

**CAMDEN COUNCIL**

**CONTRIBUTIONS PLAN NO. 18**

**HARRINGTON PARK RELEASE AREA  
(COMMUNITY & RECREATION FACILITIES)**

**This Plan was approved by Council on September 25, 1995  
and came into force on October 4, 1995**

**Prepared by:  
File No:**

**Strategic Planning Section  
TC/3570/1**

## CONTENTS

	Page
1. INTRODUCTION .....	3
2. PURPOSE OF THE PLAN .....	3
3. OBJECTIVES OF THE PLAN .....	4
4. AREA TO WHICH THE PLAN APPLIES .....	4
5. DETERMINING THE NEXUS .....	4
6. DETERMINATION OF ANTICIPATED DEVELOPMENT .....	5
<b>6.1 Regional Planning</b> .....	5
6.1.1 The New Cities of Campbelltown, Camden, Appin Structure Plan .....	5
6.1.2 Urban Development Program .....	5
6.1.3 Sydney Into Its Third Century: Metropolitan Strategy for the Sydney Region .....	5
6.1.4 Cities for the 21st Century .....	5
<b>6.2 Local Planning</b> .....	6
6.2.1 Local Environmental Plans .....	6
6.2.2 Development Control Plans .....	7
6.2.3 Contribution Plans .....	7
<b>6.3 Population</b> .....	8
7. PROVISION OF REQUIRED FACILITIES AND SERVICES .....	9
<b>7.1 Schedule of Works</b> .....	9
7.1.1 Timing .....	9
7.1.2 Implementation .....	9
<b>7.2 Community Facilities</b> .....	9
7.2.1 Standards of Provision .....	9
7.2.2 Cost Components .....	13
<b>7.3 Recreation Facilities</b> .....	17
7.3.1 Standards of Provision .....	17
7.3.2 Cost Components .....	21
<b>7.4 Administration Services</b> .....	24
7.4.1 Professional and Legal fees .....	24
7.4.2 Developer Contributions Officers .....	24
<b>7.5 Apportionment</b> .....	24
7.5.1 Library .....	25
7.5.2 Swimming Pool .....	25
7.5.3 Developer Contributions Officers .....	25

8.	CALCULATION OF CONTRIBUTIONS.....	26
	<b>8.1 Total Contribution Rate .....</b>	<b>26</b>
	<b>8.2 Proportional Lots .....</b>	<b>26</b>
	<b>8.3 Proportional Contribution Rate.....</b>	<b>26</b>
	<b>8.4 Indexation .....</b>	<b>27</b>
	<b>8.5 Goods and Services Tax .....</b>	<b>27</b>
9.	PAYMENT OF CONTRIBUTIONS.....	27
	<b>9.1 Method of Payment.....</b>	<b>27</b>
	9.1.1 Monetary Contributions .....	27
	9.1.2 Land Contributions .....	27
	9.1.3 Works in Kind Contributions .....	27
	<b>9.2 Timing of Payment.....</b>	<b>28</b>
	<b>9.3 Deferred or Periodic Payment.....</b>	<b>28</b>
10.	REVIEW OF THE PLAN.....	29
11.	FINANCIAL INFORMATION.....	30
	BIBLIOGRAPHY.....	31

#### APPENDIX 1: MAPS

- A. Locality
- B. Area to Which the Plan Applies
- C. Urban Release Areas
- D. Library Catchments
- E. Swimming Pool Catchments

#### APPENDIX 2: TABLES

- A. Schedule of Works
- B. Cost Components for Community Facilities
- C. Cost Components for Recreation Facilities
- D. Apportionment of Costs for Narellan Branch Library
- E. Apportionment of Costs for Mount Annan Swimming Pool
- F. Contribution Rate

## 1. INTRODUCTION

This Plan has been prepared in accordance with Section 94 AB of the Environmental Planning and Assessment Act, 1979 (the Act) and Part 4 of the Environmental Planning and Assessment Regulation, 1980 (the Regulation).

Section 94 of the Act gives Council the power to levy contributions from developers by way of a condition of Development Consent, for public facilities and services required as a consequence of their development.

The Land & Environment Court has determined that Section 94 is the only source of power under the Act for levying contributions. Council may levy contributions for public facilities and services which are to be provided in the future and those which have already been provided in advance of development.

The Court has also established the following principles for the levying of contributions:

- the contribution must be for, or relate to, a planning purpose;
- the contribution must fairly and reasonably relate to the subject development; and
- the contribution must be such that a reasonable planning authority, duly appreciating its statutory duties, could have properly imposed.

Also derived from the Court is the principle that contributions levied under Section 94 are generally applicable to capital costs. Recurrent costs for the operation, management, repairs and maintenance of public facilities should be funded from non-Section 94 sources such as rates and grants and are not matters addressed by this Plan.

The contributions specified in this Plan are calculated in accordance with the above principles.

## 2. PURPOSE OF THE PLAN

The purpose of this Plan is to enable the construction of community and recreation facilities and the provision of services funded from developer contributions, to meet the needs created by residential subdivision and development in the Harrington Park Release Area.

It also ensures that the facilities and services so provided are publicly owned and controlled by Council.

### 3. OBJECTIVES OF THE PLAN

The objectives of this Plan are to:

- 3.1 Meet Council's obligations pursuant to Sections 94-94AC of the Act and Clause 4 of the Regulation;
- 3.2 Complement the aims and objectives of relevant Local Environmental Plans and Development Control Plans;
- 3.3 Indicate the nexus ie the demonstrated relationship between additional development and the demand for additional public facilities and services;
- 3.4 Provide a Schedule of Works of the required public facilities and services together with an estimate of their cost and phasing;
- 3.5 Provide formulas for the calculation of contribution rates; and
- 3.6 Indicate the method of payment and timing of contributions.

### 4. AREA TO WHICH THE PLAN APPLIES

This Plan applies to the Harrington Park Release Area shown on Maps A and B.

### 5. DETERMINING THE NEXUS

Nexus is the demonstration that additional development will lead to additional demand for public facilities and services.

The Department of Urban Affairs and Planning has categorised nexus into three aspects, namely:

- causal, i.e. the need for the service or facility being a direct result of the development;
- physical, i.e. the service or facility being near enough to provide benefit to the development; and
- temporal, i.e. the service or facility being provided within a reasonable time.

In this Plan the causal nexus is the development of a "greenfields" Urban Release Area leading directly to the provision of public facilities and services which would not normally be required for that area.

The physical nexus is the location of the Harrington Park Release Area being within the catchment boundaries of public facilities and services proposed under this Plan.

The temporal nexus is the provision of public facilities and services phased with the rate of residential lot development and the consequent achievement of population thresholds for the facilities and services.

In 1994 Council commissioned two studies for the Harrington Park Release Area namely, the Harrington Park Social Plan and the Harrington Park Open Space Study<sup>(1) (2)</sup>. These studies demonstrate the three aspects of nexus in detail which are summarised in this Contributions Plan.

## **6. DETERMINATION OF ANTICIPATED DEVELOPMENT**

### **6.1 Regional Planning**

#### **6.1.1. The New Cities of Campbelltown, Camden, Appin Structure Plan**

The Structure Plan for the new cities of Campbelltown, Camden and Appin was published in 1973<sup>(3)</sup>. It identified Camden as a separate urban centre of 100,000 people structured into three major districts, namely:

- the existing Camden town site to The Oaks Road in the west and the Council boundary in the south;
- east and south of the Camden By-Pass to the Mount Annan Botanic Gardens, and
- west and north of the Camden By-Pass to the Nepean River floodplain.

The area of this Contributions Plan falls within the latter district.

#### **6.1.2 Urban Development Program**

The Urban Development Program (UDP) was established in 1981 and is a State Government program managed by the Department of Urban Affairs and Planning to co-ordinate the planning, servicing and development of new residential land in identified Urban Release Areas.

The decision to include land in the UDP is made by the Urban Policy Committee of Cabinet. The Harrington Park Release Area was included in 1985.

The Urban Release Areas for the Camden Local Government Area are shown on Map C.

#### **6.1.3 Sydney Into Its Third Century: Metropolitan Strategy for the Sydney Region**

The Metropolitan Strategy for the Sydney Region was published in 1988 and provides a planning framework for the development of the Sydney Region<sup>(4)</sup>. It confirmed the Harrington Park Release Area as committed urban land.

### 6.1.4 Cities for the 21st Century

Cities for the 21st Century was published in 1995 as a strategy for planning the future of the Greater Metropolitan Region of Sydney, Newcastle, the Central Coast and Wollongong<sup>(5)</sup>. The strategy represents an integrated approach to urban management embracing all spheres of government, the community and the private sector.

It proposes that in new urban areas (such as the Harrington Park Release Area), housing density be increased to 15 dwellings per hectare. It is imperative that community and recreation facilities are provided efficiently and orderly to keep pace with the rate of residential development whatever the density.

