximity to higher density areas which currently have limited to no embellishment are to be embellished to achieve a standard level of embellishment consistent with the Parks Improvement Program Criteria (Standard Level Embellishment).

Summary of Facilities Provided:

- (3) Embellishment of newly acquired parks to a PIP – High Level Embellishment standard identified within each of the open space catchments (refer to Section 4.14.1)
- (4) Embellishment of existing open space to a PIP- Standard Level Embellishment standard as identified in Appendix 'B'.

1.4.4 Car Parking

Infrastructure Provision Criteria:

- (1) Adopt the provisions of Chapter 9 of the Fairfield Section 94 Developer Contributions Plan 1999 relating to car-parking in the Cabramatta Town Centre and Canley Heights Local Centres (Appendix 'C')

Note: Council does not currently charge contributions for car parking within the Fairfield Town Centre, however a developer can choose to enter into a Voluntary Planning Agreement to address any parking shortfall relating to non-residential development (refer to Chapter 9.2 of Appendix 'C').

- (2) The car parking contributions provisions identified above only apply to car parking required under the relevant DCP, which is not provided on site and only applies to non-residential development.

Summary of Facilities Provided:

- (3) Refer to Appendix 'C'

1.4.5 Plan Administration and Management

Infrastructure Provision Criteria:

- (1) To ensure that projects associated with the administration and management of Council's Contributions Plans are identified and appropriately funded.

Summary of Facilities Provided:

- (2) The following projects/works are proposed to be carried out using contributions:
 - Salary and costs relating to management of the contributions program
 - Legal Advice
 - Review of Population Forecasts (id)
 - Preparation of Community Facilities Strategy
 - Review of Community Facilities Strategy
 - Review of Open Space Strategy 2007

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The contributions rates for the various infrastructure per dwelling or additional lot are based on the following occupancy rates (from the 2006 Census):

Dwelling Size	Occupancy rate
Small dwelling (no more than 1 bedroom and/or floor space less than 70m ²)	1.3
Medium Dwelling (no more than 2 bedrooms and/or floor space between 70 and 100m ²)	2.4
Large Dwelling (3 or more bedrooms and/or floor space more than 100m ²)	3.7
Additional residential lot	3.7

The contributions to be applied under this Plan therefore are:

LGA EAST

FAIRFIELD SUB-DISTRICT	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide Levy	\$34	\$44	\$44	\$82	\$126	\$126
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

FAIRFIELD HEIGHTS SUB-DISTRICT	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide Levy	\$34	\$44	\$44	\$82	\$126	\$126
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

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VILLAWOOD SUB-DISTRICT	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide Levy	\$34	\$44	\$44	\$82	\$126	\$126
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

CABRAMATTA SUB-DISTRICT	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide Levy	\$34	\$44	\$44	\$82	\$126	\$126
District Levy	\$26	\$34	\$34	\$62	\$96	\$96
Neighbourhood Levy	\$515	\$670	\$670	\$1,236	\$1,906	\$1,906
2. Open Space Acquisition	\$1,807	\$2,349	\$2,349	\$4,337	\$6,686	\$6,686
3. Open Space Embellishment	\$277	\$360	\$360	\$665	\$1,025	\$1,025
4. Plan Administration & Management	\$70	\$91	\$91	\$168	\$259	\$259
TOTAL	\$2,729	\$3,548	\$3,548	\$6,550	\$10,098	\$10,098

CANLEY HEIGHTS SUB-DISTRICT	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities						
City Wide Levy	\$34	\$44	\$44	\$82	\$126	\$126
District Levy	\$26	\$34	\$34	\$62	\$96	\$96
Neighbourhood Levy	\$413	\$537	\$537	\$991	\$1,528	\$1,528
2. Open Space Acquisition	\$1,807	\$2,349	\$2,349	\$4,337	\$6,686	\$6,686
3. Open Space Embellishment	\$277	\$360	\$360	\$665	\$1,025	\$1,025
4. Plan Administration & Management	\$70	\$91	\$91	\$168	\$259	\$259
TOTAL	\$2,627	\$3,415	\$3,415	\$6,305	\$9,720	\$9,720

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LGA WEST

PRAIRIEWOOD DISTRICT	SUB-	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities							
City Wide Levy		\$34	\$44	\$44	\$82	\$126	\$126
Neighbourhood Levy		\$431	\$560	\$560	\$1,034	\$1,595	\$1,595
2. Open Space Acquisition		\$1,529	\$1,988	\$1,988	\$3,670	\$5,657	\$5,657
3. Open Space Embellishment		\$370	\$481	\$481	\$888	\$1,369	\$1,369
4. Plan Administration & Management		\$70	\$91	\$91	\$168	\$259	\$259
TOTAL		\$2,434	\$3,164	\$3,164	\$5,842	\$9,006	\$9,006

BONNYRIGG DISTRICT	SUB-	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
1. Community Facilities							
City Wide Levy		\$34	\$44	\$44	\$82	\$126	\$126
2. Open Space Acquisition		\$1,529	\$1,988	\$1,988	\$3,670	\$5,657	\$5,657
3. Open Space Embellishment		\$370	\$481	\$481	\$888	\$1,369	\$1,369
4. Plan Administration & Management		\$70	\$91	\$91	\$168	\$259	\$259
TOTAL		\$2,003	\$2,600	\$2,600	\$4,801	\$7,400	\$7,400

Note: The above contribution rates are the base rates as at the commencement of this Plan. Refer to Appendix 'D' for current rates that take into account indexing.

CAR PARKING

With regard to car-parking, the following rates will be applied to non-residential development only:

Business Centre	Contribution rate (per car-space)
Cabramatta Town Centre	\$24,072
Canley Heights Local Centre	\$7,700
Fairfield Town Centre	No contributions apply – Applicant can choose to enter into a Voluntary Planning Agreement in accordance with Chapter 9.2 Fairfield Town Centre in Appendix 'C'.

2. INTRODUCTION

2.1 Name of the plan

This contributions plan is called the Fairfield City Direct Development Contributions Plan 2011.

2.2 Commencement of this plan

The Fairfield City Direct Development Contributions Plan 2011 commenced as at 4 January 2012

The following dates are relevant to the making of this plan:

Action	Date
Report to Council recommending exhibition	23 August 2011
Exhibition period	14 September 2011 – 12 October 2011
Report recommending adoption	22 November 2011
ADOPTION OF PLAN	22 November 2011
Revocation of 'Section 94 Developer Contributions Plan 1999' (except Chapter 9 Car Parking).	4 January 2012
Commencement of the 2011 Plan	4 January 2012

Amendment 1	15 August 2012
Clarification of applicability of Direct Contributions Plan on self care residential units carried out under the SEPP – Housing for Seniors and People with a Disability, boarding houses and secondary dwellings.	

Amendment 2	15 August 2012
Updates the Canley Heights Car Parking section of the Contributions Plan to reflect future non-residential development potential permitted under the current Canley Corridor DCP and provides developers the opportunity (in lieu of on-site car parking) to contribute towards the construction of two public car parks at 44 Derby Street and Salisbury Street Lane (southern side of Canley Vale Road).	

Amendment 3	23 October 2013
Updated the Direct (Section 94) Development Contributions Plan, in	

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particular the Bonnyrigg sub-district contribution rates to take into account privately owned sites in the Bonnyrigg Living Communities precinct, introducing standard conditions of consent for use by Private Certifiers and a mechanism for Private Certifiers to receive Section 94 Quotes, and other minor housekeeping amendments.
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Amendment 4	23 October 2013
Introduction of Direct (Section 94) Development Contributions for Secondary Dwellings (granny flats), and accordingly updating the relevant contribution rates.	

2.3 Purpose of the Plan

The general purpose of this plan is:

- (a) To assist in identifying the need for infrastructure to support future development in the Local Government Area; and
- (b) To enable the application of relevant conditions and collection of development contributions through the development consent process; and
- (c) To assist in directing the funds collected toward the identified needs.

2.4 Legal Basis for Contributions

The *Environmental Planning and Assessment Act 1979* (EP&A Act) enables Fairfield City Council (Council) to levy contributions on development for the provision of community infrastructure, which is required as a consequence of that development.

Contribution requirements may be satisfied by a monetary contribution, dedication of land to Council, the provision of a material public benefit or works-in-kind, or a combination of the above.

The EP&A Act allows Council to seek contributions from development:

- toward the provision, extension or augmentation of community infrastructure where development is likely to require the provision of or increase the demand for community infrastructure; and
- toward the recoupment of the cost of existing community infrastructure provided within the area if it is satisfied that:
 - the development concerned will, if carried out, benefit from the provision of the existing public infrastructure, and
 - the existing public infrastructure was provided within the area by a consent authority in preparation for or to facilitate the carrying out of development in the area.

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Contributions can only be required if a contributions plan (such as this Plan) is in place at the time a development application is determined. In all cases, the contribution imposed must be in accordance with the provisions of the relevant contributions plan or plans.

This Plan has been prepared in accordance with the relevant provisions of the EP&A Act and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) and the most recent development contributions practice notes issued by the Director General of Planning (issued 2005) that were in place at the time this Plan was prepared.

It is also noted that Draft Guidelines (currently under review) were circulated to NSW Council's in November 2009 for consultation. The new guidelines were to supplement the impending legislation (Part 5B) relating Development Contributions identified in Environmental Planning and Assessment Amendment Act 2008. This new legislation sought to formalise the principles upon which a contributions plan could be based. It reiterated the principles of apportionment, nexus and reasonableness already identified in the 2005 guidelines, but also included a new consideration relating to the affordability of contributions. While it is noted that the issue of affordability was considered as part of preparing this Plan (discussed below), at the time of writing this Plan, the Minister of Planning has announced a comprehensive review of the Environmental Planning Assessment Act 1979. Preliminary advice from the Department of Planning and Infrastructure has indicated that proposed changes to the guidelines and legislation previously identified will be considered as part of a comprehensive review of the Act. Therefore the November 2009 Draft Guidelines have been considered but have no statutory weight in this case.

2.4.1 Affordability

Commencing in December 2008, the State Government (Treasury) undertook a review of development contributions that were applied at both the State and Local Government level with the view of assessing the impact on the affordability of housing development.

As a consequence of this review, the Minister for Planning has issued a Direction (March 2011) imposing:-

1. A cap of \$20,000 per dwelling/lot for established areas (such as Fairfield), and
2. A cap of \$30,000 per dwelling/lot for Greenfield areas

No direction has been issued in relation to development contributions associated with commercial or retail development.

The purpose of the Treasury Review and resulting Ministerial Direction was to assess the impact of development contributions on housing

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affordability. The Direction has therefore effectively established a benchmark for determining the affordability of development contributions.

Although the above establishes guidance as to the affordability of development contributions, further review has been completed to draw a comparison with the development contributions charged in surrounding Local Government Areas.

This is necessary to ensure that the contributions that are proposed to be charged do not, in themselves, significantly impact on development activity in the LGA.

A survey of contribution rates charged by adjoining Council was carried out and indicate that the rates identified in this Plan (approx \$10,000) are within the upper level of what adjoining Council's are charging and are considered comparable with newer contributions plans. Furthermore, this Plan effectively reviews the demands for infrastructure generated by anticipated development and provides a current appraisal of the costs of construction. While the rates contained in the previous Section 94 Plan 1999 are significantly lower, they are also significantly outdated (over 10years old) often requiring alternative funding sources to supplement funds collected in order to meet current costs of construction.

It is noted that the State Government had addressed the infrastructure charges issue by setting hard caps (at \$20,000 per lot/dwelling for infill Council's such as Fairfield) that essentially determine the affordability benchmark for developer contributions. Given that this Plan authorises contributions of approximately half this cap, and considering the rates charged by adjoining Councils in their contributions plans, it is considered that the contribution rate identified in this Plan meet the tests for affordability.

2.5 Life of this Plan

This Plan shall operate until:

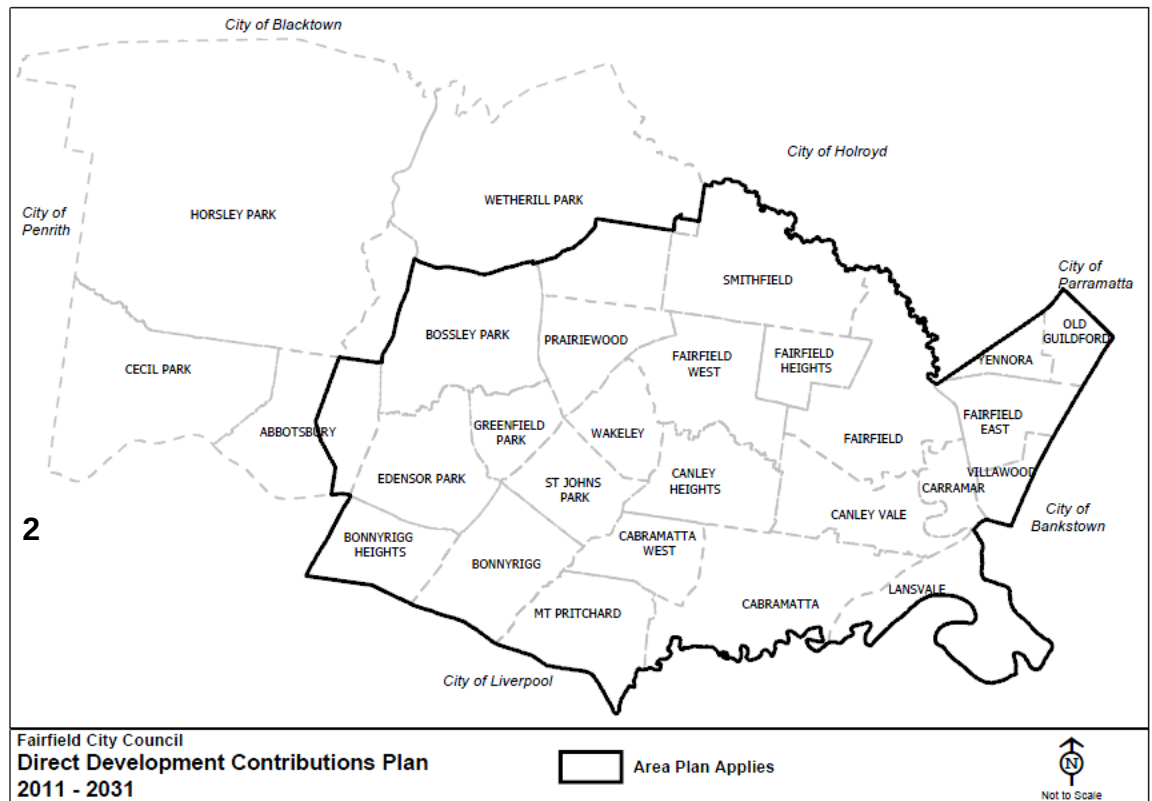
- all of the contributions required for contribution projects included in this Plan have been collected from relevant development approvals; or
- the time the Plan is repealed by the Council, or
- 31 December 2031

whichever is the sooner.

The strategy for reviewing this Plan is detailed in Section 3.9 of this Plan.

2.6 Land to which the plan applies

This Plan applies to all land identified edged heavy black on the map below:



2.7 Development to which this Plan applies

This Plan shall be applied to any development proposal that results in an increase in:

- (a) the number of residential dwellings or occupancies (e.g. semi-detached and attached dwellings, multi-dwelling housing, residential flat buildings, boarding houses, secondary dwellings (granny flats), etc) but does not include residential self care units/self contained dwellings developed under State Environmental Planning Policy – Housing for Seniors and People with a Disability 2004;
- (b) the number of residential development lots; or
- (c) the area of commercial or retail floor space where a developer cannot provide the required car spaces on site; or
- (d) any combination of the above

For any other development, Council's Indirect Contributions Plan 2011 applies.

2.8 Relationship to other plans and policies

This plan repeals the 'Fairfield City Section 94 Developer Contributions Plan 1999' (as amended) except for the car parking component (Chapter 9) which has been incorporated in this Plan. Contributions collected but not yet expended, or contributions yet to be collected from current development consents issued under that Plan will be directed toward completing projects included in that Plan or where works have been complete and/are reprioritised, funds collected will continue to be spent for the purpose in which they were collected and within the catchment in which they were collected, as identified in the Expenditure Plan – S94 Plan 1999 (refer to Section 3.11).

Nothing in this Plan affects the operation and application of any other contributions plans that apply to land in the Fairfield LGA. This means that any condition of consent imposed in accordance with a contributions plan is not affected by the subsequent repeal of that plan.

This Plan supplements the provisions of and should be read in conjunction with the:

- EP&A Act and its Regulations
- Fairfield Local Environmental Plan 1994
- 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

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- Canley Corridor DCP No. 37
- Prairiewood Masterplan 2005
- Fairfield Heights Town Centre DCP 1995
- Villawood Structure Plan 2008

In the event of any inconsistency, the provisions of this plan shall apply.

2.9 Savings and transitional arrangements

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

This criterion applies notwithstanding the date of lodgement of the development application.

3. ADMINISTRATION

3.1 How will contributions be imposed?

Contributions relating to development applications must be paid to Council at the time specified in the condition of development consent that imposes the contribution and will generally be required as follows:

- Development applications involving subdivision - prior to the release of the Subdivision Certificate (linen plan).
- Development applications not involving subdivision but where a subsequent Construction Certificate is required - prior to the release of the Construction Certificate.
- Other development applications – prior to the commencement of the construction or occupation of premises.

The timing specified shall generally be in accordance with the following:

- Contributions relating to complying development certificates must be paid to the Council prior to works/construction commencing
- Development contributions requirements for staged developments proposed under Division 2A of Part 4 of the EP&A Act shall only be imposed as a condition on development consent where that consent also authorises the carrying out of stage 1 of that development. Consents for subsequent stages of the development shall levy contributions commensurate with the increase in demand for community infrastructure attributable to each stage.

The total monetary contributions detailed in development consent will be adjusted between the date of consent and the date of payment in accordance with Section 3.2 of this Plan.

Should any development consent lapse (i.e. development does not commence within the defined commencement period), with or without payment of relevant development contributions, a reassessment of the applicable contribution will be required at the time of a new development application.

3.1.1 Credits for Existing Development

Where new development involves the replacing of old dwellings with new, plus the creation of additional dwellings, then the number of existing dwellings (or existing lots capable of accommodating a dwelling) are taken as being in “credit”.

Put simply, a dual occupancy development will usually involve the demolition of an old house to construct two new dwellings. Because one dwelling was already in existence, you only pay for the extra dwelling that is generating new demand by its occupants.

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Another typical example is where a residential flat building development containing say 12 residential dwelling units is being constructed on three existing lots which contained three old houses. Because three dwellings were already in existence on their own separate lots, development contributions levies are payable only for the nine additional dwelling units.

In the case of a subdivision, where for example one lot is being subdivided into 25 lots for housing, developer contribution levies are payable for 24 new lots only.

The intention of this clause is to ensure the only additional development/intensification pays an appropriate contribution towards infrastructure. The exception to this is in the case of narrow lot development where there may only be 1 house (or is vacant) over 2-3 narrow lots (typically between 6.7m-7m in width per lot) under single ownership. It is noted that regardless of the historical subdivision of the site into 2 or 3 small/narrow lots, the development of additional dwellings on the site on top of the existing dwelling generates a demand for infrastructure arising from the additional density and will therefore be charged a development contribution accordingly.

3.2 Indexation to Contribution Rates

The cost of delivering any item of infrastructure is determined at the time at which it is included in this plan. Development contributions that will be used to pay that cost though, will be received over an extended time-frame.

To ensure that the value of contributions is not eroded over time as a result of price movements and land value movements, the contribution rate will be subject to a regular review.

For the purpose of simplicity it is intended to make adjustments in accordance with movements in construction costs only and not movements in land value. Movements in land value will be considered as part of the major review of the Plan (detailed in Section 3.9) where prices/costs for land acquisitions will be updated if required.

It is proposed that the calculated construction cost will be adjusted on a quarterly basis in accordance with the 'Producer Price Index for outputs of the General Construction Industry'. This is a readily accessible index that measures changes in the cost of building. Groups and classes measured by the index include residential building construction, non-residential building construction and non-building construction being road and bridge construction. It is considered that this is the best measure for the movement in costs of providing local infrastructure such as community facilities, car parks and open space embellishment works.

The details of the relevant index are as follows:

- Source: Australian Bureau of Statistics
- 6427.0 Producer Price Index, Australia
- Construction Industry Producer Price Indexes
- Table 15 presents the Price Index of the Output of the General Construction Industry
- Index number 30 Building Construction – New South Wales
- Index calculated on the reference base 1998-99=100.0

Note: *The Draft Contributions Guidelines issued by the State Government seeks to standardise the index used for contributions plans and conditions of consent using the Consumer Price Index (CPI). While it is noted that the use of the CPI is a valid economic indicator relating to costs of living expenses (including items such food, alcohol and tobacco, clothing and footwear, housing, household contents and services, health, transportation, communication, recreation, education and financial and insurance services) it is considered that the PPI is a more appropriate index as it relates more specifically to infrastructure being provided under this Plan and the costs associated with their construction.*

The contribution rates will be indexed as follows:

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$$\frac{CR \times PPI^C}{PPI^B}$$

Where:

CR is the contribution rate for works schedule items at the time of adoption of the Plan expressed in dollars

PPI^C is the current Producer Price Index for Sydney as published by the Australian Statistician at the time of the review of the contribution rate (refer to Appendix 'E')

PPI^B is the base Producer Price Index for Sydney as published by the Australian Statistician at date of adoption of this Plan (refer to Appendix 'E')

The table below is an illustrative example for how the index will be used to adjust the rate applicable in determining the contribution to be paid. Note that the development consent will include a quote for the contribution to be paid based on the rate at the date of the consent.

As time passes, the contribution rate will be adjusted in accordance with the relevant Producer Price Index. When the developer or applicant proposes to pay the contribution, the amount will be recalculated based on the current contribution rate.

Date	Producer Price Index	Capital Infrastructure Cost	Event
Mar-2010	150.2	\$100,000	Costing of infrastructure and inclusion in plan
Jun-2010	150.4	\$100,133	
Sep-2010	150.8	\$100,399	Determination of consent
Dec-2010	152.6	\$101,598	
Mar-2011	153.2	\$101,997	Payment of contribution

Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary contribution rates set out in this Plan to reflect changes to Producer Price Index.

3.3 Indexation of a Condition Imposed

The purpose of this clause is to ensure that the monetary contributions imposed on developments at the time of the issue of consent are adjusted at the time of payment to reflect the indexed cost of the provision of infrastructure included in this Plan.

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A contribution required by a condition of development consent imposed in accordance with this Plan will be indexed (based on the PPI) between the date of the grant of the approval and the date on which the contribution is made as follows.

The total contribution for all works schedule items at the time of payment is determined by the following formula:

$$\frac{CC \times PPI^D}{PPI^B}$$

Where:

CC is the contribution amount for all works schedule items shown in the development consent expressed in dollars

PPI^D is the current Producer Price Index for Sydney as published by the Australian Statistician at the time of the review of the condition imposed on the development consent.

PPI^B is the base Producer Price Index for Sydney as published by the Australian Statistician at date of adoption of this Plan.

3.4 Methods of payment

The Environmental Planning and Assessment Act 1979, provides that contributions may be in the form of a monetary contribution or the dedication of land. The Act and Regulations also make provision for the carrying out of works in kind or the provision of a material public benefit in partial or full satisfaction of any contributions required. Each method, or any combination of these methods, is considered by this Plan to be a form of payment. Any agreement by the consent authority to accept the satisfaction by non-monetary means of a contributions condition does not alter the total calculated contribution arising from the additional demand generated by the development that is due and payable and no amendment to the contribution condition to reduce the calculated amount will be made. The method of satisfying a contribution does not change the obligation to make the contribution in the quantum specified.

3.4.1 Cash Payment

Cash payment is the most common means of satisfying a condition of consent requiring a contribution. Payment must be in the form of cash, debit card (EFTPOS), or by bank cheque. Fairfield City Council does not accept credit cards, personal cheques or company cheques for the payment of Development Contributions.

3.4.2 Material public benefits/works-in-kind

Council may accept an offer by the applicant to provide an “in-kind” contribution project (i.e. the applicant completes part or all of the project work identified in this Plan) or provide another kind of material public benefit as an alternative to making a community infrastructure contribution that is required as a condition of development consent.

It should be noted that these negotiations relate to the provision of specific infrastructure identified in this plan, or infrastructure that is consistent with the intent of this plan in terms of addressing the impacts generated by the additional population introduced through the subject development.

Council may accept such alternatives in the following circumstances:

- (a) the agreed value of the works is at least equal to the value of the contribution that is intended to be offset;
- (b) the standard of works is to Council’s full satisfaction;
- (c) the provision of the proposed land or other material public benefit will not prejudice or compromise the provision (including timing or manner of provision) of other community infrastructure identified in this plan;

Council will require that the parties enter into a written agreement (deed of agreement) outlining the works or land to be delivered and the monetary contribution to be offset.

Council may accept works or land that exceeds the value of the required contribution with the amount of excess contributions to be off-set against future contributions for future developments, as detailed in Section 3.4.3 below.

Acceptance of any such alternative is at the sole discretion of Council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by Council in determining the value of the works or land must be paid for by the applicant.

3.4.3 Credit for Previous Contributions

In accordance with Section 94(6) of the Act, Council will consider previous contributions when determining the amount to be contributed pursuant to a particular development proposal.

The consideration given to benefits provided in adjoining areas will be commensurate with:

- (a) their scale, especially whether infrastructure in an adjoining area can address the *local scale* needs of the Fairfield community; and

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- (b) their capacity to address the impacts of population increases in the Fairfield LGA.

Credit is most likely to be granted where there has been a fully documented agreement in which Council was a party. Examples may include land dedication or works-in-kind agreements and may also include Voluntary Planning Agreements providing the VPA does not exclude the benefits being provided from being taken into consideration under Section 94 (see Section 94F(6) of the Act).

3.4.4 Planning agreements

A development applicant may voluntarily offer to enter into a Planning Agreement with Council in connection to a development application. Under a planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefit for public purposes. The applicant's provision under a planning agreement may be additional to or instead of making community infrastructure contributions of the type described in this or any other contributions plan.

Council officers are currently in the process of preparing a Voluntary Planning Agreement (VPA) Policy which will set out the conditions upon which Council will enter into a VPA. In the interim any applicant proposing to enter into a VPA should contact Council for a Development Advisory Meeting prior to lodgement of a Development Application or Rezoning Application in order to commence the timely negotiation of a formal Planning Agreement.

In any case, Council will require a planning agreement to make provision for payment by the developer of the Council's costs of negotiating, preparing, and executing a planning agreement, as well as monitoring, enforcing and administering the agreement.

3.5 Goods and Services Tax

The costs of contributions projects included in this Plan and the monetary contribution rates are exempt from Goods and Services Tax (GST).

3.6 Deferred and periodic payments

The payment of a development contribution imposed by way of condition on a development may be deferred for a period not exceeding 12 months from the date that such payment is due under the relevant condition. Prior to Council accepting such a deferral the developer must lodge with Council an unconditional and irrevocable undertaking issued by a major Australian trading bank (Bank Guarantee) in favour of Fairfield City Council and subject to the following:

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- The Bank Guarantee must be for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to twelve (12) months interest plus any charges associated with establishing or operating the bank security.
- Interest will be charged at the rate of 8% per annum on the relevant amount. (*Note: The rate of interest payable may be reviewed by Council from time to time*).
- A non refundable administration charge of \$200.00 must be paid to Council at the date of lodgement of the Bank Guarantee to cover any bank charges and to contribute to the coverage of Council administration costs.
- The developer may, at any time after lodging the Bank Guarantee, make part payments of either 25% or 50% of the Bank Guarantee amount. An adjustment to the interest payable will be made after the payment of the contribution in full.
- If the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to twelve months interest has not been paid within 12 months from the date that the payment of the section 94 contribution imposed by way of condition on the development was due, the Council may immediately demand and the bank must pay the amount guaranteed by the Bank Guarantee to the Council without reference to the developer, landowner or other person who lodged the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development to which the Bank Guarantee relates.
- The bank's obligations are discharged when payment to the Council is made in accordance with the Bank Guarantee or when council notifies the bank in writing that the Bank Guarantee is no longer required.
- The deferred payment of a development contribution imposed by way of condition on a development consent is not permitted where the amount sought to be deferred is less than \$20,000.00.

3.7 Exemptions

This Plan shall not apply to development provided by or on behalf of State Government or the Council;

- for the purposes of community infrastructure included in this Plan or another contributions plan prepared under the EP&A Act;
- for infrastructure provided by water, sewer or energy providers;
- for Council projects that provide non profit community facilities, such as sportsgrounds, parks, community centres, emergency services; or
- that in the opinion of Council does not increase the demand for the categories of community infrastructure addressed by this Plan.

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Furthermore, contributions are not payable for classes of development exempted by Ministerial Directions under S94E. At the time of adoption of this Plan the following directions applied:

- The Ministerial Direction of 14 September 2007 which exempts contributions for public amenities or public services in relation to social housing providers defined in the State Environmental Planning Policy (Seniors Living) 2004.

