

menanglepark



Menangle Park Contributions Plan

March 2018

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Summary

Overview

Menangle Park is located within the Local Government Area (LGA) of Campbelltown approximately 5.5 km to the south west of the Campbelltown CBD. While the site is predominantly rural, it has been earmarked by the NSW Government for urban redevelopment to help meet Sydney's demand for new housing.

The future development of Menangle Park is expected to be characterised as follows:

- approximately 3,500 dwellings to be developed over a timeframe of approximately 16 years;
- an anticipated population of around 9,800 people;
- a new town centre to accommodate a range of retail, residential and recreation uses;
- an employment area of approximately 29 hectares;
- educational, community and recreation land uses to support the population of Menangle Park; and
- new networks of roads, public transport routes, pedestrian paths and cycleways to facilitate access within the release area and to/from destinations outside Menangle Park.

Menangle Park's current population is estimated at only around 240 people (ABS 2011 Census). As a rural area with only limited population base, there are few if any existing facilities that can cater to the needs of the incoming population.

Studies undertaken for Menangle Park (as listed in Section 3.1) have identified that the expected population will generate the following impacts on public services and amenities:

- increased demand for facilities that will support safe and convenient travel between land uses within the release area and to and from destinations out of the area, such as new roads and public transport facilities;
- increased demand for local active and passive recreation facilities, such as sports fields, playgrounds, parks and bike paths;
- increased demand for spaces that will meet community needs and foster the development of social capital in Menangle Park, such as child care and a meeting space;
- increased demand for water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban development.

Table 1: Contributions Schedule

Facility	Total Cost to Development	Total Area of Land to Acquired (m ²)	Residential per person	Retail/ Commercial per 100m2 GFA
Community				
Land Acquisition	\$ 355,332	2961m2	\$ 36	
Capital Works	\$ 113,800		\$ 12	
Total	\$ 469,132	0.30 ha	\$ 48	
Open Space & Recreation				
Land Acquisition	\$ 16,475,500	1243600m2	\$ 1,676	
Capital Works	\$ 31,682,803		\$ 3,224	
Total	\$ 48,158,303	124.36 ha	\$ 4,900	
Trunk Drainage & Water Quality				
Land Acquisition	\$ 6,677,850	161130m2	\$ 675	\$ 201
Capital Works	\$ 24,608,957		\$ 2,489	\$ 740
Total	\$ 31,286,807	16.11 ha	\$ 3,164	\$ 941
Traffic & Transport				
Land Acquisition	\$ 3,042,200	196285m2	\$ 248	\$ 3,026
Capital Works	\$ 47,865,671		\$ 3,901	\$ 47,612
Total	\$ 50,907,871	19.63 ha	\$ 4,149	\$ 50,638
Plan Preparation				
Plan Preparation Costs	\$ 2,058,821		\$ 208	\$ 62
Total	\$ 2,058,821		\$ 208	\$ 62

Table 2: Contribution by Development Type

Facility	Net developable area	Lot Area (m ²)	Occupancy Rate per dwelling	Community	Open Space & Recreation	Trunk Drainage & Water Quality	Traffic & Transport	Plan Preparation	TOTAL 2016	TOTAL CPI adjusted rate 2017
Rate per person				\$48	\$4,900	\$3,164	\$4,149	\$208	\$12,470/person	
Residential	330 ha									
Town Centre Unit		N/A	1.7	\$81	\$8,330	\$5,379	\$7,054	\$354	\$21,199/lot	\$21,602/lot
Small Lot		300-419	2.4	\$115	\$11,760	\$7,594	\$9,959	\$500	\$29,927/lot	\$30,497/lot
Standard Lot		420-599	2.4	\$115	\$11,760	\$7,594	\$9,959	\$500	\$29,927/lot	\$30,497/lot
Standard Lot		600-949	3.5	\$167	\$17,150	\$11,075	\$14,523	\$729	\$43,644/lot	\$44,474/lot
Traditional Lot		950-1999	3.5	\$167	\$17,150	\$11,075	\$14,523	\$729	\$43,644/lot	\$44,474/lot
Large Lot		2000+	3.5	\$167	\$17,150	\$11,075	\$14,523	\$729	\$43,644/lot	\$44,474/lot
One Bedroom Dwelling			1.7	\$81	\$8,330	\$5,379	\$7,054	\$354	\$21,199/lot	\$21,602/lot
Two Bedroom Dwelling			2.4	\$115	\$11,760	\$7,594	\$9,959	\$500	\$29,927/lot	\$30,497/lot
Three and more Bedroom Dwelling			3.5	\$167	\$17,150	\$11,075	\$14,523	\$729	\$43,644/lot	\$44,474/lot
Retail / Commercial (per 100m ² gross floor area)	2 ha			\$0	\$0	\$941	\$50,638	\$62	\$51,641/100m ² GFA	\$52,624/100m ² GFA

1 Introduction

1.1 Background

Menangle Park is located within the Local Government Area (LGA) of Campbelltown approximately 5.5 km to the south west of the Campbelltown CBD. While the site is predominantly rural, it has been earmarked by the NSW Government for urban redevelopment to help meet Sydney's demand for new housing.

It is estimated that Menangle Park will supply approximately 3,500 dwellings. The proposed urban development of Menangle Park has involved a number of years of planning, technical investigations, studies and consultation.

As Menangle Park is a new release area rather than an "infill" area, it will require a range of new public services and facilities to cater for the new population that is expected. This Contributions Plan is one mechanism that Campbelltown City Council will use to deliver these services and facilities.

Campbelltown City Council has identified the following vision for Menangle Park:

"As an impressive southern gateway to the Sydney Metropolitan Region, Menangle Park will become a unique urban community characterised by sustainable design, accessibility and a vibrant town centre. As part of the broader Macarthur community, Menangle Park's urban form will capitalise on the existing economic resources, existing natural and cultural heritage qualities and the adjacent Nepean River".

The future development of Menangle Park is expected to be characterised as follows:

- approximately 3,500 dwellings to be developed over a timeframe of approximately 16 years;
- an anticipated population of around 9,800 people;
- a new town centre to accommodate a range of retail, residential and recreation uses;
- an employment area of approximately 29 hectares;
- educational, community and recreation land uses to support the population of Menangle Park; and
- new networks of roads, public transport routes, pedestrian paths and cycleways to facilitate access within the release area and to/from destinations outside Menangle Park.

The proposed new development is illustrated on the Structure Plan at Figure 1 below:

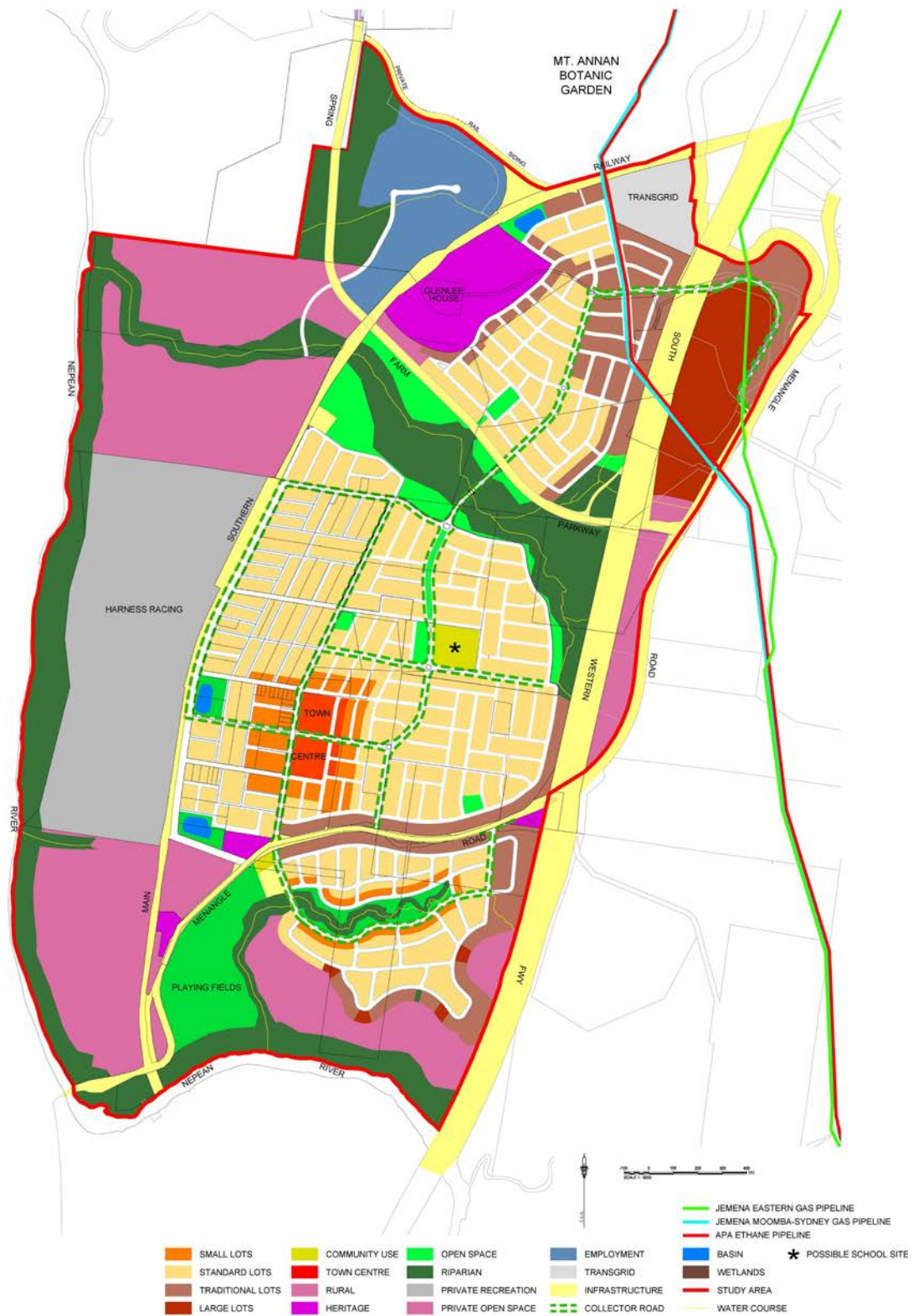


Figure 1: Menangle Park Structure Plan

Menangle Park's current population is estimated at only around 240 people (ABS 2011 Census). As a rural area with only limited population base, there are few if any existing facilities that can cater to the needs of the incoming population. Studies undertaken for Menangle Park (as listed in Section 3.1) have identified that the expected population will generate the following impacts on public services and amenities:

- increased demand for facilities that will support safe and convenient travel between land uses within the release area and to and from destinations out of the area, such as new roads and public transport facilities;
- increased demand for local active and passive recreation facilities, such as sports fields, playgrounds, parks and bike paths;
- increased demand for spaces that will meet community needs and foster the development of social capital in Menangle Park, such as child care and a meeting space;
- increased demand for water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban development.

This Plan has therefore been prepared to determine the demand for public facilities generated by the incoming population and to ensure that development makes a reasonable contribution toward the provision of services and facilities that are required for that population.

1.2 Name of this Plan

This Plan is called *Menangle Park Contributions Plan*.

1.3 Commencement of this Plan

This Plan commences on 24 April 2018.

Development applications determined on or after this date will be subject to the provisions of this Plan.

1.4 Aims and Objectives

The aims and objectives of this Plan are to:

- (a) ensure that an adequate level of public infrastructure, services and facilities is provided in Menangle Park to meet the needs of the incoming population and workforce and as development occurs;
- (b) demonstrate the nexus between the demands generated by future development and the provision of services and facilities;
- (c) identify the traffic and transport, community, recreation and open space, and water management works and improvements and administrative needs required as a result of development;
- (d) provide a transparent and accountable system for the administration of levying, collecting, and expenditure of funds derived from this Contributions Plan;
- (e) identify reasonable and relevant charges to be levied on or collected from each development for the services and amenities to be provided; and

- (f) provide an administrative tool to satisfy the public and financial accountability and other statutory requirements outlined in Section 7.11 of the Environmental Planning and Assessment Act and Regulation.