The strategy recognises the responsibility of Local Government for providing local infrastructure (such as community and recreation facilities) and levying contributions from developers via Contributions Plans.

As stated in the strategy, Contributions Plans will improve the efficiency of the development process, reducing the uncertainty of charges. The efficiencies created through the requirements of Councils to prepare Contributions Plans will assist in achieving the goals of the strategy.

## 6.2 Local Planning

### 6.2.1 Local Environmental Plans (LEP's)

An LEP defines both general and specific statutory requirements for the development of land by creating zones or setting requirements for land use and development. It is prepared by Council and approved by the Minister for Urban Affairs and Planning.

a) LEP 39

LEP 39 was gazetted in 1986 and generally conforms with the Campbelltown, Camden and Appin Structure Plan of 1973<sup>(6)</sup>. It introduced a multitude of zones for the Harrington Park Release Area.

b) LEP 46

LEP 46 was gazetted in 1989 and includes part of the Harrington Park Release Area via zones 2(c) and 6(b) as indicated on Map B<sup>(7)</sup>. It has as its broad aims, to:

- maintain and enhance the character of the locality;
- provide for a wide range of housing needs;
- achieve a high quality of development; and
- achieve sustainable development.

This Contributions Plan is consistent with these aims.

c) Draft LEP 74

The principle objective of this LEP is to replace LEP 39 and its detailed zoning with a general 2(d) residential zone<sup>(8)</sup>. The zoning under LEP 39 no longer suits present design ideas and is, in places, contrary to site characteristics.

The proposed zoning of 2(d) is similar to that applying to the Narellan Release Area. The LEP has the same aims as LEP 46.

This Contributions Plan is consistent with these aims.

### 6.2.2 Development Control Plans (DCP's)

A DCP sets out specific non-statutory requirements for development and indicates Council's intentions for an area and/or type of development. It ensures that development proposals accord with the aims and objectives of the relevant LEP.

a) Draft DCP 69

Draft DCP 69 complements LEP 46 and draft LEP 74 and provides an integrated set of strategies and performance standards for the Harrington Park Release Area<sup>(9)</sup>.

The aims of the DCP are to:

- provide a framework for essential infrastructure i.e. principle roads, pedestrian/cycleways, bus routes, services and facilities for residential development and other land uses;
- to optimise the topographical and natural opportunities available;
- to pursue the "best practices" and most advanced policies in town planning, urban design and engineering design;
- to identify and provide a range of lot sizes, housing types and living environments.

This Contributions Plan will be consistent with these aims and objectives.

DCP 69 and subsequent complimentary detailed DCP's will indicate the location of facilities and open space as listed in the Schedule of Works.

### 6.2.3 Contributions Plans

In 1992 the Department of Planning (now the Department of Urban Affairs and Planning) published a manual to guide Councils on the preparation and implementation of Contributions Plans in anticipation of amendments to S.94 of the Act<sup>(10)</sup>. The Act and the Regulation were amended in 1993 to require Council to have a Contributions Plan in place before it could levy developer contributions. Previously, Council could levy contributions without a Plan and did so via its DCP's.

This Contributions Plan is consistent with the Department's guidelines.



## 6.3 Population

Data from the Australian Bureau of Statistics shows that although the population in the Camden Local Government Area has doubled from 11,300 in 1971 to 22,473 in 1991, home occupancy rates have decreased in the corresponding period from 3.7 to 3.05. This trend is likely to continue.

Notwithstanding this overall trend for Camden, new Urban Release Areas such as Harrington Park display slightly different socio economic and age profiles than established urban areas, that result in higher than average home occupancy rates.

The Social Plan and the Open Space Study indicated anticipated lot yields, occupancy rates, population and community profiles as a basis for their recommendations for the provision of community and recreation facilities and open space.

Drawing from these two studies, the following assumptions can be made on the future population for the Harrington Park Release Area:

- a total lot yield of around 3,450 lots at an occupancy rate of 3.2 will result in 11,000 persons;
- with a target density of 15 dwellings/ha set by the Department of Urban Affairs and Planning, an achievable density of around 13 dwellings/ha is anticipated;
- a rate of development of between 300 - 350 lots per year with around 1,000 additional persons per year until full development;
- the following market sectors will be attracted to the area:-
  - first home buyers with higher than average income;
  - second home buyers trading up for better quality;
  - double income/no kids and "empty nesters" i.e. one or two person households seeking quality of life;
  - younger old age buyers seeking security, certainty of investment and community spirit;
- a mix of income ranges and occupational status including trades, clerical, professional and managerial workers;
- a high proportion of persons buying their homes and a low proportion of rental accommodation; and
- an age profile at full development as follows:-
  - 0 - 9 years children similar in proportion to other Release Areas (ie 21.2%);
  - 10 - 19 years children similar in proportion to other Release Areas (ie 17%);
  - 20 - 39 years young adults and parents similar in proportion to other Release Areas (ie 35%).
  - 40 - 60 years more than in other Release Areas (ie 26.8%).

---

## **7. PROVISION OF REQUIRED FACILITIES AND SERVICES**

### **7.1 Schedule of Works**

The Schedule of Works is shown in Table A. It summarises the costs and phasing of required public facilities (i.e. items of works) grouped under community facilities and recreation facilities. It also includes the costs of administration services associated with the provision of these works.

#### **7.1.1 Timing**

The items of works are allocated into four phases based on the anticipated rate of residential lot development rather than a time frame in years. This will enable facilities and services to be provided as developer contributions become available and as threshold populations are reached.

Phase 1 represents development of 500 lots while phases 2,3 and 4 each represent development of 1,000 lots.

#### **7.1.2 Implementation**

Notwithstanding the absence of a time frame, it is anticipated that full implementation of the Schedule of Works will occur within 10 years.

Implementation will be assisted by Council's Developer Contributions Management Unit. Its function among others, is to ensure that facilities and services are operational prior to the end of each phase given the long lead times necessary for the design, detailed costing, tendering and construction of facilities.

Establishment of works priorities within each phase and the consideration of works in kind contributions (see 9.1.3) are also undertaken by the Unit to assist the implementation process.

### **7.2 Community Facilities**

#### **7.2.1 Standards of Provision**

The following standards are drawn from the recommendations of the Social Plan and the Open Space Study and also from Council's experience in the provision of facilities and services in the Narellan Release Area. In addition, for the provision of child care, other factors are considered and the standards modified accordingly in some instances. Other factors include:

- licensing requirements for the provision of care;
- providing a range of child care within one setting;
- accreditation requirements for facilities, staffing and programming required for recurrent funding;
- levels of recurrent funding from non S94 sources expected to be available for each type of child care; and
- uncertainty in the level of service that will be provided by the private sector.

a) Multi Purpose Childrens Centres

Multi purpose centres with childcare provided within one setting, are considered more flexible in terms of space and usage and more cost effective in terms of construction and operations, than several single purpose buildings.

A large multi purpose children's centre on a site of 2400m<sup>2</sup> with a building area of 690m<sup>2</sup> will cater for the following childrens services:

- family day care;
- long day care;
- vacation care;
- occasional care; and
- before and after school care.

A second, medium sized centre on a site of 1500m<sup>2</sup> with a building area of 400m<sup>2</sup> will cater for the following children's services:

- long day care;
- before and after school care; and
- pre-school (kindergarten).

Child care services within the multi purpose centres are considered to be at both the neighbourhood level and district level of provision and therefore should be provided when the population is around 4,000 and 10,000 persons i.e. within phases 2 and 4 of the Schedule of Works.

Family Day Care

Adopting a standard of 100 places/5000 persons, the Harrington Park Release Area will require 220 places for family day care. However, based on the levels of recurrent funding available this standard cannot be achieved and the Social Plan therefore recommended the provision of office and storage space for family day care in the larger multi purpose childrens centre.

It is anticipated that family day care will operate on a 2-3 day per week basis shared with a facility in the Narellan area.

### Long Day Care/Occasional Care

Adopting a standard of 1 place/10 children aged 0-4 years, the Harrington Park Release Area will require 116 places for long day care / occasional care plus an assumption of an additional 30% of places to be provided by the private sector.

A total of 145 places will therefore be provided as follows:

- long day care - 75 places in the medium multi purpose childrens centre;
  - 40 places in the medium multi purpose childrens centre;
- occasional care - 30 places in the larger multi purpose childrens centre

### Vacation Care

Adopting a standard of 1 place/25 children aged 5-12 years, the Harrington Park Release Area will require 46 places for vacation care. Given Council's operational experience, 30 places is considered appropriate and will be provided in the larger multi purpose childrens centre.

### Before and After School Care

Adopting a standard of 1 place/15 children aged 5-12 years, the Harrington Park Release Area will require 76 places for out of school hours care. However, Council's operational experience suggests that 45 places will be adequate.

Therefore, 30 places will be provided in the larger multi purpose childrens centre and 15 places in the medium sized centre.