In accordance with this SEPP, a *social housing provider* means any of the following:

- a) The New South Wales Land and Housing Corporation,
 - b) The Department of Housing,
 - c) A community housing organisation registered with the Office of Community Housing of the Department of Housing,
 - d) The Aboriginal Housing Office,
 - e) A registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*,
 - f) The Department of Ageing, Disability and Home Care,
 - g) A local government authority that provides affordable housing,
 - h) A not-for-profit organisation that is a direct provider of rental housing to tenants.
- The Ministerial Direction of 9 September 2009 which exempts contributions for public amenities or public services in relation to school development in relation to Building the Education Revolution Building Projects

It is also noted that residential self care units/self contained dwellings developed under the State Environmental Planning Policy – Housing for Seniors and People with a Disability 2004 are exempt from a direct contribution under this Plan. An indirect (S94A) contribution is therefore applicable to these developments.

3.8 Accredited certifiers obligations

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

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with the Regulation. Failure to follow this procedure may render such a certificate invalid.

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

In accordance with the EP&A Act, accredited certifiers must impose a condition on a Complying Development Certificate, requiring monetary contributions in accordance with this Plan for the types of development addressed by this Plan. The conditions imposed must be consistent with Council's standard development consent conditions and be strictly in accordance with this Plan i.e. payment required before issuing of construction certificate. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the development contributions condition correctly.

In accordance with the EP&A Act, when an accredited certifier imposes a condition on a complying development certificate, the condition must be in accordance with this Plan and comply with relevant directions given by the Minister under the EP&A Act.

This Plan authorises contributions that are consistent with directions made by the Minister up to the date of the Plan coming into effect. Notwithstanding, the onus is on the accredited certifier to ensure that any condition imposed on a complying development certificate is consistent with any current direction issued by the Minister. Accredited certifiers should therefore make inquiries to Council to ensure that they are referring to the current contributions plan and to keep aware of any further directions or determinations made by the Minister that affect their obligations under the EP&A Act.

3.8.1 Standard conditions of consent wording

To ensure that Accredited Certifiers use consistent wording when applying a Section 94 or Section 94A Development Contribution to a Complying Development Certificate, standard conditions of consent wording has been included below:

Section 94 Contributions

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94 contributions (pursuant to the Environmental Planning and Assessment Act 1979) for works detailed in the administration sheet attached to this consent shall be submitted to the Certifying Authority.

The total contribution to be paid to Council (as applicable at the date of this consent) is \$().*

The contribution amount payable will be adjusted at the date of payment to account for changes in infrastructure costs in line with the Australian Bureau of Statistics, Producer Price Index – Building

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Construction (New South Wales) and will be adjusted on a quarterly basis.

Council may allow for deferred payment of the monetary contribution in accordance with the provisions set out in the Direct (Section 94) Development Contributions Plan 2011. If approval to allow deferred payment is sought, such approval must be sought and obtained from Council prior to the issue of a Construction Certificate for the development. Council may refuse to allow deferred payment of the monetary contribution in its absolute discretion.

Refer to the Direct (Section 94) Development Contributions Plan 2011 for more information.

3.8.2 Direct (Section 94) Development Contributions Quotes

Private Certifiers can write to Council to receive a Direct (Section 94) Development Contributions quote from Council to ensure that the Development Contribution figure included within the Complying Development Certificate is accurate.

3.9 The reporting and review process

The Plan's assumptions (including its supporting strategies, anticipated development yield and project cost estimates) require monitoring and review on a regular basis.

Monitoring actual developments, population changes and community infrastructure demands will allow appropriate updating and amendment of contribution projects detailed in this Plan. The cost of works proposed by the Plan (including land values) will also need to be reviewed over time in addition to the cost indexing provisions in this Plan. These strategies are to ensure that at any particular time, contribution rates fairly and reasonably reflect development demand for infrastructure addressed by the Plan.

Council's aim is to undertake minor reviews of this Plan annually where Council will receive a report detailing updates on funds collected to date, status of projects in the works schedule and where relevant consider possible minor amendments to the Plan. It is expected that Council officer's will carry out major reviews at 5 yearly intervals after the date of adoption of this Plan whereby Council will consider a report detailing how the Plan is tracking with regards to anticipated growth and revising population forecasts if necessary. This major review may therefore necessitate a review of the work schedule resulting in potential changes to contribution rates.

In some circumstances, Council may consider substituting an existing project currently identified in the works schedule for works which are

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more appropriate to meet the identified development demand. This substitution could occur where:

- contributions are exhausted due to infrastructure cost increases between collection and delivery of the original contribution project;
- there is less demand for services than forecast; or
- demand has changed; or
- Council wishes to combine some types of community infrastructure (i.e. combining a child care centre and community centre to create a multi-purpose facility to respond to community needs).

However, should an existing project identified in the works schedule be identified for substitution, and the contribution project has been fully funded, any surplus contributions collected or pending payment will be allocated by Council to a similar project that is provided by Council to meet the original development demand in the catchment area.

3.10 Accounting and management of funds

Council is required to comply with a range of requirements for financial accountability and public access to information in relation to community infrastructure contributions. These are addressed in the EP&A Regulation and include:

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

These records are available at Council's Wakeley Administration Centre.

3.11 Treatment of funds held by Council prior to the commencement of this plan

In accordance with Section 2.2 of this plan, the Fairfield City Section 94 Developer Contributions Plan 1999 will be repealed (except for the car parking component) when this plan commences.

When a contributions plan is repealed, the associated works programme is also repealed and so the monies collected need not be applied to that programme. Nevertheless, that money was collected in certain geographical areas, in relation to certain development activity, and at that time developers were advised that the money would be applied to provide certain infrastructure.

Therefore, money collected should still be spent according to the following **principles**:

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1. Money should be allocated toward the specific projects for which it was collected; or
2. If these projects are no longer considered necessary, the money should be spent in the area in which it was collected for the general purpose (infrastructure category) for which it was collected; or
3. If there is no necessity to provide infrastructure in the relevant category, the money should be spent in the area in which it was collected for alternative forms of community infrastructure. That is, money should be spent to deliver infrastructure to support the community that provided the funds.

The process for monitoring funds collected from the 1999 Plan will be detailed in an **Expenditure Plan – S94 Plan 1999**. Progress on the works in this Plan will be reported to Council annually, to ensure funds collected under the old Plan are spent in a timely manner. This is also provide Council the opportunity reallocate funds to different infrastructure projects based on the above principles to best meet the needs of the community.

As different amounts remain outstanding in different categories, carrying over past funds will likely distort calculations especially for the apportionment of contributions which seeks to provide infrastructure attributable to the new growth.

A copy of the Expenditure Plan – S94 Plan may viewed by contacting Council on 9725 0222 or is available on Council's website.

3.12 Pooling of contributions

To assist in the delivery of community infrastructure, this Plan authorises monetary contributions collected for different purposes and in different catchment areas to be pooled and applied progressively for identified projects in this Plan.

3.13 Recoupment of Costs

Council may elect to construct works or purchase land, identified through this Plan, in anticipation of future development and then recoup those costs from future development contributions.

3.14 Amendments to this Plan

Following any review of this Plan of the type described in Section 3.9 of this Plan, or to allow inclusion of new contribution projects, this Plan will need to be amended by Council.

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The process to amend a contributions plan (except for minor amendments allowed under clause 32 of the EP&A Regulation) involves the preparation of a new contributions plan.

In preparing an amended contributions plan Council will, and in accordance with the EP&A Act and EP&A Regulation:

1. Endorse public exhibition of the Plan.
2. Publicly exhibit the Plan and call for submissions
3. Consider submissions received during the public exhibition of the Plan.
4. Determine whether to approve the Plan as publicly exhibited, or in some other form.

3.15 Refunds

Council is not obliged to refund community infrastructure contributions even if there is an excess of funds after the fulfilment of the specific purpose for which the contributions were made (i.e. contribution project) or if the development is not completed. Any request for a refund will be considered by Council on a case by case basis.

Unless exceptional circumstances can be demonstrated it will be the case that contributions will be not be refunded once paid. In all cases where contributions paid have spent on works identified in this Plan, no refunds will be made.

4. INFRASTRUCTURE DEMANDS AND CONTRIBUTION PROJECTS

The population growth figures within this Plan have been informed by a number of State and Local Policies and Strategies. These include:

- Sydney Metropolitan Plan 2031 (refer to **Note** below)
- Draft West Central Sub-Regional Strategy 2007
- NSW Statistical Local Area Population Projections 2006-2036
- Draft Fairfield Residential Development Strategy 2009

NOTE: *At the time of writing this Plan, the State Government had released the Sydney Metropolitan Plan 2036 which identifies housing targets in excess of the previous Metro Strategy (95,500 in 2031 Metro Strategy compared to 96,000 in 2036 Metro Plan) for the West Central Sub Region. While it is noted that this is only a slight increase, the 2036 Plan does not specifically identify how much of that additional dwelling target is to be accommodated within the Fairfield LGA. Furthermore, the projected dwelling target applies up to 2036 while this Contributions Plan applies up to 2031. Accordingly, the 2031 Strategy and associated Sub Regional Strategy have been used to inform the preparation of this Contributions Plan.*

The draft West Central Sub-Regional Strategy 2007 identifies a dwelling target of 95,500 dwellings for the West Central Sub-Region (which includes the Cities of Parramatta, Bankstown, Auburn, Holroyd and Fairfield). Of this target, Fairfield City has been identified with a target of 24,000 additional dwellings by 2031, which is approximately 25% of the total for the West Central Sub Region.

As part of addressing the Sub-Regional dwelling targets identified above, Fairfield City Council developed the draft Fairfield Residential Development Strategy (RDS) 2009, which identifies areas within the eastern half of the City (i.e. east of the Cumberland Highway) that would most appropriately accommodate an increase in residential density. These higher density areas are located within proximity to key town centres, public transport and services and the RDS is a key document that has been used to inform the Comprehensive Local Environmental Plan (LEP) 2011 and accordingly this Contributions Plan.

It is noted that stage 2 of the RDS which will look at the western half of the City (i.e. west of the Cumberland Highway) has yet to be completed and accordingly could not be used to inform assumptions used in this Plan. Accordingly, existing planning documents such as the Bonnyrigg Town Centre Development Control Plan (DCP) and the Prairiewood Master Plan 2005 which identifies increased densities in these areas were utilised to inform the assumptions around population forecasts. It is

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anticipated a review of the population forecasts be carried out upon completion of the Stage 2 of the RDS.

The above Metropolitan Strategy targets and associated draft Sub Regional Strategy, as well as local strategies/plans such as the RDS and relevant DCPs were then used to inform Council's forecast demographics system Forecast.id (by Informed Decisions). Forecast id also makes a number of assumptions as well as taking into consideration historical development data to form a reasonable population forecast.

The result is the forecast population figures below.

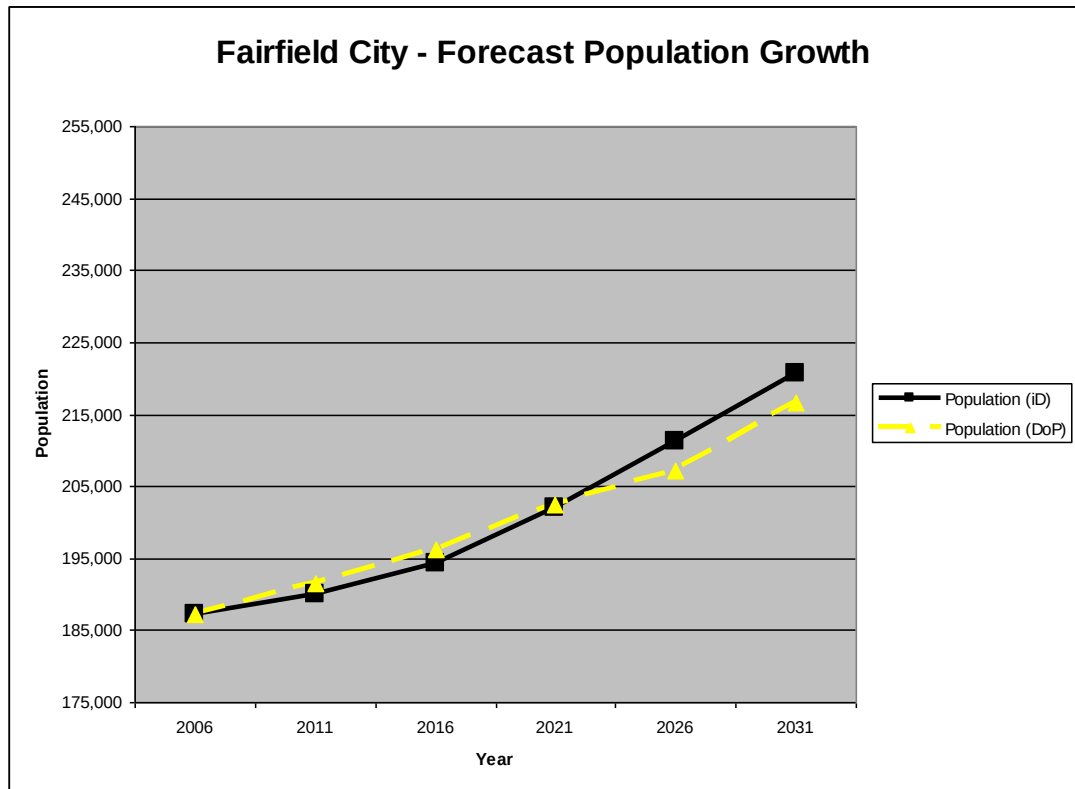
Area	2011	2016	2021	2026	2031
Eastern Fairfield LGA	116,880	119,528	123,802	128,731	134,254
Western Fairfield LGA	73,144	74,671	78,134	82,449	86,338
Total Fairfield LGA	190,024	194,199	201,936	211,180	220,592

Note 1: Western LGA population figures include the Bonnyrigg Living Community (BLC) redevelopment. However for the purpose of this Plan, the BLC growth (approx 5,500 people) has not been taken into consideration as the Planning Agreement for the BLC project provides community facilities and open space facilities as part of the overall redevelopment.

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It is noted that the population forecast figures generated by Forecast id is also consistent with the projected growth figures identified in the NSW Statistical Local Area Population Projections 2006-2036 issued by the Department of Planning (DoP). See below graph.



Based on the above figures, it is therefore considered that the population growth forecast over the next 20 years will generate significant demand for the provision of community infrastructure identified in this Plan. The spatial distribution of this demand is discussed further below.

4.2 Direct Development Contributions Plan Catchments

In determining where this Plan applies, specific areas or ‘**catchments**’ were identified around areas marked for higher density residential development in relevant DCPs and proposed higher density areas identified in Council’s draft Residential Strategy. Accordingly, it is considered that growth in these catchments generates a certain demand for infrastructure creating a direct nexus between infrastructure and the population they are servicing.

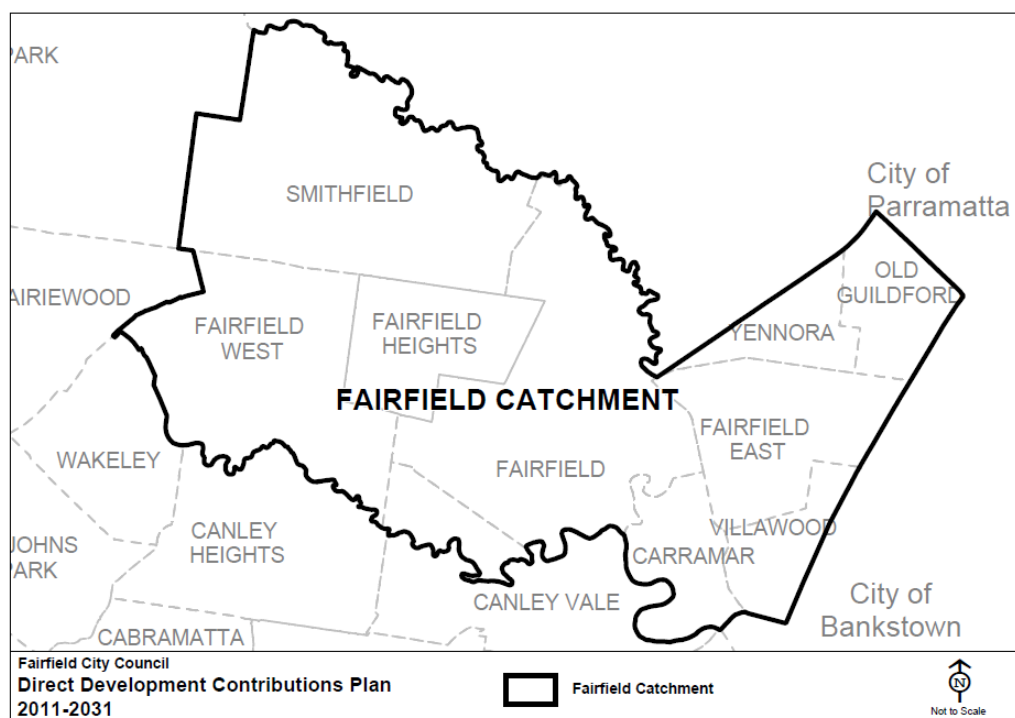
Furthermore, depending on the type of infrastructure being provided, catchment can be quite different. Neighbourhood Community Facilities for example service a more local area so each catchment has been divided into **sub-districts** to ensure that infrastructure provided is being paid for directly by those who will be using the facility. The Fairfield Youth

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and Community Facility on the other hand, provides services City-Wide (i.e. applies to all catchments identified in this Plan) and is therefore levied accordingly.

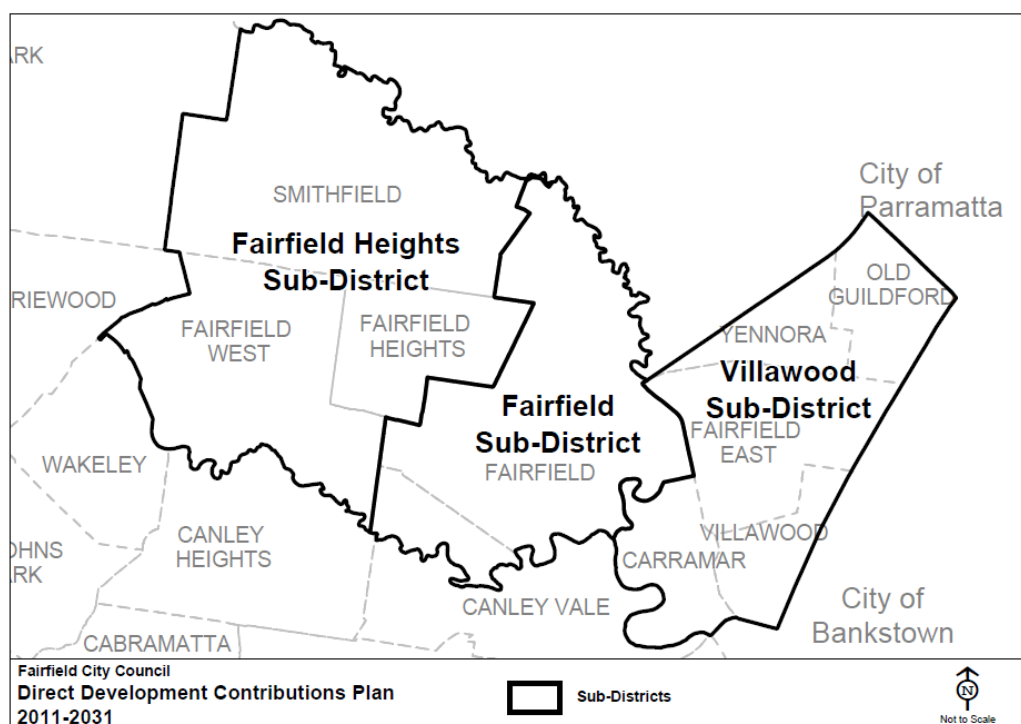
The maps below detail the relevant catchments and sub-districts referred to in this Plan:

1. Fairfield Catchment

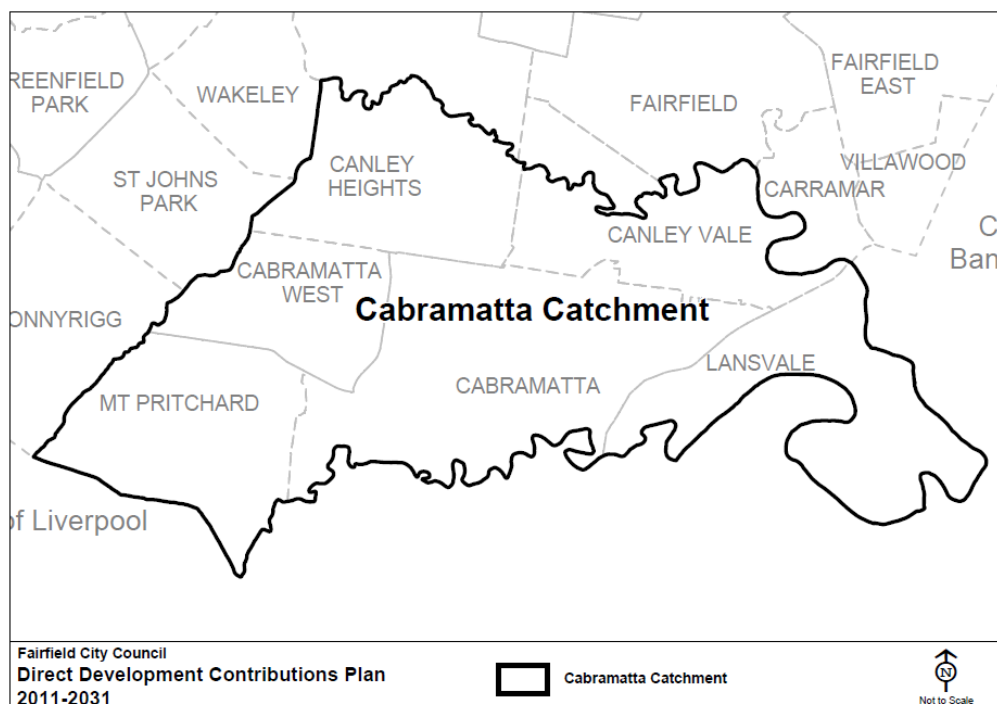


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1A. Fairfield Sub-Districts

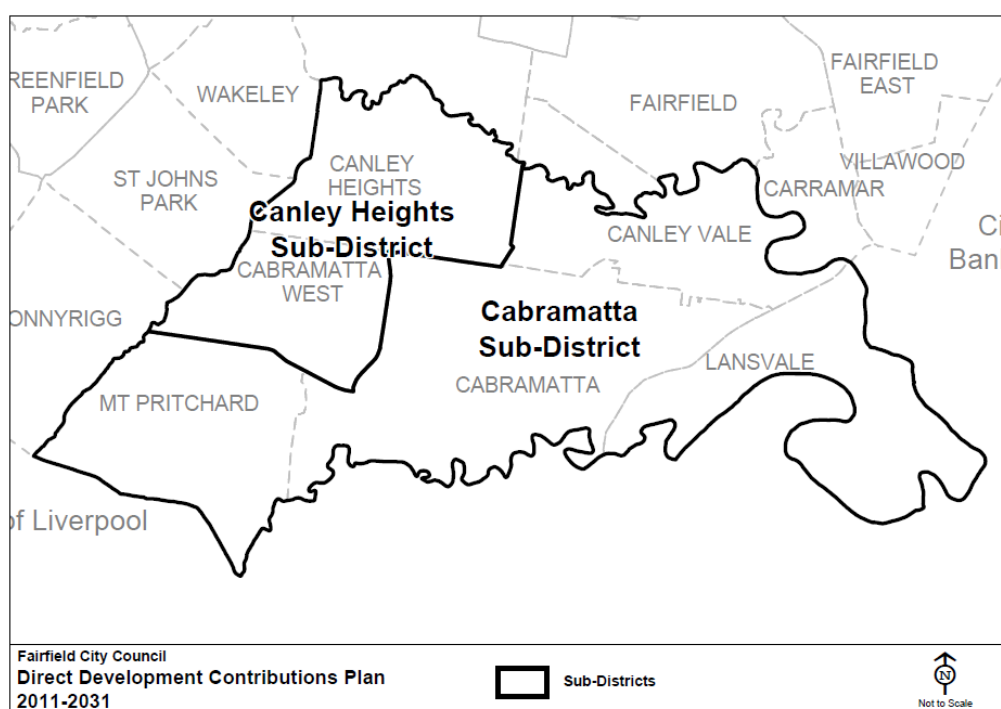


2. Cabramatta Catchment



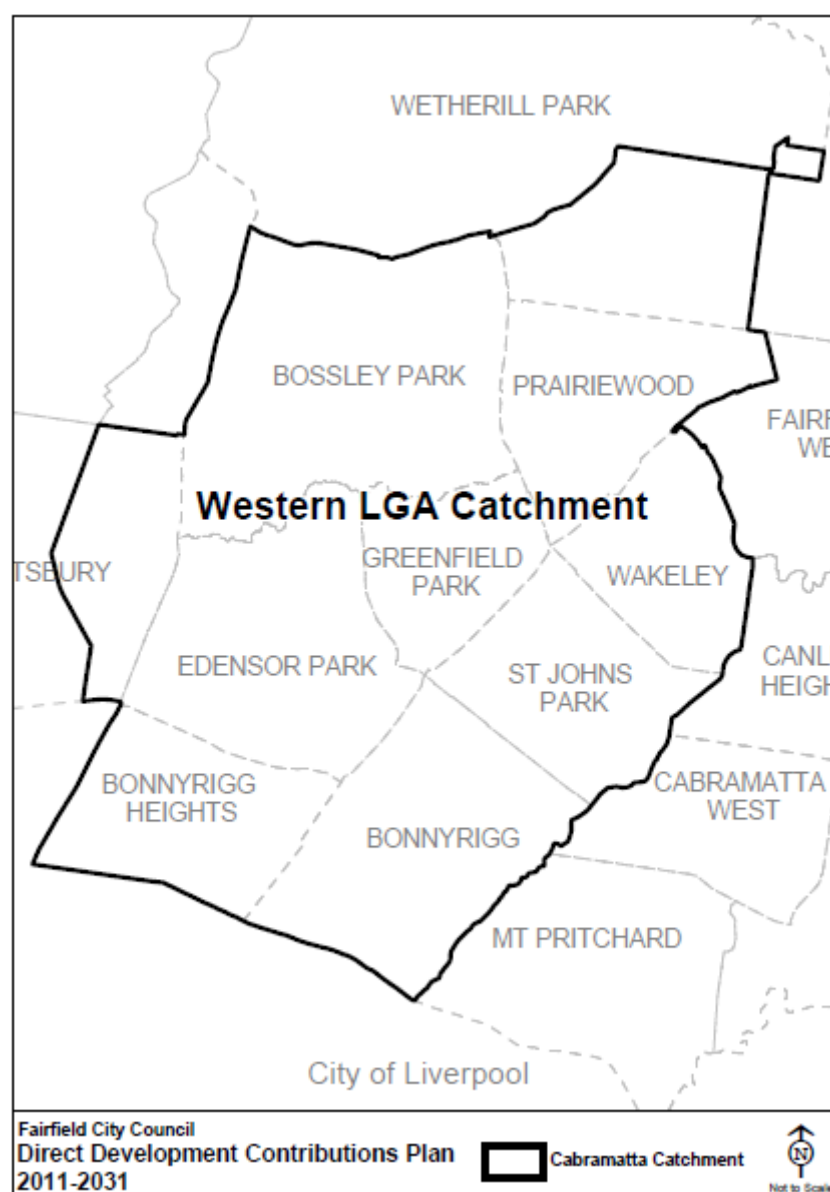
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2A. Cabramatta Sub-Districts



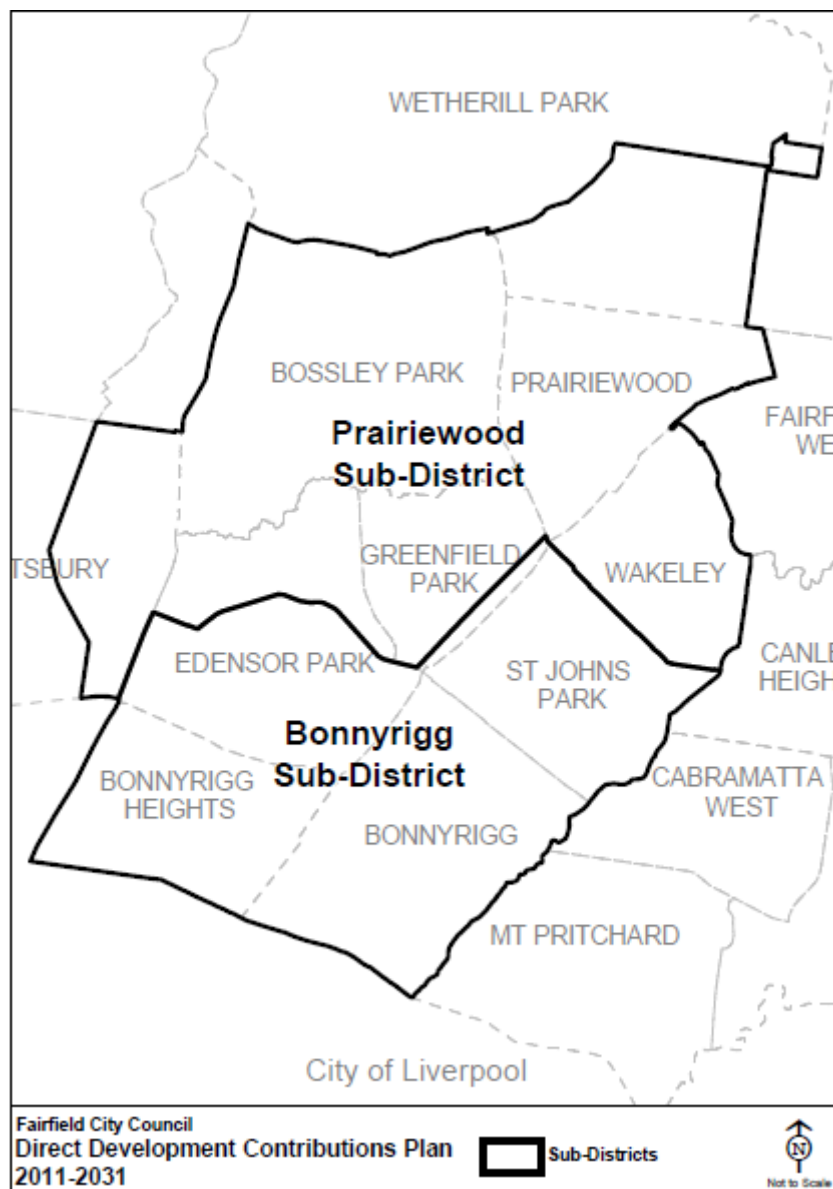
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3. Western LGA Catchment



3A. Western LGA Sub-Districts

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This Plan is predicated on population growth, and the identification of catchments and sub-districts assists in determining the level of growth in each of these areas that would generate demand for a certain piece of community infrastructure.