1.5 Land to which this Plan applies

This Plan applies to the land identified in Figure 2. However it excludes the employment lands within the northern portion of the Menangle Park Release Land.

1.6 Relationship to other plans and reports

Any other contributions plan approved by Council (and in force under the EP&A Act at the time this Plan commenced) does not apply to development that is subject to a requirement to pay a contribution under this Plan.

1.7 Savings and transitional arrangements

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

1.8 Regional infrastructure funding

While there is a need to provide local amenities and services for Menangle Park through development contributions, the funding of regional infrastructure is critical if the site is to be successfully developed.

The Menangle Park Release Area is not currently covered by the NSW Government's Special Infrastructure Contribution (also referred to as State Infrastructure Contribution) Levy provisions as it falls outside of the nominated South West Growth Area.

However, as part of the work for the Greater Macarthur Investigation Area, the Department of Planning and Environment (DPE) has indicated that it will ensure that an appropriate mechanism is put in place to secure infrastructure needed to support growth in the region. The preferred approach is a Special Infrastructure Contribution or a series of planning agreements between the Minister for Planning and the relevant proponents. A Special Infrastructure Contribution (SIC) will create a framework to share the costs and coordinate delivery of major new transport and other regional infrastructure.

The work being undertaken by the DPE on the Special Infrastructure Contribution for the Greater Macarthur region is ongoing and is likely to lag behind the rezoning process for Menangle Park. In association with the proposed SIC, the NSW 2016-17 Budget has provided \$30 million to support regional traffic infrastructure, being Stage One of the Spring Farm Parkway, intended to accelerate housing supply in the area. The proposed SIC and the \$30 million budget allocation form the regional funding strategy.

The funding for Stage Two of the Spring Farm Parkway has not been included within this Contributions Plan. Given the unknown timeframe associated with the provision of the second stage, and its importance to the regional work network, it is anticipated that construction cost of the road will be borne by the State government. It is intended that funding for the regional component of the works will be funded via the regional funding strategy.

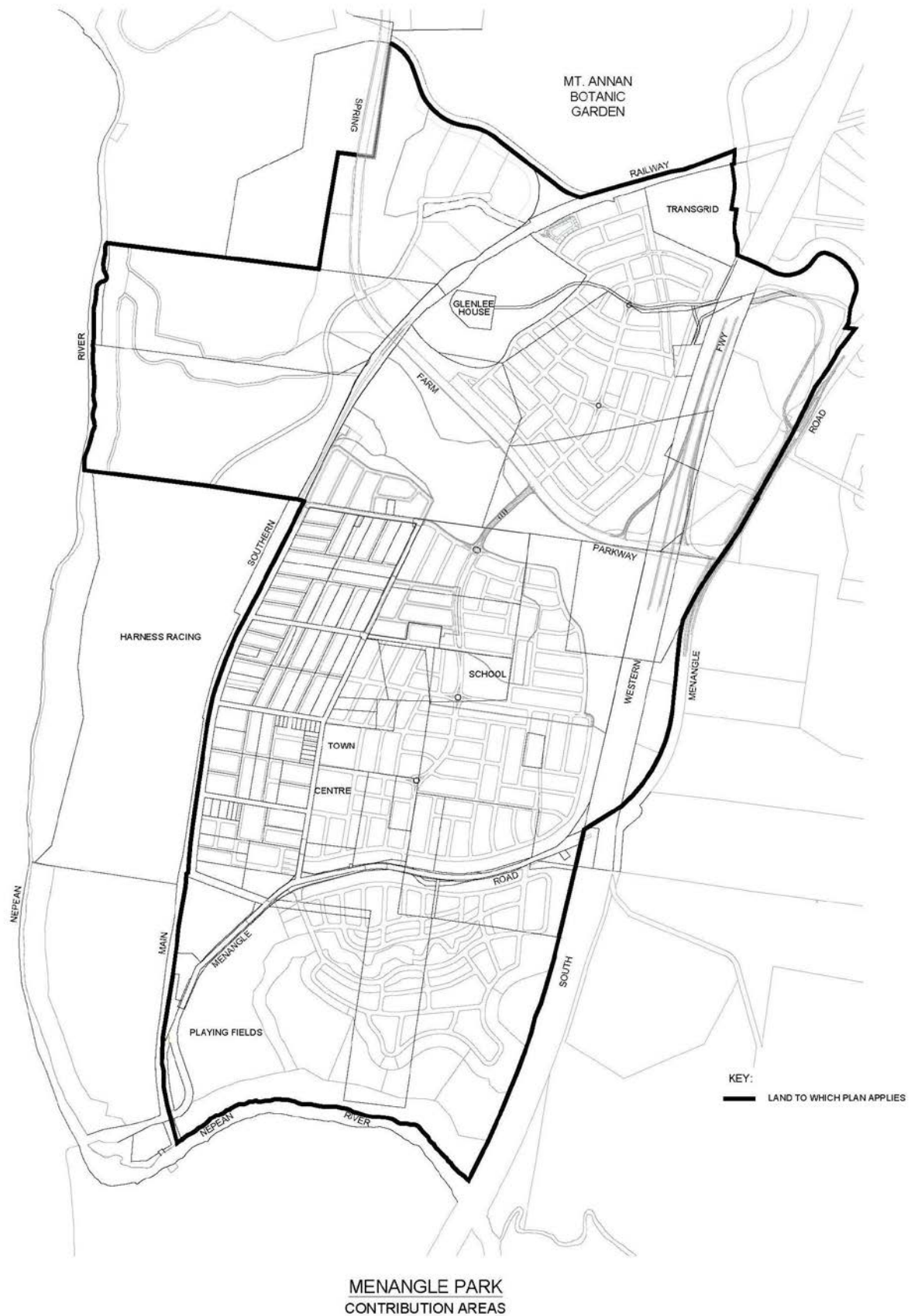


Figure 2: Land to which plan applies (outlined in black)

2 Administration and Operation of the Plan

2.1 Scope of the plan

This Plan identifies the relationship between the future development at Menangle Park and the public amenities and services required to meet the demands of that development. It identifies the range of facilities and services that will be required and the formulas and contribution rates to be used in determining the contributions required for different categories of public amenities and services. It provides work schedules identifying specific works to be undertaken and an estimate of the cost of carrying out those works as well as maps showing the location of the public facilities. The administrative and accounting arrangements to apply in levying development contributions are also detailed in the Plan.

2.2 Development forms to which the plan applies

Council may impose a contribution under Section 7.11 of the EP&A Act on consents issued for different types of development. The type and quantum of the contribution will relate to the form of the development proposed.

The following sets out the types of development that may be required to make a development contribution, and the contributions that the development may be subject to:

- Subdivision for residential purposes; construction of a dwelling, a dual occupancy, multiple dwelling housing, multi-unit housing, seniors housing or other dwellings – contributions identified in Table 2.
- Other developments, including retail, commercial and educational establishments – contributions also identified in Table 2.

2.2.1 Exemptions

The only exemptions allowed are those the subject of a direction from the Minister for Planning under Section 7.17 of the EP&A Act.

2.3 Types of works addressed by the plan

The types of amenities and services addressed by this Contributions Plan fall within the “Essential Works List” as identified in the IPART Practice Note. Essential works are defined as follows:

- Land for open space including base level embellishment
- Land for community services
- Land and facilities for transport, not including carparking
- Land and facilities for stormwater management

The definition of “base level embellishment” in the IPART Practice Note was amended by the former Minister for Planning on 1 March 2011. The implications on open space provision are discussed further in Section 4.2.1.

It is proposed that development contributions will only be levied for “essential works”. Additional works are not proposed. However, it is considered reasonable that contributions be sought towards the cost of specialist studies which have been required

to inform the preparation of the Contributions Plan. This is consistent with the Department of Planning's *Development Contributions Practice Notes* (July 2005). The costs associated with the preparation of this plan will therefore be levied for under this Contributions Plan.

It is anticipated that the following public amenities and services will be required to meet the needs of the expected future residential and working population of Menangle Park:

- traffic and transport management facilities;
- community centre;
- open space and recreation facilities; and
- trunk drainage and water quality management facilities.

More detail on the demand for public amenities and services and the relationship with the expected development is included in Sections 4.1 to 4.4 of this Plan.

2.4 Facility costings

Costs for facilities included in this Contributions Plan were derived from the services of a qualified quantity surveyor as well as from Council's experience of facility costs in other release areas. Details of cost estimates and assumptions used to derive the costs are included in the report prepared by WT Partnership and provided at Appendix A.

The costings have been based on preliminary advice or concept designs as follows:

- Open space concept designs prepared by JMD Design (provided at Appendix B);
- Stormwater infrastructure design concepts prepared by GHD (provided in reports);
- Road intersection designs provided in the Transport Management and Accessibility Plan prepared by AECOM (refer Appendix C) and concept design of Spring Farm Parkway (refer Appendix D); and
- Community infrastructure (refer Appendix F).

A construction contingency allowance of 10% is proposed by WT Partnership which reflects the high level strategic studies on which costs are based.

For an item of work that is to be provided through a works-in-kind agreement or a planning agreement, the credit for the item will include any contingency amount provided for in the plan.

2.5 Land valuation

The land valuations provided for in this Contributions Plan have been undertaken by William C. McManus (Valuations) Pty Limited. A copy of the Valuer's report, including information on how the valuations have been derived, is provided at Appendix G.

2.6 Calculation of contributions

The formulas used to determine the contributions rates applicable under this Plan are set out in Sections 4.1 to 4.5.

2.6.1 Allowances for existing development

There is no existing development of any significance in the subject area. It is anticipated that the large majority of the approximately 80 dwellings will be demolished to make way for new residential dwellings and as a consequence no allowance has been made for existing development.

2.7 How will contributions be imposed?

This Plan authorises the Council or an accredited certifier, when determining a development application or an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under Section 7.11 of the EP&A Act requiring:

- the payment of a monetary contribution; and/or
- the dedication of land free of cost,

to the Council towards the provision of public facilities to meet the demands of the development as specified in the works schedule to this Plan.

Developers of land to which this Plan applies will be required to provide either:

- sufficient, usable and (where appropriate) embellished land for the particular facilities identified in this Plan to meet the needs of the population attributable to the proposed development; or, alternatively
- an equivalent monetary contribution to Council for the acquisition and embellishment of land for the particular facilities identified in this Plan.

Council will, wherever appropriate, require developers to dedicate land free of cost for the facilities identified in this Plan. Where the development does not, or cannot provide the full land area required as a contribution the shortfall will be required as a monetary contribution. The contribution rates included in this Plan reflect the monetary contribution required where land is not dedicated free of cost.

Where the contribution required is by way of dedication free of cost, the land:

- (where the dedication relates to the provision of community or open space and recreation facilities) is to have an associated draft plan of management prepared in accordance with Part 2, Division 2 of the Local Government Act 1993 and Part 4, Division 2 of the Local Government (General) Regulation 2005; and
- will have a value equal to the attributable cost under this Plan at the time of transfer. The attributable cost will be offset against monetary contributions required under this Plan.

2.8 Methods of payment

The EP&A Act provides that development contributions may be met by payment of a monetary contribution, the dedication of land, the carrying out of works in kind or the provision of a material public benefit or any combination of these methods.

Each of these methods is a form of payment. Any agreement by the council to accept non-monetary satisfaction of a contribution condition will not require an amendment to

the contribution condition. The method of satisfying a contribution does not change the obligation to make the contribution.

2.8.1 Monetary contribution

This is the usual means of satisfying a condition of consent requiring a development contribution. Payment must be in the form of cash, debit card (EFTPOS) or bank cheque. Credit cards are not accepted. Personal and company cheques are not accepted. Direct debit is not accepted.