### Pre-School (Kindergarten)

Adopting a standard of 1 pre-school/4,500-6,000 persons, the Harrington Park Release Area will require two pre-schools. However, experience has shown that the private sector is willing to provide these facilities and therefore only one 15 place facility is considered appropriate under this Contributions Plan. It will be located within the medium sized multi purpose childrens centre.

The opportunity is available for the private sector to provide the other pre-school facility as a non S.94 matter.

### b) Multi Purpose Community Centre

A multi purpose community centre is considered appropriate for the same reasons of flexibility and cost effectiveness as for the multi purpose childrens centres.

A standard of 1 centre/6,500 - 10,000 persons was recommended in the Social Plan. However, the anticipated total population of the Harrington Park Release Area is above the level for a neighbourhood level service as recommended but is below that of a district level service. The proposed facility on a site of 1800m<sup>2</sup> with a building area of 450m<sup>2</sup> falls between these two levels both in size and function.

Therefore, under this Contributions Plan, the centre will provide for the usual local community centre facilities plus a larger main functional area and extra office space to allow activities of the type usually provided at a district level centre.

The centre will therefore provide the following facilities:

- function area;
- meeting rooms;
- activity space;
- play equipment;
- storage space;
- toilets;
- offices; and
- kitchen.

The community centre is considered an essential baseline facility and therefore will be provided in phase 2 of the Schedule of Works.

c) Youth Centre

Adopting a standard of 1 centre/10,000 - 20,000 persons, the Harrington Park Release Area will require one youth centre. Experience has shown that youth activities are best catered for in association with a recreation facility and therefore a site of 500m<sup>2</sup> with a building area of 150m<sup>2</sup> will be provided as an annex to the indoor sports hall.

The youth centre will function as a meeting place for local youth with informal activities supervised by a youth worker funded from non S.94 sources.

The centre is more likely to be required towards the latter part of the area's development when younger children mature and demand their own activity spaces. Therefore, the youth centre will be provided in phase 3 of the Schedule of Works.

d) Newcomers' Program

A newcomers' program was identified in the Social Plan as an essential baseline service for the Harrington Park Release Area. It will function through the provision of a community development worker providing information, activities and stimulating community spirit and participation.

The community development worker will be required for up to three years and will operate initially from within the community itself and then from the multi purpose community centre.

e) Bus Shelters

A bus service was identified in the Social Plan as an essential baseline service. Associated with this service is the need to provide a number of bus shelters at key community focal points in consultation with the local bus operator.

Adopting a standard of 1 bus shelter/1/3 kilometre of route, the Harrington Park Release Area will require 20 shelters.

They will be provided across the four phases of the Schedule of Works as development proceeds within the Release Area.

f) Library

A Library Services Study was undertaken in 1992 for the provision of library services in the Narellan Release Area<sup>(11)</sup>. It recommended that a branch library be created at Mount Annan to service the Narellan Release Area and that another be provided to service Narellan (ie the suburb) and the Harrington Park Release Area. The catchment areas are shown on Map D.

Adopting a standard of 47m<sup>2</sup>/1000 persons established in the Library Services Study, Council resolved via Contributions Plan No. 2 that a library building of 1200m<sup>2</sup> be provided at Mount Annan to service the Narellan Release Area with around 26,000 persons and 8,000 lots.

Adopting the same standard, a branch library on a site of 2500m<sup>2</sup> with a building area of 1200m<sup>2</sup> will be provided in the Narellan Town Centre to service a catchment area of around 8,000 lots that includes Narellan (ie the suburb) and the Harrington Park Release Area.

Provision of the branch library is anticipated during Phase 4 of the Schedule of Works.

There will be an apportionment of costs to the Harrington Park Release Area for which contributions will be required under this Plan (see 7.5.1.).

### 7.2.2 Cost Components

The cost components of community facilities are shown in Table B. There are five cost components, namely:-

- land;
- building;
- car parking;
- landscaping;
- facilities, furniture and equipment.

These components comprise the overall capital cost (ie once only cost) of providing each community facility. There is no definitive list of capital costs for which S.94 contributions can be levied other than those for which nexus has been established, are fair and reasonable and which can be seen to enable the facility to function as it was intended.

Recurrent costs such as operational, managerial, cleaning, repairs, maintenance and replacements are those which should be funded from non S.94 sources.

### Land

The cost of acquiring serviced land for the provision of community facilities is assumed to average \$100/m<sup>2</sup> across the Release Area. This is based on an independent valuation obtained by Council in 1993 and updated in 1994<sup>(12)</sup>.

Obviously, land acquisition costs will vary from site to site but until exact locations are known, only an average rate can be assumed in the Contributions Plan.

### Building

The building cost is assumed to average \$1,100/m<sup>2</sup> for all community facilities. This figure is based on an average of the following rates from Cordell for buildings of similar construction components to the community facilities proposed for Harrington Park<sup>(13)</sup>.

- |  |                        |
|--|------------------------|
| ● office 2-3 storey, suburban location, standard specification, average facilities and amenities;              | \$766/m <sup>2</sup>   |
| ● shops 1 storey, two or more in block, standard specification and amenities;                                  | \$527/m <sup>2</sup>   |
| ● clubs 1-3 storey, social and sporting type, full recreational facilities, dining, kitchen, air conditioning; | \$1,233/m <sup>2</sup> |
| ● medical centre - neighbourhood type, consulting rooms, partial air conditioning;                             | \$1,156/m <sup>2</sup> |
| ● primary or high school 2-3 storey, modern design, medium finishes;   | \$878/m <sup>2</sup>   |
| ● technical college 2-3 storey, fixed fittings, medium finishes, full amenities;                               | \$976/m <sup>2</sup>   |
| ● villa units - conventional style, standard specification, fittings and finishes;                             | \$777/m <sup>2</sup>   |

An average of the above rates equates to \$902/m<sup>2</sup>. After allowing for professional fees and contingencies of 15% (ie \$135/m<sup>2</sup>) and allowing also for the provision of patios, verandahs and outside lighting not accounted for by Cordell, the total rate is \$1,100/m<sup>2</sup>.

The rate of \$1,100/m<sup>2</sup> includes:

- basic floor coverings;
- basic light fittings;
- disabled access and toilets;
- kitchen fit out (sink, cupboards, cooker and water heater);
- vandal proof external fixtures; and
- anti graffiti coatings.

It does not include:

- blinds or curtains;
- vacuum cleaner;
- polisher; or
- sprinkler, hoses, lawn mower etc.

These items must be provided for from non S.94 funds.

### Car Parking

The provision of car parking is an essential component of any non-residential building development. The requirements for car parking are set out in Council's Parking Code (DCP 50) and the RTA guide <sup>(14)</sup> <sup>(15)</sup>.

The cost of providing car parking areas incorporating the vehicle space itself and access ways is assumed to average \$1,500/space. This is based on the rate of \$72/m<sup>2</sup> from Cordell for each paved, drained and marked car parking space. Assuming each space to be around 14m<sup>2</sup>, an additional area of around 7m<sup>2</sup> per space is required for access ways giving a total area of around 21m<sup>2</sup> at the rate of \$72/m<sup>2</sup>.

The number of car parking spaces for each community facility is calculated from either the Code or the Guide. For the multi purpose community centre, car parking will be shared with other facilities. Similarly, the youth centre will use the car parking area provided for the indoor sports hall. Therefore, in these instances, there is no car parking component in their capital cost.

### Landscaping

As with car parking, the provision of landscaping is considered to be an essential component of any non-residential building development. Council's requirements for landscaping are set out in various codes and policies.

The landscaping of each community facility site is assumed to average \$2.75/m<sup>2</sup> over the whole site area. This figure is based on Council's experience in landscaping its community facilities in the Narellan Release Area.



The rate of \$2.75/m<sup>2</sup> includes:

- topsoil;
- cultivation;
- seeding;
- turfing;
- mulching;
- underlays;
- small trees;
- medium shrubs;
- stakes; and
- irrigation.

#### Facilities, Furniture and Equipment

For the multi purpose childrens centres and the multi purpose community centre, facilities, furniture and equipment costs include:

- fencing;
- signage;
- playground equipment;
- tables and chairs;
- office fit out;
- refrigerator and urn.

Average rates cannot be set because the requirements of each facility are different. Instead, total costs are estimated as shown in Table B based on Council's experience in providing similar facilities in the Narellan Release Area.

For the newcomers program, the Social Plan estimated its cost at \$100,000 being the salary, on-costs and activity costs for the employment of a community development worker for three years.

For bus shelters, costs are estimated at \$5,500 each assuming that the design, materials and installation are similar to those shelters provided by Council in the Narellan Release Area.

#### Library

For the library, there will be a cost for an initial stock of library books. A cost of \$630,000 was adopted by Council via Contributions Plan No. 2 for providing the same resource for the Mount Annan branch library<sup>(16)</sup>.

On the basis of the Library Services Study the following assumptions were made to derive that cost:

- an expenditure of \$50 per capita on library books;
- a catchment of 8,000 lots with an occupancy rate of 3.2 persons/lot;
- around 50% of the total number of books required was regarded as essential initial stock; and
- the remaining 50% of books would be available from existing stock via inter library borrowings and would therefore not be a S.94 matter.