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The table below outlines the population growth within each of the catchments and associated sub-districts.

Area	2011	2016	2021	2026	2031	% Increase
Fairfield Catchment	60,795	62,453	65,037	68,730	71,484	18%
Fairfield Sub-District	19,109	19,919	20,839	22,650	23,575	23%
Fairfield Heights Sub-District	28,233	28,806	29,778	30,981	32,232	14%
Villawood Sub-District	13,453	13,728	14,420	15,099	15,677	17%
Cabramatta Catchment	57,940	58,982	60,749	62,626	64,844	\$12%
Cabramatta Sub-District	41,013	41,822	43,324	44,749	46,434	13%
Canley Heights Sub-District	16,927	17,160	17,425	17,877	18,410	9%
Western LGA Catchment	70,315	71,801	75,236	79,496	83,324	19% (refer to Note 2)
Prairiewood Sub-District	41,246	41,151	42,353	44,696	47,802	16%
Bonnyrigg Sub-District	29,069	30,650	32,883	34,800	35,522	22% (refer to Note 2)

Note 2: Western LGA population figures include the Bonnyrigg Living Community Redevelopment which has an estimated population of approximately 5,500. However for the purposes of the plan, only the growth outside of this BLC development was taken into consideration in making growth assumptions and determining apportionment regarding demand for specific contributions projects in this Plan. It is noted that the growth outside of the BLC within the Bonnyrigg Sub-District is 3%.

Exclusions

It is also noted that this Plan does not apply to Horsley Park, Cecil Park and Wetherill Park and therefore Council's Indirect Contributions Plan applies. Due to the low population growth forecast in these areas and corresponding demand for infrastructure, the proportion of facilities funded from developers would be minimal due to the apportionment principle.

Accordingly, it is considered that Indirect Contributions be a more appropriate levy on development for the funding of infrastructure where applicable.

4.3 Development Trends

While a range of factors, not entirely predictable nor entirely controllable, will impact on the ultimate rate and location of future development, it is likely that the LGA will continue to accommodate significant additional residential development underpinning population growth (as shown in the above Table). Whether or not population growth occurs at the anticipated rate, development growth and its supporting community infrastructure is required to ensure that communities and environments of a quality appropriate to Fairfield City are provided.

The contribution projects detailed in this Plan are based on the analysis of development capacity and development trends. If the pattern or rate of development changes, Council may update this Plan to alter or delay the priority of project delivery and / or the contribution rate applied to the project.

4.4 Timing of Infrastructure

Council will provide infrastructure as development occurs and the annual reporting and review provisions in this Plan will ensure that funds collected are expended progressively on contributions projects that service the new population. Depending on where the funds are collected, Council will seek to prioritise works where the development has occurred as part of the Management Plan cycle.

On the other hand, where not enough contributions have been collected to complete a project and there are efficiencies in carrying out the work prior to development occurring (e.g. a site coming on the market which would service an area identified for higher density residential development OR a project has already been identified by Council as a priority such as the Redevelopment of Fairfield Library), Council may seek to carry out the work from general revenue and seek to recoup the funds as development occurs.

4.5 Plan management and administration

In addition to the community infrastructure identified in this Plan, Council will require development contributions for management and administration activities associated with this Plan.

The total amount of Plan management and administration fees that can be charged per development consent will not exceed 4% of the total cost of contributions levied in the consent. Details of the costs of Plan Management and Administration are discussed in Section 4.17.

4.6 Determination of reasonable contributions

This Plan requires contributions from development. Such contributions are required to be reasonable in all circumstances. Two key principles underlying reasonableness in development contributions are *nexus* and *apportionment*.

Nexus is the relationship between the anticipated types of development in the area and the demonstrated need or demand for additional or augmented community infrastructure created by those developments. Council has considered the following in preparing this Plan:

- Whether the anticipated development actually creates a need or increases the demand for particular items of community infrastructure?
- What specific items of community infrastructure will be required to address that demand and where they are to be located?
- Are existing facilities suited to providing for that demand (or a component of it)?
- What area or catchment will be served by the required items of community infrastructure?
- When do the facilities need to be provided to meet the demand of the development (i.e. refer to Section 4.4)

A description of the nexus between development and infrastructure has been prepared for each contribution project listed in Sections 4.13-4.17

Apportionment is concerned with identifying the demand and cost component of community infrastructure that is attributable to anticipated development. In this Plan, the level of apportionment is generally consistent with the population growth (e.g. community facilities), however, in other cases a benchmark standard rate of provision has been identified per additional person and therefore apportionment is levied at 100% (e.g. land acquisition for open space). Details of the apportionment used for each project is listed in Sections 4.13-4.17

4.7 How are contribution project costs estimated?

The contribution project cost is estimated at the time a project is included in this Plan. Contribution project costs may include land, works or building costs and are based on one or more of the following:

- relevant industry construction guide (i.e. Rawlinsons)
- construction rates from Council delivering similar projects
- construction industry quotes or feasibility studies.

Land acquisition estimates identified in this Plan are based on an average land cost per square meter based on zoning provided by Council's Property and Development Service Branch.

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All contribution project costs are exclusive of GST.

Details of Projects estimates are detailed in Sections 4.13-4.17.

4.8 How is existing and future demand measured?

In accordance with this Plan, existing and future development demand for community infrastructure is determined by population growth identified in Forecast.id prepared by ID services. This demographic and population modelling package provides the basis upon which the growth scenarios and associated demand for infrastructure is based.

4.9 Infrastructure demand arising from unanticipated development

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.

Council will consider the impact on, and any required amendments to, this Plan in conjunction with the assessment of any unanticipated development or alternatively consider entering into a VPA.

4.10 How is the contribution rate determined?

For projects identified in this Plan, the contribution project rate/proportion to be funded by future population is calculated by multiplying the Project Estimate or (if completed the Project Cost) by the apportionment rate (refer to Appendix 'A').

$$\text{Contribution Project Rate (\$)} = \frac{\text{Project Estimate (\$)} \times \text{Apportionment Rate (\%)}}{100}$$

Therefore, the contribution rate (per person) for these types of community infrastructure is determined by dividing the contribution project rate by the anticipated development demand yield within a defined demand catchment area. This calculation is shown below:

$$\text{Contribution Rate (\$ per person)} = \frac{\text{Contribution Project Rate (\$)}}{\text{Additional population (2011-2031)}}$$

Accordingly, the contribution rate is then multiplied by the average household size per dwelling (1 bedroom, 2 bedrooms and 3 bedrooms or more) to determine the rate per dwelling (Note: Torrens Title subdivision

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for the purposes of this Plan are considered equivalent to the development of a 3 bedrooms or more dwelling and rates are determined as such).

Based on 2006 Census data, the following occupancy rates have been adopted for determining contribution rates per dwelling set out in Appendix 'D'.

Dwelling Size	Occupancy rate
Small dwelling (no more than 1 bedroom and/or floor space less than 70m ²)	1.3
Medium Dwelling (no more than 2 bedrooms and/or floor space between 70 and 100m ²)	2.4
Large Dwelling (3 or more bedrooms and/or floor space more than 100m ²)	3.7
Additional Lot (Torrens Title Subdivision)	3.7

4.11 Contributions Projects – Works Schedule

In accordance with this Plan, Council will require contributions for the following categories of community infrastructure which has been (or will be) provided to meet existing and future population demand:

1. Community Facilities
2. Land Acquisition for Open Space
3. Open Space Embellishment
4. Car Parking Levies for Local and Town Centres
5. Plan Administration and Management

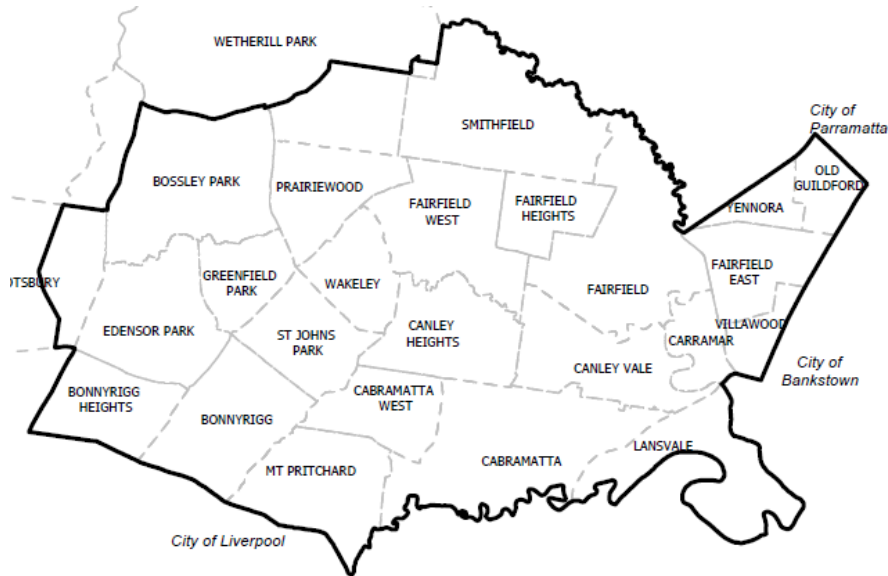
The following section provides a summary of projects in the works schedule. Refer to Appendix 'A' for more detailed information regarding the contributions projects.

4.12 Community Facilities

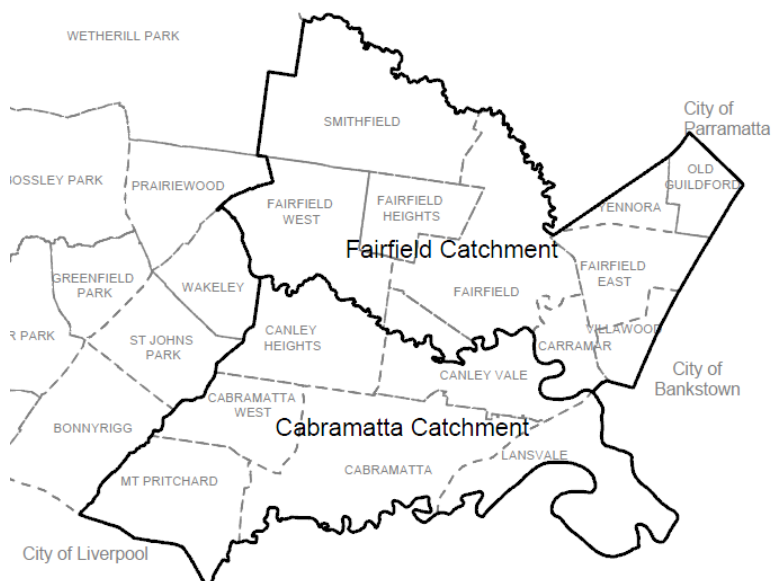
A hierarchy for community infrastructure is identified in this Plan to reflect the physical characteristics and the unique geographical spread of population within the Fairfield LGA. Furthermore, depending on the nature of the community facility, this will determine the appropriate apportionment based on the area the community facility will serve.

City-Wide Community Facilities are community infrastructure that provides facilities and services that will attract, be readily available to and likely to be used by residents from all parts of the Fairfield LGA. Therefore for the purposes of this plan that catchment will be all the land to which this Plan applies. The one example of a City Wide Facility currently provided for in this plan is the proposed Youth and Community Facility discussed in more detail later in the plan.

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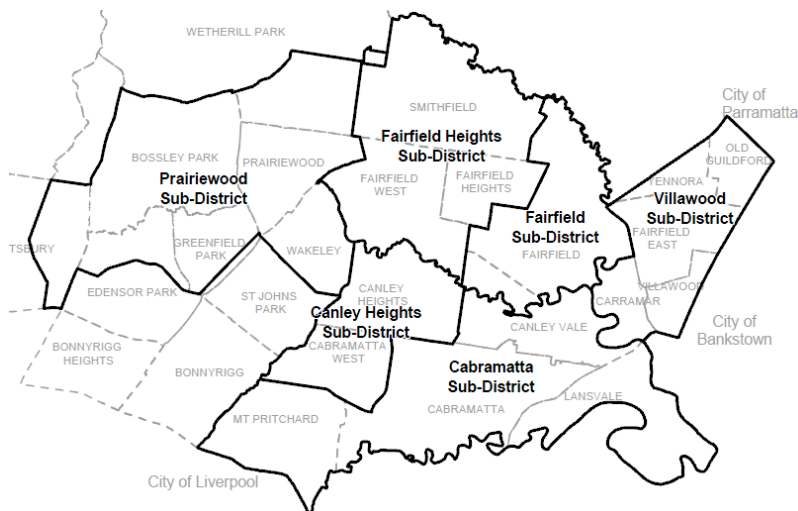


District Wide Community Facilities are community infrastructure that services a specific catchment of residents where the range of services and facilities provided are of a scale that service a wider area than the sub-district catchments detailed below. Catchments relating to District Facilities include approximately 6-10 suburbs with a forecast population growth of approximately 7,000 to 11,000 people. They are services and facilities provided in higher order town centres like Fairfield and Cabramatta and service the catchment of people who might be expected to access retail and other services in that town centre (refer to Note below). At this stage only the redevelopment of the Fairfield Library and the upgrade of Cabramatta Library are identified as District Facilities. It is also envisaged that there will be demand for multi-purpose space at a District level that may provide a range of community services, the particulars of which are yet to be determined. Accordingly the Plan will be subject to future review with regards to the inclusion of District level community space.



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Neighbourhood Community Facilities are community infrastructure that service a localised catchment. They service the smallest local catchment and are provided in smaller local centres (i.e. Fairfield Heights, Canley Heights etc or can be co-located with District Wide Community Facilities when they are located in higher order centres. They generally serve a smaller number of suburbs (in this case 2-5 suburbs depending on the size) with population growth of approximately 2,000 to 6,000 people. Refer to Note below.

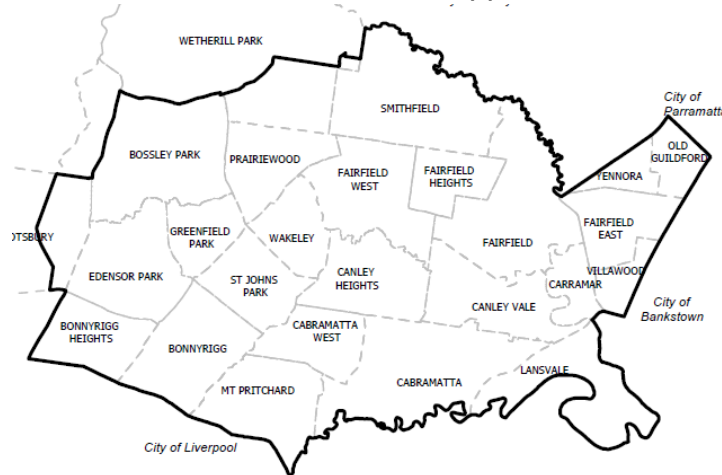


Note: Special circumstances exist in relation to *community facilities in district and neighbourhood facilities in the Western LGA catchment (incl Bonnyrigg and Prairiewood catchments)*. Refer to Section 4.18 for the justification behind these exclusions.

4.13 COMMUNITY FACILITIES–WORKS SCHEDULE

4.13.1 City Wide Community Facilities

Area: All land to which this Plan applies



Location: Fairfield Park

Description: Fairfield Youth and Community Centre

Strategy: To provide a Youth and Community Centre that meets with recreation and community needs of the existing and future population of the entire LGA. A design process is underway for the facility. Following the completion of the design process the remaining funds are expected to be generated from a partnership involving the Mounties Club, grants (applications for federal grant funding have been submitted to Regional Development Australia) and Council's general revenue. Depending on the funding mix and amount the facility may be provided in two or more stages.

Contribution Rate: \$34 per person

Project Estimate: \$6,650,000 as at July 2011.

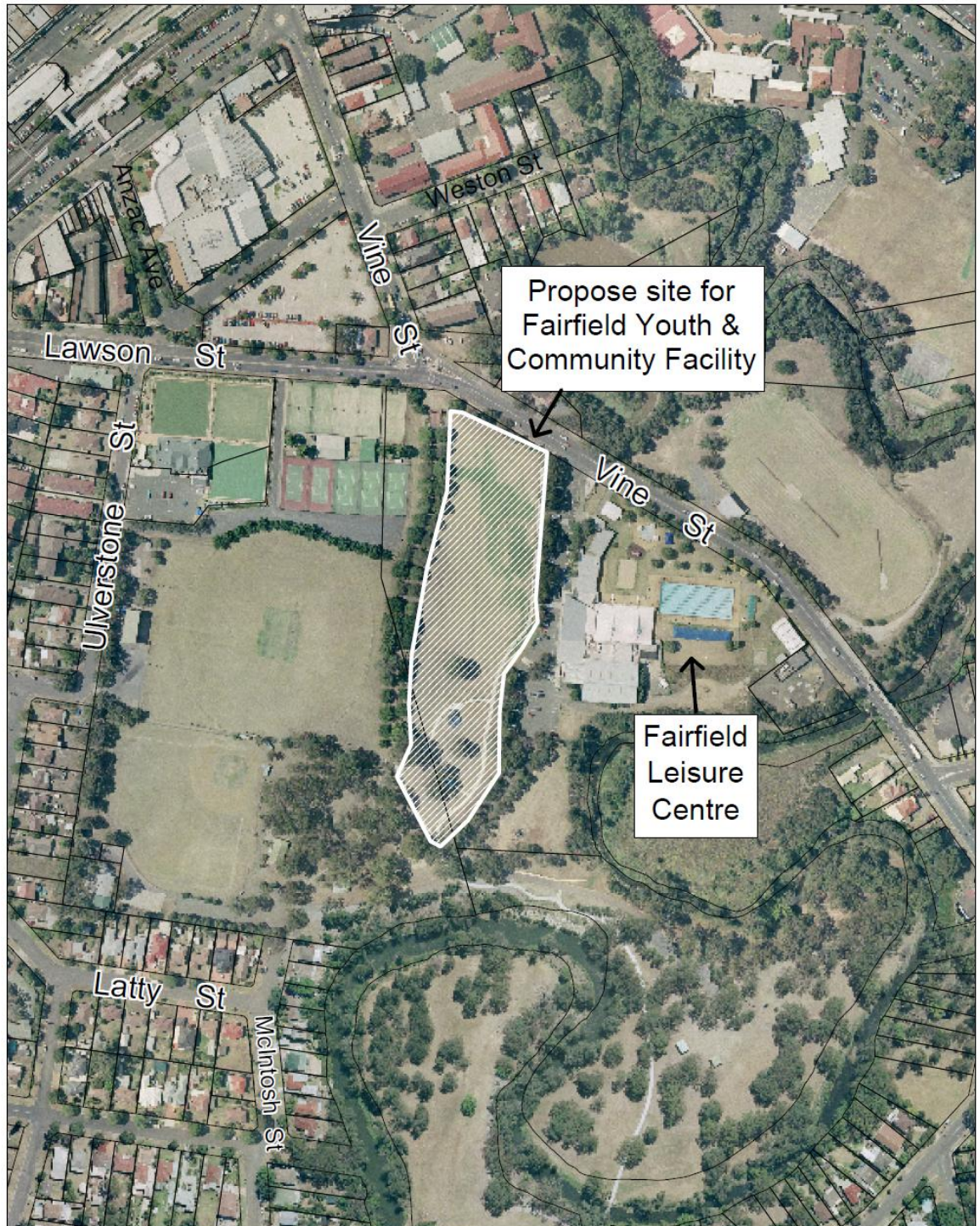
Apportionment: The apportionment to future development is 13% Based on a population growing from 189,050 to 214,193, contributions from new development are expected to generate \$851,500 (i.e. 13%) of the project estimate above. Following completion of the Feasibility Assessment this part of the plan will be reviewed to ensure project estimates and the contribution to be made by future development are consistent with Council's evolving strategy.

Nexus: The population accommodated in the City Wide Catchment in both existing and future development up to 2031 will generate demand for the services and facilities which will be provided by this project.

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Proposed Works: The Fairfield Youth and Community Centre at Fairfield Park (refer to Map overleaf) will include:

- 2 Basketball Courts
- Office
- Training Rooms
- Storage
- Change rooms and Toilets



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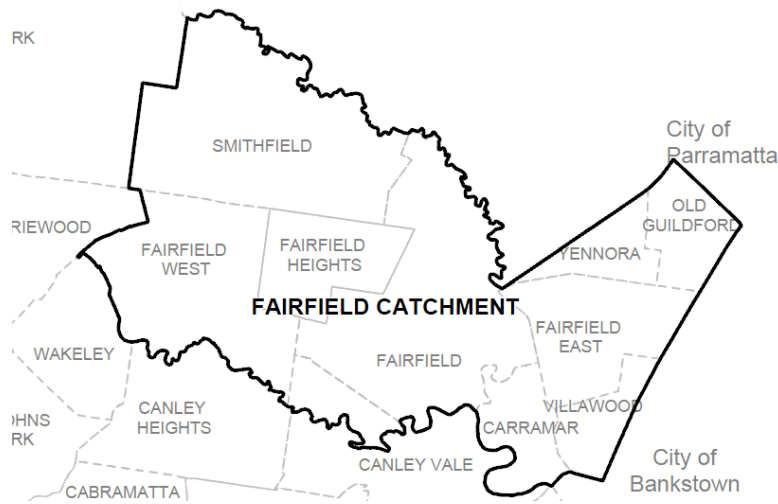
City Wide Community Facility



Not to Scale

4.13.2 District Wide Community Facilities

Area: Fairfield Catchment



Location: Fairfield Library (Barbara Street)

Description: Redevelopment of the Fairfield Library.

Strategy: To provide additional library floor space consistent with State Library Guidelines that meet the needs of the existing and future population. Council has prepared a master plan which provides some development principles for landholdings owned by Council in the Fairfield Town Centre recognising the need to redevelop the library to provide better level of services in a manner integrated with redevelopment of other facilities. Council has also initiated a Feasibility Study looking into the redevelopment of a new library facility to replace the existing sub-standard facility with potential integration of other facilities already provided in the precinct.

Contribution Rate: \$202 per person

Project Estimate: \$12,017,625 as at July 2011.

Apportionment: The apportionment to future development is 18% based on population growth from 60,795 to 71,484 people. New development will only be charged for the proportion of the development that generates additional demand. The Section 94 Plan is expected to provide a maximum of \$2,163,173 (i.e. 18%) of the project estimate with the remaining cost to be provided from other sources that will be identified as part of the Feasibility Study discussed above. Following completion of the design and formalisation of the funding plan this part will be reviewed to ensure project estimates and the contribution to be made by future development are consistent with Council's evolving strategy.

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Nexus: The population accommodated in the Fairfield Catchment in both existing and future development up to 2031 will generate demand for services and facilities provided by this project.

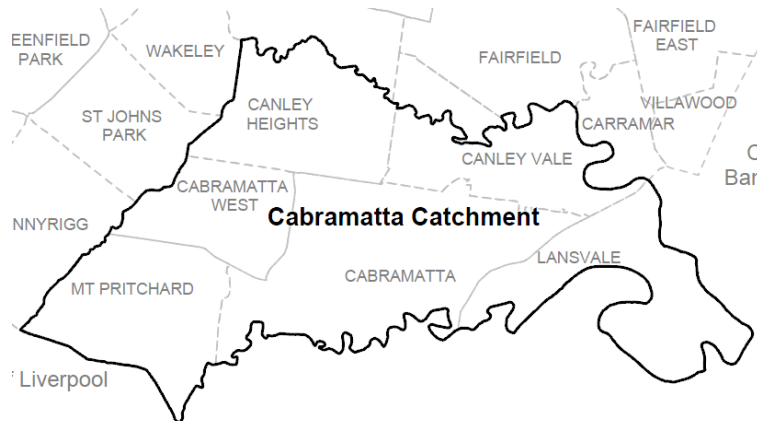
Proposed Works: Redevelopment of the Fairfield Library within the Fairfield Library and Community Precinct to provide additional floor space (refer to Map overleaf).

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4.13.3 District Wide Community Facilities

Area: Cabramatta Catchment



Location: Cabramatta Whitlam Library (Railway Parade)

Description: Upgrade of the Cabramatta Library.

Strategy: The Cabramatta Library currently exceeds State Library guidelines and therefore does not require additional floorspace. However, there is a need given the age of the facility to improve the operation and modernise the delivery of services provided by the existing Library to better service existing and future population through an internal refurbishment and restructure.

Contribution Rate: \$26 per person

Project Estimate: \$1,500,000 as at July 2011.

Apportionment: The apportionment to future development is 12% based on the population in the catchment increasing from 57,940 to 64,844 people. The contributions of development are expected to cover \$180,000 of the Project Estimate with the remaining cost to be funded from General Revenue. Over the twenty year life of the plan Council's contribution would be \$66,000 a year which is an achievable contribution given Council's annual operating budget.

Nexus: The population accommodated in the Cabramatta Catchment in both existing and future development up to 2031 will generate demand for this project. The incoming population will benefit from the higher level of service provided by the library refurbishment and it is reasonable that they make a contribution towards the cost of the refurbishment.

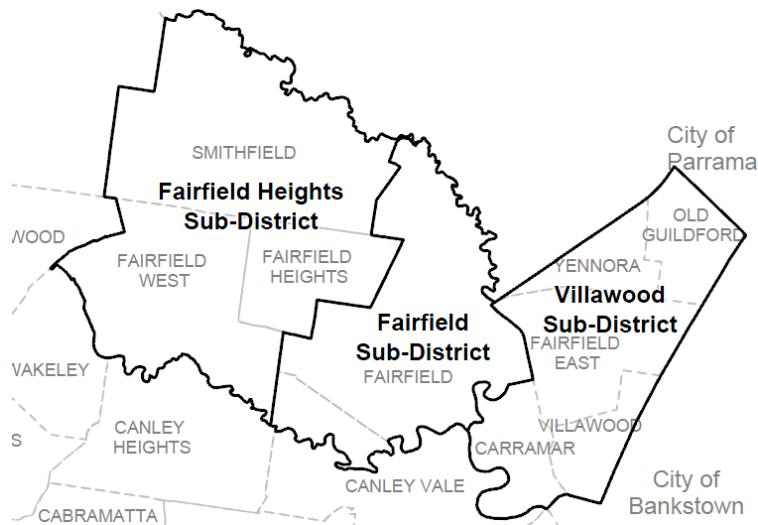
Proposed Works: Refurbishment works to the Cabramatta Library (refer to Map overleaf) will include:

- reconfiguration of existing spaces
- signage
- new toilets on the Ground Floor and Level 1
- Landscaping

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4.13.4 Neighbourhood Community Facilities – Fairfield Catchment



1. Area: Fairfield Sub-District

Location: Various sites within the Fairfield Sub-District have been identified as potential options for which contributions are to be expended. A further study will be undertaken to finalise the location of the projects ultimately delivered.

Description: Provision of general multi-purpose community facility space.

Strategy: To provide general multi-purpose community floor space at a benchmark rate identified in the Bonnyrigg Living Communities Social Impact Assessment) at 0.14m² per additional person. The strategy in this case is to extend existing facilities so they are better able to cope with the demand generated by new development. This approach has been taken because the level of growth is such that a new facility in any one catchment will not serve the needs of all catchments and to minimise costs by avoiding land acquisition for a new site which would significantly increase the contribution required from each new development.

Council currently has a number of options for which to provide this additional community space as further investigation into these options need to be carried out to determine which option is most feasible. This review will be undertaken in the first 5 years of the plan. Depending on the option chosen, the estimated costs in the Plan will be reviewed and amended (which may/may not necessitate changes to contribution rates) to reflect the desired option.

Contribution Rate: \$562 per person.

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Project Estimate: \$2,511,675 as at July 2011.