2.8.2 Works in kind and other material public benefits

A person may make an offer to the Council to carry out work to provide another kind of material public benefit in lieu of making a development contribution as set out below.

2.8.3 Offer of a material public benefit made after the imposition of a development condition under this Plan

The Council may accept an offer made in writing to the Council that provides for:

- A material public benefit (other than the dedication of land or the payment of a monetary contribution) in part or full satisfaction of a condition already imposed requiring the payment of a monetary contribution; or
- The dedication of land free of cost towards the provision of public facilities to meet the demands of the development.

Council will only consider material public benefits not identified in the works schedule where such offers meet the requirements of Section 2.8.5.

Where the Council accepts such an offer, it is not necessary for the consent to be amended under clause 4.55 of the EP&A Act.

2.8.4 Offer of a material public benefit made before the imposition of a development condition under this Plan

An applicant for consent to carry out development to which this Plan applies may request that any consent granted to the development is made subject to a condition that the applicant carries out work or provides another material public benefit that would satisfy the requirements of this Plan in relation to the development.

If the council agrees to the offer, the consent would not be made subject to a development condition in relation to the work or the benefit.

The applicant's request:

- May be contained in the relevant development application; or
- May constitute an offer to enter into a planning agreement relating to the development accompanied by the draft agreement.

The council will consider the request as part of its assessment of the development application.

If the Council decides to grant consent to the development and agrees to a request made in the relevant development application, it may impose a condition under clause 4.17 of

the EP&A Act requiring the works to be carried out or the material public benefit to be provided.

If the applicant makes an offer to enter into a planning agreement, the Council will, if it proposes to enter into the agreement, publicly notify the draft agreement and an explanatory note relating to the draft agreement together with the development application in accordance with the requirements of the EP&A Act.

If the Council decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under Clause 7.7 (3) of the EP&A Act requiring the agreement to be entered into and performed.

2.8.5 Matters to be considered by the Council in determining offers of material public benefits

In addition to any matters identified in Sections 2.8.3 and 2.8.4 Council will take into account the following matters in deciding whether to accept an offer of material public benefit:

- the requirements contained in any material public benefits or works-in-kind policy that the Council has adopted; and
- Whether the standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction; and
- Whether the conditions applying to the transfer of the asset to the Council are to Council's satisfaction; and
- If the provision of the material public benefit will or will not prejudice the timing or the manner of the provision of public facilities included in the works program.

Where the offer is made in accordance with Section 2.8.4 (above) and relates to a material public benefit that is not a works-in-kind proposal, Council will take into account the following additional matters:

- the overall benefit of the proposal; and
- whether the works schedule included in this Plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this Plan (including whether Council would need to make up for any shortfall in contributions by its acceptance of the offer; and
- the implications of funding the recurrent cost of the facility(s) the subject of the offer.

Council will require the applicant to enter into a written agreement for the provision of the works prior to the commencement of works or the development. If the offer is made by way of a draft planning agreement under the EP&A Act, Council will require the agreement to be entered into and performed via a condition in the development consent.

Works in kind and material public benefit agreements shall be made between the Council and the developer and (if the developer is not the land owner) the land owner.

Agreements shall specify (as a minimum) the works the subject of the offer, the value of those works, the relationship between those works and this Plan and the program for delivering the works. Planning agreements shall address the matters included in the EP&A Act and EP&A Regulation.

2.8.6 Valuation of offers of works-in-kind and other material public benefits

The value of works offered as works-in-kind is the attributable cost of the works (or a proportion of the attributable cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this Plan.

The attributable cost of works will be used in the calculation of the value of any offset of monetary contributions required under this Plan.

The value of any other kind of material public benefit will be determined by a process agreed to between the Council and the person making the offer at the time the development application is being prepared. Council may require supporting evidence of the value of any material public benefit, such as a report by a qualified quantity surveyor.

2.9 Timing of payment

A contribution is payable at the following times:

- Development applications involving subdivision – prior to the release of the subdivision certificate (linen plan);
- Development applications involving building work – prior to the release of the construction certificate;
- Complying development works – prior to the issue of a complying development certificate.

2.9.1 How are contributions adjusted at the time of payment?

The contributions stated in a consent are calculated on the basis of the development contribution rates determined in accordance with this Plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted according to the formulas outlined in section 2.10 (below).

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

2.10 Indexation

To ensure that the value of contributions are not eroded over time by movements in the Consumer Price Index, (CPI), land value increases, the capital costs of administration of the plan or through changes in the costs of studies used to support the Plan, the Council will review the contribution rates.

The contribution rates will be reviewed by reference to the following specific indices:

- all works and construction costs by the CPI All Groups for Sydney as published quarterly by the Australian Bureau of Statistics; and
- land acquisition costs by reference to the Campbelltown release area residential land price index published by Residex P/L and displayed on Council's Website.

In accordance with clause 32(3)(b) of the EP&A Regulation, the following sets out the means by which the Council will make changes to the rates set out in this Plan.

Works and Construction

For changes to the Works and Construction contributions the contribution rates within the plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\text{\$Cw} \times \frac{\text{CPI}_n}{\text{CPI}_b}$$

Where

\\$Cw is the works and construction contribution at the time of adoption of the Plan expressed in dollars;

CPI_n is the most recent Consumer Price Index All Groups for Sydney as published by the Australian Bureau of Statistics at the time of review of the works and construction contribution rate;

CPI_b is the base Consumer Price Index All Groups for Sydney as published by the Australian Bureau of Statistics at the date of adoption of this Plan which is 24 April 2018.

Note: In the event that the Current CPI is less than the previous CPI the current CPI shall be taken as not less than the previous CPI.

Land Acquisition

$$\text{\$Lw} \times \frac{\text{RX}_n}{\text{RX}_b}$$

Where

\\$Lw is the land acquisition contribution at the time of adoption of the Plan expressed in dollars;

RX_n is the most recent Residex Campbelltown Release Area Land Price Index as published by Residex at the time of review of the works and construction contribution rate;

RX_b is the base Residex Campbelltown Release Area Land Price Index as published by Residex at 24 April 2018.

Administration

Contribution rates for Administration will be based on 1.5% of the total land acquisition and capital cost of the Plan. These costs will be indexed as outlined above, and therefore no further indexing is required to the Administration component of the Plan.

Note: The proposed indexation of contributions as outlined above is not an alternative to regular reviews. Council will undertake a review of the actual costs of infrastructure and land values every 5 years (at a minimum) to ensure that the development contributions are appropriate, adequate and transparent.

2.11 Deferred and periodic payments

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

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

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

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

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

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

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

2.12 Planning Agreements

The EP&A Act allows for the negotiation of voluntary planning agreements between councils, developers and/or other planning authorities for the provision of public purposes.

Public purposes are defined in the EP&A Act as (without limitation):

- the provision of (or the recoupment of the cost of providing) public amenities or public services;
- the provision of (or the recoupment of the cost of providing) affordable housing;
- the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land;
- the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure;
- the monitoring of the planning impacts of development; and
- the conservation or enhancement of the natural environment.

Council may seek to negotiate planning agreements with relevant parties in relation to major developments. Such agreements may address the substitution of, or be in addition to, the section 94 contributions required under this Plan.

Any draft planning agreement shall be subject to any provisions of or Ministerial directions made under the EP&A Act or Regulation relating to planning agreements.

2.13 Review of the Plan

This Plan will be subject to regular review by Council. The purpose of such review is to ensure that:

- levels of public service and amenity provisions are consistent with likely population trends and community needs;
- contribution levels reflect changes to construction costs and land values; and
- the work program can be amended if the rate of development differs from current expectations.

The contribution rates and works program for this Plan have been formulated using information available at the time of writing. A number of variables will be monitored to facilitate the review process. Some of these are listed below:

- lot production and dwelling construction;
- potential development remaining;
- construction costs;
- land costs;
- projected development rate;
- assumed occupancy rates;
- anticipated population;
- indexation assumptions;
- demand for services and facilities.

Any changes to the Contributions Plan, apart from minor typographical corrections, will be placed on public exhibition in accordance with the requirements of the EP&A Act and Regulation.

2.14 Accounting and management of funds

Council is required to comply with a range of financial accountability and public access to information requirements in relation to development contributions. These are addressed in Divisions 5 and 6 of Part 5 of 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 documents.

These records are available for inspection free of charge at Council.

The accounting records for this Plan will indicate the following:

- (a) the various kinds of public amenities or services for which expenditure is authorised by the Plan;
- (b) the monetary contributions received under the Plan, by reference to the various kinds of public amenities or services for which they have been received;
- (c) in respect of development contributions paid for different purposes, the pooling or progressive application of the contributions or levies for those purposes, in accordance with any requirements of the plan or any ministerial direction under Division 6 of Part 4 of the Act; and
- (d) the amounts spent in accordance with the Plan, by reference to the various kinds of public amenities or services for which they have been spent.

2.14.1 Contributions register

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

- (a) Details of each development consent for which contributions have been sought;
- (b) Nature and extent of the contribution required by the relevant condition of consent;
- (c) Name of the Contributions Plan imposing the condition of consent; and
- (d) Date the contribution was received, for what purpose and the amount.

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

- (a) Opening and closing balances of money held in the Contributions Plan by the Council for the accounting period;
- (b) Total amounts received by way of monetary contribution under this Plan;

- (c) Total amount spent in accordance with this Plan; and
- (d) Outstanding obligations of the Council to provide works for which contributions have been received.

2.14.2 Investment and interest

Council will invest monies received in order to maintain the time-value of monetary contributions between the time of payment and the time of expenditure for the purpose for which they are required. Records of contributions (including investment return) will be kept and distinguished from other accounts. This will ensure that interest from development contributions accounts is returned to the accounts rather than being placed within general revenue funds.

2.14.3 Pooling of contributions

Pursuant to clause 27(1)(i) of the EP&A Regulation, this Plan expressly authorises monetary contributions paid for different purposes under this Plan to be pooled and applied (progressively or otherwise) for those purposes.

3. Facility Needs Associated with Expected Development

3.1 Background

Menangle Park has been identified for urban redevelopment to help meet demand for new housing within the Sydney Metropolitan Area. It is estimated that the area will supply approximately 3,500 dwellings over a 16 year period resulting in an additional population of some 9,800 persons. The Menangle Park Release Area represents the culmination of a number of years of planning, technical investigations, studies and consultation.

As it is a greenfield release area (i.e. it is located on the urban periphery and is not an 'infill' area) it will require a raft of new public services and facilities to cater to the new population that is expected. Consequently, this plan is one mechanism that the Council will use to deliver a range of those public services and facilities.

Campbelltown City Council has identified the following vision for Menangle Park:

“As an impressive southern gateway to the Sydney Metropolitan Region, Menangle Park will become a unique urban community characterised by sustainable design, accessibility and a vibrant town centre. As part of the broader Macarthur community, Menangle Park’s urban form will capitalise on the existing economic resources, existing natural and cultural heritage qualities and the adjacent Nepean River”.

Planning for the release area is now complete and this section 94 plan draws together the substantial information and specialist studies which have led to the rezoning of the area. The key studies which have been used to determine key infrastructure and servicing requirements include:

- *Menangle Park Transport Management and Accessibility Plan*, AECOM Australia Pty Ltd, June 2010;
- *Menangle Park Strategic Concept Design, Spring Farm Parkway*, AECOM Australia Pty Ltd, 2016 (for information only);
- *Menangle Park Trunk Stormwater Management Strategy* including *Local Flooding and Stormwater Quantity Management (Detention)*, GHD, May 2010, *Menangle Park WSUD Strategy*, AECOM, June 2010 and *Review of Drainage Options*, GHD, October 2011; and
- *Social Sustainability for Menangle Park*, Heather Nesbitt Planning, February 2010 and Addendum by GHD, 2016.