This same cost will apply to the Narellan branch library. The apportionment of component costs to the Harrington Park Release Area for the Narellan branch library is discussed in 7.5.1.

## 7.3 Recreation Facilities

### 7.3.1 Standards of Provision

As with community facilities, the following standards are drawn from the recommendations of the Social Plan, the Open Space Study and from Council's experience in the provision of facilities and services in the Narellan Release Area.

In addition, some levels of provision are drawn from the Recreation Study Report prepared for Council in 1993<sup>(17)</sup>.

#### Non Structured Open Space

Adopting a standard of a minimum of 1.7ha/1000 persons, the Harrington Park Release Area will require at least 18.7ha of non structured local open space, dedicated to Council as Public Reserves.

Non structured open space will incorporate the following recreation facilities:

- playgrounds;
- picnic/barbeque areas;
- public toilets;
- fitness stations
- a cycleway linked to the district network; and
- a horse trail.

Some non structured open space may, subject to Council consideration, have a multi use function as part of the drainage and water quality system required via Contributions Plan No. 3<sup>(18)</sup>.

#### Playgrounds

Adopting a standard of childrens' playgrounds being at intervals of 500m, the Harrington Park Release Area will require nine playgrounds. They are expected to average around 2000m<sup>2</sup> in area as part of informal play areas of around 5000m<sup>2</sup> located within non structured open space.

Informal play areas incorporating the playgrounds will be provided across the four phases of the Schedule of Works as development proceeds within the Release Area.

#### Picnic/Barbeque Areas

The Open Space Study recommended a minimum of two picnic/barbeque areas located within non structured open space. Based on experience in the provision of similar facilities, the Harrington Park Release Area will require four picnic/barbecue areas on sites of around 1000m<sup>2</sup> each.

They will be provided in phases 1, 2 & 3 of the Schedule of Works as development proceeds within the Release Area.

#### Public Toilets

The Social Plan recommended a minimum of two public toilet buildings other than those associated with the indoor sports hall. One building was to be located to service non structured open space and the other located to service structured open space. However, experience has shown that the community is best served if structured open space areas are provided with public toilets as part of a broader use facility such as clubrooms (see below). Therefore, based on this experience, the Harrington Park Release Area will require two public toilet buildings of 60m<sup>2</sup> each preferably located in conjunction with two of the picnic/barbecue areas.

Public toilets will be provided in phases 1 and 3 of the Schedule of Works.

#### Fitness Stations

Adopting a standard of fitness stations being at intervals of 500m, the Harrington Park Release Area will require 18 stations for a total of nine kilometres of pedestrian/cycleway.

The Open Space Study recommended that fitness stations be located with a jogging track. However, experience has shown that they can function as rest, warm up or exercise areas for both joggers and cyclists and that location with the pedestrian/cycleway better serves the community.

The fitness stations will be provided across phases 2,3 and 4 of the Schedule of Works.

#### Pedestrian/Cycleway

Based on experience in the provision of pedestrian/cycleways elsewhere in the Camden Local Government Area in general and the Narellan Release Area in particular, the Harrington Park Release Area will require approximately nine kilometres at 2.5 metres wide.

The pedestrian/cycleway will not only link the residential villages with schools, shops, community and recreation facilities, but will also link the Release Area itself to the district wide network.

The pedestrian/cycleway will be located primarily within non structured open space with the occasional need to use road reserves and structured open space to provide the necessary links.

It will be provided across the four phases of the Schedule of Works as development proceeds within the Release Area.

### Horse Trail

The Open Space Study indicated that a horse trail could be located within the central corridor of non structured open space which would link to the higher rural land to the north of the Release Area.

Based on community activities and needs indicated in the Recreation Study Report, the Harrington Park Release Area will require a horse trail of approximately five kilometres.

It will be provided across the four phases of the Schedule of Works as development proceeds within the Release Area.

### Structured Open Space

Adopting a standard of 1.7ha/1000 persons, the Harrington Park Release Area will require 18.7ha of structured local open space, dedicated to Council as Public Reserves.

Structured open space will incorporate the following recreation facilities:

- sports grounds;
- clubrooms;
- hard courts; and
- an indoor sports hall.

As with non structured open space, some structured open space may also function as part of the drainage and water quality system required via Contributions Plan No. 3

### Sports Grounds

Adopting a standard of 1 playing field/1850 persons, the Harrington Park Release Area will require six playing fields. The Open Space study recommends that these be clustered into three flood lit sportsgrounds of two playing fields each.

Each sportsground will have a total area of around 5.6 hectares with an actual playing area of 1.5 hectares flood lit to training level requirements only. The remaining area will be used as ancillary space for the provision of spectator facilities and car parking. The sportsgrounds will be located within the central open space corridor.

The sportsgrounds will be required in phases 1,2 & 4 of the Schedule of Works.

### Clubrooms

Experience in the provision of playing fields in the Narellan Release Area has indicated that the community is best served with playing fields that also provide a building for meeting rooms, a kiosk, toilets and storage space for the use of local sporting clubs and associations. Therefore, based on this experience, the Harrington Park Release Area will require three clubrooms of 300m<sup>2</sup> each located with each sportsground.

They will be provided in phases 1,3 & 4 of the Schedule of Works at the same time as the sportsgrounds.

### Hard Courts

Adopting a standard of 1 hard court/1075 persons, the Harrington Park Release Area will require 10 hard courts for tennis, netball and multipurpose uses.

Two clusters of two flood lit tennis courts will be located together with three multi purpose courts in proximity to the sportsgrounds and clubrooms to enable facilities to be shared. They will be provided in phases 1 & 4 of the Schedule of Works.

The three netball courts will be provided outside the Release Area at the district netball centre at Kirkham Park in phases 2, 3 & 4 in order to meet the training and playing requirements for this recreational activity.

### Indoor Sports Hall

Both the Social Plan and the Open Space Study recommend a standard of 1 (2 indoor courts) facility/4400 persons. Based on this standard the Harrington Park Release Area would require four indoor courts. However, experience has shown that having regard to the socio-economic and age profiles anticipated for the Release Area, this is likely to be an over provision. The community will be best served by an indoor sports hall with the following facilities:

- foyer;
- two courts with suspended floors;
- sporting equipment;
- spectator area;
- activities area;
- changerooms;
- toilets;

- storerooms;
- office; and
- kitchen/kiosk.

The total area of the building will be 2000m<sup>2</sup> on a site of 1.4 hectares located centrally within the Release Area.

Annexed to the indoor sports hall will be the youth centre, discussed above. The indoor sports hall will be provided in phase 3 of the Schedule of Works

### Swimming Pool

A Swimming Facilities Study was undertaken in 1991 to assess the need for swimming facilities in the Camden Local Government Area and in particular, the Narellan Release Area<sup>(19)</sup>. It recommended that a combined 25 metre and 50 metre heated pool, together with ancillary facilities, be provided as stage 1 of an indoor recreation centre at Mount Annan.

Adopting a standard of 1 (combined 25m & 50m) swimming facility/30,000 - 50,000 persons the study indicated that such a facility would service not only the Narellan Release Area, but also the Release Areas of Harrington Park, Elderslie and Spring Farm. The catchment area is shown on Map E.

Council resolved via Contributions Plan No. 2 that an indoor combined heated swimming pool be provided at Mount Annan to service the Release Areas mentioned in the study, with the addition of some established urban areas likely to also be serviced by the facility. The total catchment will be around 50,000 persons.

Provision of the indoor combined heated swimming pool at Mount Annan is anticipated during either phase 2 or 3 of the Schedule of Works of this Contributions Plan.

There will be an apportionment of costs to the Harrington Park Release Area for which contributions will be required under this Plan (see 7.5.2).

### **7.3.2 Cost Components**

The cost components of recreation facilities are shown in Table C. There are five cost components, namely:

- land;
- building;
- car parking;
- groundworks;
- facilities, furniture and equipment.

These components comprise the overall capital cost (ie once only cost) of providing each recreation facility. As with community facilities, there is no definitive list of capital costs for which S.94 contributions can be levied other than those for which nexus has been established, are fair and reasonable and which can be seen to enable the facility to function as it was intended.

Again, as with community facilities, recurrent costs are those which should be funded from non S.94 sources.

### Land

The cost of acquiring non structured open space is assumed to average \$25/m<sup>2</sup> across the Release Area based on the same independent valuation referred to in 7.2.2.

For this land, it is assumed that the following services will be available:

- road access; and
- water supply.

The cost of acquiring structured open space is assumed to average \$35/m<sup>2</sup> across the Release Area because of additional servicing costs.

For this land, it is assumed that the following services will be available:

- road access;
- water supply;
- sewerage reticulation;
- stormwater drainage; and
- electricity connection.

### Building

The building cost of \$1,100/m<sup>2</sup> assumed for community facilities is also assumed for recreation facilities.