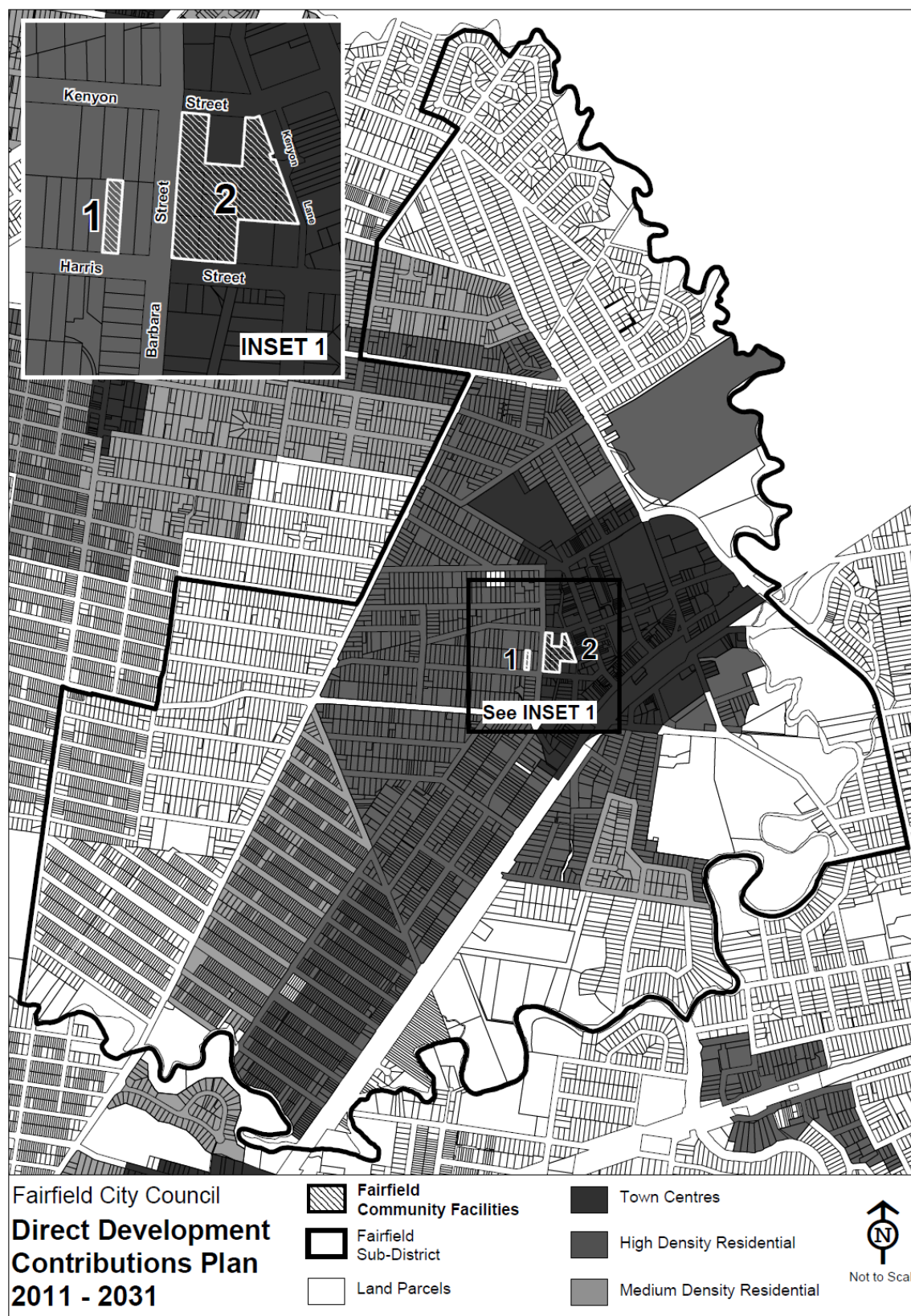
Apportionment: The apportionment to future development is 100% where the anticipated population growth from 19,109 to 23,575 will fully fund works that meet the demand generated by them.

Nexus: The population accommodated in the Fairfield Sub-District in future development up to 2031 will generate demand for facilities and services provided by this project.

Proposed Works: Options detailed below:

- **Option 1:** Enter into partnership with Housing NSW to develop affordable housing which incorporates existing community centre floor space and additional community floor space at 50 Harris Street (refer to No. 1 of Inset 1 overleaf)
- **Option 2:** Provide required community floor space within Barbara Street Library/Community Precinct (which includes the Fairfield Library, Senior Citizens Centre, Community Hall, and Baby Health Care Centre (refer to No. 2 of Inset 1 overleaf and District Community Facilities Map – Fairfield in Section 4.13.2)
- **Option 3:** Redevelop 50 Harris Street (refer to No.1 of Inset 1 overleaf) into a multi-function community facility to include existing community centre floor space and additional community floor space
- **Option 4:** Combination of the above.

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2. Area: Fairfield Heights Sub-District

Location: Various sites within the Fairfield Heights Sub-District have been identified as potential options for which contributions are to be expended. A further study will be undertaken to finalise the location of the projects ultimately delivered.

Description: Provision of general multi-purpose community facility space.

Strategy: To provide general multi-purpose community floor space at a benchmark rate identified in the Bonnyrigg Living Communities Social Impact Assessment) at 0.14m² per additional person. The strategy in this case is to extend existing facilities so they are better able to cope with the demand generated by new development. This approach has been taken because the level of growth is such that a new facility in any one catchment will not serve the needs of all catchments and to minimise costs by avoiding land acquisition for a new site which would significantly increase the contribution required from each new development.

Council currently has a number of options for which to provide this additional community space as further investigation into these options need to be carried out to determine which option is most feasible. This review will be undertaken in the first 5 years of the plan. Depending on the option chosen, the estimated costs in the Plan will be reviewed and amended (which may/may not necessitate changes to contribution rates) to reflect the desired option.

Contribution Rate: \$417 per person.

Project Estimate: \$1,668,955 as at July 2011.

Apportionment: The apportionment to future development is 100% where the anticipated population growth from 28,233 to 32,232 will fully fund works that meet the demand generated by them.

Nexus: The population accommodated in the Fairfield Heights Sub-District in future development up to 2031 will generate demand for facilities and services provided by this project.

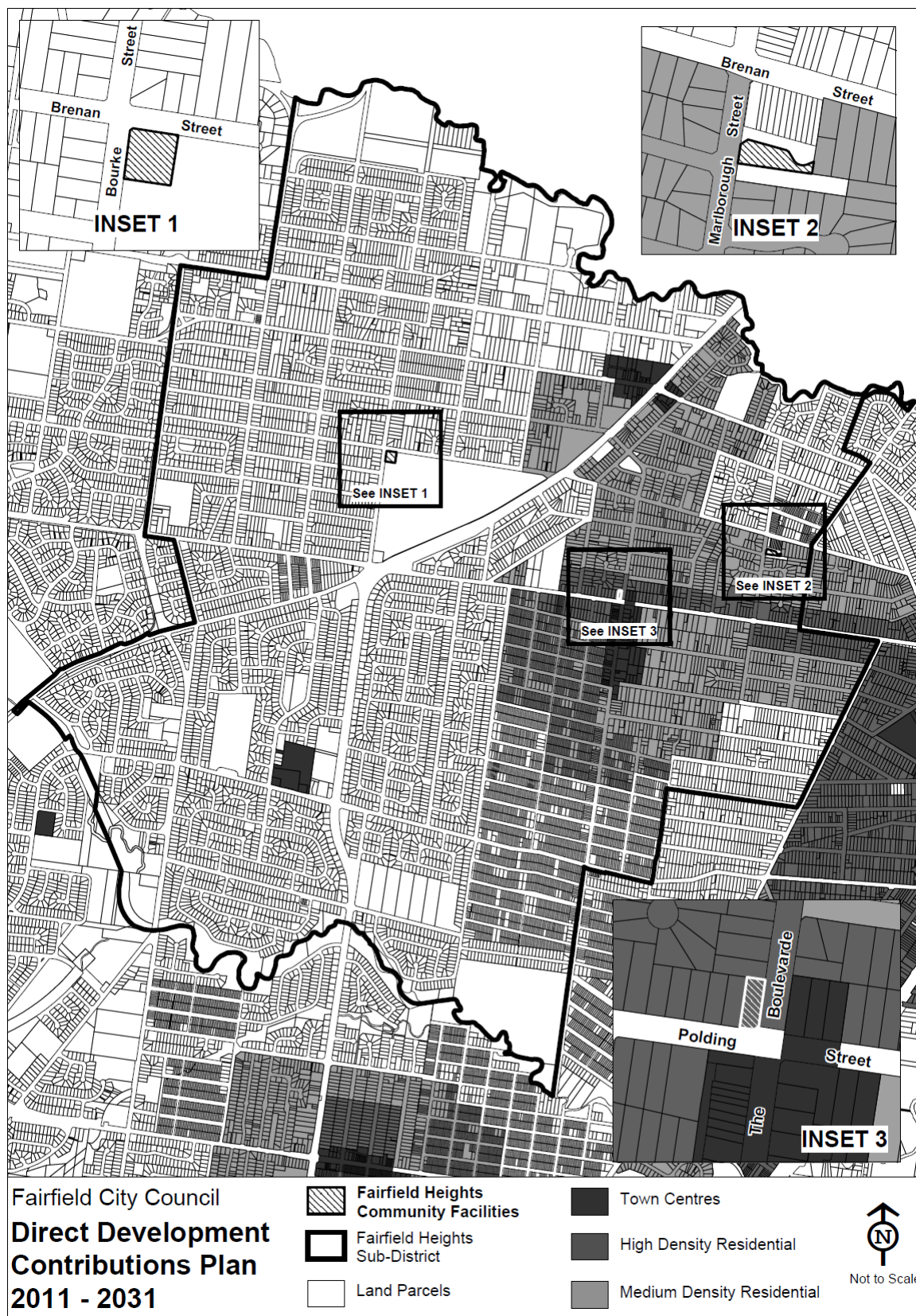
Proposed Works: Options detailed below

- **Option 1:** Enter into partnership with Housing NSW to develop affordable housing which incorporates existing Baby Health Centre and additional community floor space at 146 Polding Street (refer to Inset 3 overleaf)

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- **Option 2:** Extension/redevelopment of Brenan hall/Community Centre into a multi-function community centre (refer to Inset 1 overleaf)
- **Option 3:** Enter into partnership with Housing NSW to develop affordable housing which incorporates additional community floor space and existing Early Learning Centre at 50A Marlborough Street, Smithfield (refer to Inset 2 overleaf)
- **Option 4:** Extension/redevelopment of ELC at 50A Marlborough Street into multi-function community centre (refer to Inset 2 overleaf)
- **Option 5:** Combination of the above.

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3. Area: Villawood Sub-District

Location: Various sites within the Villawood Sub-District have been identified as potential options for which contributions are to be expended. A further study will be undertaken to finalise the location of the projects ultimately delivered

Description: Provision of general multi-purpose community facility space.

Strategy: To provide general multi-purpose community floor space at a benchmark rate identified in the Bonnyrigg Living Communities Social Impact Assessment) at 0.14m² per additional person. The strategy in this case is to extend existing facilities so they are better able to cope with the demand generated by new development. This approach has been taken because the level of growth is such that a new facility in any one catchment will not serve the needs of all catchments and to minimise costs by avoiding land acquisition for a new site which would significantly increase the contribution required from each new development.

Council currently has a number of options for which to provide this additional community space as further investigation into these options need to be carried out to determine which option is most feasible. This review will be undertaken in the first 5 years of the plan. Depending on the option chosen, the estimated costs in the Plan will be reviewed and amended (which may/may not necessitate changes to contribution rates) to reflect the desired option.

Contribution Rate: \$443 per person.

Project Estimate: \$985,945 as at July 2011.

Apportionment: The apportionment to future development is 100% where the anticipated population growth from 13,453 to 15,677 will fully fund works that meet the demand generated by them.

Nexus: The population accommodated in the Villawood Sub-District in future development up to 2031 will generate demand for facilities and services provided by this project.

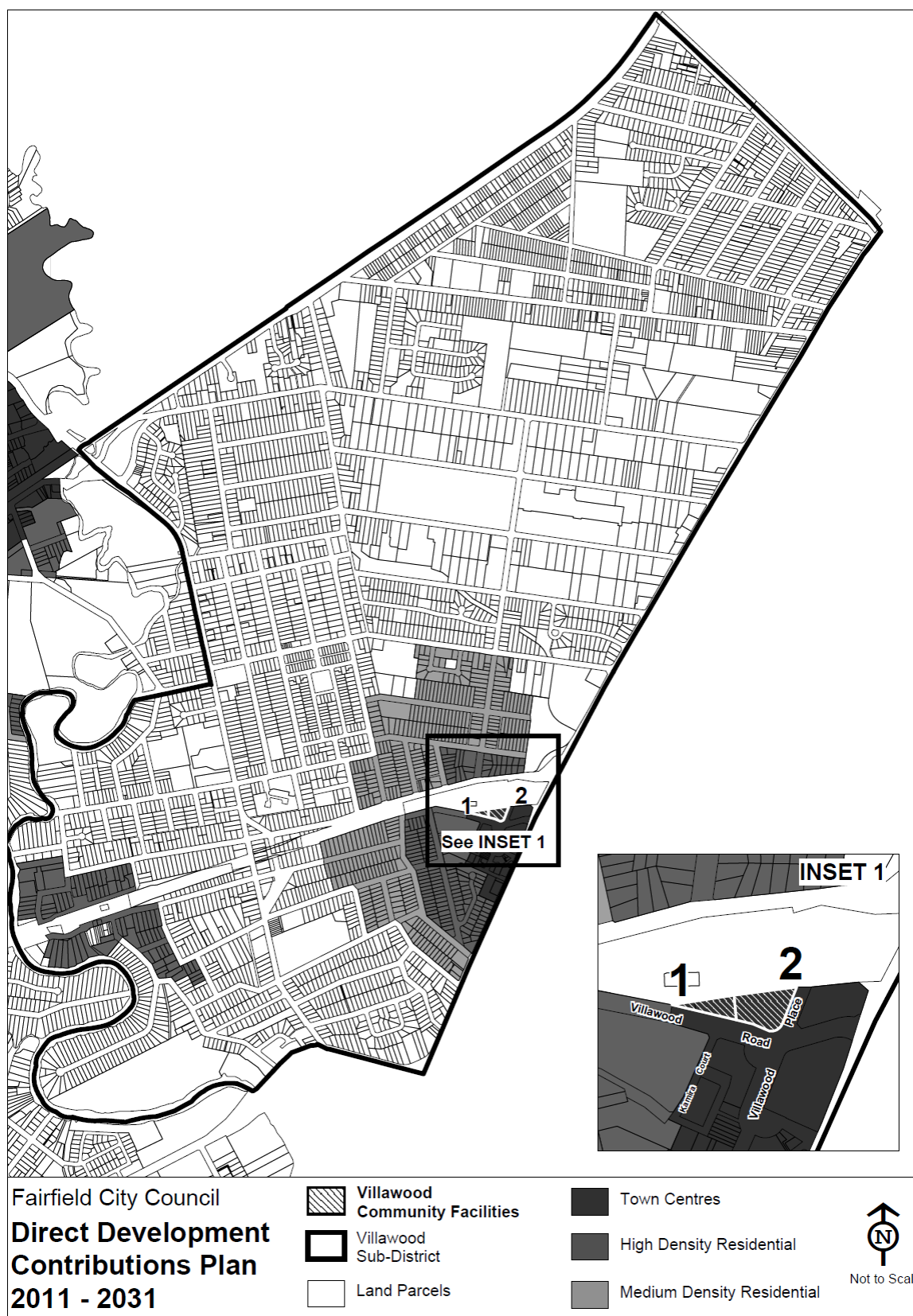
Proposed Works: Options detailed below:

- **Option 1:** Redevelop/extend both Villawood Childcare Centre & Senior Citizens Centre sites (5-9 & 11-15 Villawood Road) to accommodate additional community facility floor space (refer to Inset 1 overleaf).

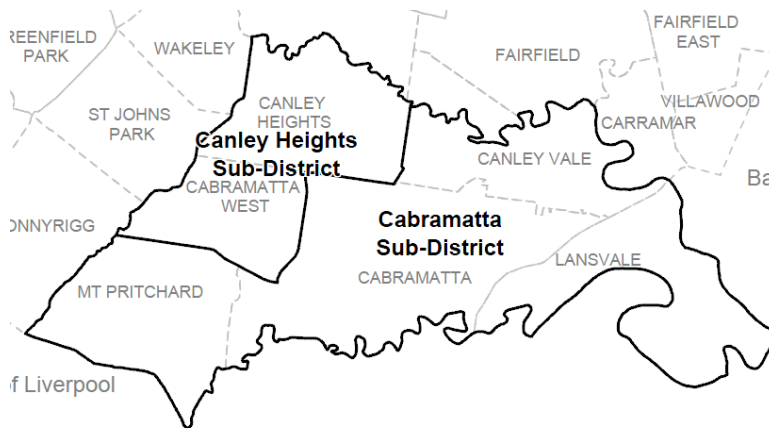
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- **Option 2:** Enter into partnership with Housing NSW to develop affordable housing on Childcare Centre & Senior Citizens Centre (5-9 & 11-15 Villawood Road) sites which incorporates existing facilities and additional community floor space (refer to Inset 1 overleaf).
- **Option 3:** Extension to Senior Citizens Centre (11-15 Villawood Road) to accommodate additional community floor space (refer to No.1 of Inset 1 overleaf).
- **Option 4:** Extension to Villawood Childcare Centre (5-9 Villawood Road) to accommodate additional community floor space (refer to No. 2 of Inset 1 overleaf).
- **Option 5:** Combination of the above.

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4.13.5 Neighbourhood Community Facilities – Cabramatta Catchment



1. Area: Cabramatta Sub-District

Location: Various sites within the Cabramatta Sub-District have been identified as potential options for which contributions are to be expended. A further study will be undertaken to finalise the location of the projects ultimately delivered

Description: Provision of general multi-purpose community facility space.

Strategy: To provide general multi-purpose community floor space at a benchmark rate identified in the Bonnyrigg Living Communities Social Impact Assessment) at 0.14m² per additional person. The strategy in this case is to extend existing facilities so they are better able to cope with the demand generated by new development. This approach has been taken because the level of growth is such that a new facility in any one catchment will not serve the needs of all catchments and to minimise costs by avoiding land acquisition for a new site which would significantly increase the contribution required from each new development.

Council currently has a number of options for which to provide this additional community space as further investigation into these options need to be carried out to determine which option is most feasible. This review will be undertaken in the first 5 years of the plan. Depending on the option chosen, the estimated costs in the Plan will be reviewed and amended (which may/may not necessitate changes to contribution rates) to reflect the desired option.

Contribution Rate: \$515 per person.

Project Estimate: \$2,793,638 as at July 2011.

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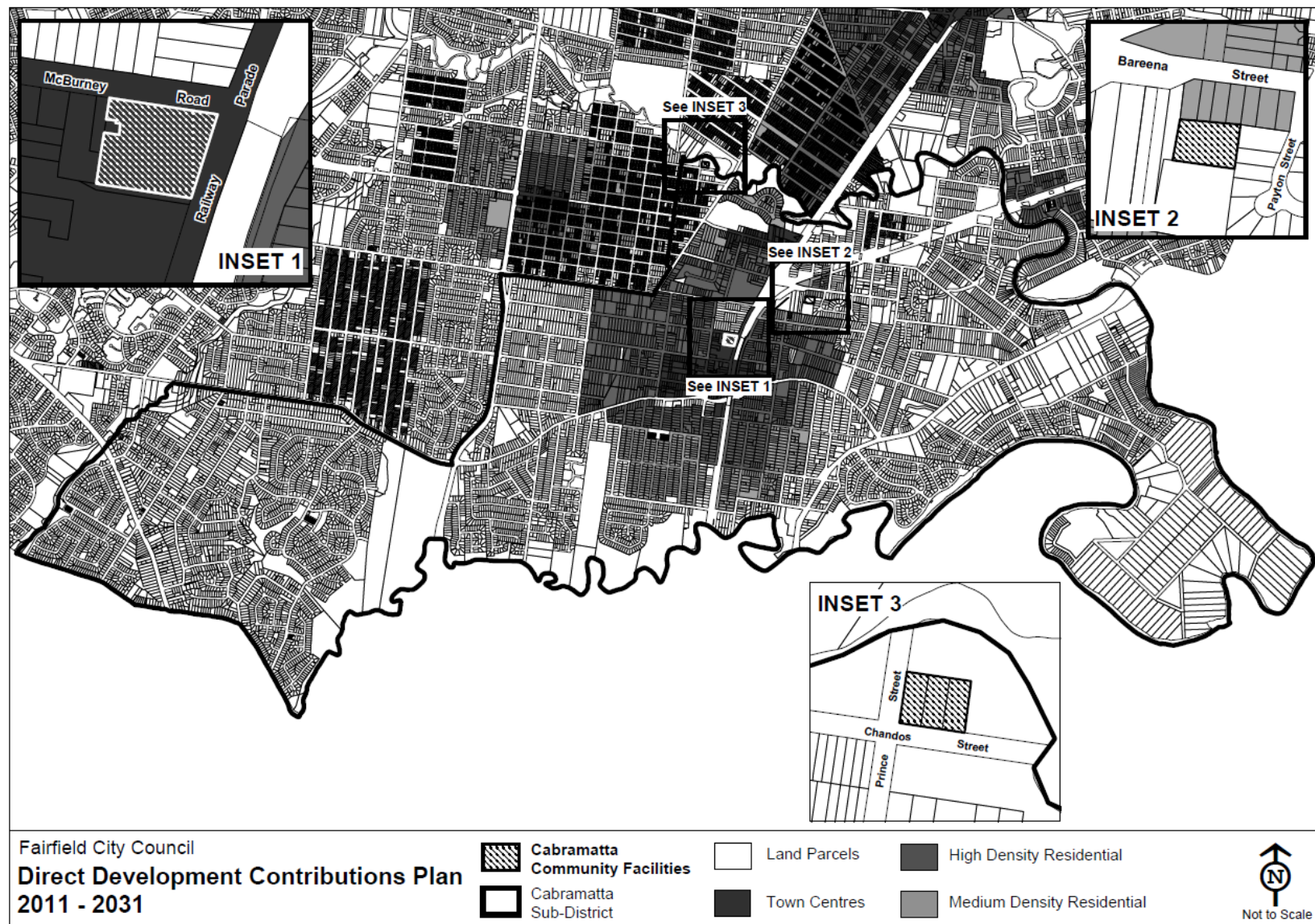
Apportionment: The apportionment to future development is 100% where the anticipated population growth from 41,013 to 46,434 will fully fund works that meet the demand generated by them.

Nexus: The population accommodated in the Cabramatta Sub-District in future development up to 2031 will generate demand for facilities and services provided by this project.

Proposed Works: Options detailed below:

- **Option 1:** Include additional community floor space as part of the redevelopment of extension/extension/augmentation to existing community/library precinct in Cabramatta (165 Railway Parade refer to Inset 1 overleaf)
- **Option 2:** Redevelop the Bushido Club (64 Bareena Street) to accommodate additional community floor space to encourage co location of other community activities (refer to Inset 2 overleaf).
- **Option 3:** Redevelopment/extension to community hall (13,13R, 15 Prince Street – refer to Inset 3 overleaf)
- **Option 4:** Combination of the above.

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2. Area: Canley Heights Sub-District

Location: Various sites within the Canley Heights Sub-District have been identified as potential options for which contributions are to be expended. A further study will be undertaken to finalise the location of the projects ultimately delivered

Description: Provision of general multi-purpose community facility space.

Strategy: To provide general multi-purpose community floor space at a benchmark rate identified in the Bonnyrigg Living Communities Social Impact Assessment) at 0.14m² per additional person. The strategy in this case is to extend existing facilities so they are better able to cope with the demand generated by new development. This approach has been taken because the level of growth is such that a new facility in any one catchment will not serve the needs of all catchments and to minimise costs by avoiding land acquisition for a new site which would significantly increase the contribution required from each new development.

Council currently has a number of options for which to provide this additional community space as further investigation into these options need to be carried out to determine which option is most feasible. This review will be undertaken in the first 5 years of the plan. Depending on the option chosen, the estimated costs in the Plan will be reviewed and amended (which may/may not necessitate changes to contribution rates) to reflect the desired option.

Contribution Rate: \$413 per person.

Project Estimate: \$613,214 as at July 2011.

Apportionment: The apportionment to future development is 100% where the anticipated population growth from 16,927 to 18,410 will fully fund works that meet the demand generated by them.

Nexus: The population accommodated in the Cabramatta Sub-District in future development up to 2031 will generate demand for facilities and services provided by this project.

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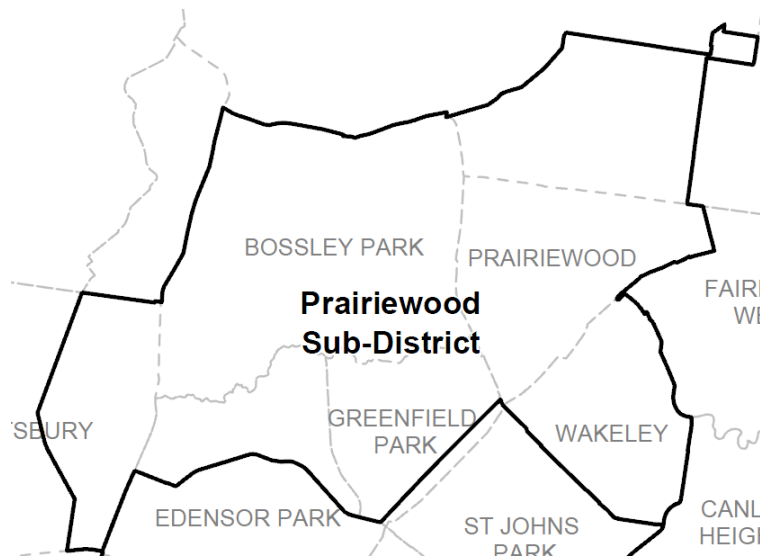
Proposed Works: Options detailed below (refer to Map overleaf):

- **Option 1:** Redevelopment/Extension to Rumbriah Hall (43 Peel Street) to accommodate additional community space (refer to No. 2 of Inset 1 overleaf)
- **Option 2:** Redevelopment/Extension of existing Baby Health Centre (41 Peel Street) to accommodate additional required community space (refer to No. 1 of Inset 2 overleaf).
- **Option 3:** Enter into partnership with housing NSW to develop affordable housing which incorporates additional community floor space and existing Baby Health Centre at 41 and/or 43 Peel Street (refer to Inset 1 of Map overleaf).
- **Option 4:** Combination of the above.

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4.13.6 Neighbourhood Community Facilities - Prairiewood



Area: Prairiewood Sub-District

Location: Various sites within the Prairiewood Sub-District have been identified as potential options for which contributions are to be expended. A further study will be undertaken to finalise the location of the projects ultimately delivered

Description: Provision of general multi-purpose community facility space.

Strategy: To provide general multi-purpose community floor space at a benchmark rate identified in the Bonnyrigg Living Communities Social Impact Assessment) at 0.14m² per additional person. The strategy in this case is to extend existing facilities so they are better able to cope with the demand generated by new development. This approach has been taken because the level of growth is such that a new facility in any one catchment will not serve the needs of all catchments and to minimise costs by avoiding land acquisition for a new site which would significantly increase the contribution required from each new development.

Council currently has a number of options for which to provide this additional community space as further investigation into these options need to be carried out to determine which option is most feasible. This review will be undertaken in the first 5 years of the plan. Depending on the option chosen, the estimated costs in the Plan will be reviewed and amended (which may/may not necessitate changes to contribution rates) to reflect the desired option.

Contribution Rate: \$431 per person.

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As amended 23 October 2013

Project Estimate: \$2,827,938 as at July 2011.

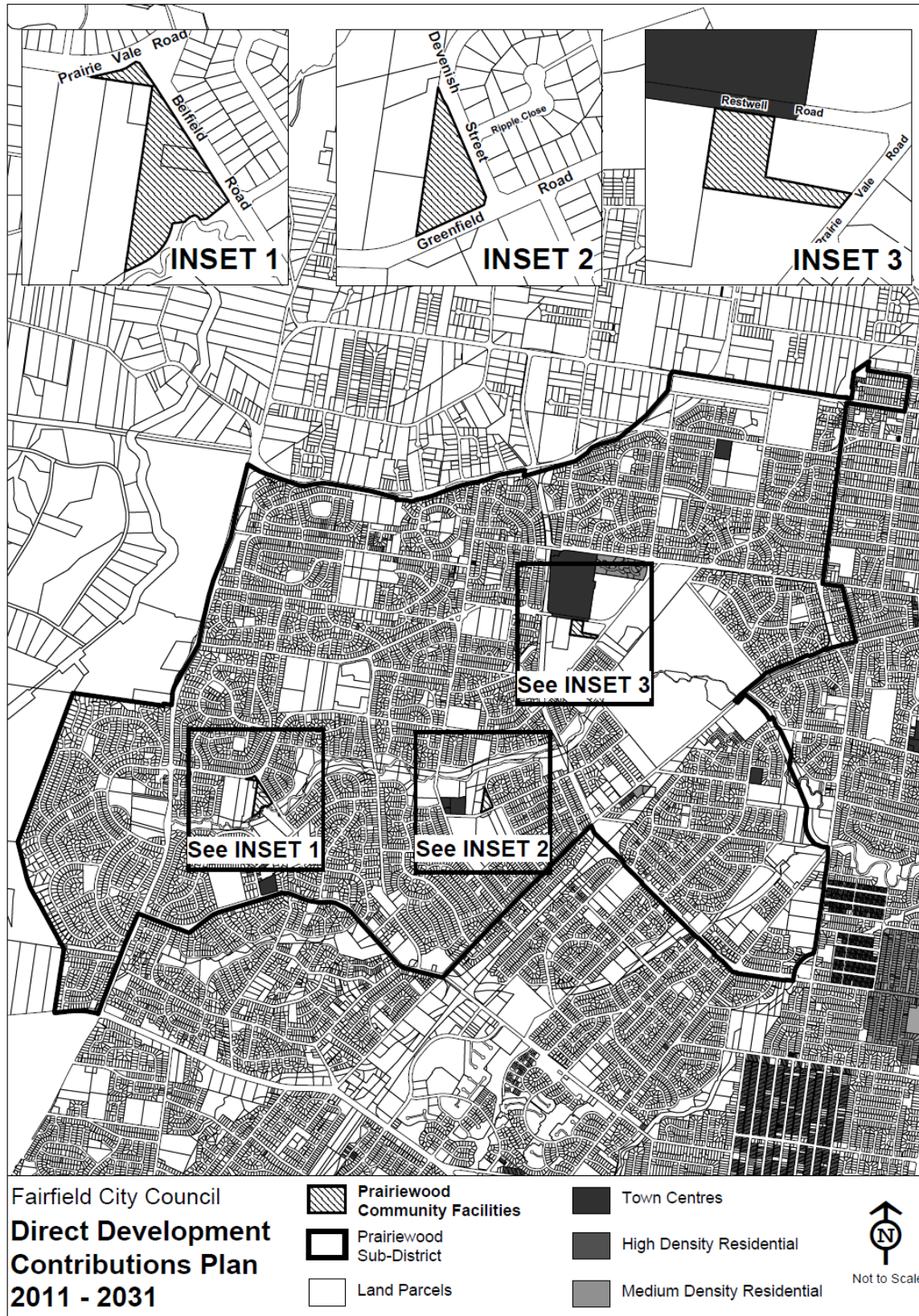
Apportionment: The apportionment to future development is 100% where the anticipated population growth from 41,246 to 47,802 will fully fund works that meet the demand generated by them.