3.2 Existing population

Campbelltown City is one of the most populated LGAs in the Sydney metropolitan area with 146,000 residents in 2011 according to the Census. Although a major regional centre for south-west Sydney, Campbelltown City's growth has been relatively small in recent years as the LGA's residents have matured and household size decreased.

As identified in Table 3 below the largest demographic change between 2006 and 2011 was in the residents aged 60 to 69. This is likely related to the evolution of Campbelltown as a new residential area in the 1970s and 1980s, which has caused the population to steadily age.

Table 3: Campbelltown Age Structure

	2006		2011		
Age Group	Number of residents	% of total LGA population	Number of residents	% of total LGA population	% Change
0 to 4	10,636	7.5%	10,893	7.5%	0%
5 to 11	15,872	11.1%	14,557	10.0%	-1.1%
12 to 17	15,090	10.6%	13,583	9.3%	-1.3%
18 to 24	16,006	11.2%	15,552	10.7%	-0.5%
25 to 34	19,251	13.5%	20,676	14.2%	0.7%
35 to 49	30,607	21.5%	29,203	20.0%	-1.5%
50 to 59	18,901	13.3%	19,748	13.5%	0.2%
60 to 69	9,089	6.4%	13,245	9.1%	2.7%
70 to 84	5,937	4.2%	7,148	4.9%	0.5%
85 and over	994	0.7%	1,363	0.9%	0.2%
Total	142,383	100%	145,967	100%	

Based on 2011 Census data Menangle Park has the following existing population characteristics which are reflective of its existing rural / semi-rural character:

- Resident population of 241 persons with a slight increase from the population in 2006 (236 persons). Between 2006 to 2011 the number of dwellings decreased from 87 to 77 dwellings.
- There is a high proportion of young families with a high percentage of infants (9.1%) in comparison to LGA (7.5%) and Greater Sydney (6.8%).
- Over one in three residents are aged 50 years and over (38% compared to LGA average 28% and 30% for Greater Sydney).
- Residents with a high level of mobility with 67% of residents at a different address five years ago, which is significantly higher than in 2006 (37%).
- Very few people are from non-English speaking backgrounds (2.5%) compared to LGA (20.5%) and Greater Sydney (26.5%).
- Separate houses make up the majority (92%) of private housing stock. The occupancy rate in Menangle Park is 3.1 persons per dwelling which is higher than for Campbelltown City (2.8) and the Greater Sydney average (2.7).
- 74% of occupied dwellings in Menangle Park are owned/being purchased with 26% being rental properties.
- Predominate household type in Menangle Park is couples with children (46%), followed by one parent households (21%) and lone person households (15%). This is slightly different to 2006 when couples with children households (38%) and one parent households (16%) were less significant.
- Median weekly household income in Menangle Park was an average of \$1,036, which has increased from \$850 in 2006.

- There is a higher proportion of part time employment in comparison to the LGA and Greater Sydney and a slightly lower labour force participation.
- Car ownership is high with 76% of the households owning 2 or more vehicles (compared to 52% for the LGA and 48% for Greater Sydney).
- Monthly mortgage repayments are significantly less than the LGA and Greater Sydney with 27% over \$1,800 in comparison to 49% and 67% respectively.

3.3 Development and population projections

The future development of Menangle Park will result in an increase in the number of people living and working in the area. The expected development and estimates of the incoming population attributable to the expected residential development and employment is shown in Table 4.

Table 4: Future Development and Population Yield

Land Use	Expected dwellings	Occupancy Rate per dwelling	Expected residents*	Expected net developable area
Residential land use				
Town Centre units	160	1.7	272	
Small Lot (300-419m ²)	435	2.4	1044	
Standard Lot (420-599m ²)	1505	2.4	3612	
Standard Lot (600-949m ²)	925	3.5	3238	
Traditional Lot (950-1900m ²)	456	3.5	1596	
Large Lot (2000+m ²)	19	3.5	67	
Total all dwellings	3500		9828	331.7ha
Non-residential land use				
Retail and commercial	n/a		n/a	2ha Gross Leasable Floor Area

*Occupancy rates based on GHD Addendum to Social Sustainability Report (2016)

It is anticipated that the initial development will consist of residential subdivision, based on the lot sized identified in the table above. However, if development applications are lodged for the construction of multiple dwellings on a single allotment, a development contribution will be levied based on a per dwelling rate, based on the following occupancy rates:

- One bedroom dwelling - 1.7 persons per dwelling;
- Two bedroom dwelling - 2.4 persons per dwelling; and
- Three and more bedroom dwelling - 3.5 persons per dwelling.

3.4 Demographic and socio-economic characteristics

3.4.1 Future demographics

Features of projected population change and future characteristics of the Menangle Park resident population are summarised below and generally reflective of new release areas. The characteristics are indicative based on a comparative assessment of Camden Park:

- The indicative age and household characteristics of the future population is expected to vary with different household types and price points likely to influence the age profile of households. It will also be affected by resources such as schools, community facilities, transport and the local job market.
- The projected future occupancy rates of various household types are as shown in Table 4 above.
- It is assumed that Menangle Park will attract a variety of household types from young families (generally first home buyers), established families with teenagers / young adults (second/third home buyers) as well as couple only households (empty nesters and young couples). The traditional lot (and larger) component of the development (i.e. > 1000m²) would attract mainly established families.
- Given the proposed household mix and historical patterns of settlement, the expected age profile for the future development at Menangle Park is outlined in Table 5 below:

Table 5 Indicative age profile for projected Menangle Park population

	Age profile		Population
	Separate dwellings (%)	Town centre units (%)	Total residents
0 to 4 years	10.5%	7.5%	1,020
5 to 11 years	13.1%	3.2%	1,259
12 to 17 years	9.7%	6.2%	948
18 to 24 years	7.2%	15.7%	728
25 to 34 years	14.9%	24.9%	1,490
35 to 49 years	24.9%	20.9%	2,437
50 to 59 years	11.5%	9.8%	1,125
60 to 69 years	5.9%	8.7%	588
70 to 84 years	2.4%	2.8%	233
85 and over years	0.0%	0.6%	2
Total	100%	100%	9,829

Note: Total population is rounded up to the nearest whole number when adding residents from separate dwellings and town centre units together.

- It should be noted that the above profile is indicative only with factors such as housing prices, job markets, transport costs and lifestyle trends all ultimately determining factors.
- Over time, the peaks in the age distribution associated with a predominance of young families will reduce and the population will become more diverse. Increasing levels of single person households and group households are anticipated.
- Adults aged 35-49 are likely to be the biggest age group, around 25%.
- It is unlikely that there will be a high proportion of frail aged older people.
- Over time, it can be expected that the population profile will come to more closely approximate that of an established area with a variety of age and household characteristics, particularly if there are a range of housing types and affordability available in the release area.

3.4.2 Employment

There were 70,236 persons in Campbelltown City's labour force in 2011 of which 16,985 were employed part-time (26.1%) and 43,969 were full time workers (67.6%). Unemployment in 2011 was higher in Campbelltown LGA as compared to Greater Sydney. Overall, 92.6% of the labour force was employed and 7.4% unemployed compared with 94.3% and 5.7% respectively for Greater Sydney. Analysis of the labour force participation rate of the population in Campbelltown City in 2011 shows that there was a similar proportion in the labour force (61.6%) compared with the Sydney Statistical Division (61.7%) (ABS, 2011 Census).

Campbelltown's employment profile in 2011 was dominated by jobs in the following sectors:

- Manufacturing (9,052 persons or 13.9%)
- Retail Trade (7,011 persons or 10.8%)
- Health Care and Social Assistance (7,032 persons or 10.8%)

Campbelltown also has a health/education focus with the University of Western Sydney's School of Medicine and Campbelltown Hospital providing general hospital services.

Planning for Menangle Park includes land dedicated as employment areas as well as for retailing. Working from home will also be encouraged through the provision of the National Broadband Network to all dwellings and businesses.

It is envisaged that development of retail land at Menangle Park will result in additional demand for transport and water cycle management facilities in the release area.

The employment lands will also result in additional demand for transport and water cycle management facilities. These additional demands will be funded in conjunction with the development of the employment lands, and have been excluded from this Plan.

3.5 Facility demands

There is limited provision of social and recreation infrastructure currently in the area with no existing public health, public education, welfare / support, recreation or emergency services in Menangle Park. Based on the 2010 Social Sustainability Report (Heather Nesbitt Planning), the majority of services in surrounding communities do not have the

capacity to expand and /or services are already in short supply. For Menangle Park and southern Campbelltown this includes:

- Lack of child care, preschool and parenting services;
- Lack of formal youth and informal youth recreation, social and cultural infrastructure with existing youth centres not fulfilling the needs of local youth;
- Lack of services for special needs groups i.e. people with a disability, indigenous residents, residents from non-English speaking backgrounds;
- Lack of services and appropriate accommodation for older residents;
- Poor existing public transport services with no pedestrian / cycle network in place;
- Poor access to Council library services;
- Spare capacity in majority of public schools in surrounding areas;
- Shortage of general practitioners and no existing general practitioners in the area; and
- Emergency services in Campbelltown with NSW Ambulance and NSW Police to service development by outreach services. NSW Fire Services has insufficient capacity in their service to meet needs of Menangle Park¹.

Studies listed in Section 3.1 of this Chapter have identified that the expected development in Menangle Park will generate the following impacts on public services and public amenities:

- increased demand for local active and passive recreation facilities, such as sports fields, playgrounds, walking trails and bike paths;
- increased demand for spaces that will foster community life and the development of social capital in Menangle Park, such as meeting spaces and after school child care;
- increased demand for facilities that will support safe and convenient travel between land uses both within the release and to and from destinations outside of Menangle Park, such as new roads and public transport facilities; and
- increased demand for water cycle management facilities as a result of the extra stormwater runoff generated by impervious surfaces associated with urban (as distinct from rural) development.

A range of public facilities and public amenities have been identified as being required to address the impacts of the expected development, including:

- Community centre – minimum 500m²;
- Primary school;
- Long day child care centre with pre-school programs – 2-3 new 90 place day care facilities;
- Outside school hours care centre – total of 252 places;
- Health services – seven GPs and three primary health care nurses or early childhood nurses;
- Fire station co-located with Rural Fire Service;

¹ Heather Nesbitt Planning (2009), p.24

- Open space and recreation facilities – proposal include four local parks and three district with additional open space adjacent to riparian area and 18ha of land for playing fields. It is recommended to include one multipurpose court and two tennis courts and for indoor courts at community centre and inclusion of skate park at proposed parks be explored;
- Transport and traffic management facilities; and
- Water cycle management facilities.

More detail on the demand for public facilities and the relationship with the expected development is included in Section 4.1 to 4.4 of this Plan.

Strategies for the delivery of these facilities and amenities are detailed in Section 4 of this Plan.

The costs and programs of works related to these facility categories are shown in the Work Schedules at Appendix H to this Contributions Plan.

Details on assumptions used for costing purposes are contained in Appendix A of this Plan.

3.6 Demand and facility staging

The program for delivery of the required facilities has been based on the anticipated lot development program.

Details of the indicative residential development program are shown in Table 6. The indicative development program for employment and retail/commercial lands is shown in Table 7.