### Car Parking

The car parking cost of \$1,500/space assumed for community facilities is also assumed for recreation facilities.

Car parking for the clubrooms and hard courts will be shared with other facilities and therefore there is no car parking component in their capital cost.

### Groundworks

Groundworks costs for recreation facilities include:

- earthworks;
- turfing;
- irrigation; and
- landscaping.

With the exception of landscaping, average rates cannot be set because the requirements of each site are different. Instead, total costs are estimated as shown in Table C based on Council's experience in undertaking site groundworks in the Narellan Release Area.

Given that site areas for structured and non structured open space are significantly larger than those for community facilities and also encompass different functions, a less intensive rate of landscaping is required for these areas.

Based on Council's experience in landscaping structured and non structured open space throughout the Camden Local Government Area, the following average landscaping rates will be applied:

- structured open space \$1.50/m<sup>2</sup>
- non structured open space \$0.75/m<sup>2</sup>

The rates include the same components of landscaping as for community facilities but will be implemented in a less intensive manner.

#### Facilities, Furniture and Equipment

Facilities, furniture and equipment costs include:

- fencing;
- seating;
- lighting;
- signage;
- tables and chairs;
- barbeques; and
- sporting equipment.

Average rates for the above costs cannot be set because the requirements of each site or facility are different. Instead, total costs are estimated as shown in Table C based on Council's experience in providing facilities, furniture and equipment in the Narellan release Area.

#### Swimming Pool

The cost components for the indoor combined heated swimming pool at Mount Annan will be different to those of the other recreation facilities in this Plan.

A cost of \$6m was adopted by Council via Contributions Plan No. 2 for the total cost for land, building, carparking, groundworks, facilities, furniture and equipment for the swimming pool. The Swimming Facilities Study estimated the cost of an indoor combined heated pool at over \$12m. However, based on an investigation of similar facilities elsewhere in Sydney, Council adopted \$6m as a more reasonable cost.



The apportionment of component costs to the Harrington park Release Area for the Mount Annan swimming pool is discussed in 7.5.2.

## **7.4 Administration Services**

### **7.4.1 Professional and Legal fees.**

There will be costs associated with the implementation of the Schedule of Works through the engagement of outside professionals for the following services:

- land valuations;
- design and detailed costing of facilities; and
- legal advice.

An estimate has been made of the total cost of these professional and legal fees based on Council's experience in the Narellan Release Area and this cost is allocated across each phase of the Schedule of Works in accordance with the anticipated rate of residential lot development.

### **7.4.2 Developer Contributions Officers**

To meet its responsibilities under the Act and the Regulation, Council employs two full time officers responsible for:

- preparation, implementation and review of Contributions Plans;
- calculation, collection and expenditure of developer contributions;
- management of all developer contribution matters; and
- provision of information and advice to Council.

There will be an apportionment of costs to the Harrington Park Release Area for the employment of these officers for which contributions will be required under this Plan (see 7.5.3).

## **7.5 Apportionment**

The Harrington Park Release Area contributes fully to the cost of all items in the Schedule of Works except for:

- branch library at Narellan;
- indoor combined heated swimming pool at Mount Annan; and
- Council's Developer Contributions Officers.

In these instances, the Release Area contributes only a proportion of their total cost.

### **7.5.1 Library**

The proportional cost payable under this Plan for the Narellan branch library is shown in Table D.

The catchment area is shown on Map D. It represents around 8,000 residential lots or 26,000 persons as explained in 7.2.1.

Using the assumptions made earlier the Harrington Park Release Area will yield around 3,450 lots or 43.1% of the catchment. The remaining 4,550 lots or 56.9% essentially represents the established suburb of Narellan. The component costs of the library are apportioned on these percentages.

Therefore, the Harrington Park Release Area will contribute 43.1% of the total cost of the Narellan branch library. This cost will be allocated across all phases of the Schedule of Works in accordance with the anticipated rate of residential lot development.

The costs attributable to the remainder of the catchment will be borne by Council from non S.94 sources.

### **7.5.2 Swimming Pool**

The proportional cost payable under this Plan for the indoor combined heated swimming pool at Mount Annan is indicated in Table E.

The catchment area is shown on Map E. It represents around 50,000 persons as explained in 7.3.1.

In accordance with the adapted apportionments of Contributions Plan No. 2, the Harrington Park, Elderslie and Spring Farm Release Areas will together contribute 40% of the cost of the swimming pool. The Narellan Release Area will contribute 50% and Council will contribute 10% from non S.94 sources.

The 40% apportionment is further divided between the three Release Areas based on their anticipated lot yields. Given that the Harrington Park Release Area will yield around 3450 lots, it will contribute 14.5% of the total cost of the Mount Annan indoor swimming pool. This cost will be allocated across all phases of the Schedule of Works in accordance with the anticipated rate of residential lot development.

### **7.5.3 Developer Contributions Officers**

The proportional cost payable under this Plan for the Developer Contributions Officers is shown in Table A.

The cost of employing two full-time officers represents 2.2% of the total cost of public facilities and services proposed for the next 15 years under each of Council's Contributions Plans.

Therefore, the Harrington Park Release Area will contribute 2.2% of the total cost of all items in the Schedule of Works towards the cost of employing two Developer Contributions Officers. This cost will be allocated across all phases of the Schedule of Works in accordance with the anticipated rate of residential lot development.

## 8. CALCULATION OF CONTRIBUTIONS

### 8.1 Total Contribution Rate

The total contribution rate per lot is shown in Table F and is derived from the following formula:

$$C_T = \frac{W_T}{L_T}$$

Where:

- $C_T$  is the total contribution made by each residential lot to the Schedule of Works (rounded to the nearest dollar);
- $W_T$  is the total cost of items in the Schedule of Works (from Table A); and
- $L_T$  is the total lot yield of the Harrington Park Release Area (from Tables D & E).

### 8.2 Proportional Lots

The proportional lots represented by an item(s) of works are also shown in Table F and are derived from the following formula:

$$L_P = \frac{W_P}{W_T} \times L_T$$

Where:

- $L_P$  is the proportional lots represented by that item(s) of works;
- $W_P$  is the proportional cost of that item(s) in the Schedule of Works;
- $W_T$  is the total cost of items in the Schedule of Works (from Table A);
- $L_T$  is the total lot yield of the Harrington Park Release Area (from Tables D & E).

### 8.3 Proportional Contribution Rate

The proportional contribution rate per lot is also shown in Table F and is derived from the following formula:

$$C_P = \frac{W_P}{W_T} \times C_T$$

Where:

- $C_P$  is the proportional contribution made by each residential lot for that item(s); of works (rounded to the nearest dollar);
- $W_P$  is the proportional cost of that item(s) in the Schedule of Works;
- $W_T$  is the total cost of items in the Schedule of Works (from Table A); and

$C_T$  is the total contribution made by each residential lot to the Schedule of Works (from Formula 1).

#### **8.4 Indexation**

Contributions will be indexed at the time of payment to the Building Price Index (BPI) published by the NSW Public Works Department in accordance with the following formula:

$$C_R = C_C \times \frac{BPI^2}{BPI^1}$$

Where:

$C_R$  is the revised contribution required at the time of payment;

$C_C$  is the previous contribution indicated on the Development Consent;

$BPI^2$  is the Building Price Index number at the time of payment; and

$BPI^1$  is the Building Price Index number at the time of calculating  $C_C$ .

The cost components of the Index are closely aligned to the cost components of items in the Schedule of Works of this Plan and the BPI is therefore appropriate.

#### **8.5 Goods and Services Tax**

In circumstances where the cost of providing the public amenities and services identified in this Plan is increased as a result of Council becoming obliged to pay Goods and Services Tax (GST) for the supply of those public amenities and services, the contribution rate payable under this Plan will be increased by an equivalent amount.

### **9. PAYMENT OF CONTRIBUTIONS**

#### **9.1 Method of Payment**

##### **9.1.1 Monetary Contributions**

This is the usual method of payment. When a Development Consent is issued that involves the payment of a S.94 contribution, it contains a condition indicating the amount payable in monetary terms subject to indexation by the BPI.

Those items of works for which monetary contributions only will be accepted are indicated in Table F together with those items of works for which monetary contributions may be offset by land or works in kind contributions.

##### **9.1.2 Land Contributions**

Where appropriate in Table F, contributions of land may be accepted in lieu of monetary contributions. The land must:

- be included in the Schedule of Works in this Plan; and
- have a value agreed to in writing between Council and the developer prior to transfer to Council

The agreed value will be offset against future contributions required under Table F.

Should the agreed value differ from the estimated cost in the Schedule of Works, then:

- neither Council nor the developer may claim credit or reimbursement for the difference; and
- the Plan will be amended to incorporate the agreed value and the contribution rates adjusted accordingly.