Nexus: The population accommodated in the Cabramatta Sub-District in future development up to 2031 will generate demand for facilities and services provided by this project.

Proposed Works: Options detailed below:

- **Option 1:** Extend or redevelop Bossley Park Community Centre (58 Prairie Vale Road/Belfield Road) to accommodate additional required community space (refer to Inset 1 overleaf)
- **Option 2:** Extend or redevelop Greenfield park Community Centre (17 Greenfield Road) to accommodate additional required community space (refer to Inset 2 overleaf)
- **Option 3:** Extend or redevelop Prairiewood Youth and Community Centre (194-222 Restwell Road) to accommodate additional required community space (refer to Inset 3 overleaf).
- **Option 4:** Combination of the above.

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4.14 Land Acquisition for Open Space and Embellishment

Based on population forecasts, it is considered that Council not seek a direct contribution for active open space (ovals/ sporting fields) at this stage, as the acquisition of active space is not only significantly more expensive than passive open space due to the much larger space needed to make it functional, but active open space generally serves a much larger catchment area meaning that only a small portion of the costs can be attributable from contributions due to apportionment. This is also the case with embellishment of active open space as the provision of works such as flood lighting, amenities buildings, irrigation, returfing to allow increased use etc are generally more expensive than passive open space embellishment of local/neighbourhood parks.

Concentrating on local open space which is within walking distance of the medium density areas (where most redevelopment is expected) provides a stronger nexus between the development and the infrastructure that services it. The proportion of open space that can be funded via Section 94 is also much greater and this will allow for more timely delivery of the infrastructure.

While it is noted that existing active open space will be placed under additional stress due to increased population, this issue will be reviewed as part of the Recreation Needs Study which will review the future needs and demands for passive and active recreation and may provide the basis for which to review this position and this Plan if appropriate.

This Plan seeks to levy contributions for the following as part of addressing the recreation needs generated by anticipated development:

- Land Acquisition for passive open space;
- Embellishment of newly acquired sites; and
- Embellishment of identified existing parks with no or sub standard embellishment

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.

Analysis of existing open space provision has revealed that while this benchmark may have been appropriate for new release areas, it is not considered to be an appropriate standard of open space provision to be used for determining land acquisition projects in this contributions plan.

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Limited land availability issues in established areas such as Fairfield City and the significant area of land that must be acquired to increase the provision from existing rates to the benchmark mean it is not feasible to base this contributions plan on achieving this benchmark.

The table below indicates the current levels of passive open space provision in the following catchment areas and the associated reduction should no additional open space be acquired:

	Existing Population*	Current Passive Open Space Provision (2011)*	Rate per person m2 (2011)	Additional Population (2031)	Rate per person m2 (2031)
Villawood	4,795	13,321	2.78	1,532	2.11
Fairfield	31,042	144,920	4.67	6,349	3.88
Cabramatta	40,561	175,455	4.33	5,284	3.83
Western LGA	70,315	682,889	9.71	7,550	8.77

*** Note:** The figures shown in the above table under *existing population* and *current open space provision* relates to existing passive open space areas currently servicing those areas where the forecast development is anticipated to occur e.g. medium/higher density/Town Centre zones. This approach was taken to ensure that existing passive open space provided in already developed low density zones towards the peripheries would not skew these figures as the provision of neighbourhood parks/passive open space serves a very localised area within easy walking distance i.e. no more than 800m.

The above table shows that there is an existing open space inequity between the east side of the City (older established areas of Villawood, Cabramatta and Fairfield) and the Western LGA (new residential areas). Furthermore, the current level of passive open space provision does not meet the benchmark standard of 12.1m² of open space per person.

It is also noted that using the above benchmark standard of open space provision for future population will require a significant amount of open space to be purchased and will result in a significant increase to contribution rates leading to rates above the \$20,000 cap.

Maintaining the existing rate of open space provision is another potential option however, this option would also result in contribution rates (for Cabramatta, Fairfield and Western LGA) that significantly exceed rates levied by adjoining Council's. This option is not considered viable due to the impact on affordability.

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Accordingly, to address the affordability and equity issues, this Plan seeks to levy contributions at **2.78 m2 per additional person** to ensure that contributions rates are increased at a consistent rate and that the catchment least served by open space (Villawood) is no worse off as a result of future growth.

This approach also ensures consistency across the new development. Effectively, Council will require all development to provide contributions to purchase the same amount of open space per additional dwelling regardless of where they are in the LGA.

It is noted that this minimalist approach to providing open space across all contributions areas has been based primarily on affordability considerations, and that other areas (not Villawood) will experience a decline in open space provision (see table below).

	Current Passive Open Provision (2011)	Future Passive Open Space Provision (2031) @ 2.78m2 per person
	Rate per Person m2	Rate per Person m2
Villawood	2.78	2.78
Fairfield	4.67	4.35
Cabramatta	4.33	4.15
Western LGA	9.71	9.04

Council recognises that this approach to open space provision will result in a decline in open space per person. Council therefore seeks to address this shortfall through the open space embellishment program identified in this Plan (refer to Section 4.15).

It must be noted that the use of the passive open space provision rate of 2.78m2 per person is being used as the rate of provision in this contribution plan and is NOT Council's policy for the amount of open space required. Council's policy will be to seek to provide the benchmark standard of open space (12.1m2 per person) where funding allows. Council will investigate other opportunities to increase the availability of open space from other funding sources given that a greater contribution from developers is not viable.

To ensure that passive open sites are acquired in areas that service the future population, the following criteria will be considered as part of Council's purchasing decision:

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Criteria for the acquisition of open space:

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
3. Neighbourhood parks provided in the West (i.e. Western LGA catchment) should be not less than 5000m²**
4. Parks should be located no more than 800m from medium/high density residential areas.

** Note: Neighbourhood parks in the West are slightly larger than those in the East. This criterion is to ensure that newly acquired neighbourhood parks are consistent in size with similar classified parks in the area and also reflects that fact that the area where open space needs to be acquired in the east are more intensively developed so it is much more difficult to achieve a 5000m² acquisition that it would be in the west of the LGA.

4.14.1 LAND ACQUISITION FOR OPEN SPACE- WORK SCHEDULE

1. Area: Fairfield Catchment

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

Description: Acquire land for the purpose of a Neighbourhood Park.

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

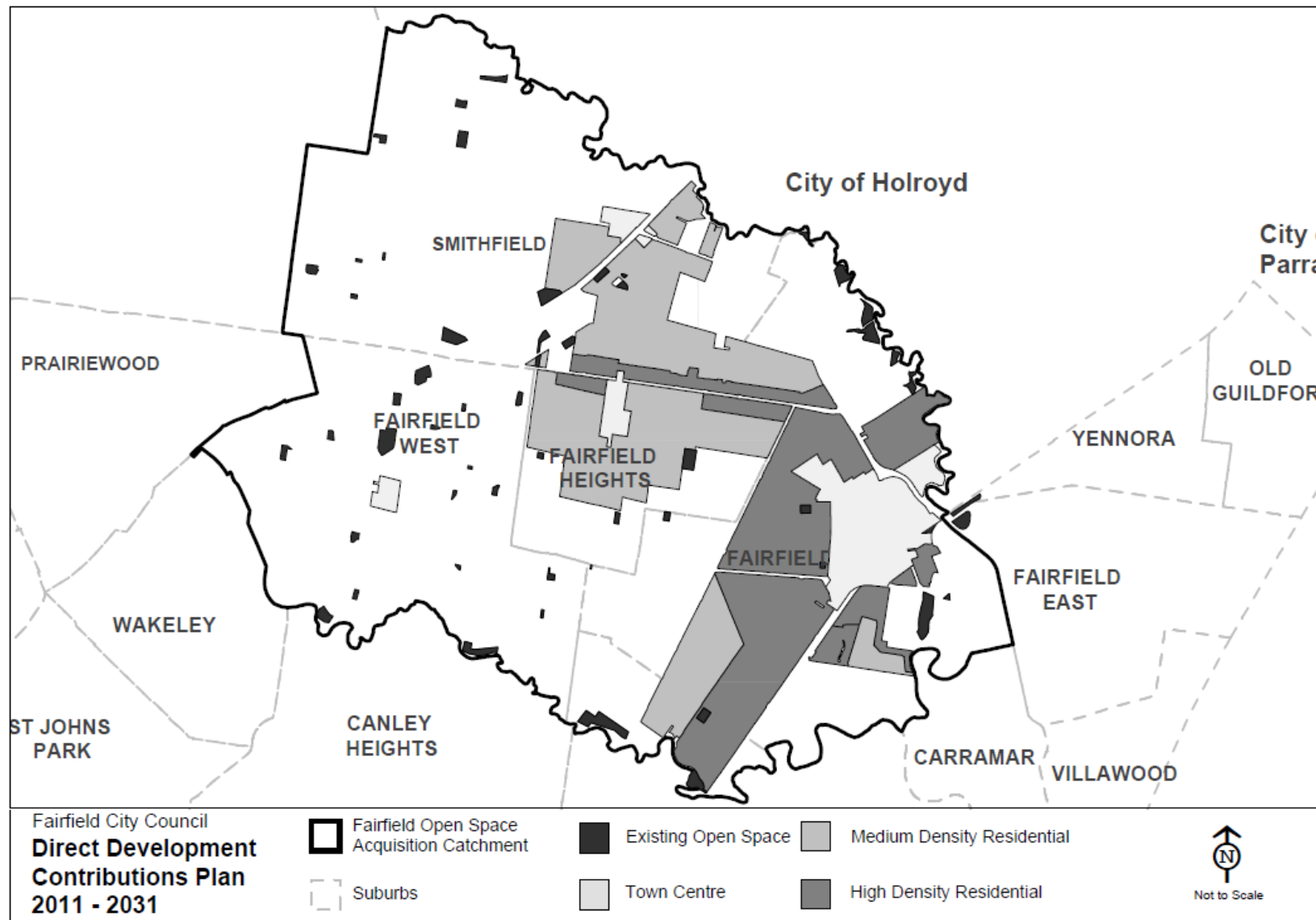
Contribution Rate: \$1,807 per person.

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.

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.

Nexus: The future population accommodated in the Fairfield Catchment up to 2031 will generate demand for this project.

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2. Area: Cabramatta Catchment

Location: Passive open space to be provided within Cabramatta Open Space Catchment (shown below). in accordance with the open space criteria detailed in Section 4.14.

Description: Acquire land for the purpose of a Neighbourhood Park.

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

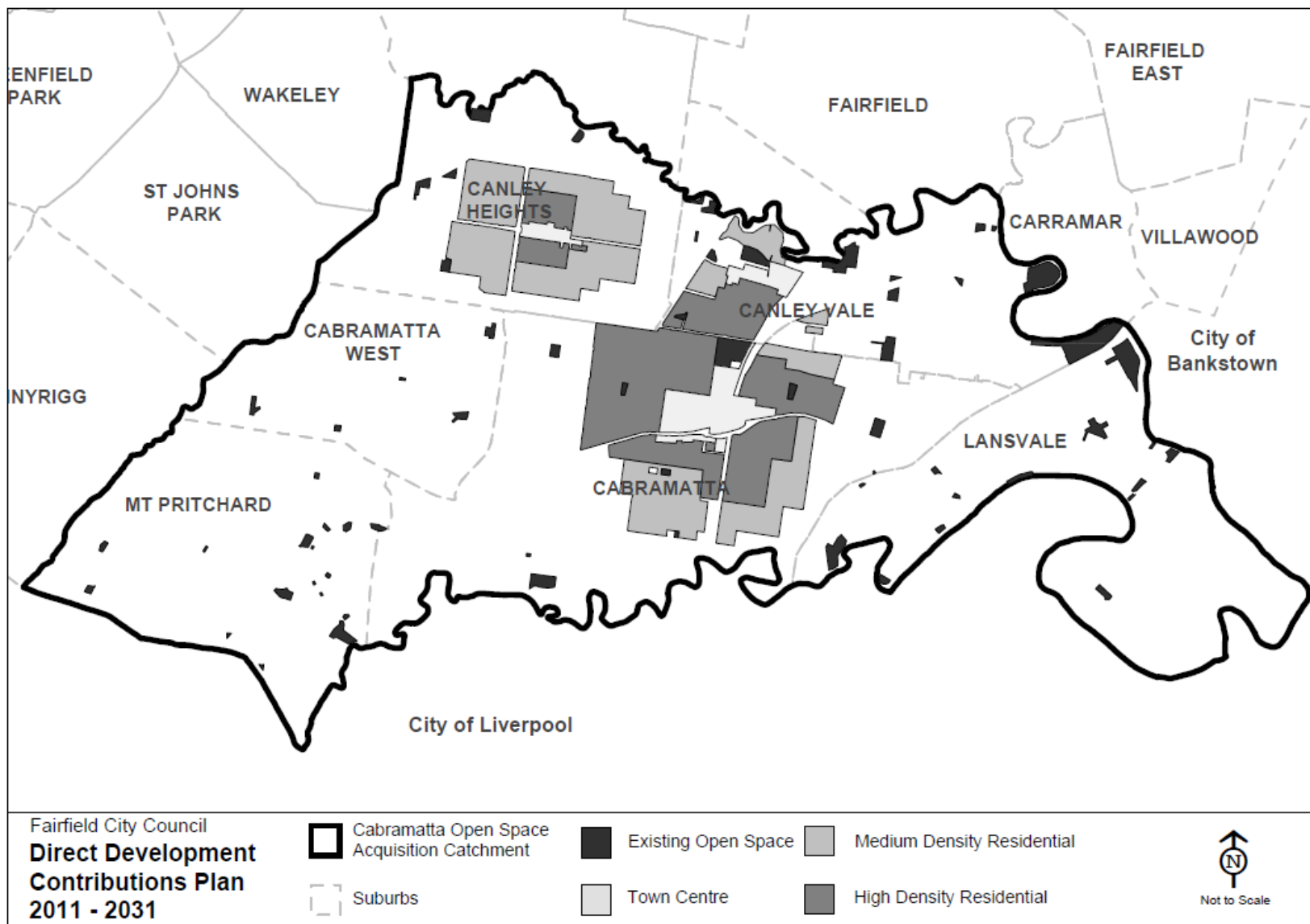
Contribution Rate: \$1,807 per person.

Proposed Works and Cost Estimate: At least 14,690m² of passive open space be provided (approximately 3-4 neighbourhood parks) which is estimated to cost \$9,548,500 as at July 2011.

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.

Nexus: The future population accommodated in the Cabramatta Catchment up to 2031 will generate demand for this project.

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3. Area: Villawood Catchment

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

Description: Acquire land for the purpose of a Neighbourhood Park.

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

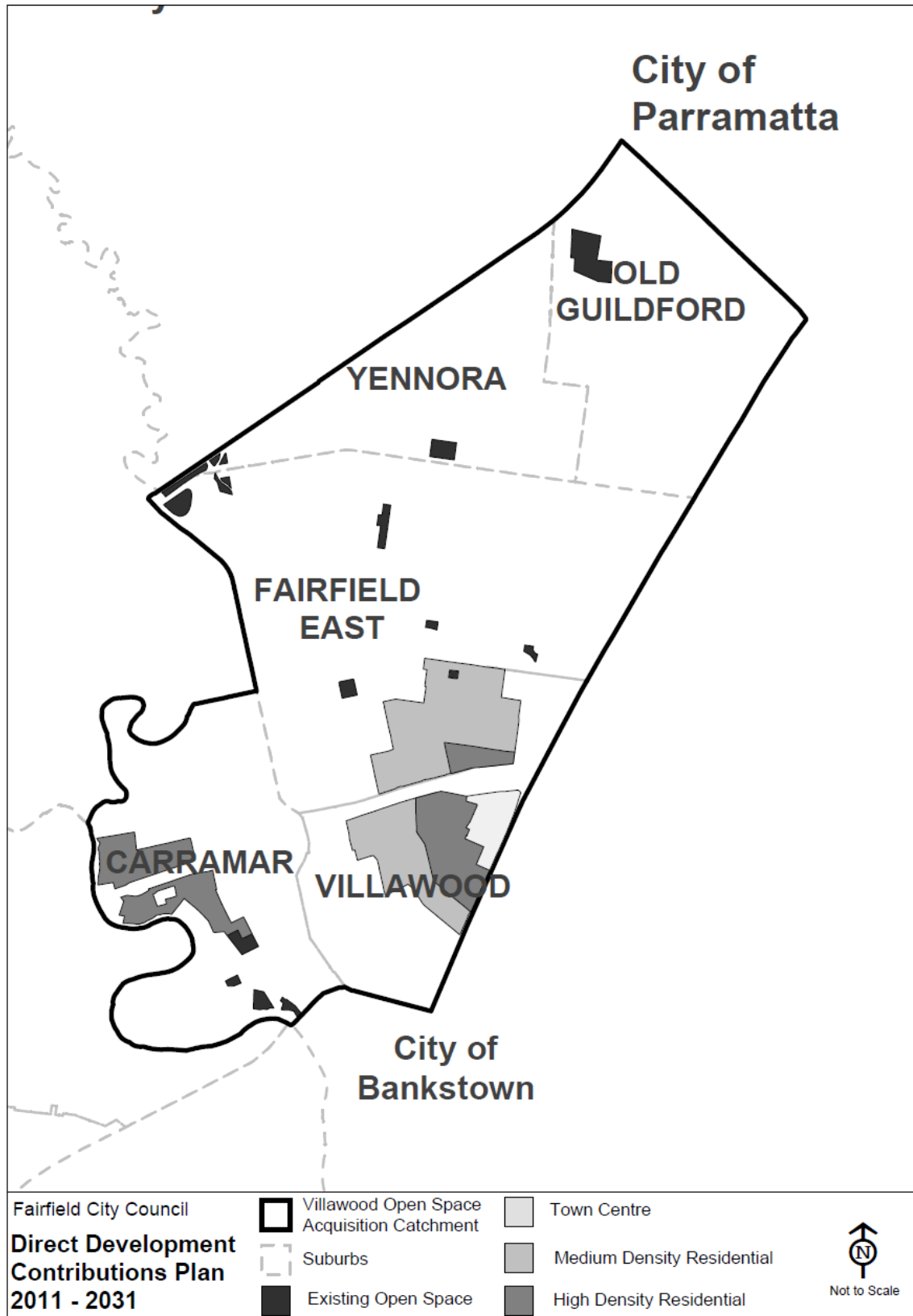
Contribution Rate: \$1,807 per person.

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.

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.

Nexus: The future population accommodated in the Villawood Catchment up to 2031 will generate demand for this project.

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4. Area: Western LGA Catchment

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.

Description: Acquire land for the purpose of a Neighbourhood Park.

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

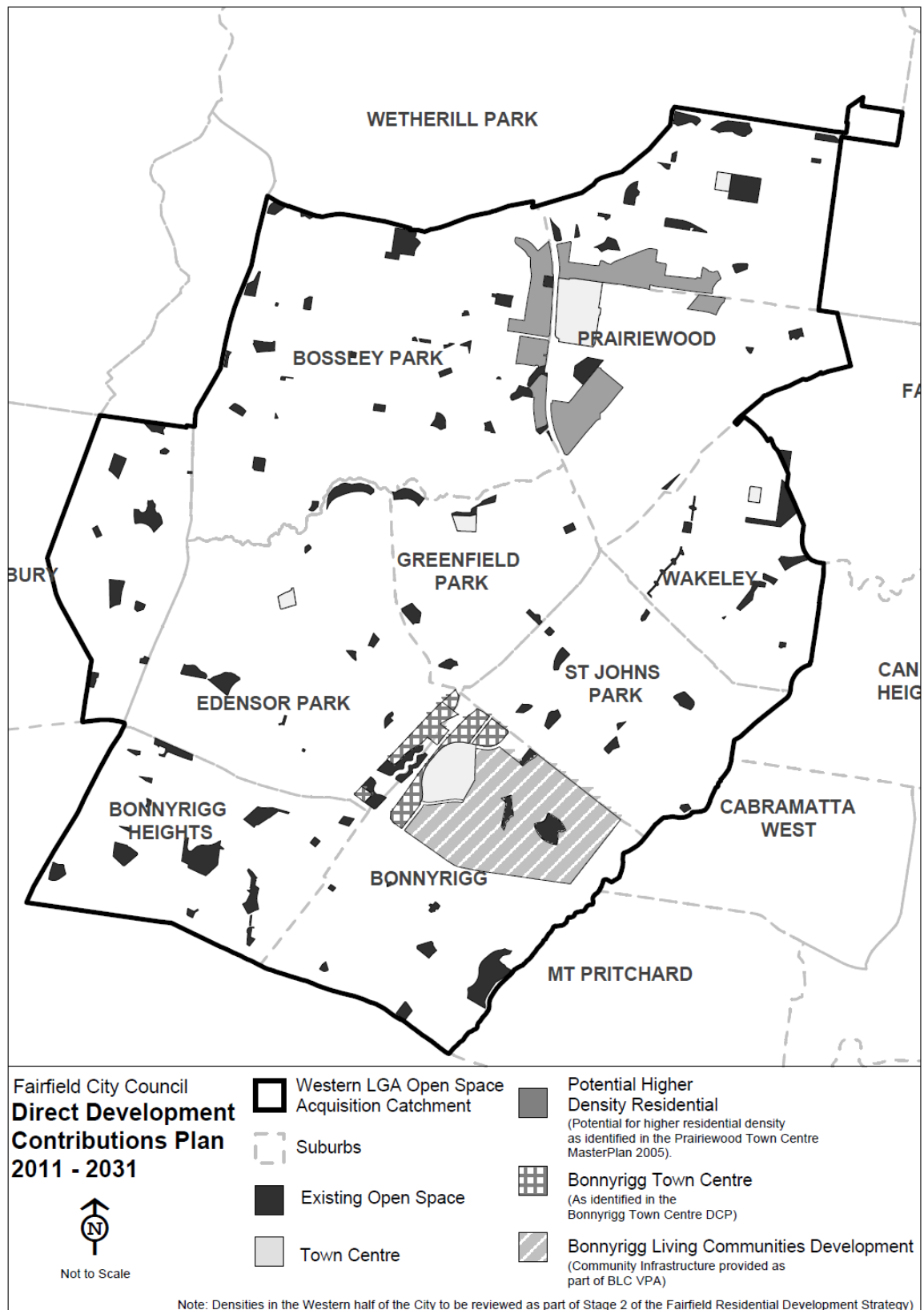
Contribution Rate: \$1,529 per person.

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.

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.

Nexus: The future population accommodated in the Western LGA Catchment up to 2031 will generate demand for this project.

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4.15 Open Space Embellishment

As mentioned in Section 4.14, the open space acquisition approach set out by this Plan will result in a decline in passive open space provision over the next 20 years in all catchments except Villawood.

In addressing this decrease in the overall amount of open space provision, this Plan seeks to ensure the highest level of quality and useability of newly acquired parks as well as existing parks in areas in proximity to where anticipated development will occur (e.g., medium/high density areas and Town Centres).

In this plan open space embellishment includes work required to make open space usable for the local community and includes:-

- Landscaping (including both hard and soft landscaping turf, planting, footpaths etc)
- Works to manage water on the sites to ensure the site remains usable even in periods of wet weather and that water management maximises the health of all landscaping on site in dry weather periods
- Playground equipment
- Exercise equipment
- Shelters and shade structures, and
- Other facilities which will contribute to more useable and attractive open space

The current classifications of park embellishment are as follows:

1. No Embellishment

2. Parks Improvement Program (PIP) Criteria – Standard Level Embellishment: Includes playground equipment, landscaping, turf, concrete paths, bollards, park furniture etc

3. Parks Improvement Program (PIP) Criteria – High Level Embellishment: Includes above works but also extensive landscaping, picnic shelters and areas, art works etc

This Plan seeks to embellish newly acquired parks (pursuant to Section 4.14.1) to a PIP – High Level Embellishment standard all of which will be attributable to future population. Existing parks in proximity to higher density areas which currently have limited or no embellishment will be embellished to a PIP – Standard Level embellishment rate of embellishment (refer to Section 4.15.2). As existing parks are considered to currently serve existing demand, the

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embellishment upgrade should be funded by both existing and future population (i.e. contributions to be apportioned accordingly).

As mentioned previously, this Plan provides for the acquisition of open space for passive recreation. A Recreation Needs Study is currently being prepared and will determine future needs and demand for both passive and active recreation. The completion of this Study may provide the basis for which to review this Plan to potentially include active recreation facilities if appropriate.

4.15.1 PASSIVE OPEN SPACE EMBELLISHMENT WORKS SCHEDULE (New Parks)

NEWLY ACQUIRED PARKS

1. Area: Fairfield Catchment

Location: Passive open space embellishment to be provided at newly acquired sites within the Fairfield Open Space Catchment map as detailed in the Section 4.14.1.

Description: Embellishment of newly acquired sites to be carried out to a PIP- High Level Embellishment Standard

Strategy: To offset the overall decline in open space being provided in this Plan arising from future population by ensuring that new parks are embellished to a high standard thereby improving quality and useability of this new passive open space.

Contribution Rate: \$275 per person.

Project Estimate: It is envisaged that the cost of embellishing the 4-5 new parks proposed to be acquired in this catchment will cost \$1,748,940 as at July 2011.

Apportionment: The apportionment to future development is 100%

Nexus: The future population accommodated in the Fairfield Catchment up to 2031 will generate demand for this project. The standards in Section 4.14 set out criteria which require the open space to be provided in proximity to the new development.

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Proposed Works: The new parks being provided will be embellished for passive open space at a PIP-High Standard (including demolition of structures and reinstatement of fencing where necessary on newly acquired sites). The particular features of the embellishment may vary depending on the needs of the area but the aim is to provide the same level of works in accordance with the park embellishment classification detailed above (i.e. PIP – High).

2. Area: Cabramatta Catchment

Location: Passive open space embellishment to be provided at newly acquired sites within the Cabramatta Open Space Catchment map as detailed in the Section 4.14.1.

Description: Embellishment of newly acquired sites to be carried out to a PIP- High Level Embellishment Standard

Strategy: To offset the overall decline in open space being provided in this Plan arising from future population by ensuring that new parks are embellished to a high standard thereby improving quality and useability of this new passive open space.

Contribution Rate: \$255 per person.

Project Estimate: It is envisaged that the cost of embellishing the 3-4 new parks proposed to be acquired in this catchment will cost \$1,347,920 as at July 2011.

Apportionment: The apportionment to future development is 100%

Nexus: The future population accommodated in the Cabramatta Catchment up to 2031 will generate demand for this project. The standards in Section 4.14 set out criteria which require the open space to be provided in proximity to the new development.

Proposed Works: The new parks being provided will be embellished for passive open space at a PIP-High Standard (including demolition of structures and reinstatement of fences where necessary on newly acquired sites). The particular features of the embellishment may vary depending on the needs of the area but the aim is to provide the same level of works in accordance with the park embellishment classification detailed above (i.e. PIP – High).

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3. Area: Villawood Catchment

Location: Passive open space embellishment to be provided at newly acquired sites within the Villawood Open Space Catchment map as detailed in the Section 4.14.1.

Description: Embellishment of newly acquired sites to be carried out to a PIP- High Level Embellishment Standard

Strategy: To offset the overall decline in open space being provided in this Plan arising from future population by ensuring that new parks are embellished to a high standard thereby improving quality and useability of this new passive open space.

Contribution Rate: \$308 per person.

Project Estimate: It is envisaged that the cost of embellishing the 1 new park proposed to be acquired in this catchment will cost \$471,660 as at July 2011.

Apportionment: The apportionment to future development is 100%

Nexus: The future population accommodated in the Villawood Catchment up to 2031 will generate demand for this project. The standards in Section 4.14 set out criteria which require the open space to be provided in proximity to the new development.

Proposed Works: The new parks being provided will be embellished for passive open space at a PIP-High Standard (including demolition of structures and reinstatement of fencing where required on newly acquired sites). The particular features of the embellishment may vary depending on the needs of the area but the aim is to provide the same level of works in accordance with the park embellishment classification detailed above (i.e. PIP – High).