Table 6: Indicative Residential Development Program

Year		Product Type					Total	
	Calendar Target	Small	Standard	Traditional	Large	Town Centre	annual	cumulative
1	2018		50				50	50
2	2019		125				125	175
3	2020		155	8	3		166	341
4	2021		175	8	3		186	527
5	2022		175	8	3		186	713
6	2023		190	20	3		213	926
7	2024	20	190	15	0	20	245	1171
8	2025	40	190	50	0	20	300	1471
9	2026	70	215	60	0	20	365	1836
10	2027	70	215	70	0	20	375	2211
11	2028	70	205	75	1	20	371	2582
12	2029	55	175	50	2	20	302	2884
13	2030	40	155	40	2	20	257	3141
14	2031	40	115	25	1	20	201	3342
15	2032	30	75	17	1		123	3465
16	2033		25	10			35	3500
TOTALS		435	2430	456	19	160	3500	
<i>DCP Target</i>		<i>435</i>	<i>2430</i>	<i>460</i>	<i>15</i>	<i>160</i>	3500	

Table 7: Indicative Employment and Retail/Commercial Development Program

Year		Employment Lands	Retail/Commercial Lands
	Calendar Target		
1	2018		
2	2019		
3	2020		
4	2021		
5	2022		
6	2023		
7	2024		
8	2025		6,000m ² GLFA*
9	2026		
10	2027		
11	2028		
12	2029		8,000m ² GLFA
13	2030	10 hectares	
14	2031	10 hectares	
15	2032	9 hectares	6,000m ² GLFA
16	2033		
Total		29 hectares	20,000m² GLFA

*Gross Leasable Floor Area

The data in Tables 6 and 7 are an indication of the projected staging only. The roll-out of development over time will be dependent on a number of factors, including market demand and the timing of extensions to infrastructure and services. The program has

been prepared in response to strategic level information and will evolve as development occurs. Changes to the program may impact on the sequencing and timing of the delivery of facilities addressed by this Plan. Lot programming and facility staging will be regularly reviewed and such reviews may result in amendments to the Plan.

The program for delivery of facilities under this Plan is set out in the Work Schedules at Appendix H. As with the development program, the timing of the delivery of facilities is dependent on a wide range of factors including development take up and receipt of contributions.

4. Strategy Plans

This section sets out the strategies that Council intends to follow to cater to the needs of future population growth and development in the Menangle Park release area. It identifies the resulting demand for public services and facilities and the costs and timing of provision of the works that the council intends to provide to cater for that demand.

It is important to note that the release area will take some years to develop and planning for facilities at this stage of the development must recognise that population demands will vary over time. They may also possibly vary from the assumptions that are used to determine the contributions that are set out in this Plan. The Council will continually monitor population growth and demand, and where necessary, will appropriately adjust the facilities to ensure that the facilities are delivered to meet the demands of the population.

4.1 Community facilities

4.1.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for community facilities as a result of the expected development of Menangle Park are documented in the Social Sustainability report prepared by Heather Nesbitt Planning (February 2010).

The Social Sustainability Report provides an assessment of existing community facilities and services currently provided in Menangle Park and the wider area. It notes that in general local community infrastructure is limited given the small existing population in Menangle Park and its location on the south-western border of the Campbelltown LGA. Existing residents use services and facilities in Campbelltown's southern suburbs together with services in the Campbelltown CBD and Macarthur Square and in the adjacent Wollondilly LGA.

In consulting with key stakeholder groups, a number of consistent social issues were raised:

- potential physical and social isolation of the proposed development including its lack of connection to established suburbs;
- limited capacity of some existing services in surrounding suburbs;
- likelihood that the future Menangle Park residents will be more culturally diverse than evident in Campbelltown City;
- concern that the proposed development will be a dormitory suburb resulting in poor social connections, limited community cohesion and poor community safety.

The report identified that, in the main, existing community services do not have the capacity to accommodate the demand generated by the proposed development. The exception to this is public schools in surrounding areas which have significant capacity for additional students with enrolments declining. Although spare capacity exists in schools in the surrounding area it was considered that the proposed development can support its own public primary school and that such a facility would play a significant role in community building. Accordingly a new public primary school was recommended for the development. In terms of high schools it was considered that children could be taken to existing schools in surrounding suburbs by bus and that the development would not create sufficient demand to warrant provision of a new local high school.

To address the social issues raised in the report and to ensure a socially sustainable development is delivered for this new community, a social sustainability framework and objectives have been adopted for the new release area. These are detailed in the Social Sustainability Report.

Planning Standards

The use of service thresholds or standards alone to determine community infrastructure needs has been primarily discredited as they do not reflect the individual characteristics and needs of communities. They also do not guarantee provision as typically there are a myriad of social, environmental and economic factors which impact on the provision of infrastructure. Importantly the provision of built community infrastructure alone does not result in a socially sustainable development.

Issues which impact on service thresholds include:

- Differing socio-economic characteristics of an area;
- Influence of services available in the surrounding area;
- Competing priorities for government funding;
- Impact of issues such as transport nodes and major shopping centres on service demands;
- Slow land development rates which increase the time in which thresholds are reached;
- Innovative new models for service delivery.

Nevertheless service thresholds do provide one indicator of need and as such, can be used as an assessment tool with other indicators. They also provide a guideline through which the physical infrastructure needs of a new urban community can be broadly assessed.

The Social Sustainability Report includes a list of service thresholds often used for planning the provision of community infrastructure. These service thresholds have been considered together with the best practice social sustainability objectives established for Menangle Park in determining appropriate community infrastructure for the release area.

Facilities Required

In terms of facilities to be funded through Section 94 contributions, the Social Sustainability Report and Addendum identify the need for community facilities to support these social sustainability measures. The report recommends that the following local community infrastructure be funded through development contributions:

- Community centre, and
- Outside school hours centre (in association with primary public school to be funded by the NSW Government/Special Infrastructure Contribution).

However, where the \$20,000 cap is to be exceeded, under the IPART guidelines development contributions may only be sought for the land component of any community facility.

Council has made provision for the acquisition of land sufficient to deliver a minimum 500m² facility as recommended by the GHD 2016 Report. While this size of facility is not ideal, Council considers that it is of a sufficient size for it to be able to deliver a range of community programs.

Land to be acquired for the community facility will be funded through section 94 contributions. A total site area of 13,700m² is proposed for the facility which will accommodate the community facility, at grade parking and an area for outdoor community activities. The size of the site will also enable the community facility to be expanded in the future when funds become available.

4.1.2 What is the strategy for delivering facilities?

Council will require contributions from developers under this Plan toward provision of the facilities and services identified in this Plan. These contributions may be in the form of monetary contributions, works in kind, land dedications, or a combination of these.

The Menangle Park Structure Plan has nominated a site adjacent to the playing fields for the location of the community centre. Its location adjacent to the playing fields means that the facility can also be used in conjunction with recreation activities.

It is intended that the community facility will be provided in Year 10 of the development.

Where alternatives to the works schedule are proposed in conjunction with the development of land and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

The proposed location of the community facilities is shown in Figure 3.



Figure 3: Proposed location of community facility

4.1.3 How are the contributions calculated?

Contributions will be collected from residential development toward acquisition of land for the community facility as identified under this Plan (refer discussion in Section 4.1.1).

As workers in the employment areas are unlikely to significantly increase the demand for community facilities within the release area, no contributions are to be collected from employment development towards community facilities.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person (\$)} = \frac{\sum (C)}{P}$$

Where:

C = the estimated cost of acquiring land for the community facility (refer Appendix H – works schedule)

P = the contribution catchment (in persons) attributable to each facility (refer Appendix H – works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.

4.1.4 How is cost apportionment determined?

The contribution catchment for community facilities is the expected additional resident population for Menangle Park. The community facilities are required to meet the demand generated by the additional resident population rather than the existing community.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development. Although there is likely to be some demand for the facilities generated by employees working at Menangle Park but living outside the area, this Plan has not quantified this demand. As a result, the cost of facilities identified in this Plan has not been apportioned to the population attributable to expected non-residential development in the release area.

4.2 Open Space

4.2.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The requirements for open space and recreation facilities as a result of the expected development of Menangle Park are documented in the Social Sustainability Report prepared by Heather Nesbitt Planning (February 2010) and Addendum by GHD (2016).

Key characteristics of existing recreation and open space facilities and services in the area are as follows:

- the only major open space in Menangle Park is on the Nepean River (Menangle River Reserve).
- there are 11 sporting grounds with a total of 13 playing fields located in southern Campbelltown but these are all located outside of Menangle Park;
- services in the area for young people are already inadequate and there is an identified need for informal youth recreation facilities in the LGA including basketball courts, cycleways, rollerblading tracks etc;
- the study area has a large expanse of flood-labile land which has agricultural, recreation and lifestyle potential. However, if given over to public ownership this large area of land will have high operational and maintenance costs in an area which already has a large amount of land in public ownership e.g. Georges River foreshore, Mt Annan Botanic Gardens and Western Sydney Regional Parklands.

The Social Sustainability Report and Addendum note that there is limited provision of recreation infrastructure in Menangle Park and no existing capacity to meet the needs of the incoming population. The report therefore recommends the following recreation facilities should be provided at Menangle Park to be funded through Section 94 Contributions:

- passive open space;
- active open space; and
- informal youth recreation facilities.

However, only land for open space and base level embellishment may be funded through section 94 contributions where the \$20,000 cap is to be exceeded. As a result, the proposed informal youth recreation facilities are not included in this contributions plan.

This Plan documents the open space and recreation facilities requirements pertaining to expected development of Menangle Park.

These facilities are in addition to other facilities including tennis courts and indoor sports courts which are proposed to be funded via the private sector and/or not-for-profit sector.

Planning standards and principles

The amount of land required for local open space and recreation facilities in Menangle Park has been determined on the basis of a needs analysis having regard to a range of standards applied to development. The standards that were considered as part of the needs assessment included the following:

- the existing provision of open space in the Campbelltown LGA of approximately 9 hectares per 1,000 persons² (excluding regional open space);
- open space and recreation provided at a rate of 2.83 hectares per 1,000 people (Growth Centres Development Code standard).

In determining an appropriate level of local open space provision, the needs assessment also had regard to the following principles:

- the type of facilities to be provided;
- the quality of facilities to be provided;
- recognition that passive open space can be provided in areas which have conservation value;
- collocation of open space with community facilities;
- locating different open space and recreation facilities together and in central locations; and
- flexibility in use of open space areas and recreation facilities.

A total of 31.37 hectares of open space is to be funded through section 94 contributions. This will result in open space provision at a rate of 3.19 hectares per 1,000 people which is slightly higher than the general standard of 2.83 hectares. However, it is considered that this rate of provision is reasonable given the very high provision currently enjoyed by Campbelltown residents generally (9ha per 1,000 persons). It is also considered that the proposed provision will be sufficient open space to meet the needs of the future residential community of Menangle Park, having regard to its location, configuration and proposed embellishment.

Facilities required

On the basis of the principles and standards discussed above, open space and recreation facilities to be funded through Section 94 Contributions are shown in Table 8.

Table 8: Required Open Space and Recreation Facilities

Open Space and Recreation Infrastructure Required	Specific Requirements
Local Parks	Four local parks at a minimum 0.5ha usable site area within 400m walking circle of all residents
Playing Fields	1 oval, practice field, multi-use courts and playground
District Park	A network of district park land for passive recreation purposes

Base Level Embellishment

This Contributions Plan makes provision for base level embellishment of open space in accordance with the revised IPART definition of “essential works”. It is noted that the definition of “base level embellishment” in the IPART Practice Note was amended by the former Minister for Planning on 1 March 2011 as follows:

² Glenfield Road Section 94 Contributions Plan, p.24

Base level embellishment of open space is considered to be those works required to bring open space up to a level where the site is secure and suitable for passive and active recreation. This may include:

- *site regrading*
- *utilities servicing*
- *basic landscaping (turfing, asphalt* and other synthetic playing surfaces planting, paths)*
- *drainage and irrigation*
- *basic park structures and equipment (park furniture, toilet facilities and change rooms, shade structures and play equipment)*
- *security lighting and local sports field floodlighting*
- *sports fields, tennis courts, netball courts, basketball courts (outdoor only), but does not include skate parks, BMX tracks and the like.*

*Note: 'asphalt' (under 'basic landscaping') includes at-grade carparks to the extent that they service the recreation area only and does not include multi-storey carparks.

Concept designs for the local parks, district parks and playing fields have been prepared and are provided at Appendix B. The designs provide for base level embellishment in accordance with the amended definition. The cost of the proposed open space embellishment has been independently assessed by quantity surveyors, WT Partnership, and these costs have been included in the Open Space Work Schedules at Appendix A.