### **9.1.3. Works in Kind Contributions**

Where appropriate in Table F, contributions of works in kind may be accepted in lieu of monetary contributions. The works in kind must:

- be included in the Schedule of Works to this Plan;
- have a value agreed to in writing between Council and the developer prior to commencement;
- be in accordance with agreed standards, specifications and programs for completion;
- have an appropriate defects liability period;
- be documented to indicate all costs incurred; and
- be subject to a bank guarantee covering the value of the works to ensure works are undertaken to Council's satisfaction (see 9.3).

The agreed value will be offset against future contributions required under Table F.

Should the agreed value differ from the estimated cost in the Schedule of Works, then:

- neither Council nor the developer may claim credit or reimbursement for the difference; and
- the Plan will be amended to incorporate the agreed value and the contribution rates adjusted accordingly.

Works undertaken by the developer prior to adoption of this Plan by Council will be given special consideration as works in kind contributions.

## **9.2 Timing of Payment**

Payment of monetary contributions will be made as follows:

- Development Applications for subdivision
  - prior to the release of the linen plan.
- Development Applications for building work
  - prior to the issue of building approval.

## **9.3 Deferred or Periodic Payment**

Monetary contributions may be deferred or paid by periodic instalments under the following circumstances:

- where the developer intends to make a land or works in kind contribution; or
- in other circumstances to be outlined in writing by the developer and determined by Council on the merits of the case.

With the exception of Crown Authorities, deferred or periodic payments will only be allowed where a bank guarantee is lodged on the following conditions:

- the guarantee will indicate the works to which it applies;
- the guarantee will be for the contribution amount plus the estimated amount of compound interest foregone by Council for the period of deferral;
- the period of deferral will be as agreed where a land or works in kind contribution is to be made, and in merit cases, as approved by Council;
- the bank guarantee may be called up if:
  - monetary payment has not been made;
  - land has not been transferred; or
  - works in kind has not been completed;
 by the end of the period of deferral; and
- the bank guarantee will be discharged when:
  - full monetary payment has been made;
  - land transfer has been made; or
  - works in kind has been completed.

The following formula will apply to bank guarantees:

$$G = C + C (I \times Y)$$

Where:

G is the guarantee amount (rounded to the nearest dollar).

C is the contribution due (rounded to the nearest dollar).

I is the compound interest rate estimated by Council over the period; and

Y is the period of deferral (in years).

## 10. REVIEW OF THE PLAN

This Plan will be reviewed at the end of each phase of the Schedule of Works or such lesser time as Council deems necessary. Among other things, these reviews will take into consideration:

- lot yields and home occupancy rates;
- the rate of residential lot development;
- the socio-economic and age profiles of the population; and
- cost components of the Schedule of Works.

Significant changes to the Plan will require public exhibition in accordance with the requirements of the Act and the Regulation.

## 11. FINANCIAL INFORMATION

Separate accounting records are maintained for this Plan which show the contributions received, contributions expended and interest earned.

As soon as practicable after the end of each financial year an annual statement for this Plan will be prepared.

**BIBLIOGRAPHY**

1. Briggs and Mortar for Camden Council, March 1994, "Harrington Park Social Plan".
2. Hassell Planning Consultants for Camden Council, July 1994, "Harrington Park Open Space Study".
3. State Planning Authority of NSW, 1973 "The New Cities of Campbelltown, Camden, Appin, Structure Plan".
4. Department of Planning, Sydney 1988, "Sydney Into Its Third Century. Metropolitan Strategy for the Sydney Region".
5. Department of Planning, Sydney 1995, "Cities for the 21st Century. Integrated Urban Management for Sydney, Newcastle, the Central Coast and Wollongong".
6. Camden Council, Government Gazette, 21st February, 1992, "Camden Local Environmental Plan No. 39".
7. Camden Council, Government Gazette, January 13, 1989, "Camden Local Environmental Plan No. 46".
8. Camden Council, "Draft Camden Local Environmental Plan No. 74".
9. Camden Council, "Draft Development Control Plan No. 69".
10. Department of Planning, Sydney, April 1992, "Section 94 Contributions Plan Manual".
11. Wellings Smith and Byrnes, for the Department of Housing, June 1992, "Library Services in the Narellan Release Area".
12. William C. McManus (Valuations) Pty Limited, September, 1994, "Valuation Report, Section 94 Contributions Plan No. 2".
13. Cordell Building Information Services, NSW March 1995, "Building Cost Guide, Commercial/Industrial".
14. Camden Council, September 1993, "Development Control Plan No. 50. Parking Code".
15. Roads and Traffic Authority, December 1993, "Guide to Traffic Generating Developments".
16. Camden Council, June 1993, "Contributions Plan No. 2. Community & Recreation Facilities: Narellan & Narellan Release Area".

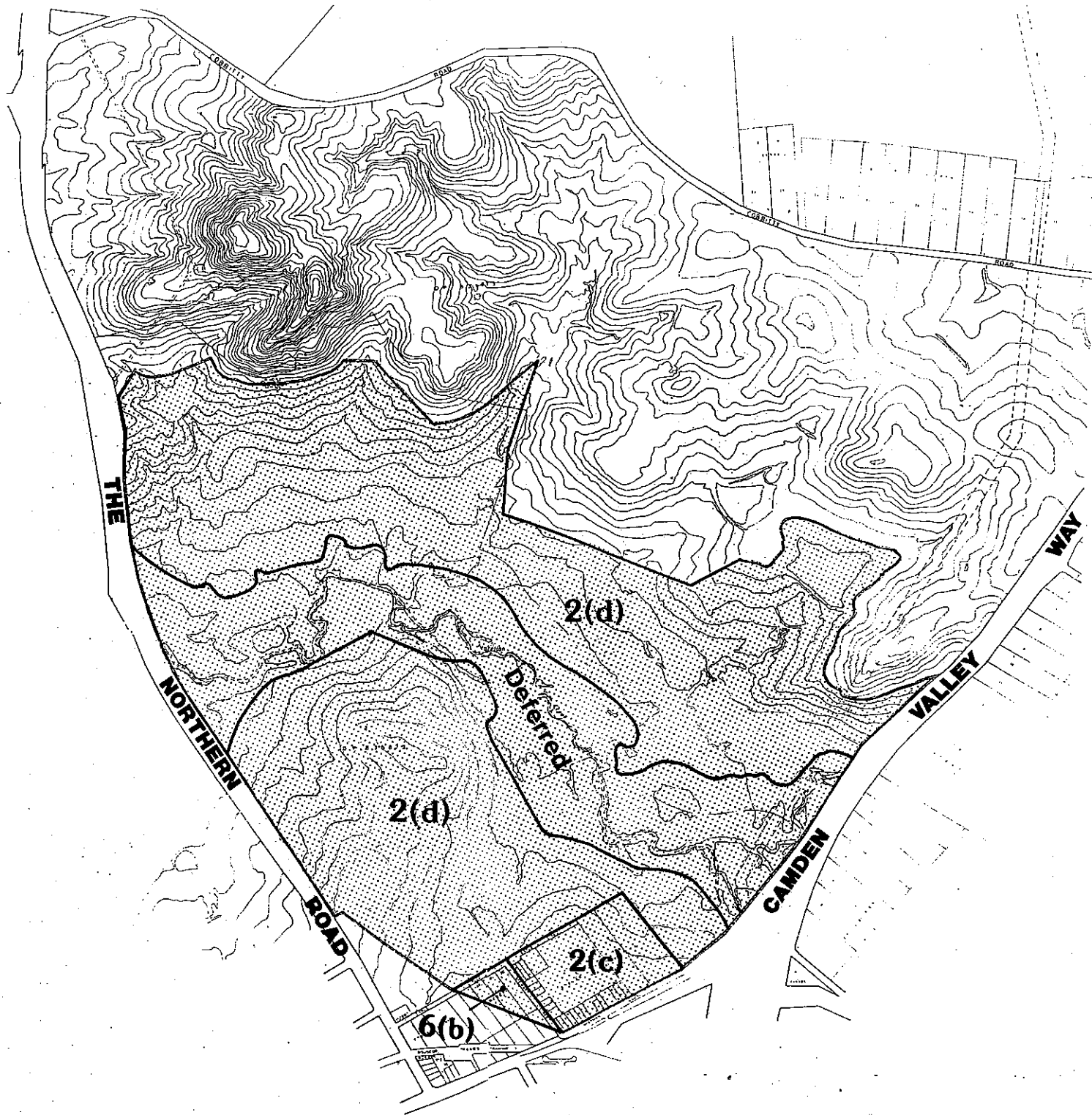


- 
17. Gutteridge, Haskins and Davey, for Camden Council, December 1993, "Recreation Study Report".
  18. Camden Council, December 1993, "Contributions Plan No. 3. Trunk Drainage & Water Quality Facilities: Narellan Creek Catchment".
  19. Devine Erby Mazlin (Aust) Pty Ltd, for Camden Council, December 1991, "Swimming Facilities Study".