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4. Area: Western LGA Catchment

Location: Passive open space embellishment to be provided at newly acquired sites within the Western LGA Open Space Catchment map as detailed in the Section 4.14.1.

Description: Embellishment of newly acquired sites to be carried out to a PIP- High Level Embellishment Standard

Strategy: To offset the overall decline in open space being provided in this Plan arising from future population by ensuring that new parks are embellished to a high standard thereby improving quality and useability of this new passive open space.

Contribution Rate: \$318 per person.

Project Estimate: It is envisaged that the cost of embellishing the 4 new parks proposed to be acquired in this catchment will cost \$2,399,340 as at July 2011.

Apportionment: The apportionment to future development is 100%

Nexus: The future population accommodated in the Western LGA Catchment up to 2031 will generate demand for this project. The standards in Section 4.14 set out criteria which require the open space to be provided in proximity to the new development.

Proposed Works: The new parks being provided will be embellished for passive open space at a PIP-High Standard (including demolition of structures and reinstatement of fencing where required on newly acquired sites). The particular features of the embellishment may vary depending on the needs of the area but the aim is to provide the same level of works in accordance with the park embellishment classification detailed above (i.e. PIP – High).

4.15.2 PASSIVE OPEN SPACE EMBELLISHMENT WORKS SCHEDULE (Existing Parks)

EXISTING PARKS

1. Area: Fairfield Catchment

Location: Existing parks in the Fairfield Catchment shown in the Map overleaf. Full details regarding park names are shown in Appendix 'B'.

Description: Embellishment of existing parks to be carried out to a PIP – Standard Level Embellishment.

Strategy: As part of the passive open space embellishment strategy, this Plan also seeks to embellish existing parks that currently do not meet the PIP-standard or have no embellishment, in proximity to higher density areas where future population are likely to be located.

Council is currently undertaking a Recreation Needs Study which may identify changes to the needs in relation to the type of embellishment necessary in particular areas. This Plan will be reviewed and amended to reflect findings of the Study if required.

Contribution Rate: \$38 per person.

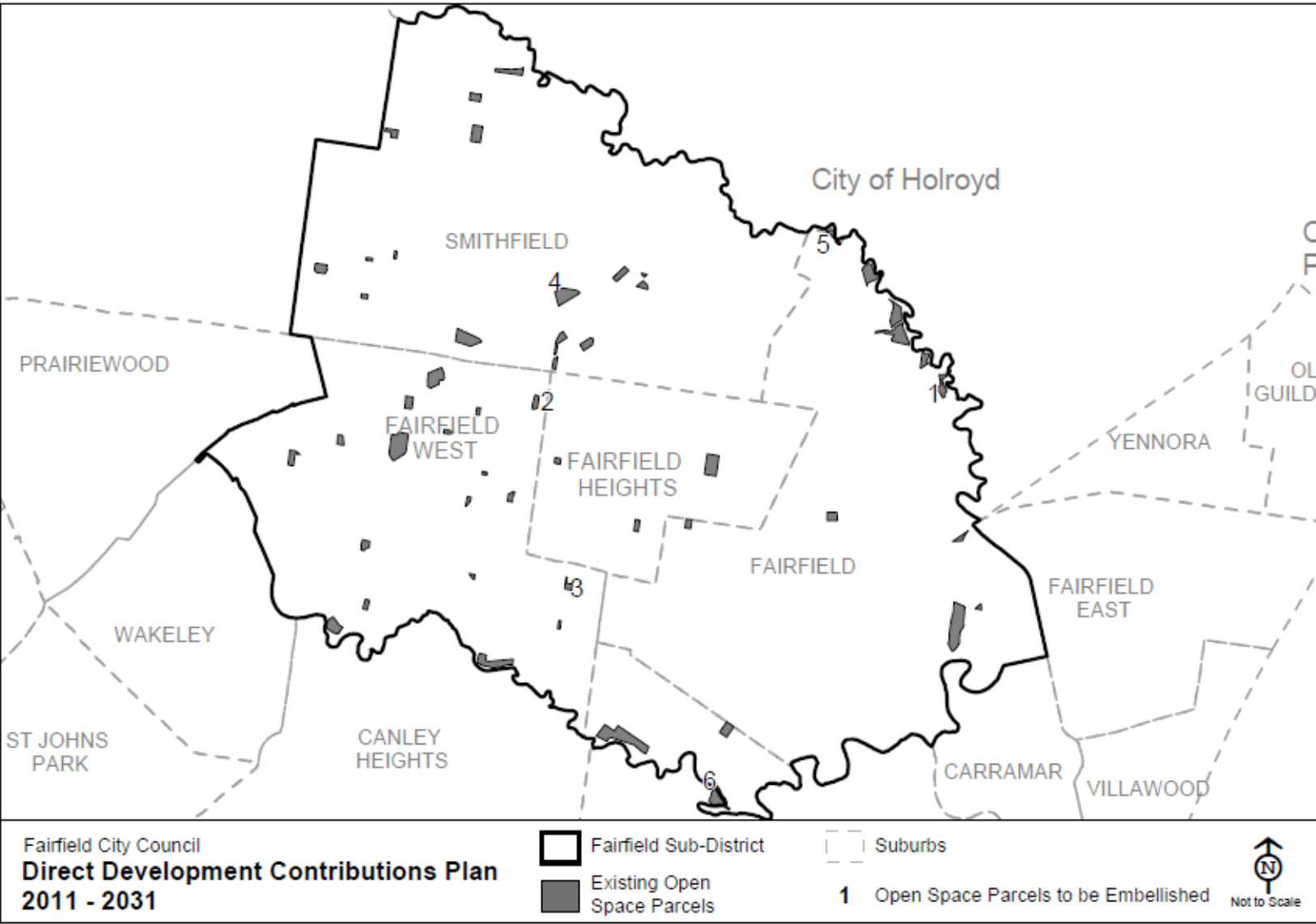
Project Estimate: \$1,200,000 as at July 2011.

Apportionment: The apportionment to future development is 20% based on the population in the catchment increasing from 31,042 to 37,391.

Nexus: The future population accommodated in the Fairfield Catchment up to 2031 will generate demand for this project.

Proposed Works: The existing parks identified in the Map overleaf are to be embellished to a PIP-Standard. The particular features of the embellishment may vary depending on the needs of the area but the aim is to provide the same level of works in accordance with the park embellishment classification detailed above (i.e. PIP – Standard).

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2. Area: Cabramatta Catchment

Location: Existing parks in the Cabramatta Catchment shown in the Map overleaf. Full details regarding park names are shown in Appendix 'B'.

Description: Embellishment of existing parks to be carried out to a PIP – Standard Level Embellishment.

Strategy: As part of the passive open space embellishment strategy, this Plan also seeks to embellish existing parks that currently do not meet the PIP-standard or have no embellishment, in proximity to higher density areas where future population are likely to be located

Council is currently undertaking a Recreation Needs Study which may identify changes to the needs in relation to the type of embellishment necessary in particular areas. This Plan will be reviewed and amended to reflect findings of the Study if required.

Contribution Rate: \$28 per person.

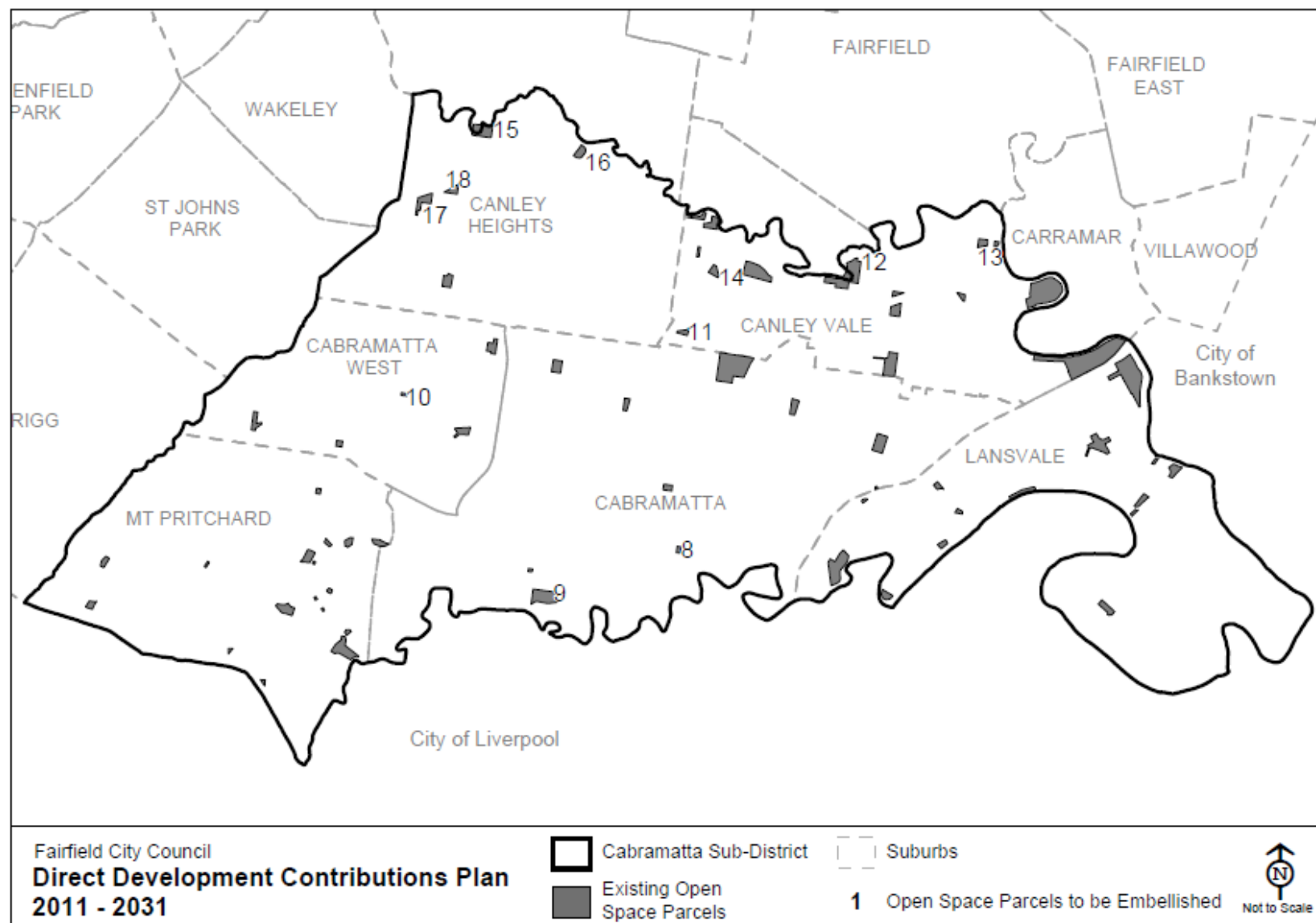
Project Estimate: \$1,120,000 as at July 2011.

Apportionment: The apportionment to future development is 13% based on the population in the catchment increasing from 40,561 to 45,845.

Nexus: The future population accommodated in the Cabramatta Catchment up to 2031 will generate demand for this project.

Proposed Works: The existing parks identified in the Map overleaf are to be embellished to a PIP-Standard. The particular features of the embellishment may vary depending on the needs of the area but the aim is to provide the same level of works in accordance with the park embellishment classification detailed above (i.e. PIP – Standard).

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3. Area: Villawood Catchment

Location: Existing parks in the Villawood Catchment shown in the Map overleaf. Full details regarding park names are shown in Appendix 'B'.

Description: Embellishment of existing parks to be carried out to a PIP – Standard Level Embellishment.

Strategy: As part of the passive open space embellishment strategy, this Plan also seeks to embellish existing parks that currently do not meet the PIP-standard or have no embellishment, in proximity to higher density areas where future population are likely to be located

Council is currently undertaking a Recreation Needs Study which may identify changes to the needs in relation to the type of embellishment necessary in particular areas. This Plan will be reviewed and amended to reflect findings of the Study if required.

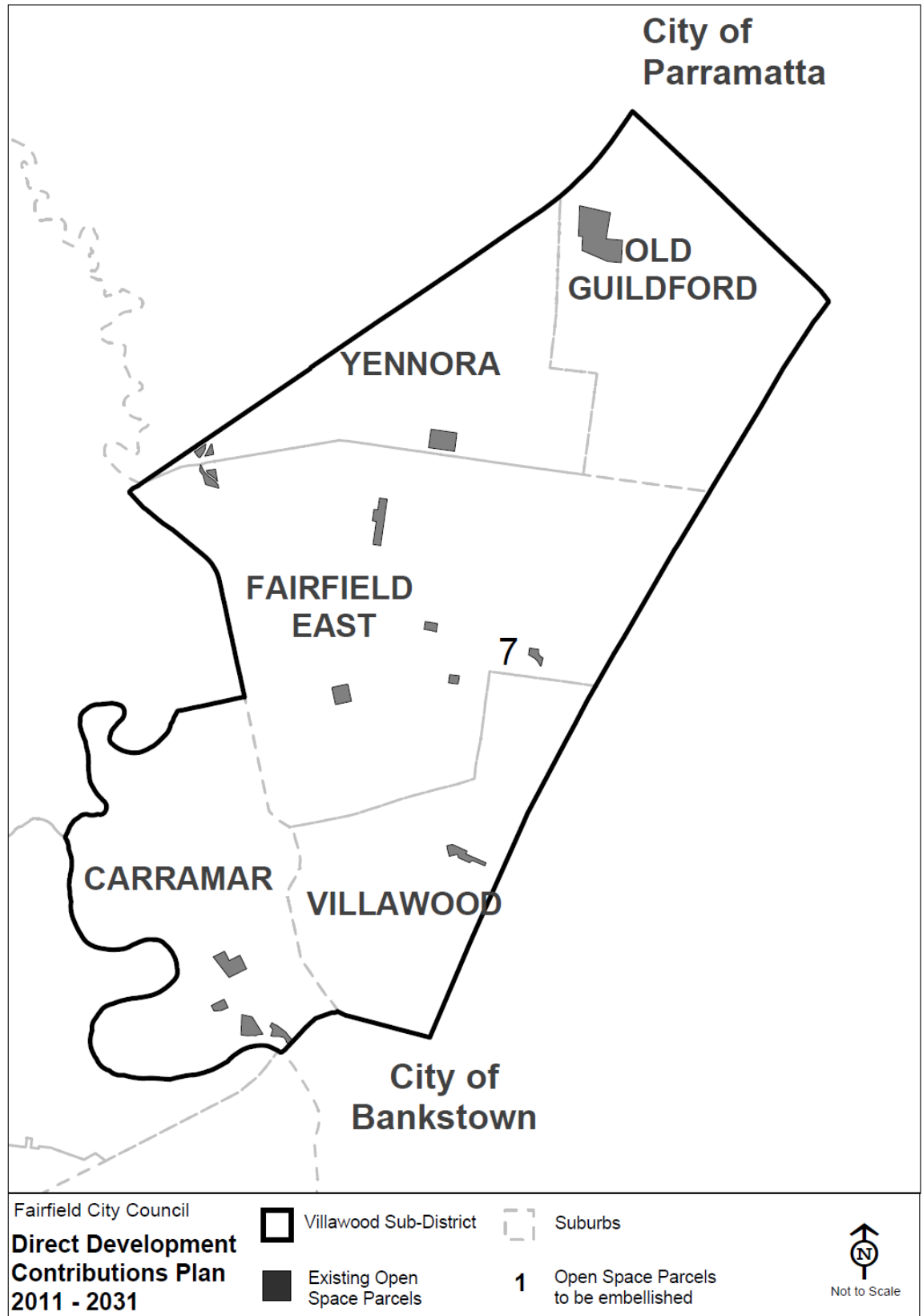
Contribution Rate: \$17 per person.

Project Estimate: \$80,000 as at July 2011.

Apportionment: The apportionment to future development is 32% based on the population in the catchment increasing from 4,795 to 6,327.

Nexus: The future population accommodated in the Villawood Catchment up to 2031 will generate demand for this project.

Proposed Works: The existing parks identified in the Map overleaf are to be embellished to a PIP-Standard. The particular features of the embellishment may vary depending on the needs of the area but the aim is to provide the same level of works in accordance with the park embellishment classification detailed above (i.e. PIP – Standard).



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4. Area: Western LGA Catchment

Location: Existing parks in the Western LGA Catchment shown in the Map overleaf. Full details regarding park names are shown in Appendix 'B'.

Description: Embellishment of existing parks to be carried out to a PIP – Standard Level Embellishment.

Strategy: As part of the passive open space embellishment strategy, this Plan also seeks to embellish existing parks that currently do not meet the PIP-standard or have no embellishment, in proximity to higher density areas where future population are likely to be located

Council is currently undertaking a Recreation Needs Study which may identify changes to the needs in relation to the type of embellishment necessary in particular areas. This Plan will be reviewed and amended to reflect findings of the Study if required.

Contribution Rate: \$69 per person.

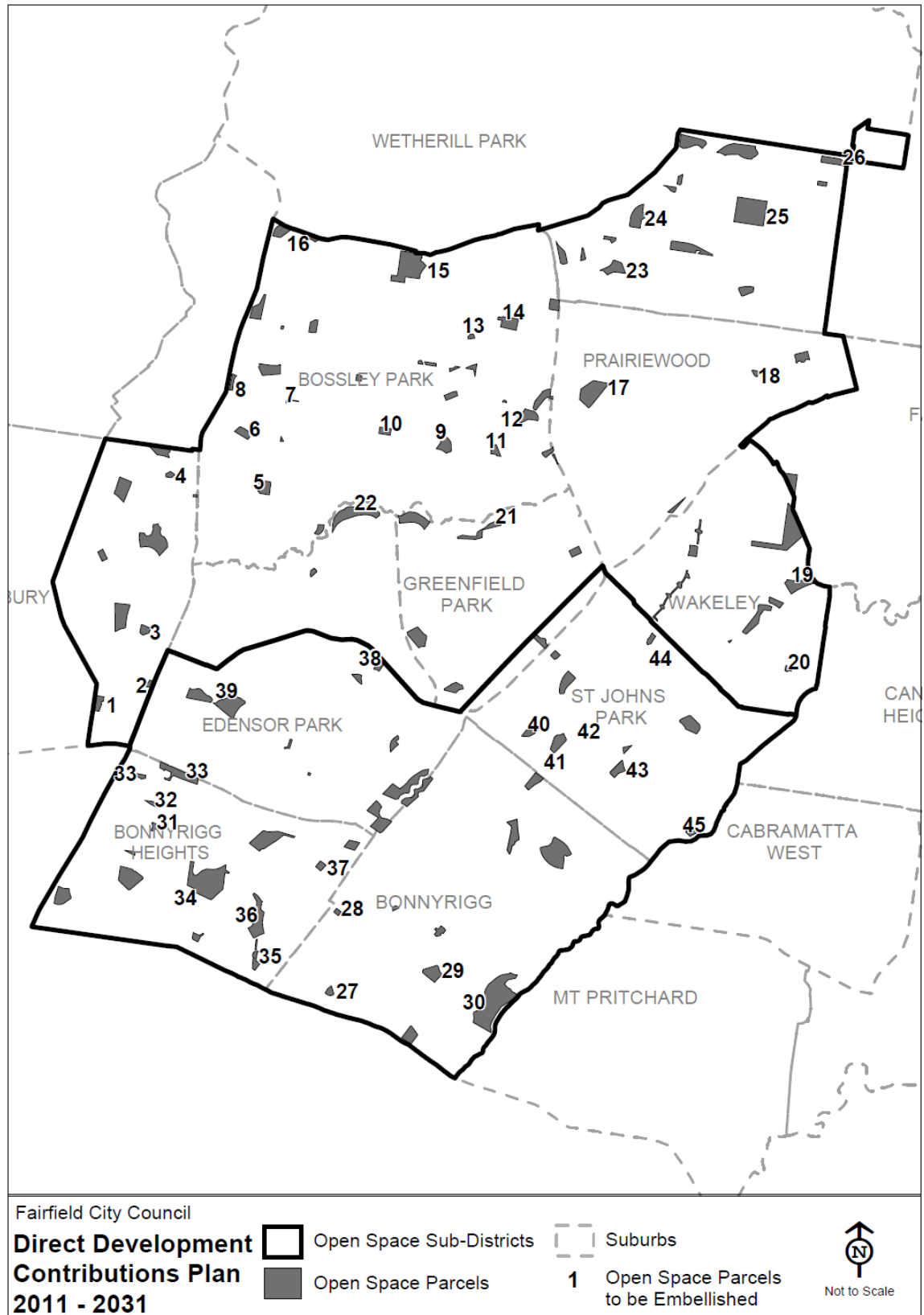
Project Estimate: \$4,720,000 as at July 2011.

Apportionment: The apportionment to future development is 11% based on the population in the catchment increasing from 70,315 to 77,865.

Nexus: The future population accommodated in the Western LGA Catchment up to 2031 will generate demand for this project.

Proposed Works: The existing parks identified in the Map overleaf are to be embellished to a PIP-Standard. The particular features of the embellishment may vary depending on the needs of the area but the aim is to provide the same level of works in accordance with the park embellishment classification detailed above (i.e. PIP – Standard).

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4.16 CAR PARKING

Council's car parking requirements are detailed in the City Wide Development Control Plan (DCP) 2006 and some Town Centre DCPs. These DCPs specify the number of car parking spaces required for various forms of development.

Development consents issued by Council specify the number of car parking spaces which the developer must provide. The developer may choose to pay a contribution for each car parking space which he or she does not wish to provide on-site where a contribution plan for car parking is in place.

Council currently has in place a contributions plan for car parking and associated facilities which have been carried over from the previous Section 94 Developer Contributions Plan 1999 and applies to the Canley Heights Local Centre and Cabramatta Town Centre. Council does not charge contributions for car parking in the Fairfield Town Centre however a developer can choose to enter into a Voluntary Planning Agreement with Council to address any shortfall in car parking. Please refer to Appendix 'C' for more detailed information including relevant contributions rates and works schedules relating to this infrastructure category.

4.17 PLAN ADMINISTRATION AND MANAGEMENT

The ongoing administration and management of Council's Contributions Plans requires the direction of significant resources towards the program to ensure that it is relevant, accurate and compliant in meeting the legislative requirements of the Act and the needs and expectations of the community.

The ongoing provision of community infrastructure is dependent on the sound administration and performance monitoring of this Plan. Works associated with the administration and management of this Plan include:

- Resourcing relevant members of the Strategic Planning Team to:
 - Review Contributions Plans
 - Manage finances and accounting of collection, scheduling and expenditure
 - Develop projects and works schedules
 - Consult with the community
 - Carry out reporting and performance monitoring as part of the management of Council's internal on Contributions Sub and Steering Committees quarterly

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- Report to Council annually

However, there are also certain items that cannot be carried out in house and may require external input from specialist consultants, statisticians or solicitors. Works include:

- Preparation, administration and review of planning and design studies
- Review of assumptions and population forecasts provided, and
- Provision of legal advice relating to contributions plan issues.

Full details of the costs associated with the administration and management of the contributions program are discussed below.

4.17.1 PLAN ADMINISTRATION AND MANAGEMENT – WORK SCHEDULE

1. Area: City Wide

Location: N/A

Description: Plan administration and management of Contributions Plan.

Strategy:

To ensure that costs associated with the administration and management of Contributions Plans are identified and appropriately funded.

Contribution Rate: \$70 per person.

Project Estimate: \$2,220,000 as at July 2011.

Apportionment: The apportionment to future development is dependant on each individual project. For example, projects that are specific to the management and administration of the contributions program such as Salary and Costs and legal advice will be apportioned at 100%.

Projects relating to a more general review of Community facilities, open space and population projections/forecasts that will improve Council's service delivery functions and inform its Capital Works Program, and will also assist in reviewing this Plan to ensure works address a community need and demand. Accordingly these projects will be apportioned according to growth i.e. 13% across the

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City Wide catchment. Refer to Appendix 'A' for details of apportionment for individual projects.

Nexus: The future population accommodated in the City Wide Catchment up to 2031 will generate demand for this project.

Proposed Works: The following project/works are proposed to be carried out using funds

- Salary and Costs relating to Contributions Program Management
- Legal Advice
- Review of Population Forecasts (id)
- Preparation of Community Facilities Strategy
- Review of Community Facilities Strategy
- Review of Open Space Strategy 2007

4.18 Works Schedule Exclusions

The following infrastructure categories are currently excluded from this Plan:

Stormwater Drainage Facilities

The previous Section 94 Plan 1999 levied for Stormwater Facilities in the western half of the City as the development of the new residential areas generated demand for significant stormwater drainage infrastructure required to deal with flooding issues generated by the development. Most of the new release areas in the west are already developed with most of the drainage infrastructure already completed. As new development is required to address the impact of additional hardstand and runoff issues as part of the DA process, (usually via on-site detention) there is no nexus to seek contributions for drainage facilities.

Notwithstanding the above, it is noted that higher density development within an area may have adverse impacts on water quality within a catchment. Accordingly, there may be future scope, if water quality issues associated with higher density development are managed by Council off site, to include these works and collect contributions towards this infrastructure as part of future reviews of this Plan.

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Traffic Management Facilities

Present advice indicates that the level of growth over the next 20 years will not make it viable to include traffic management works due to apportionment. However, mechanisms will be in place to review this position should future studies/investigation identify a significant demand generated from incoming population.

Certain Community Facilities in the Western LGA Catchment

District Facilities – Libraries

This Plan makes provision for District Community Facilities in the eastern side of the City through the redevelopment of the Fairfield Library and the refurbishment of the Cabramatta Library. However, there are no proposals at this stage to require contributions for redevelopment/extensions to libraries at Prairiewood and Bonnyrigg. These libraries are currently located within privately owned shopping centres and should demand for a larger facility be required in the future, it is considered that this would need to be negotiated with the land owner through a separate process rather than through direct contributions. Furthermore, the Bonnyrigg Living Communities Voluntary planning Agreement has provided \$75,000 towards the upgrade to Bonnyrigg library with a further \$225,000 at completion of Stage 4 of this residential project. Accordingly, it is not considered appropriate at this stage to include District Community Facilities – Library in this Plan for the Western LGA Catchment.

Neighbourhood Facilities in Bonnyrigg

Neighbourhood Community facilities within the Bonnyrigg Sub-District have not been levied due to the low population growth (3%) outside of the Bonnyrigg Living Communities Projects. The VPA associated with this residential project requires the developer to provide a community facility that services the increase in population generated by the development which already addresses the majority of the growth forecast within the Sub-District.

5. APPENDICES

- Appendix 'A'.** Contributions Projects List – Supporting Information
- Appendix 'B'.** Schedule of Existing Parks
- Appendix 'C'.** Extract from Section 94 Developer Contributions Plan 1999 –Chapter 9 (Car Parking)
- Appendix 'D':** Schedule of Contribution Rates
- Appendix 'E':** Indexing Schedule

Appendix 'A'. Contributions Projects List
– Supporting Information

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1. COMMUNITY FACILITIES

CITY WIDE						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Fairfield Youth and Community Centre	\$6,550,000	Total Forecast Pop: 214,193 Total Additional Pop: 25,143	13%	\$851,500	\$34	Revised project Cost is \$7.5M, however funding from S94 Plan 1999 - \$600,000 and Mounties - \$250,000 means only balance is included in this Plan. Cost will need to be amended subject to future grants being received for this work and this may affect contribution rates.