4.2.2 What is the strategy for delivering facilities?

Council will require contributions from developers under this Plan toward provision of the facilities and services identified in this Plan. These contributions may be in the form of monetary contributions, works in kind, land dedications, or a combination of these.

The proposed location of the open space is shown in Figure 4.

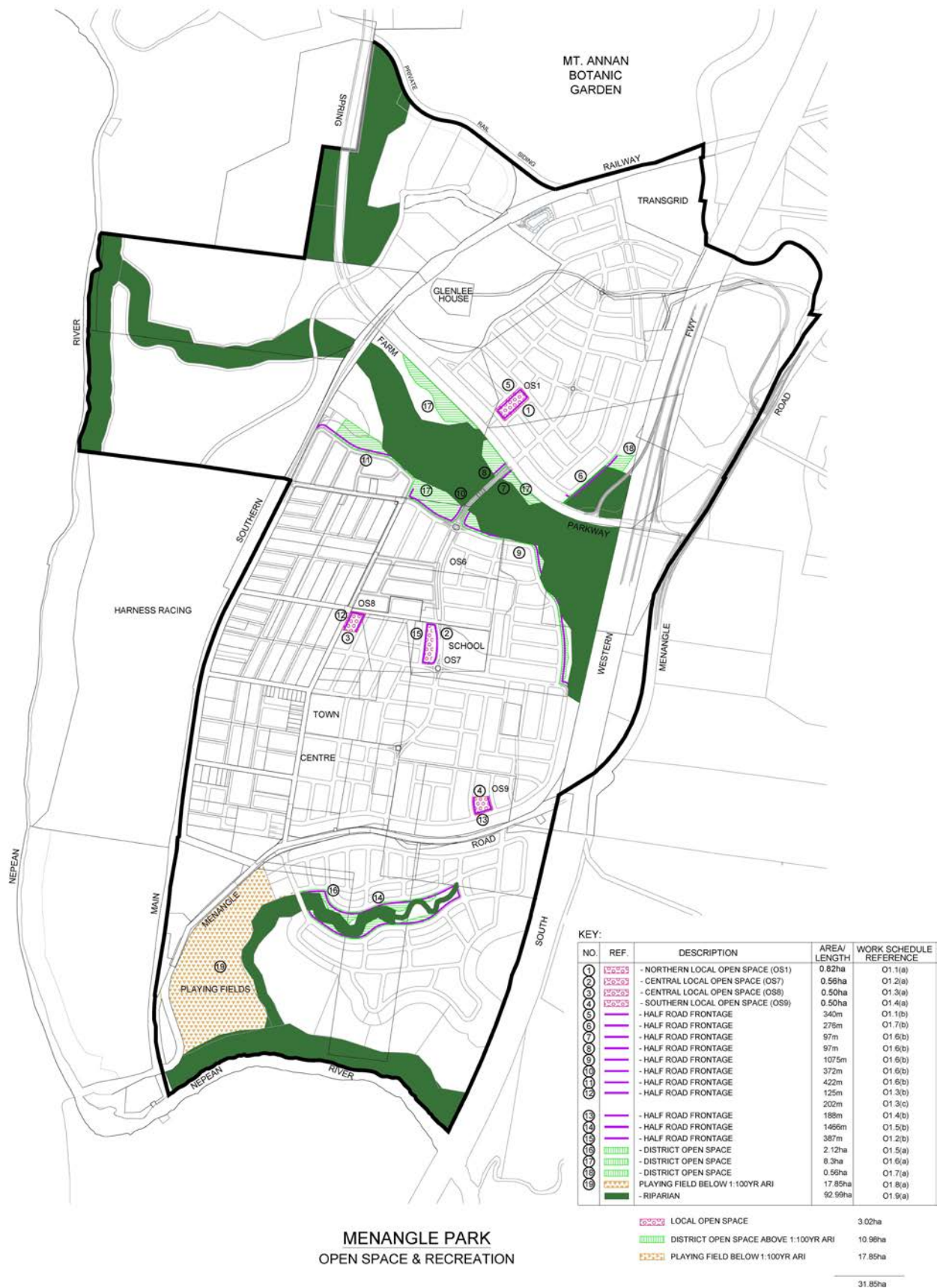


Figure 4: Proposed location of open space

All facilities will be developed in a manner that allows the facilities to serve the local needs generated by the population of the release area.

Preliminary design concepts for the facilities have been prepared for the purposes of this Contributions Plan. More detailed designs will be prepared so that specification and costing of the facilities can be more accurately defined as implementation of this Plan proceeds. This may result in amendment of this Plan.

Where alternatives to the works schedule are proposed in conjunction with the development of land and the alternatives are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

4.2.3 How are the contributions calculated?

Contributions will be collected from residential development toward open space and recreation facilities identified under this Plan.

As workers in the employment areas are unlikely to significantly increase the demand for open space and recreation facilities within the release area, no contributions are to be collected from employment development towards open space and recreation facilities.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person (\$)} = \frac{\sum (C)}{P}$$

Where:

C = the estimated cost – or if the facility has been completed, the actual cost – of providing each of the open space and recreation facilities (refer Appendix H – works schedule)

P = the contribution catchment (in persons) attributable to each facility (refer Appendix H – works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 4.

4.2.4 How is cost apportionment determined?

The contribution catchment for open space and recreation facilities is the expected additional resident population for Menangle Park. These facilities are required to meet the demand generated by the additional resident population rather than the existing community.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development. Although there is likely to be some demand for the facilities generated by employees working at Menangle Park but living outside the area, this Plan has not quantified this demand. As a result, the cost of facilities identified in this Plan has not been apportioned to the population attributable to expected non-residential development in the release area.

4.3 Water cycle management facilities

4.3.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The existing and future stormwater drainage conditions and strategies have been documented in the following reports:

- Report for Menangle Park Flood Study (Nepean River), GHD (Sept 2008 Rev 4);
- Menangle Park LES Local Flooding and Stormwater Quantity Management (Detention), GHD, May 2010;
- Menangle Park WSUD Strategy, AECOM, June 2010;
- GHD letter dated 5 July 2011 which includes an update of the cost schedules from the GHD May 2010 report;
- Review of Drainage Options, GHD, October 2011.

The existing drainage system is characterised as follows:

- The Nepean River bounds the site to the west and receives discharge from all drainage systems on the Menangle Park site. A large portion of the site includes the Nepean River and its floodplain;
- at present, the areas of residential development on site are not serviced by sewer and the presence of septic systems is having some impact on water quality. There are also stock and horses on site which may also contribute to faecal coliform contamination as well as suspended solids and nutrients from runoff;
- In terms of topography the site has three distinct drainage creek valleys draining roughly east to west and discharging into the Nepean River. Approximately 60 to 70% of the site is located in reasonably steep terrain with slopes in excess of 2 to 3 %;
- Creek slopes are flat (less than 1%) in the Nepean River floodplain, generally to the west of the Main Southern Railway, and Nepean River flood levels and backwater effects dominate flooding in this area;
- the site hydrology will be significantly impacted by urban development due to an increase in impervious areas limiting infiltration and increasing the frequency and intensity of runoff events; and
- Salinity is a potential issue, particularly in the vicinity of the more elevated drainage lines in the north and south of the site.

Without adequate stormwater management measures, urban development at Menangle Park may have the following impacts:

- increased stormwater runoff, which could impact sensitive downstream habitats in terms of flushing regimes (frequency, volume and rate), water quality and wetting cycles;
- reduction in rainfall infiltration and decreased groundwater recharge; and
- disturbance of groundwater flow due to site compaction, fill, landform reshaping and underground structures.

A comprehensive water cycle management strategy will be required to ensure that both stormwater quantity and quality is not adversely impacted by the anticipated development at Menangle Park.

The objectives of this strategy are:

- to protect and enhance natural water systems in urban developments;
- to integrate stormwater treatment into the landscape by incorporating multiple-use corridors that maximise the visual and recreational amenity of the development;
- to manage water quality draining from the development;
- to reduce runoff and peak flows from developments by employing local detention measures, minimising impervious areas and maximising re-use; and
- to add value while minimising drainage infrastructure development costs.

The main elements of the water cycle management strategy for Menangle Park comprise the following:

- upgrading and/or stabilisation of existing open channels to convey flows up to the 100-year ARI event;
- detention/bio-retention basins at key locations to treat the quantity and quality of stormwater flows. These systems would essentially comprise a dry basin (to provide detention function) combined with bio-retention (to provide water quality treatment function) situated in the invert of the basin;
- additional wetlands and bio retention systems as necessary to meet water quality discharge targets; and
- rainwater tanks throughout, as required and as appropriate.

A range of strategies to address potable mains water conservation and reduction in wastewater discharge from the site are also incorporated in the water cycle management strategy. A stretch target of a 65% reduction on the BASIX benchmark is proposed that moves beyond minimum compliance with BASIX. Adopting this stretch target for potable water conservation is considered appropriate for the Menangle Park site, to demonstrate more sustainable development.

4.3.2 What is the strategy for delivering facilities?

The drainage strategy requires a combination of detention basins, water quality treatment measures and floodway stabilisation measures to safely convey stormwater runoff through the development and discharge it into the Nepean River.

In recognition of the \$20,000 cap and the relatively unique site characteristics, the drainage strategy has been developed to minimise the number of detention basins. It also involves utilising and stabilising the natural floodways through the development (refer Appendix E) to accommodate stormwater flows. This approach makes full utilisation of existing on site resources and reduces the capital cost of implementing the drainage strategy by around 50%. It also has the benefits of enhancing environmental benefits and minimising ongoing operational costs.

Details of the costs and timing of the range of water cycle management facilities to be addressed through development contributions are included in the Works Schedule at Appendix H to this Plan. The different types of water cycle management facilities and their location are shown in Figure 5.