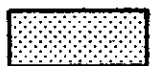
**APPENDIX 1**

**MAPS**



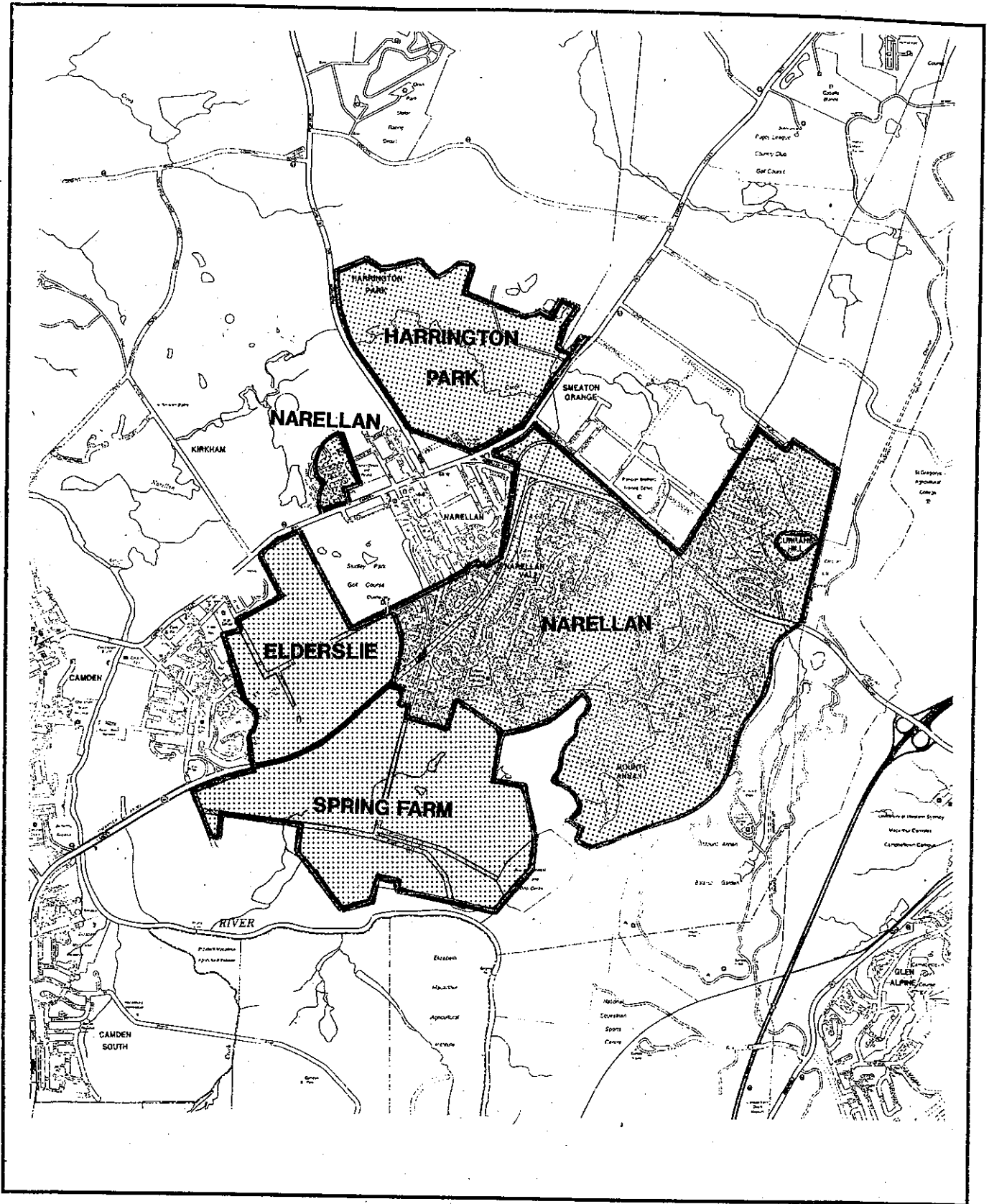


**MAP B : AREA TO WHICH THIS PLAN APPLIES**

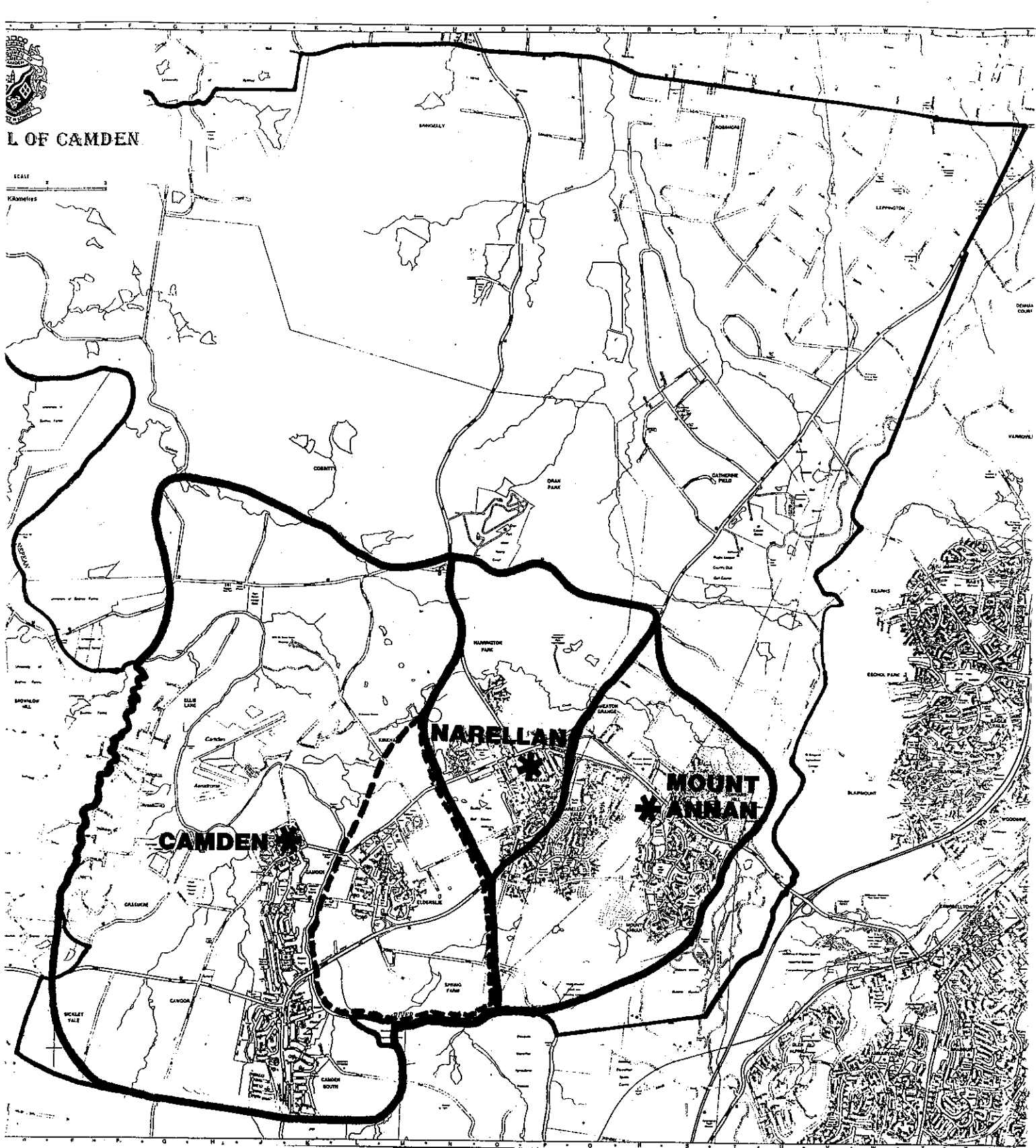


**PLAN AREA (HARRINGTON PARK RELEASE AREA)**

- 2(c) RESIDENTIAL (LEP 46)**
- 2(d) RESIDENTIAL (DRAFT LEP74)**
- 6(b) PROPOSED OPEN SPACE (LEP46)**

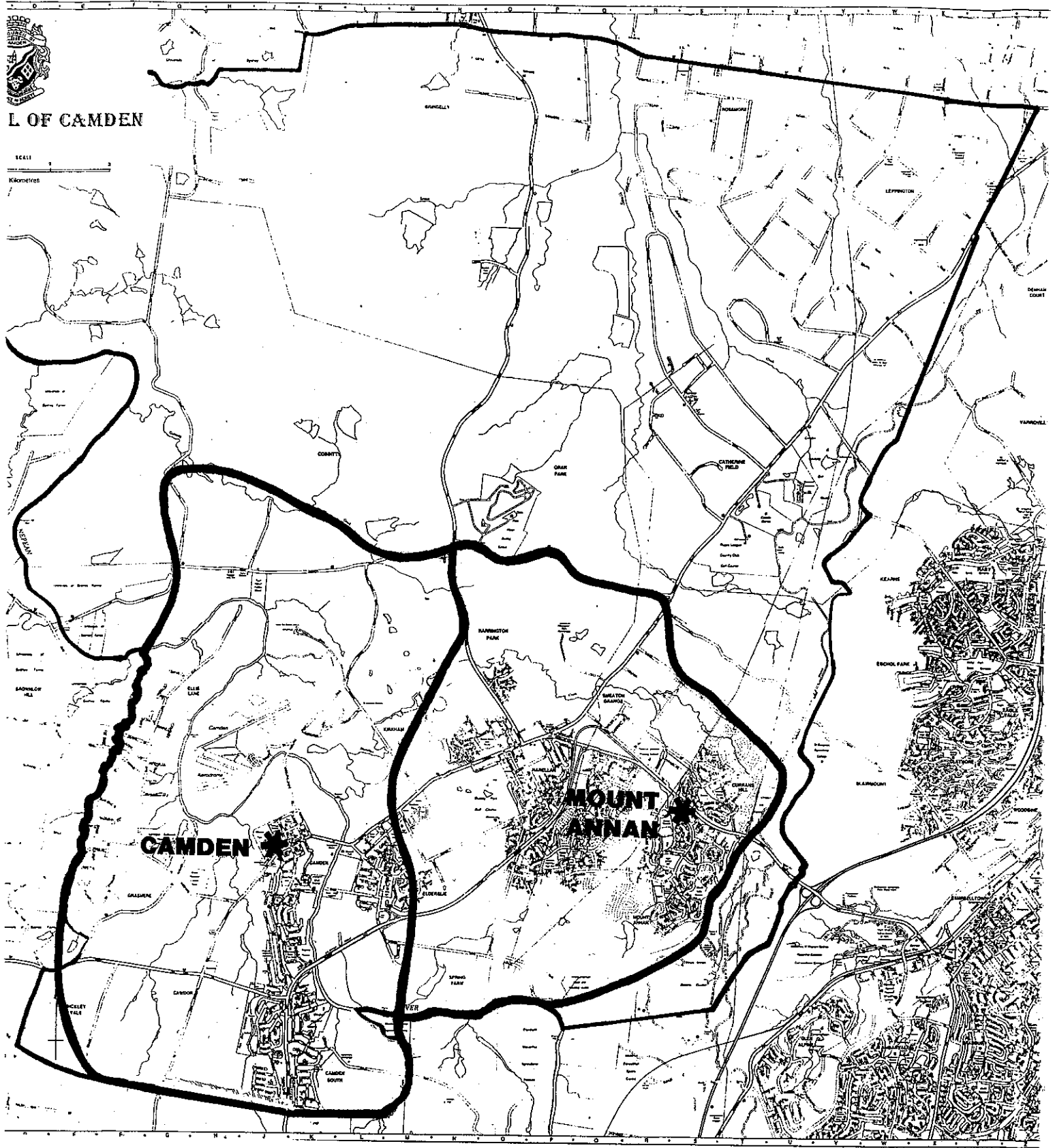


**MAP C: URBAN RELEASE AREAS**



**MAP D: LIBRARY CATCHMENTS**

- COUNCIL BOUNDARY
- CATCHMENT BOUNDARY
- - -** POSSIBLE FUTURE CATCHMENT BOUNDARY
- \*** LIBRARY FACILITY



**MAP E: SWIMMING POOL CATCHMENTS**

- COUNCIL BOUNDARY
- CATCHMENT BOUNDARY
- \*** SWIMMING FACILITY

**APPENDIX 2**

**TABLES**



**TABLE A : CONTRIBUTIONS PLAN NO. 18 : HARRINGTON PARK RELEASE AREA  
SCHEDULE OF WORKS**

ITEMS OF WORKS	PHASE 1		PHASE 2		PHASE 3		PHASE 4		TOTAL
	0-500 LOTS		500-1500 LOTS		1500-2500 LOTS		2500-3500 LOTS		
	NO.	COST	NO.	COST	NO.	COST	NO.	COST	
<b>1.0 COMMUNITY FACILITIES</b>									
1.1 MULTI PURPOSE CHILDRENS CENTRE	-	-	1	\$1,087,100	-	-	-	-	\$1,087,100
1.2 MULTI PURPOSE CHILDRENS CENTRE	-	-	-	-	-	-	1	\$641,125	\$641,125
1.3 MULTI PURPOSE COMMUNITY CENTRE	-	-	1	\$699,950	-	-	-	-	\$699,950
1.4 YOUTH CENTRE	-	-	-	-	-	-	1	\$171,375	\$171,375
1.5 NEWCOMERS PROGRAM	-	\$33,333	-	\$66,667	-	-	-	-	\$100,000
1.6 BUS SHELTERS	3	\$16,500	6	\$33,000	6	\$33,000	5	\$27,500	\$110,000
1.7 LIBRARY (Proportional cost payable under this Plan)	-	\$138,867	-	\$277,734	-	\$277,734	-	\$263,848	\$958,184
<b>SUB - TOTAL</b>		<b>\$188,701</b>		<b>\$2,164,451</b>		<b>\$310,734</b>		<b>\$1,103,848</b>	<b>\$3,767,734</b>
<b>2.0 RECREATION FACILITIES</b>									
2.1 NON-STRUCTURED OPEN SPACE	-	\$697,862	-	\$1,395,725	-	\$1,395,725	-	\$1,325,938	\$4,815,250
2.2 PLAYGROUNDS	2	\$70,660	3	\$105,990	2	\$70,660	2	\$70,660	\$317,970
2.3 PICNIC / BARBEQUE AREAS	2	\$36,568	1	\$18,284	1	\$18,284	-	-	\$73,136
2.4 PUBLIC TOILETS	1	\$66,000	-	-	1	\$66,000	-	-	\$132,000