DISTRICT – FAIRFIELD						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Redevelopment of Fairfield Library	\$12,017,625	Total Forecast Pop: 71,484 Total Additional Pop: 10,689	18%	\$2,163,173	\$202	Cost of works based on bringing the Library up to State Library Guidelines 2005. Council has prepared a master plan which provides some development

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						principles for landholdings owned by Council in the Fairfield Town Centre recognising the need to redevelop the library to provide a better level of services in a manner integrated with redevelopment of other facilities. Council has also initiated a Feasibility Study looking into the redevelopment of a new library facility to replace the existing sub-standard facility with potential integration of other facilities already provided in the precinct.
DISTRICT – CABRAMATTA						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Cabramatta Library Upgrade	\$1,500,000	Total Forecast Pop: 64,844 Total Additional Pop: 6,904	12%	\$180,000	\$26	Size of Library currently exceeds State Library requirements and therefore does not require additional space. Potential to

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						improve operation of Library to better service existing and incoming residents through refurbishment (as per Library Refurbishment Study for Whitlam Library by Brewster Hjorth Architects).
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NEIGHBOURHOOD – FAIRFIELD SUB DISTRICT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Additional multi-purpose community facility space.	\$2,511,675	Total Forecast Pop: 23,575 Total Additional Pop: 4,466	100%	\$2,511,675	\$562	Based on benchmark rate of provision identified in Bonnyrigg Living Communities Social Impact Assessment – 0.14m2/person OR 850m2/6000 people

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NEIGHBOURHOOD – FAIRFIELD HEIGHTS SUB DISTRICT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Additional multi-purpose community facility space.	\$1,668,955	Total Forecast Pop: 32,232 Total Additional Pop: 3,999	100%	\$1,668,955	\$417	Based on benchmark rate of provision identified in Bonnyrigg Living Communities Social Impact Assessment – 0.14m2/person OR 850m2/6000 people

NEIGHBOURHOOD – VILLAWOOD SUB DISTRICT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Additional multi-purpose community facility space.	\$985,945	Total Forecast Pop: 15,677 Total Additional Pop: 2,224	100%	\$985,945	\$443	Based on benchmark rate of provision identified in Bonnyrigg Living Communities Social Impact Assessment – 0.14m2/person OR 850m2/6000 people

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NEIGHBOURHOOD – CABRAMATTA SUB DISTRICT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Additional multi-purpose community facility space.	\$2,793,638	Total Forecast Pop: 46,434 Total Additional Pop: 5,421	100%	\$2,793,638	\$515	Based on benchmark rate of provision identified in Bonnyrigg Living Communities Social Impact Assessment – 0.14m2/person OR 850m2/6000 people

NEIGHBOURHOOD – CANLEY HEIGHTS SUB DISTRICT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Additional multi-purpose community facility space.	\$613,214	Total Forecast Pop: 18,410 Total Additional Pop: 1,483	100%	\$613,214	\$413	Based on benchmark rate of provision identified in Bonnyrigg Living Communities Social Impact Assessment – 0.14m2/person OR 850m2/6000 people

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NEIGHBOURHOOD – PRAIRIEWOOD SUB DISTRICT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Additional multi- purpose community facility space.	\$2,827,938	Total Forecast Pop: 47,802 Total Additional Pop: 6,556	100%	\$2,827,938	\$431	Based on benchmark rate of provision identified in Bonnyrigg Living Communities Social Impact Assessment – 0.14m2/person OR 850m2/6000 people

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2. LAND ACQUISITION FOR OPEN SPACE

OPEN SPACE ACQUISITION – FAIRFIELD CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Acquisition of Open Space	\$11,472,500	Total Forecast Pop: 37,391 Total Additional Pop: 6,349	100%	\$11,472,500	\$1,807	1. Provision of passive open space provided at a rate of 2.78m ² per person. 2. Land Values estimated at \$650psm to take into account potential acquisitions in low-medium density residential zones to ensure parks are located in proximity to future population

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OPEN SPACE ACQUISITION – CABRAMATTA CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Acquisition of Open Space	\$9,548,500	Total Forecast Pop: 45,845 Total Additional Pop: 5,284	100%	\$9,548,500	\$1,807	1. Provision of passive open space provided at a rate of 2.78m2 per person. 2. Land Values estimated at \$650psm to take into account potential acquisitions in low-medium density residential zones to ensure parks are located in proximity to future population

OPEN SPACE ACQUISITION – VILLAWOOD CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Acquisition of Open Space	\$2,768,350	Total Forecast Pop: 6,327 Total Additional Pop: 1,532	100%	\$2,768,350	\$1,807	1. Provision of passive open space provided at a rate of 2.78m2 per person. 2. Land Values estimated at \$650psm to take into account potential acquisitions in low-medium density

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						residential zones to ensure parks are located in proximity to future population.
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OPEN SPACE ACQUISITION – WESTERN LGA CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Acquisition of Open Space	\$11,543,950	Total Forecast Pop: 77,865 Total Additional Pop: 7,550	100%	\$11,543,950	\$1,529	1. Provision of passive open space provided at a rate of 2.78m2 per person. 2. Land Values estimated at \$550psm due to low density areas where the proposed acquisitions will occur in proximity to higher density areas.

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3. OPEN SPACE EMBELLISHMENT (NEWLY ACQUIRED PARKS)

OPEN SPACE EMBELLISHMENT (NEW SITES) – FAIRFIELD CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Open Space Embellishment (New Sites)	\$1,748,940	Total Forecast Pop: 37,391 Total Additional Pop: 6,349	100%	\$1,748,940	\$275	1. Embellishment of new Park at PIP-High Level Embellishment standard (\$300,000 per 5000m2/\$60psm) 2. Costs also include demolition component at \$30,000 per house/lot.

OPEN SPACE EMBELLISHMENT (NEW SITES) – CABRAMATTA CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Open Space Embellishment (New Sites)	\$1,347,920	Total Forecast Pop: 45,845 Total Additional Pop: 5,284	100%	\$1,347,920	\$255	1. Embellishment of new Park at PIP-High Level Embellishment standard (\$300,000 per 5000m2/\$60psm) 2. Costs also include demolition component at \$30,000 per house/lot.

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OPEN SPACE EMBELLISHMENT (NEW SITES) – VILLAWOOD CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Open Space Embellishment (New Sites)	\$471,660	Total Forecast Pop: 6,327 Total Additional Pop: 1,532	100%	\$471,660	\$308	1. Embellishment of new Park at PIP-High Level Embellishment standard (\$300,000 per 5000m2/\$60psm) 2. Costs also include demolition component at \$30,000 per house/lot.

OPEN SPACE EMBELLISHMENT (NEW SITES) – WESTERN LGA CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Open Space Embellishment (New Sites)	\$2,399,340	Total Forecast Pop: 77,865 Total Additional Pop: 7,550	100%	\$2,399,340	\$318	1. Embellishment of new Park at PIP-High Level Embellishment standard (\$300,000 per 5000m2/\$60psm) 2. Costs also include demolition component at \$30,000 per house/lot.

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4. OPEN SPACE EMBELLISHMENT (EXISTING PARKS)

OPEN SPACE EMBELLISHMENT (EXISTING PARKS) – FAIRFIELD CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Open Space Embellishment (Existing Sites) Refer to Appendix 'B' for subject parks	\$480,000	Total Forecast Pop: 37,391 Total Additional Pop: 6,349	20%	\$96,000	\$15	Embellishment of existing parks to a PIP-Standard Level Embellishment standard at \$80,000 per park.

OPEN SPACE EMBELLISHMENT (EXISTING PARKS) – CABRAMATTA CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Open Space Embellishment (Existing Sites) Refer to Appendix 'B' for subject parks	\$880,000	Total Forecast Pop: 45,845 Total Additional Pop: 5,284	13%	\$114,400	\$22	Embellishment of existing parks to a PIP-Standard Level Embellishment Standard at \$80,000 per park.

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OPEN SPACE EMBELLISHMENT (EXISTING PARKS) – VILLAWOOD CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Open Space Embellishment (Existing Sites) Refer to Appendix 'B' for subject parks	\$80,000	Total Forecast Pop: 6,327 Total Additional Pop: 1,532	32%	\$25,600	\$17	Embellishment of existing parks to a PIP-Standard Level Embellishment standard at \$80,000 per park.

OPEN SPACE EMBELLISHMENT (EXISTING PARKS) – WESTERN LGA CATCHMENT						
Works	Estimated Cost (as at July 2011)	Population Forecast 2011-2031	Apportionment	Proportion to be funded from future population	Contribution Rate Per Person	Comment
Open Space Embellishment (Existing Sites) Refer to Appendix 'B' for subject parks	\$3,600,000	Total Forecast Pop: 77,865 Total Additional Pop: 7,550	11%	\$396,000	\$52	Embellishment of existing parks to a PIP-Standard Level Embellishment standard at \$80,000 per park.

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5. PLAN MANAGEMENT AND ADMINISTRATION

Work	Timing	Project Estimate	Apportionment	Cost per person (25,143ppl)
Salary and Costs relating to Contributions Program Mgt and studies ⁽¹⁾	Every year	\$1,600,000 OR \$80,000pa	100%	\$64
Legal Advice	Every 5 years	\$20,000 OR \$5,000 (every 5 years)	100%	\$1
Review of Population Forecasts (id) – yearly subscription fee for Forecast id.	Every Year	\$430,000 OR \$21,500pa	13%	\$2
Preparation of Community Facilities Strategy	2011-2012	\$50,000	13%	\$1
Review of Community Facilities Strategy	Every 5 years	\$60,000 OR \$15,000 (every 5 years)	13%	\$1
Review of Open Space Strategy	Every 5 year	\$60,000 OR \$15,000 (every 5 years)	13%	\$1
TOTAL		\$2,220,000		\$70

(1) Council will not have a single staff member solely responsible for Managing Section 94 for the entire life of the plan. However various Council staff will need to manage the plan, report on progress of collection and the works schedule, manage accounting and statutory reporting, review the plan and undertake studies to ensure the plan is up to date and relevant. Over time this will involve work from the Strategic Planner responsible for Section 94, Manager Strategic Planning, various other Strategic Planning Team, Financial Management Team and the City Outcomes Department Staff. It is considered that over the life of the plan the contribution of all this staff will be equivalent or greater than the base salary of the Strategic Planning Officer responsible for managing the developer contributions system.

Appendix 'B'. Schedule of Existing Parks

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**OPEN SPACE EMBELLISHMENT (EXISTING PARKS) - ADDITIONAL
INFORMATION**

MAP No.	FAIRFIELD	Areas (m2)	Cost of Embellishment
1	Ace Avenue Reserve	7,562	\$80,000
2	Frome Park	2,531	\$80,000
3	Rosina Park	1,888	\$80,000
4	Brenan Res.	18,553	\$80,000
5	Tawarra Reserve	1,340	\$80,000
6	Freeman Avenue Park	8,264	\$80,000
	TOTAL	40,138	\$480,000
	TOTAL FUNDED FROM CONTRIBUTIONS (20%)		\$96,000

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MAP No.	VILLAWOOD	Areas (m2)	Cost of Embellishment
7	Blackford Street Park	1,891	\$80,000
	TOTAL	1,891	\$80,000
	TOTAL FUNDED FROM CONTRIBUTIONS (32%)		\$25,600

	CABRAMATTA	Areas (m2)	Cost of Embellishment
8	Whitlam (Sussex St) Park	1,048	\$80,000
9	Panorama/Bowden Street Reserve	13,010	\$80,000
10	Water Street Park	686	\$80,000
11	Equity Park	2,009	\$80,000
12	Johnson Park	20,850	\$80,000
13	Parkes Reserve	3,786	\$80,000
14	Adams Park	17,171	\$80,000
15	Goodacre/Parklea Reserve	9,883	\$80,000
16	Avonlea/Paul St Reserve	3,915	\$80,000
17	Mittiamo St Reserve	6,288	\$80,000
18	Sappho St Reserve	2,917	\$80,000
	TOTAL	81,563	\$880,000
	TOTAL FUNDED FROM CONTRIBUTIONS (13%)		\$114,400

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No.	Western LGA	Areas(m2)	Cost of Embellishment
1	Rafter Crescent Reserve	5,377.70	\$80,000
2	Kingston Place Reserve	2,084.70	\$80,000
3	Driscoll Street Reserve	3,499.50	\$80,000
4	Lanceley Place Reserve	1,699.00	\$80,000
5	Jindabyne Street Reserve	6,968.00	\$80,000
6	Glen Logan Reserve	5,485.00	\$80,000
7	Boronia Road Park	906.00	\$80,000
8	Grevillea Close Reserve	2,059.00	\$80,000
9	Yakima Avenue Reserve	7,320.00	\$80,000
10	Part Marconi Park	3,536.00	\$80,000
11	Macedon Street Reserve	3,385.00	\$80,000
12	Choma Park	8,553.00	\$80,000
13	Part Falklands Avenue Reserve	1,187.00	\$80,000
14	Lawley Park / Hope Park	8,878.00	\$80,000
15	Part of Wewak Place Reserve	9,393.00	\$80,000
16	Part Derwent Reserve	19,640.00	\$80,000
17	Part of Prairiewood Leisure Centre Open Space	26,962.00	\$80,000
18	Corio Road Reserve	1,369.00	\$80,000
19	Part King Park	5,213.00	\$80,000
20	Shropshire Street Reserve	1,492.00	\$80,000
21	Devenish Street Reserve	8,480.00	\$80,000
22	Sartor Bushland	22,298.00	\$80,000
23	Housman Street Reserve	8,699.00	\$80,000
24	Locke Street Reserve	11,040.00	\$80,000
25	Part Emerson Street Reserve	21,800.00	\$80,000
26	Victoria Street Reserve	6,579.00	\$80,000
27	Diamond Crescent Reserve	2,375.00	\$80,000
28	Henty Place Reserve	1,296.00	\$80,000
29	Gemalla Street Reserve	8,471.00	\$80,000
30	Part Lalich Reserve	53,760.00	\$80,000
31	Minto Close Reserve / Naromine Reserve	1,373.00	\$80,000
32	Penna Place Reserve	1,699.00	\$80,000
33	Garland Crescent Reserve / Marly Crescent Reserve	14,959.00	\$80,000
34	Part Wilson Road Reserve	41,670.00	\$80,000
35	Gosse Place Reserve	3,938.00	\$80,000
36	Chaffey Place Reserve	15,910.00	\$80,000
37	Homestead Road Reserve	2,424.00	\$80,000
38	Part Bosinjak Park	3,749.00	\$80,000
39	Part Clarevale Wetland	27,220.00	\$80,000
40	Gumdale Street Reserve	2,166.00	\$80,000
41	Part St Johns Park	18,005.00	\$80,000

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42	Caulfield / Glenroy Crescent Reserve	2,258.00	\$80,000
43	Essendon Road Reserve	1,385.00	\$80,000
44	Yeronga Close Reserve	6,107.00	\$80,000
45	Homebush Street Reserve	2,766.00	\$80,000
	TOTAL	415,433.90	\$3,600,000
	TOTAL FUNDED FROM CONTRIBUTIONS (11%)		\$396,000

Appendix 'C'. Extract from Section 94
Developer Contributions Plan
1999 –Chapter 9 (Car Parking)

Direct Development Contributions Plan 2011

As amended 23 October 2013

Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011

9

Car parking and associated facilities

9.1 Introduction

9.1.1 General nexus for car parking contributions throughout Fairfield City.

Council's car parking requirements are detailed in Development Control Plan No.19/96 - Car Parking (DCP 19/96) and some Town Centre Development Control Plans. DCP 19/96 specifies the number of car parking spaces required for various forms of development.

Development consents issued by Council specify the number of car parking spaces which the developer must provide. The developer may choose to pay a contribution for each car parking space which he or she does not wish to provide on-site where a Section 94 Plan for car parking is in place.

Parking contributions collected will be spent in the town centre or local business centre in which they were collected. Each town centre or local business centre identified in this Section 94 Plan has been designated as a single catchment for the purpose of providing and levying for car parking.

Section 94 contributions will not be accepted

for residential car parking. Residential development must be provided with car parking on-site.

9.1.2 Town Centres

Car parking generally must be provided on or near the site being developed. In some commercial areas such as the Fairfield and Cabramatta Town Centres and some of the larger local business centres, it may not be feasible or indeed desirable to satisfy all parking requirements through the provision of on-site parking.

Developers of land within the Fairfield and Cabramatta Town Centres and local business centres nominated in this Section 94 Plan, may elect to pay a parking contribution to Council in lieu of providing on-site car parking (refer to Section 9.2 for Council's current position on contributions in the Fairfield Town Centre).

It should be appreciated that in most cases the payment of car parking contributions is the choice of the developer. The developer may choose not to pay a car parking contribution simply by providing all required car parking on-site.

There are a few exceptions to this in Cabramatta, where the Cabramatta Town Centre Draft Development Control Plan has identified some precincts where on-site parking is not permitted for traffic, safety and/or amenity reasons. In these instances parking requirements can only be satisfied by payment of a Section 94 contribution.

A public car parking project has been identified in each business centre where parking contributions are levied. The attachments to this chapter contain maps of each of the Section 94 Car Parking Contribution Areas. A different parking contribution applies to each of the Car Parking Contribution Areas.

See the car parking and associated facilities subsections:

- 9.2 - Fairfield Town Centre, and
 - 9.3 - Cabramatta Town Centre
- for more detailed information about the town centre Section 94 Developer Contributions Plan.

9.1.3 Local Business Centres

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Fairfield City Council

Developer Contributions Plan 1999 – 6 July 2011 version

Before the previous 1993 Section 94 Plan came into force, Council levied developer contributions for car parking in Canley Heights, Fairfield Heights, Smithfield, Carramar and Canley Vale.

Since July 1993 development in these local business centres has been required to provide all car parking on site, and no parking levies have been charged.

Council is currently assessing the appropriateness of introducing developer contributions for parking in the larger local business centres, so that developers have the option of either providing car parking on site or paying a Section 94 levy for car parking not provided.

A Section 94 Car Parking Contributions Plan for the Canley Heights local business centre became effective on 14 December 1999. See subsection 9.4 - 'Canley Heights local business centre car parking and associated facilities' for more detailed information.

This Plan will also be amended in future if Council decides that other local business centres should provide the option of payment of a car parking contribution in lieu of car parking not provided on site.

Each local business centre would be individually identified, a car parking project determined and a contribution rate calculated and applied separately for each of the local business centres.

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Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011

9.2

Fairfield Town Centre car parking and associated facilities

REPEALED

NOTE: Section 9.2 Fairfield Town Centre car parking and associated facilities of the Section 94 Plan 1999 has been repealed as of 6 July 2011.

Developers who choose not to comply or are unable to meet the car parking requirements (other than the residential component) identified in the Fairfield Town Centre Development Control Plan (DCP) 2006 have the option of entering into a Voluntary Planning Agreement as part of addressing any shortfall in car parking not provided on site.

Council officers are currently in the process of preparing a Voluntary Planning Agreement (VPA) Policy which will set out the conditions upon which Council will enter into a VPA. This Policy will also include site specific guidelines relating to Car Parking in the Fairfield Town Centre and will set out the basis for negotiating a VPA where a developer cannot meet the car parking requirements identified in the DCP.

See below for Council's Interim Car Parking Assessment Policy for the Fairfield Town Centre that was adopted by Council on the 22 February 2011:

Interim Carparking Assessment Policy – Fairfield Town Centre

While Council is in the process of reviewing its

Development Control Plans and repealing the part of the Section 94 Contributions Plan that applies to Carparking in Fairfield Town Centre any application lodged will be assessed according to the following policy: -

Council will

- Not impose Section 94 controls requiring a contribution for car parking not provided on site
- Require all carparking to be provided on site in accordance with the principles and parking rates resolved by Council following consideration of the report titled "Fairfield Town Centre Parking Issues – DCP Issues" by the Outcomes Committee in February 2011.

Should there be any shortfall in parking on site, the applicant be advised that Council is willing to consider a VPA but until Council has finalized a VPA policy, Council will as its initial negotiating position, request payment of funds equivalent to those required under Council's current Contributions Plan (per carparking space- refer to Table F) to be utilised to:

- Provide additional parking
- Upgrade existing parking facilities
- Improve access arrangement to existing parking to improve its accessibility.

Council will not enter into any voluntary planning agreement in relation to parking of residential development which must be provided on site.

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Developer Contributions Plan 1999 – 6 July 2011

9.3

Cabramatta Town Centre

car parking and associated facilities

9.3.1 Nexus

The Car Parking Development Control Plan 19/96 specifies the number of car parking spaces required for various forms of development.

Development consents issued by Council specify the number of car parking spaces which the developer must provide.

In the Cabramatta Town Centre, the developer may choose to pay a contribution for each car parking space which he or she does not wish to provide on-site.

In most cases the payment of car parking contributions is the choice of the developer. The developer may choose not to pay a car parking contribution simply by providing all required car parking on-site.

However, there are a few exceptions to this in Cabramatta, where the Cabramatta Town Centre Draft Development Control Plan has identified some precincts where on-site parking is not permitted for traffic, safety and/or amenity reasons. In these instances parking requirements can only be satisfied by payment of a Section 94 Developer Contribution. Car parking contributions collected in the Cabramatta Town Centre will be spent in the contribution catchment area.

9.3.2 The basis for contributions

In some precincts within the Cabramatta Town Centre, on-site car parking is either not permitted or limited, hence payment of a car parking contribution is necessary. In other precincts payment of a contribution is optional.

Car parking contributions are to be applied to the construction of a multi-deck car park off Cabramatta Road in the block bounded by John Street, Hill Street and Cabramatta Road.

Contributions will also be used to provide a number of traffic management facilities including traffic lights to provide adequate access to car parks.

Off-street parking and associated traffic facility projects for the Cabramatta Town Centre are primarily based on the 1991 Cabramatta Town Centre Traffic Study.

Further information is also provided in the previous off-street parking Section 94 Plan - CP 7/93 Car Parking and Associated Facilities - Cabramatta Town Centre.

Recently there has been a change in parking strategy arising from congestion problems being experienced around the Dutton Lane Car Park and the more than adequate parking supply on the eastern side of the Town Centre. As a result, projects listed in the 1993 Section 94 Plan 7/93 have been amended.

Contribution rates may also change depending on final costings or amendments to projects in the works program.

Such changes will be advertised in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Regulations.

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Developer Contributions Plan 1999 – 6 July 2011 version

9.3.3 Catchments

Separate car parking catchment precincts identified in the 1993 Section 94 Plan have been consolidated into one Cabramatta Car Parking Catchment Area.

The map at Attachment 9.3A shows the boundary of the Cabramatta Town Centre Section 94 Car Parking Area.

Developers within this area may opt to pay a Section 94 Developer Contribution to Council in lieu of car parking which is not provided on-site.

Note a reduced car parking requirement of between 30% and 40% usually applies where a developer decides to pay a Section 94 car parking contribution rather than provide car parking on-site. Please refer to the Cabramatta Town Centre Development Control Plan for more information.

In some precincts within the Cabramatta Town Centre, on-site car parking is not permitted or is limited and the payment of a car parking contribution is necessary.

9.3.4 Projects and cost estimates

Projects listed in the 1993 Section 94 Plan 7/93 have been amended or deleted. The works now proposed will meet the long term parking needs of Cabramatta and will address current shortfalls and meet future demand from new development.

The following works can proceed when enough funds are available.

A new multi-deck car park off Cabramatta Road and Hill Street is proposed which:

- has been increased in scale by more parking decks for 424 cars
- is estimated to cost \$8 million plus net land acquisition costs of at least \$2.4 million
- has associated traffic facilities estimated to cost \$1.34 million.

Traffic management facilities required for the proposed Cabramatta Road multi-deck car park are detailed as follows:

- Cabramatta Road/Hill Street
Traffic signals and some road widening. (Estimated cost \$200,000)
- Cabramatta Road/Acacia Street
Traffic signals, service relocation, land acquisition and road works - southern side. (Estimated cost \$720,000)
- Hill Street/John Street
Traffic Signals, service relocation and road works. (Estimated cost \$230,000)
- Hill Street/Hughes Street
Traffic signals and road works
(Estimated cost \$190,000)

Traffic signals and some road access improvements remain to be completed at the Dutton Lane car park. These works and necessary land acquisitions are estimated to cost \$510,000.

Car parking and associated traffic management facilities required in the Cabramatta Town Centre are estimated to cost a total of \$12,250,000.

9.3.5 The formula and calculation of the levy

Council estimates that 260 car parking spaces out of the total of 424 to be provided in the new car parking station are required to accommodate parking demand from new development.

Some 40% of the cost of new works is directly attributable to demand generated by new development from 1999/2000.

The balance of the works program, essentially backlog works primarily involving land acquisition and traffic management works plus a parking shortfall of 164 car parking spaces, is to be funded from:

- previous Section 94 contributions collected by Council
- sale of surplus Council land, and
- revenue from car parking fees charged at the Council car parks in Cabramatta.

Direct Development Contributions Plan 2011

As amended 23 October 2013

Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011

The Section 94 car parking developer contribution for Cabramatta Town Centre is calculated as follows:

Background information

- Number of car parking spaces to be provided (424 spaces)
- Number of car parking spaces to meet demand from future development (260 car parking spaces)
- Cost of projects (\$12,250,000)
- Cost attributable to Section 94 from the year 1999/2000 onwards (40%) (\$4,900,000)

Calculation

The Section 94 car parking developer contribution for Cabramatta as at 1 September 1999 is calculated as follows:

Cost attributable to Section 94 (40%)
(\$4,900,000)
divided by
Section 94 car parking spaces (260)

= \$18,846.15 contribution rate payable per car parking space *

* Contribution rates are indexed regularly to take account of inflation. Updated levies are found in Schedule 4.

9.3.6 Contribution rate

The contribution payable for car parking in the Cabramatta Town Centre is \$18,846.15 per car parking space as at 1 September 1999, plus a 7% administration and plan preparation charge.

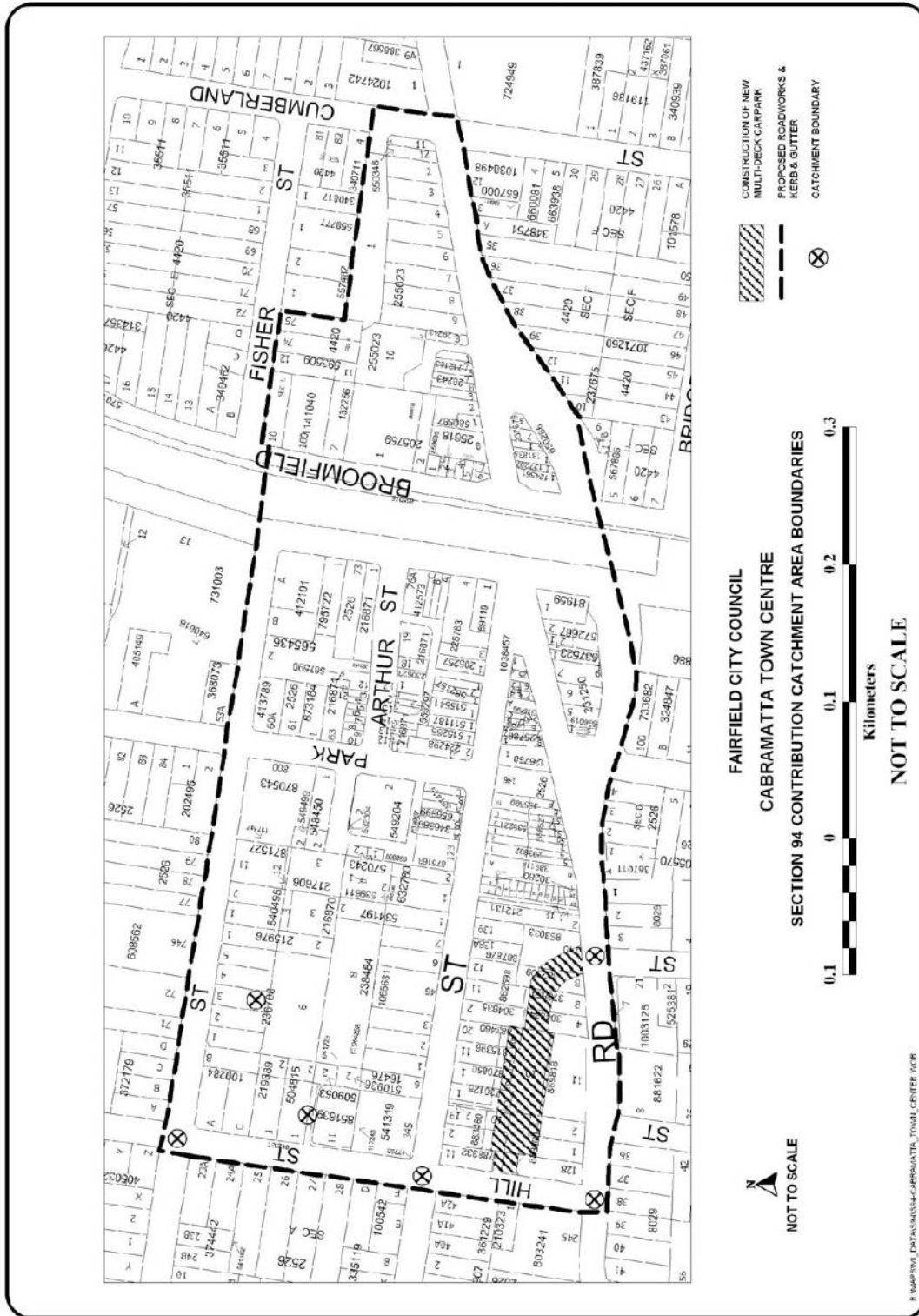
Contribution rates are indexed regularly to take account of inflation. Updated levies are found in Schedule 4.

As amended 23 October 2013

Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011 version

Attachment 9.3A

Cabramatta Town Centre catchment and location of proposed works



Direct Development Contributions Plan 2011

As amended 23 October 2013

Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011

the plan.

9.4

Canley Heights local business centre car parking and associated facilities

9.4.1 Nexus

The Canley Corridor DCP adopted by Council in October 2005 sets a new development scenario for the Canley Heights local centre, with retail and commercial activity on the first two levels and multistorey residential development above. Car parking for commercial and retail purposes is required at 1 space per 40 square metres of floorspace.

Future development resulting from the Canley Corridor DCP will generate additional demand for car parking beyond that identified in a study completed in 1999 of car parking at the Canley Heights local business centre.

In most cases the payment of car parking contributions is the choice of the developer. The developer may choose not to pay a car parking contribution simply by providing all required car parking on-site.

Contributions levied for car parking within the Canley Heights local centre apply to all land zoned 3(c) Local Business Centre along Canley Vale Road, Canley Heights under the Fairfield Local Environmental Plan 1994. The boundaries of this land are shown in the map at Attachment 9.4 A.

Car parking contributions collected in the Canley Heights local business centre will be spent in the contribution area during the life of

9.4.2 The basis for contributions

The current car parking supply, including on-street car parking, at Canley Heights local business centre is 400 car parking spaces. Over a number of years, land was purchased and developed as car parks in strategic locations within the Canley Heights local business centre. A total of six sites have been purchased or dedicated for parking.

The sixth site in the south-west sector of the local centre at the corner of Torrens Street and Derby Streets has been constructed in 2003 to provide 22 spaces in a total of 400 available in the local centre. As at November 2005, 8 of those spaces have been paid for through the levying of contributions.

The development of this car park has provided a more balanced spread of public parking spaces in Canley Heights local business centre, as the south-west sector had no formal off-street car parking facility.