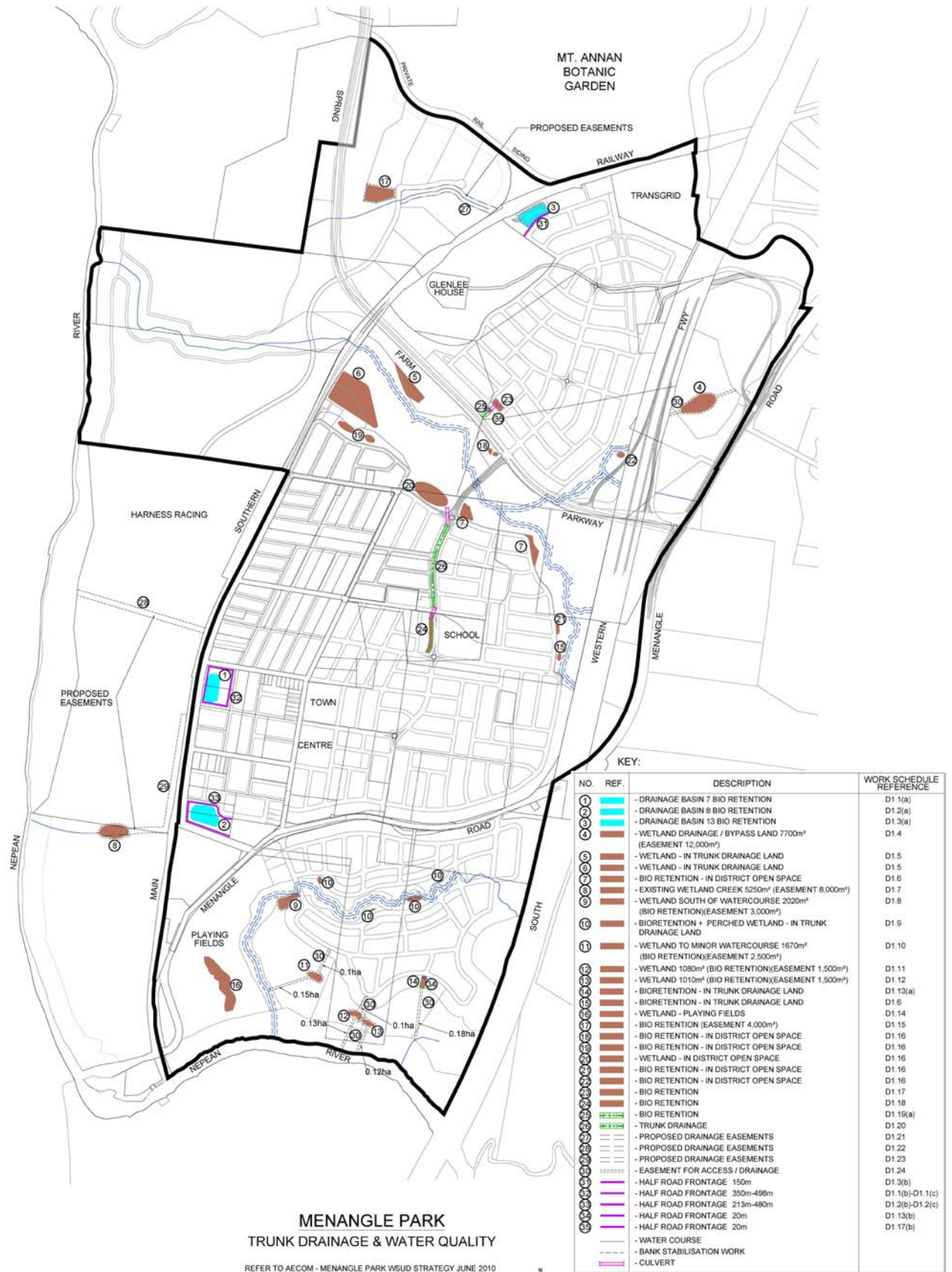


Figure 5: Water Cycle Management Facilities

GHD has proposed trunk drainage channels at a number of locations. These are proposed to be naturalised open channel systems, which could be designed to treat water quality with low capital and maintenance costs.

Water quality treatments along arterial roads are not considered. These treatment measures have been incorporated into contributions plan costings for the relevant roadworks.

Council will require contributions from developers under this Plan toward provision of the facilities and services. Although land within and around the Menangle Park village is relatively fragmented, elsewhere the relatively unfragmented land ownership arrangement and the probability that development staging will be controlled by a few developers suggest that developer provision of the works will be the most efficient outcome. The provision of water cycle management works identified in this Plan as works-in-kind in conjunction with the civil works undertaken as part of land subdivision is considered the most efficient approach to providing these facilities.

A range of water cycle management facilities not included in this Plan will be required by Council to be undertaken directly by the developer as conditions of consent under section 4.17(1)(f) of the EP&A Act. The facilities may include lot-scale OSD basins, construction of kerb, gutter and piping in local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network.

The water cycle management strategies proposed for Menangle Park are based on strategic information. It is possible that, as the planning process for the different development stages proceeds, modified and more cost effective solutions that still meet the strategy objectives may be developed.

Where alternatives to the works identified in this Plan are proposed in conjunction with the development of sub-precincts and are approved by the Council, the development contribution applicable to a development the subject of a development application may be reviewed, or the works schedule in this Plan updated, or both.

A portion of the water cycle management facilities (specifically water quality measures) will be implemented within the district open space land in recognition of the dual water cycle and passive recreation benefits of these facilities. The drainage land for acquisition is shown in Figure 6.

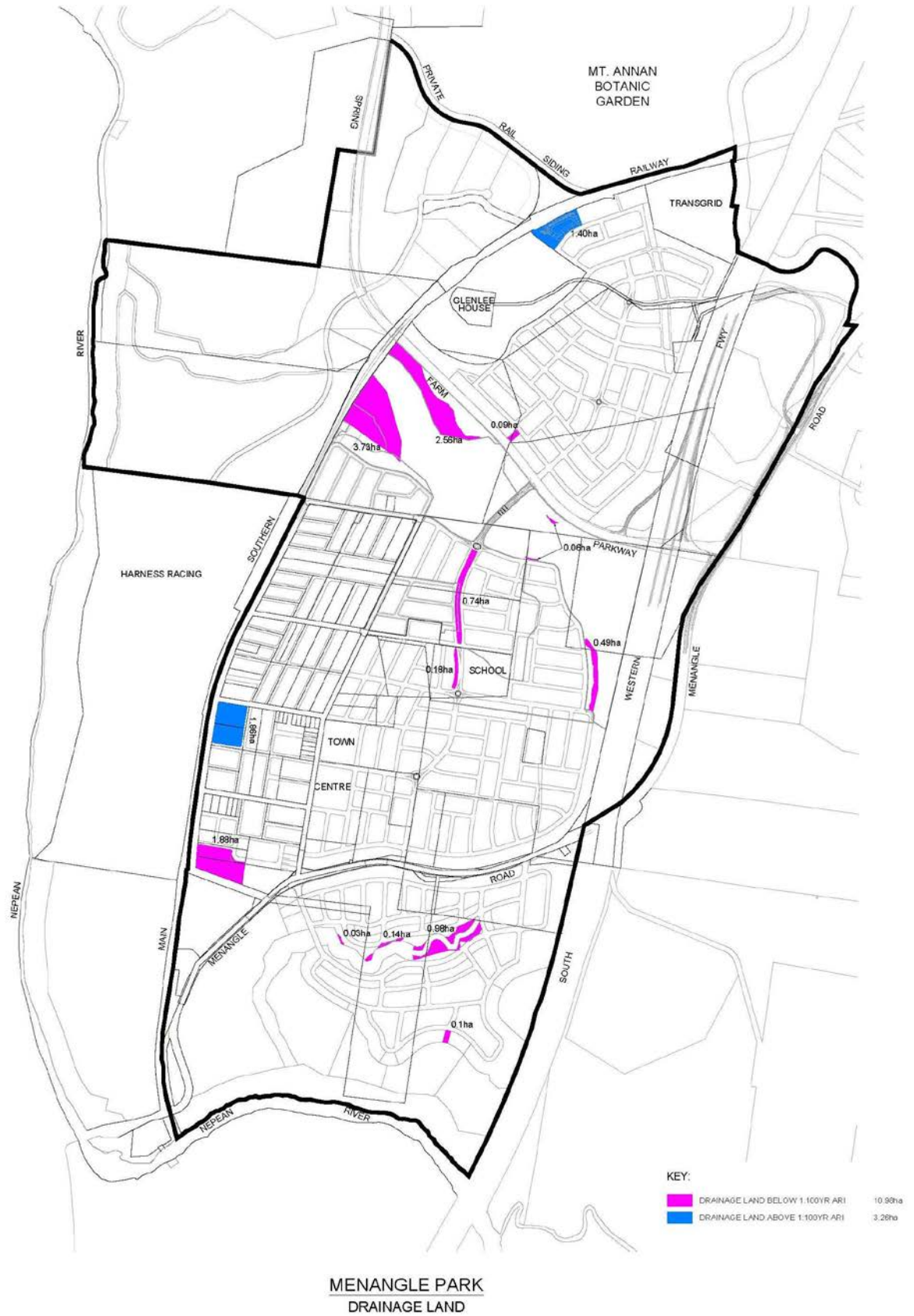


Figure 6: Drainage land (NB: land coloured pink is land to be acquired under this plan for trunk drainage purposes)

4.3.3 How are the contributions calculated?

Contributions for drainage are determined on a per hectare of net developable land basis. A per person approach to drainage is not reasonable as this base does not relate to the facility.

$$\text{Contribution per hectare of net developable land (\$)} = \left(\frac{\sum C}{NDA} \right)$$

Where:

C = the estimated cost of providing the water cycle management facilities within the release area (refer Appendix H – works schedule).

NDA = the total area of net developable land within the release area (in hectares) as shown in Appendix H – works schedule.

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the amount of net developable land (in hectares) on the site the subject of the proposed development.

4.3.4 How is cost apportionment determined?

Expected development in Menangle Park will solely generate the demand for the water cycle management works included in the works schedule, Appendix H. Therefore the full cost of the works will be met by expected development in Menangle Park.

4.4 Transport management facilities

4.4.1 What is the relationship between the expected types of development and the demand for additional public facilities?

The existing and future transport network and strategies have been documented in the *Menangle Park Transport Management and Accessibility Plan* (TMAP) prepared by AECOM (June 2010) and updated to reflect changes to the microsimulation model (VISSIM) since that time, refer AECOM (June 2016).

Existing transport conditions in Menangle Park reflect the rural nature of the locality. The existing road network within the study area comprises Menangle Road, a two-way two-lane rural arterial, along with a number of smaller local roads, primarily providing access within Menangle Park village. The local roads are of rural standard, typically 20 metres wide and laid out in a grid pattern.

There are a limited number of rail services provided to Menangle Park. Electrification of the rail line ceases to the south of Macarthur Station and services to Menangle Park are provided by diesel trains on the Southern Highlands Line.

Menangle Park Station is a rural station. Pedestrian connectivity to the local area from the station is minimal.

Similarly, there are limited bus services currently servicing Menangle Park. The study area is currently serviced by Busabout route 889 from Menangle to Campbelltown. Six services are provided each weekday and two on Saturdays, with no services operating on Sundays or public holidays.

Existing infrastructure for pedestrians is also limited in the Menangle Park area, reflecting the low number of residents that currently live in Menangle Park and the rural nature of the area. Footpaths are not provided on local roads and there are a number of other constraints to walking including barriers to pedestrian activity caused by topography, the freeway and rail line.

In summary, the review of existing transport conditions in the draft TMAP has noted a number of constraints in the local area, including:

- limited existing pedestrian facilities;
- barriers to pedestrian and cycle activity caused by topography, the freeway and rail line;
- high traffic volumes on cycle routes;
- low bus mode share, caused in part by low permeability of local communities, restricting access to public transport;
- lack of electrification between Menangle Park and Macarthur Interchange;
- some road links approaching capacity, in particular Narellan Road north of the F5/M5 corridor;
- limited peak period capacity at intersections in the Macarthur and Campbelltown centres; and
- relatively high levels of car use in the region.

On the basis of the forecast trips generated by the proposed development and the output from the traffic model, the TMAP recommends that a package of measures be

introduced. The focus of the TMAP is to promote and achieve improved walking, cycling and public transport use in the area around Menangle Park to meet NSW Government objectives for sustainable travel and environmental impacts. In particular, the TMAP aims to provide an integrated transport network which offers a choice of travel mode.

The assumptions regarding future development, the methodology to determine the required transport facilities and the scope and specification of those facilities are contained in the TMAP.

The recommended measures include:

- Policy measures aimed at increasing levels of pedestrian and cycle movements through a comprehensive transport policy that deals with all modes, not just cars.
- Transport service improvements, including increased rail services from Macarthur Interchange and from Menangle Park, together with an integrated package of bus service improvements that are responsive to the development of the site.
- Infrastructure improvements to provide easy pedestrian and cyclist access to Macarthur via a connection to the Regional Cycleway, together with cycle parking and comprehensive directional signage.
- Public transport infrastructure, such as public transport priority at key intersections, a public transport spine within the site and the upgrade of Macarthur Interchange to better facilitate transfers between bus and rail.
- Public transport information, such as comprehensive timetable information on all stops and key retail locations, together with a community intranet.
- Road network improvements within Macarthur to widen selected links and to provide intersection improvements at key locations.

4.4.2 What is the strategy for delivering facilities?

Section 7.11 Facilities

Transport works that are to be funded in part or full by section 7.11 contributions under this plan are as follows:

- upgrading of existing collector roads and construction of new collector roads,
- upgrading/construction of intersections;
- public transport facilities (including bus shelters and bus priority measures at intersections); and
- cycling facilities.

The need for transport facilities at Menangle Park arises not only from new residential development but also new retail/commercial activity. As a result, contributions will be sought from both land use sectors towards the provision of transport facilities at Menangle Park. In addition, the Plan already makes provision for the upgrade of local roads to collector standard and it is these roads that the retail / commercial traffic would utilise.

Details of the costs and timing of individual transport measures to be addressed through development contributions are included in the Works Schedule at Appendix H to this Plan. The location of these works is shown in Figure 7.

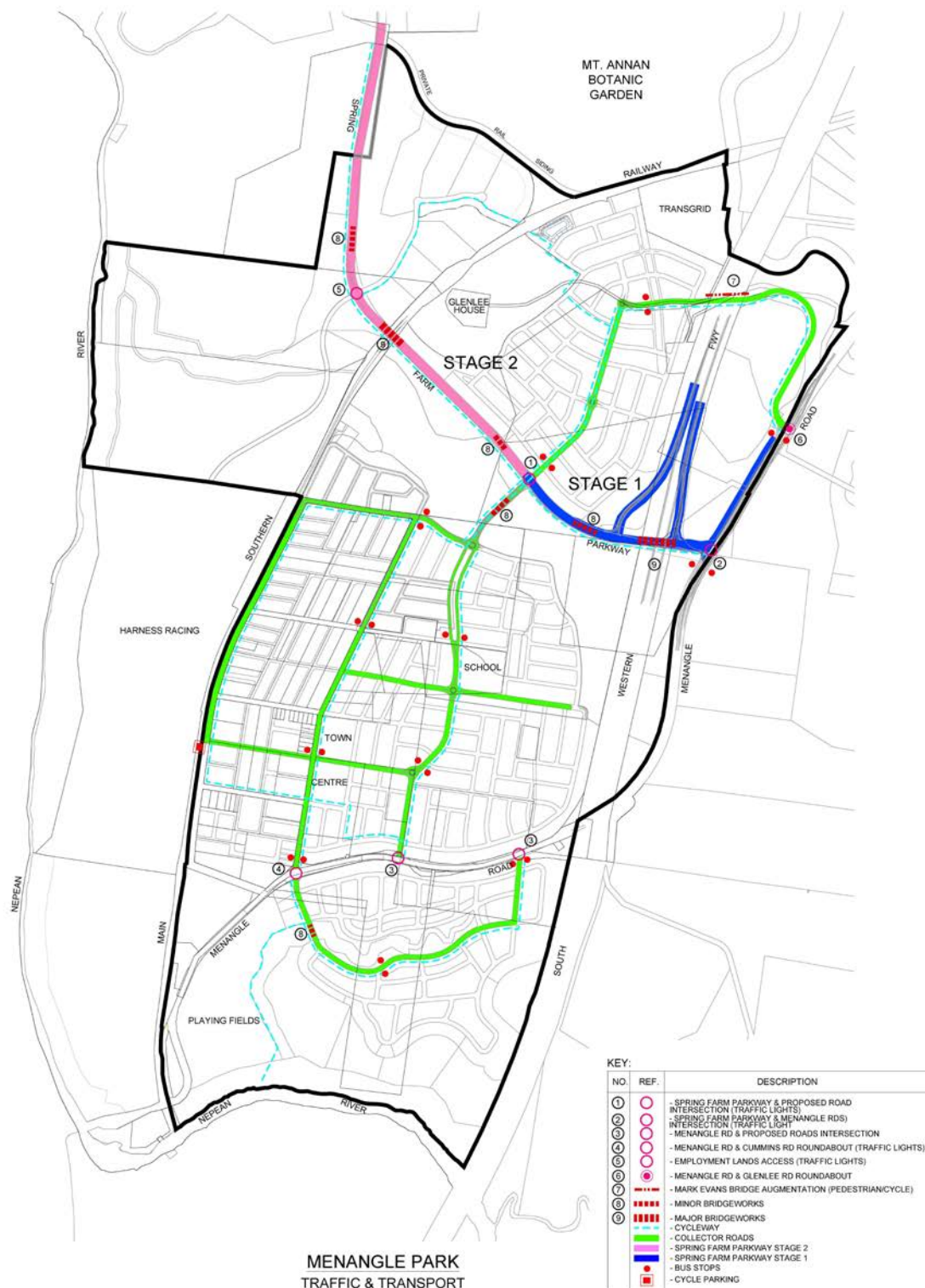


Figure 7: Proposed Location of Transport Facilities

Regional facilities

Some of the transport measures needed to meet demand arising from the urban development of Menangle Park will also meet regional demand extending beyond the boundary of the release area. These works include arterial road links, improvements in regional public transport facilities and services (e.g. upgrading of rail and bus interchanges) and regional cycleways.

Regional transport facilities will need to be delivered either via direct funding from relevant NSW Government agencies (e.g. Roads and Maritime Services, RailCorp), or through imposition of a special infrastructure contribution (SIC) or a mixture of both.

As noted in Section 1.9 the NSW State Government has committed \$30 million toward the construction of Stage One of Spring Farm Parkway, forming part of the regional funding strategy.

A number of the traffic improvements required to meet the resident and workforce needs at Menangle Park will also meet regional traffic needs. This is reflected in the apportionment of costs for the traffic works (refer discussion in Section 1.9). It is intended that funding for the regional component of the works will be via the regional funding strategy.

Local facilities

Local roadworks that are not to be levied for under Section 94 and that are required to facilitate subdivision of land (i.e. to fulfil demand being generated directly as a result of the development) will be provided by the developer through a Voluntary Planning Agreement or the Council placing conditions of development consent on development approvals that occasion the need for the facilities. Conditions of consent for these types of local works are imposed under section 80A(1)(f) of the EP&A Act.

Such facilities may include:

- local roads, footpaths and street tree planting not addressed by this Plan and located within or adjacent to proposed subdivisions; and
- traffic management devices and treatments on local roads (both temporary and permanent) required to provide safe and convenient access to the development.

The integrated use of the different contributions mechanisms under the EP&A Act will result in the transport infrastructure that is required as a consequence of the expected development in the Menangle Park release area being provided.

4.4.3 How are the contributions calculated?

The contributions for transport facilities have been calculated on a trip generation basis. This approach was considered preferable to other approaches given that the Menangle Park release area includes a range of different land uses (i.e. residential and retail/commercial) generating different trip generation rates and therefore different transport impacts.

The TMAP³ estimated travel demand for the different land use categories in the AM peak hour as follows:

- Residential – 2,316 vehicle trips
- Employment – 1,500 vehicle trips
- Retail – 895 vehicle trips.

However, since the TMAP was prepared, the lot estimate and future population of the release area has been revised. As a result, the trip estimates have also been revised as follows:

- Based on the revised estimated population of 9,828 persons, the total number of residential vehicle trips in the AM peak hour is estimated at 2,440. This has been calculated as follows:

<i>Calculate average trips per person to establish site trips</i>	<i>3.77 x 9828 = 37,051</i>
<i>Apply percentage of trips in the AM period</i>	<i>21.2% x 37,051 = 7,855</i>
<i>Apply percentage trips in the AM Peak hour</i>	<i>40% x 7,855 = 3,142</i>
<i>Apply percentage trips by car</i>	<i>79% x 3,142 = 2,482</i>

The contributions towards the cost of the local component of the Spring Farm Parkway have been calculated in accordance with the above percentage breakdown.

The following contribution formula therefore applies to all development:

$$\text{Contribution per trip (\$)} = \frac{\sum (C)}{PW}$$

Where:

C = the estimated cost – or if the facility has been completed, the actual cost – of providing each of the open space and recreation facilities (refer Appendix H – works schedule)

PW = the contribution catchment attributable to each facility (refer Appendix H – works schedule). The contribution catchments are:

- Residential development – per lot type
- Retail/commercial – per 100m² of Gross Floor Area

The resultant contribution rates for roads and traffic management facilities are set out in the Works Schedule at Appendix H.

4.4.4 How is cost apportionment determined?

Apportionment aims to ensure that development is only charged for the portion of demand (i.e. cost) that it actually creates. DPE notes (in its Section 94 manual) that full cost recovery (i.e. no apportionment) can only be used where the public facility is

³ Refer discussion in Section 7.3 of TMAP

provided to meet the level of demand anticipated by new development only and there is no facility or spare capacity available in the area.

If the proposed public facility satisfies not only the demand of new development, but also some regional demand, demand by people from outside the area, or makes up for some existing deficiency, only the portion of demand created by new development can be charged.

These principles are obviously important to the apportionment methodology for the Menangle Park Urban Release Area. Apportionment is particularly important in this case because there are diverse ownerships, a range of development intentions, and many Government agencies (including Campbelltown and Camden Councils) with direct interests in the transport and land use outcomes in the vicinity of the site.

The basic principles underlying the methodology for apportionment are:

- developers of land should be required to contribute to the extent necessary to ameliorate the impacts generated by their development;
- growth in background levels of demand for facilities and infrastructure should be met by government, either local or State, depending on the traditional allocation of responsibilities;
- where commercial operators can be expected to benefit from increased patronage, they should be expected to contribute (where practical) to the provision of infrastructure which makes new services and patronage possible;
- the scale of the proposed Menangle Park development is anticipated to have some regional or at least sub-regional transport impacts, so there will be a need for developers to contribute to some extent to the delivery of regional infrastructure.

The apportionment methodology for each of the transport infrastructure items is provided in Table 9 below.

Table 9: Apportionment Methodology

TRANSPORT FACILITY	APPORTIONMENT CONSIDERATION
On Site Works	Footpaths, cycleways and local road network within the development, will be funded by the proponent as well as through Section 94 Contributions.
Widening of Menangle Road (Glenlee Road to Gilchrist Drive)	The strategic traffic model and traffic generation analyses indicate that during the morning peak hour, 51 per cent of the traffic likely to utilise the road are generated by the Menangle Park development. This represents the regional infrastructure component attributable to Menangle Park. The balance is to be funded by Government.
Cycle Parking at Menangle Station	As the provider of all rail infrastructure, it is assumed that RailCorp would meet 100% of the cost of these works and will benefit from increased patronage as a result.
Connection to Regional Cycleways	The cost of a connection will need to be met by the development as it provides for access between the site and Macarthur/ Camden
Macarthur Rail Interchange	The design of the rail interchange has commenced, funding has been allocated from other sources and construction will commence prior to development of the site. It has therefore been assumed that the release area will not contribute towards these costs.
Rail – Increased Service Frequencies	The Clearways Program, including provision of an additional platform at Macarthur and increased service frequencies, has commenced and funding has been allocated from other sources. It has therefore been assumed that the release area will not contribute towards these costs.
Bus Stops	The cost of providing bus stops within the site has been apportioned in full to the release area.
Bus – Increased Service Frequencies	The DPE Special Infrastructure Contribution Western Sydney Growth Areas nominates that the Special Infrastructure Contribution will provide for 50% of the infrastructure cost with the balance being funded by Government. The costs associated with the provision of increased peak period bus services to the site is expected to be funded through a combination of the Special Infrastructure Contribution and the State Government.

4.5 Plan Preparation Costs

4.5.1 Plan preparation

The specialist studies required to inform preparation of this Contributions Plan are extensive and have involved significant cost. The list of studies and associated costs are provided at Appendix H in the Works Schedule. In accordance with the DIPNR *Development Contributions Practice Notes – July 2005*, it is proposed that contributions will be sought towards the costs of undertaking these studies.

4.5.2 Schedule of works and cost estimates

The specific costs described above are detailed in the Works Schedule at Appendix H.

4.5.3 How are the contributions calculated?

Contributions will be collected from all development toward plan preparation costs on a net developable area basis.

The monetary contribution per net developable area is calculated as follows:

$$\text{Contribution per net developable area (\$)} = \frac{\sum (C)}{P}$$

Where:

C = the cost of plan preparation (refer Appendix H – works schedule)

P = the contribution catchment (net developable area) attributable to each facility (refer Appendix H – works schedule)

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the amount of net developable land (in hectares) of the site the subject of the proposed development.