With the anticipated interest in development opportunities in the local centre arising from the adoption of the Canley Corridor DCP, it is expected that the remaining 14 spaces will soon be taken up leaving a shortage of car parking able to be provided in public car parking areas. Three sites have been identified where 62 additional spaces can be provided on the periphery of the southern side of the local centre: laneways located in Derby, Peel and Ascot Streets. In the short term, the 62 additional spaces will provide for an additional 2,480 square metres of commercial and retail space in the local centre.

Payment of levies

The Canley Heights Section 94 Car Parking Developer Contribution Plan (Amendment No.2) was adopted by Council on 14 February 2006 and it came into force on 1 March 2006. Contributions are levied as a condition of development consent granted on and after this date.

Direct Development Contributions Plan 2011 **As amended 23 October 2013**

Fairfield City Council Developer Contributions Plan 1999 – 6 July 2011 version

9.4.3 Projects and cost estimates

Projects

- Remaining contribution towards the construction of 14 spaces yet to be paid for from a total of 22 spaces provided on the south-western corner of Derby and Torrens Streets. Cost estimate: \$62,645
- Car park construction in the three laneways of Derby, Peel and Ascot Streets to fund progressive construction of three car parks totalling 62 spaces on the southern side of the Canley Heights local centre. Cost estimate: \$522,600

An additional plan administration levy of 7% also applies.

9.4.4 The formula and calculation of the levy

Contribution rate for construction of three car parks at Derby, Peel and Ascot Streets as well as for 14 spaces provided at the corner of Torrens Street and Derby Street, Canley Heights.

Total land cost

- Nil

Construction cost

- based on the provision of a base line facility including earthworks, survey and design, demolition, site clearing, project management, drainage, line marking, lighting, landscaping and signage.
- The total construction cost is estimated at \$585,245.

Plan Administration Charge

- a plan administration charge of 7% of the total levy payable is imposed to meet the preparation of the Section 94 plan, collection of levies, review of the plan, accounting responsibilities, administration of the plan and cost of any future car parking studies.

Calculation of levy

The Section 94 car parking developer contribution for Canley Heights at time of adoption is calculated as follows. Updated levies can be found in Schedule 4.

- Cost of existing car park – amount outstanding
\$62,645
plus
- Cost of three car parks
\$522,600
TOTAL COST
\$585,245
divided by

Spaces to be provided by remaining spaces in Derby Street car park
14
Plus

Spaces to be provided by proposed new spaces in three laneway car parks
62
TOTAL SPACES
76
Equals

**TOTAL AMOUNT
PAYABLE PER SPACE:**
\$7,700*

Note

*Contribution rates are indexed regularly to take account of inflation. Updated levies are found in Schedule 4.

A dedication or transfer of land on another site may be accepted as Council to accommodate future demands for car parking on land not presently owned by Council.

Schedule of Works

Attachment 9.4 B contains plans of the proposed car parks.

Attachment 9.4 C contains estimated construction costs for the car parks.

9.4.5 Contribution rate

Direct Development Contributions Plan 2011
As amended 23 October 2013

Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011

Contribution rate for car parking in the Canley Heights local centre at time of adoption is:

- \$7,700 per space*

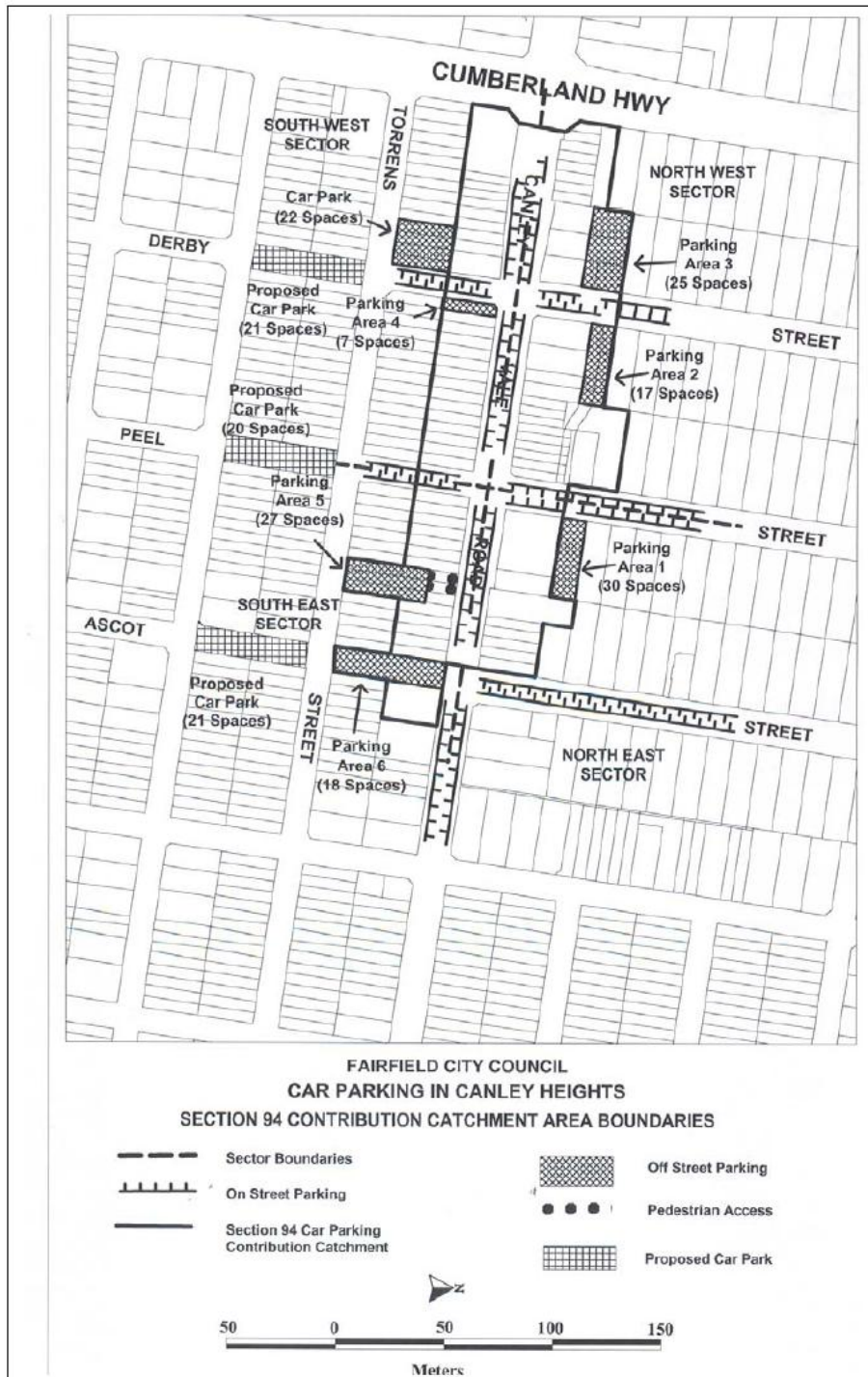
plus a 7% plan administration levy.

***Contribution rates are indexed regularly to take account of inflation. Updated levies are found in Schedule 4.**

Direct Development Contributions Plan 2011
As amended 23 October 2013

Fairfield City Council
 Developer Contributions Plan 1999 – 6 July 2011 version

Attachment 9.4 A
 Canley Heights shopping centre Section
 94 car parking levy catchment, car parking
 sectors shopping centre off street car park



Direct Development Contributions Plan 2011
As amended 23 October 2013

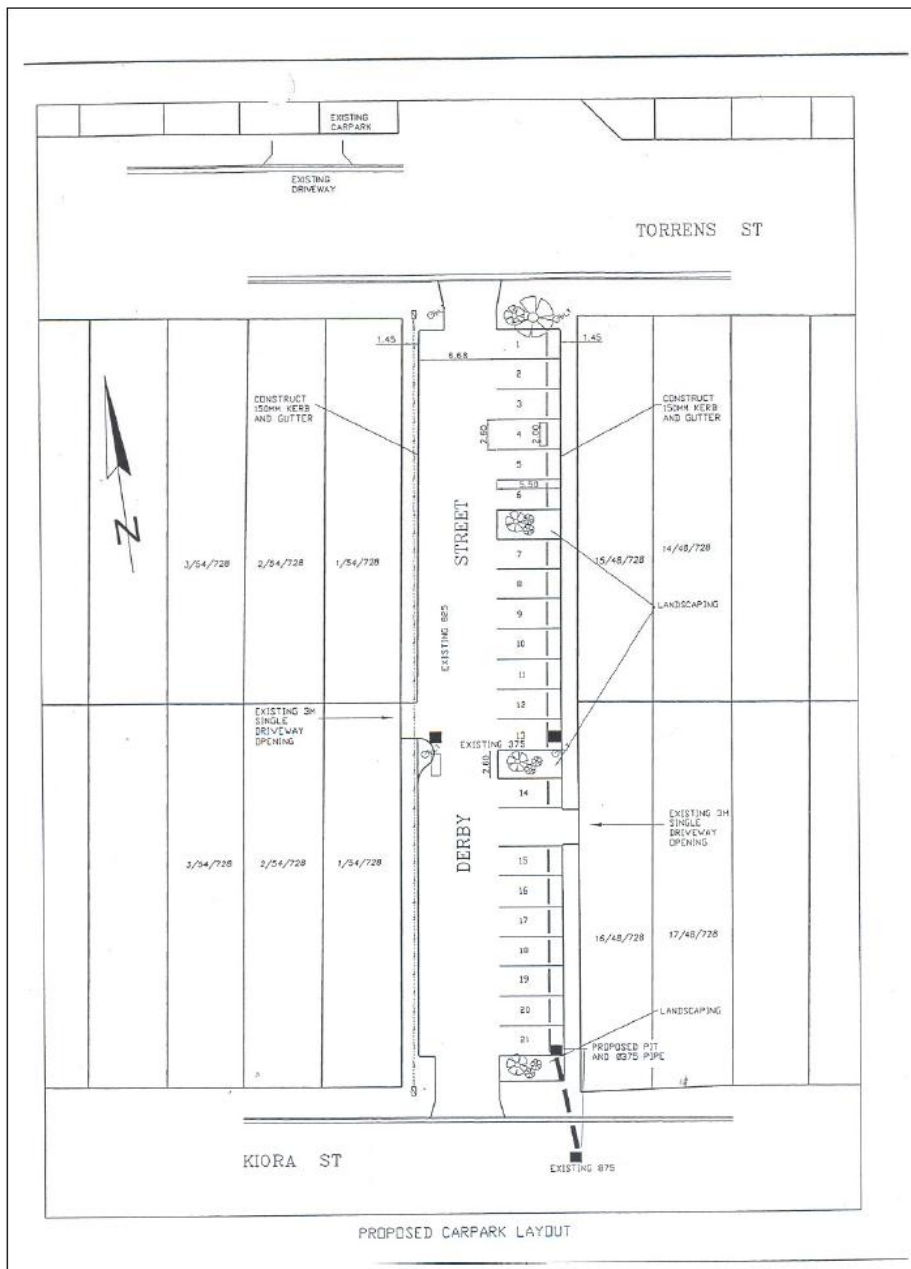
Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011

Attachment 9.4 B

Schedule of works

Construction of car parks at Derby, Peel and Ascot Streets –
Plans

Derby Street



Direct Development Contributions Plan 2011
As amended 23 October 2013

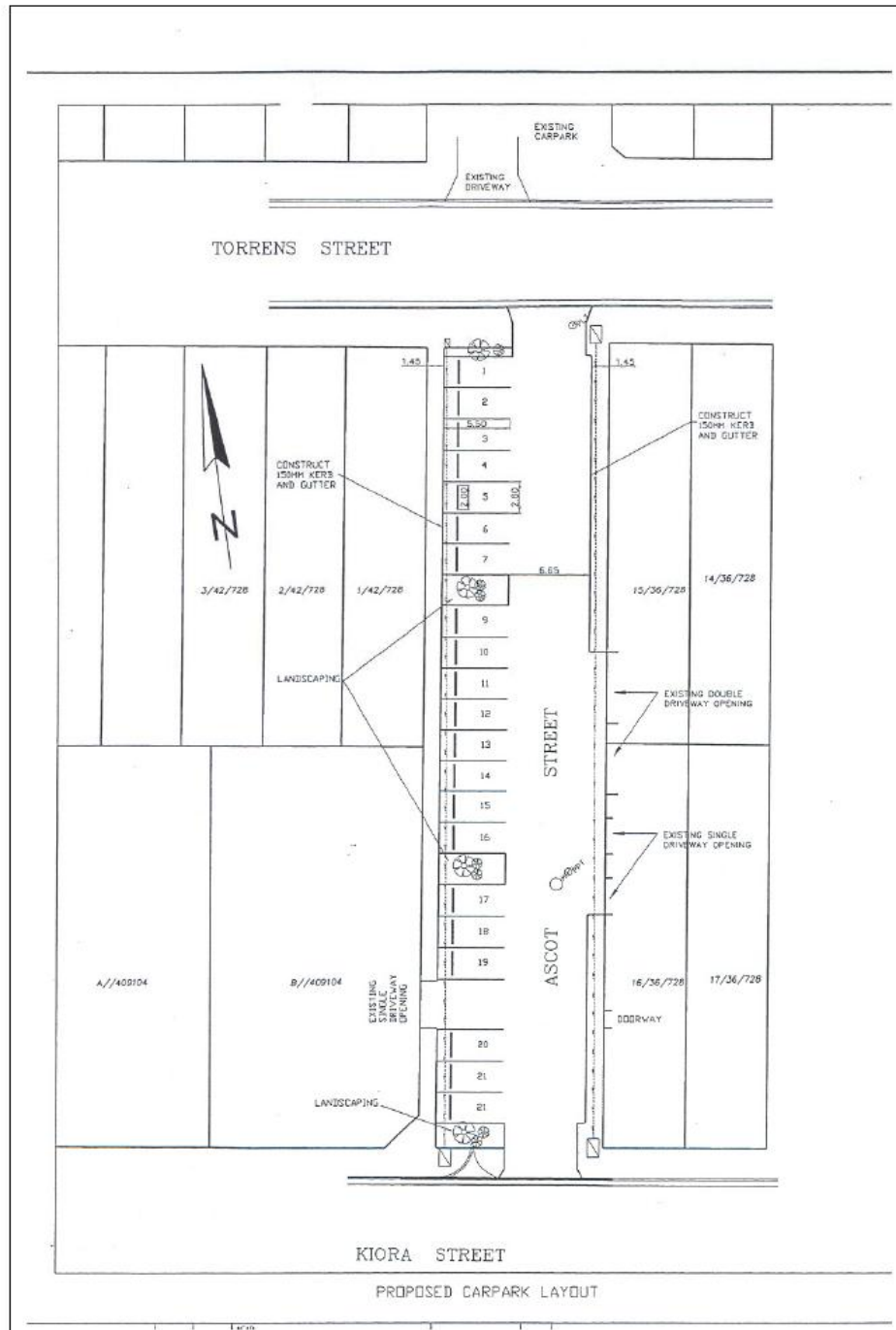
Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011

Attachment 9.4 B

Schedule of works

**Construction of car parks at Derby, Peel and Ascot Streets –
Plans**

Ascot Street



Direct Development Contributions Plan 2011
As amended 23 October 2013

Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011 version

Attachment 9.4 C

Schedule of works

Construction of car parks at Derby, Peel and Ascot Streets -

Estimated construction costs of car parks.

Derby Street

ITEM	DESCRIPTION OF WORKS	RATE	UNIT	QUANTITY	COST
1	Provision For Traffic Item				\$10,000
	(Includes Traffic Control, Line marking, signs)				
2	Contingencies				
	(Including Sedimentation & Erosion Control)	15% of Total	%	\$149,520	\$22,428
3	Excavate & Remove From Site	\$140	m3	182	\$25,480
	(Including Tipping Fees, Tree Removal / Grubbing)				
4(a)	Concrete Works	\$90	m	225	\$20,250
	(Kerb & Gutter, Dish Drain, Wheel Stops, etc)				
4(b)	Concrete Footpath	\$60	m2	172	\$10,320
4(b)	Concrete Driveway (Heavy Duty)	\$150	m2	60	\$9,000
	(Including Restoration)				
5	Pavement Works				
	a) 200mm Thick Deeplift	\$75	m2	280	\$21,000
	(Including excavation, removal, tipping, supply & lay profiler, bobcat & labour)				
	b) Resheet	\$16	m2	1020	\$16,320
6	Drainage				
	a) 375E RCP Class X (Supply & Lay)	\$125	m	10	\$1,250
	b) Drainage Pit with 1.8m lintel	\$1,100	each	4	\$4,400
7	Landscaping	\$100	m2	65	\$6,500
8	Public Utilities				
	a) Adjustments (TBA)	\$10,000		1	\$10,000
	b) Lighting Upgrade	\$15,000		1	\$15,000
TOTAL COST DERBY ST CAR PARK					\$171,948

Direct Development Contributions Plan 2011
As amended 23 October 2013

Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011

Attachment 9.4 C

Schedule of works

Construction of car parks at Derby, Peel and Ascot Streets -
Estimated construction costs of car parks.

Peel Street

ITEM	DESCRIPTION OF WORKS	RATE	UNIT	QUANTITY	COST
1	Provision For Traffic Item				\$10,000
	(Includes Traffic Control, Line marking, signs)				
2	Contingencies				
	(Including Sedimentation & Erosion Control)	15% of Total	%	\$142,785	\$21,418
3	Excavate & Remove From Site	\$140	m3	168	\$23,520
	(Including Tipping Fees, Tree Removal / Grubbing)				
4(a)	Concrete Works	\$90	m	224	\$20,160
	(Kerb & Gutter, Dish Drain, Wheel Stops, etc)				
4(b)	Concrete Footpath	\$60	m2	263	\$15,780
4(b)	Concrete Driveway (Heavy Duty)	\$150	m2	55	\$8,250
	(Including Restoration)				
5	Pavement Works				
	a) 200mm Thick Deeplift	\$75	m2	265	\$19,875
	(Including excavation, removal, tipping, supply & lay				
	profiler, bobcat & labour)				
	b) Resheet	\$16	m2	875	\$14,000
6	Drainage				
	a) 375E RCP Class X (Supply & Lay)	\$125	m		\$0
	b) Drainage Pit with 1.8m intel	\$1,100	each		\$0
7	Landscaping	\$100	m2	62	\$6,200
8	Public Utilities				
	a) Adjustments (TBA)	\$10,000		1	\$10,000
	b) Lighting Upgrade	\$15,000		1	\$15,000
TOTAL COST PEEL ST CAR PARK					\$164,203

Direct Development Contributions Plan 2011
As amended 23 October 2013

Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011 version

Attachment 9.4 C

Schedule of works

Construction of car parks at Derby, Peel and Ascot Streets -

Estimated construction costs of car parks.

Ascot Street

ITEM	DESCRIPTION OF WORKS	RATE	UNIT	QUANTITY	COST
1	Provision For Traffic Item				\$10,000
	(Includes Traffic Control, Line marking, signs)				
2	Contingencies				
	(Including Sedimentation & Erosion Control)	15% of Total	%	\$162,110	\$24,317
3	Excavate & Remove From Site	\$140	m3	182	\$25,480
	(Including Tipping Fees, Tree Removal / Grubbing)				
4(a)	Concrete Works	\$90	m	253	\$22,770
	(Kerb & Gutter, Dish Drain, Wheel Stops, etc)				
4(b)	Concrete Footpath	\$60	m2	91	\$5,460
4(c)	Concrete Driveway (Heavy Duty)	\$150	m2	57	\$8,550
	(Including Restoration)				
5	Pavement Works				
	a) 200mm Thick Deeplift	\$75	m2	280	\$21,000
	(Including excavation, removal, tipping, supply & lay profiler, bobcat & labour)				
	b) Resheet	\$16	m2	850	\$13,600
6	Drainage				
	a) 375E RCP Class X (Supply & Lay)	\$125	m	10	\$1,250
	b) Drainage Pit with 1.8m lintel	\$1,100	each	4	\$4,400
7	Landscaping	\$100	m2	46	\$4,600
8	Public Utilities				
	a) Adjustments (TBA)	\$10,000		1	\$10,000
	b) Lighting Upgrade	\$15,000		1	\$15,000
	c) Power Pole Relocation	\$20,000		1	\$20,000
TOTAL COST ASCOT ST CAR PARK					\$186,427

Direct Development Contributions Plan 2011
As amended 23 October 2013

Fairfield City Council
Developer Contributions Plan 1999 – 6 July 2011

Table F: Car parking and associated facilities levy
Effective 8 February 2006#

Non residential development

Cabramatta town centre	
Non residential car parking and associated facilities levy Account No. S.3100.180	\$24,072 per car space

Administration charge Account No. S.2000.180	7% of total levy payable for Cabramatta town centre
---	---

Fairfield town centre	
NOTE: Council no longer imposes car parking contributions in the Fairfield Town Centre- refer to Section 9.2 for Council's current position.	
Non residential car parking and associated facilities levy Account No. S.3200.180	\$17,371 per car space

Administration charge Account No. S.2000.180	7% of total levy payable for Fairfield town centre
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Canley Heights local business centre#	
Non residential car parking and associated facilities levy Account No. S.3300.180	\$7,700 per car space

Administration charge Account No. S.2000.180	7% of total levy payable for Canley Heights local business centre
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Canley Heights local business centre car parking levy effective from 1 March 2006 under Amendment No.2.

**Appendix 'D'. Schedule of Contributions
Rates**

Direct Development Contributions Plan 2011
As amended 23 October 2013

Table 1

FAIRFIELD SUB-DISTRICT	Small Granny Flat (Secondary Dwelling / Granny Flat less than 50sq.m)	Large Granny Flat (Secondary Dwelling / Granny Flat 50sq.m to 60sq.m)	Small Dwelling (no more than 1 bedroom and/or floor space less than 70m2)	Medium Dwelling (no more than 2 bedrooms and/or floor space between 70 and 100m2)	Large Dwelling (3 or more bedrooms and/or floor space more than 100m2)	Additional Lot
1. Community Facilities						
City Wide Levy	\$34	\$44	\$44	\$82	\$126	\$126
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
INDEXED TOTAL (as at June 2013)	\$3,034	\$3,944	\$3,944	\$7,282	\$11,225	\$11,225

Table 2

FAIRFIELD SUB-DISTRICT HEIGHTS	Small Granny Flat (Secondary Dwelling / Granny Flat less than 50sq.m)	Large Granny Flat (Secondary Dwelling / Granny Flat 50sq.m to 60sq.m)	Small Dwelling (no more than 1 bedroom and/or floor space less than 70m2)	Medium Dwelling (no more than 2 bedrooms and/or floor space between 70 and 100m2)	Large Dwelling (3 or more bedrooms and/or floor space more than 100m2)	Additional Lot
1. Community Facilities						
City Wide Levy	\$34	\$44	\$44	\$82	\$126	\$126
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
INDEXED TOTAL (as at June 2013)	\$2,885	\$3,751	\$3,751	\$6,926	\$10,676	\$10,676

Direct Development Contributions Plan 2011
As amended 23 October 2013

Table 3

VILLAWOOD DISTRICT	SUB-	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
		(Secondary Dwelling / Granny Flat less than 50sq.m)	(Secondary Dwelling / Granny Flat 50sq.m to 60sq.m)	(no more than 1 bedroom and/or floor space less than 70m2)	(no more than 2 bedrooms and/or floor space between 70 and 100m2)	(3 or more bedrooms and/or floor space more than 100m2)	
1. Community Facilities							
City Wide Levy		\$34	\$44	\$44	\$82	\$126	\$126
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
INDEXED TOTAL (as at June 2013)		\$2,948	\$3,833	\$3,833	\$7,075	\$10,907	\$10,907

Table 4

CABRAMATTA DISTRICT	SUB-	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
		(Secondary Dwelling / Granny Flat less than 50sq.m)	(Secondary Dwelling / Granny Flat 50sq.m to 60sq.m)	(no more than 1 bedroom and/or floor space less than 70m2)	(no more than 2 bedrooms and/or floor space between 70 and 100m2)	(3 or more bedrooms and/or floor space more than 100m2)	
1. Community Facilities							
City Wide Levy		\$34	\$44	\$44	\$82	\$126	\$126
District Levy		\$26	\$34	\$34	\$62	\$96	\$96
Neighbourhood Levy		\$515	\$670	\$670	\$1,236	\$1,906	\$1,906
2. Open Space Acquisition		\$1,807	\$2,349	\$2,349	\$4,337	\$6,686	\$6,686
3. Open Space Embellishment		\$277	\$360	\$360	\$665	\$1,025	\$1,025
4. Plan Administration & Management		\$70	\$91	\$91	\$168	\$259	\$259
TOTAL		\$2,729	\$3,548	\$3,548	\$6,550	\$10,098	\$10,098
INDEXED TOTAL (as at June 2013)		\$2,792	\$3,630	\$3,630	\$6,702	\$10,332	\$10,332

Direct Development Contributions Plan 2011
As amended 23 October 2013

Table 5

CANLEY HEIGHTS SUB-DISTRICT	Small Granny Flat (Secondary Dwelling / Granny Flat less than 50sq.m)	Large Granny Flat (Secondary Dwelling / Granny Flat 50sq.m to 60sq.m)	Small Dwelling (no more than 1 bedroom and/or floor space less than 70m2)	Medium Dwelling (no more than 2 bedrooms and/or floor space between 70 and 100m2)	Large Dwelling (3 or more bedrooms and/or floor space more than 100m2)	Additional Lot
1. Community Facilities						
City Wide Levy	\$34	\$44	\$44	\$82	\$126	\$126
District Levy	\$26	\$34	\$34	\$62	\$96	\$96
Neighbourhood Levy	\$413	\$537	\$537	\$991	\$1,528	\$1,528
2. Open Space Acquisition	\$1,807	\$2,349	\$2,349	\$4,337	\$6,686	\$6,686
3. Open Space Embellishment	\$277	\$360	\$360	\$665	\$1,025	\$1,025
4. Plan Administration & Management	\$70	\$91	\$91	\$168	\$259	\$259
TOTAL	\$2,214	\$3,415	\$3,415	\$6,305	\$9,720	\$9,720
INDEXED TOTAL (as at June 2013)	\$2,688	\$3,494	\$3,494	\$6,456	\$9,946	\$9,946

Table 6

PRAIRIEWOOD SUB-DISTRICT	Small Granny Flat (Secondary Dwelling / Granny Flat less than 50sq.m)	Large Granny Flat (Secondary Dwelling / Granny Flat 50sq.m to 60sq.m)	Small Dwelling (no more than 1 bedroom and/or floor space less than 70m2)	Medium Dwelling (no more than 2 bedrooms and/or floor space between 70 and 100m2)	Large Dwelling (3 or more bedrooms and/or floor space more than 100m2)	Additional Lot
1. Community Facilities						
City Wide Levy	\$34	\$44	\$44	\$82	\$126	\$126
Neighbourhood Levy	\$431	\$560	\$560	\$1,034	\$1,595	\$1,595
2. Open Space Acquisition	\$1,529	\$1,988	\$1,988	\$3,670	\$5,657	\$5,657
3. Open Space Embellishment	\$370	\$481	\$481	\$888	\$1,369	\$1,369
4. Plan Administration & Management	\$70	\$91	\$91	\$168	\$259	\$259
TOTAL	\$2,434	\$3,164	\$3,164	\$5,842	\$9,006	\$9,006
INDEXED TOTAL (as at June 2013)	\$2,490	\$3,237	\$3,237	\$5,978	\$9,215	\$9,215

Direct Development Contributions Plan 2011
As amended 23 October 2013

Table 7

BONNYRIGG DISTRICT	SUB-	Small Granny Flat	Large Granny Flat	Small Dwelling	Medium Dwelling	Large Dwelling	Additional Lot
		(Secondary Dwelling / Granny Flat less than 50sq.m)	(Secondary Dwelling / Granny Flat 50sq.m to 60sq.m)	(no more than 1 bedroom and/or floor space less than 70m2)	(no more than 2 bedrooms and/or floor space between 70 and 100m2)	(3 or more bedrooms and/or floor space more than 100m2)	
1. Community Facilities							
City Wide Levy		\$34	\$44	\$44	\$82	\$126	\$126
2. Open Space Acquisition		\$1,529	\$1,988	\$1,988	\$3,670	\$5,657	\$5,657
3. Open Space Embellishment		\$370	\$481	\$481	\$888	\$1,369	\$1,369
4. Plan Administration & Management		\$70	\$91	\$91	\$168	\$259	\$259
TOTAL		\$2,003	\$2,600	\$2,600	\$4,801	\$7,400	\$7,400
INDEXED TOTAL (as at June 2013)		\$2,049	\$2,660	\$2,660	\$4,912	\$7,572	\$7,572

Table 8

Car Parking Contributions (refer to Appendix 'C')

BUSINESS CENTRE	Rate per Space
Cabramatta Town Centre	\$24,072 per car space
TOTAL	\$24,072
INDEXED TOTAL(as at June 2013)	\$24,630
Canley Heights Local Centre	\$7,700
TOTAL	\$7,700
INDEXED TOTAL (as at June 2013)	\$7,879
Fairfield Town Centre	No contributions apply – applicant can choose to enter into a Voluntary Planning Agreement in accordance with Chapter 9.2 Fairfield Town Centre in Appendix 'C'

Appendix 'E'. Indexing Schedule

Date of Contribution Levy Indexing

Base Index

(as at time of adoption of the Contributions Plan)

Index: 100.00

Indexing No. 1

For period: January 2012 to June 2013

Index: 102.3

Rate of Increase: 2.3

Effective Date: 23 October 2013



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City Development 2013

qA128307

Print Version 2 – October 2013

\$30.00 including GST
Sundry income: S2000.156