2.5 FITNESS STATIONS	-	-	7	\$7,700	6	\$6,600	5	\$5,500	\$19,800
2.6 PEDESTRIAN / CYCLEWAY	1.3 km	\$156,522	2.6 km	\$313,043	2.6 km	\$313,043	2.5 km	\$297,391	\$1,080,000
2.7 HORSE TRAIL	0.8 km	\$12,681	1.4 km	\$25,362	1.4 km	\$25,362	1.4 km	\$24,094	\$87,500
2.8 STRUCTURED OPEN SPACE	-	\$948,551	-	\$1,897,101	-	\$1,897,101	-	\$1,802,246	\$6,545,000
2.9 SPORTS GROUNDS	1	\$222,060	-	-	1	\$222,060	1	\$222,060	\$666,180
2.10 CLUBROOMS	1	\$335,000	-	-	1	\$335,000	1	\$335,000	\$1,005,000
2.11 HARD COURTS : Tennis	2	\$76,000	-	-	-	-	2	\$76,000	\$152,000
Multi Purpose	1	\$18,000	-	-	-	-	2	\$36,000	\$54,000
Netball	-	-	1	\$25,000	1	\$25,000	1	\$25,000	\$75,000
2.12 INDOOR SPORTS HALL	-	-	-	-	1	\$2,267,800	-	-	\$2,267,800
2.13 SWIMMING POOL (Proportional cost payable under this Plan)	-	\$126,316	-	\$252,632	-	\$252,632	-	\$240,000	\$871,579
<b>SUB - TOTAL</b>		<b>\$2,766,220</b>		<b>\$4,040,837</b>		<b>\$6,915,267</b>		<b>\$4,459,890</b>	<b>\$18,182,215</b>
<b>3.0 ADMINISTRATION SERVICES</b>									
3.1 PROFESSIONAL & LEGAL FEES	-	\$1,014	-	\$2,029	-	\$2,029	-	\$1,928	\$7,000
<b>SUB - TOTAL</b>		<b>\$1,014</b>		<b>\$2,029</b>		<b>\$2,029</b>		<b>\$1,928</b>	<b>\$7,000</b>
3.2 DEVELOPER CONTRIBUTIONS OFFICERS (Proportional cost payable)	-	\$65,031	-	\$136,561	-	\$136,561	-	\$122,445	\$483,053
<b>SUB - TOTAL</b>		<b>\$65,031</b>		<b>\$136,561</b>		<b>\$136,561</b>		<b>\$122,445</b>	<b>\$483,053</b>
<b>TOTAL</b>		<b>\$3,020,965</b>		<b>\$6,343,878</b>		<b>\$7,387,048</b>		<b>\$5,688,110</b>	<b>\$22,440,001</b>

**TABLE B CONTRIBUTIONS PLAN NO. 18 HARRINGTON PARK RELEASE AREA  
COST COMPONENTS FOR COMMUNITY FACILITIES**

ITEMS OF WORKS	LAND		BUILDING		CAR PARKING		LANDSCAPING		FACILITIES, FURNITURE & EQUIPMENT		TOTAL
	DATE	RATE	AREA	RATE	RATE	SPACES	ITEM	ITEM	ITEM	COST	
1.1 MULTI PURPOSE CHILDRENS CENTRE (Large) Family Day Care (Office) Long Day Care (75 Places) Vacation Care (30 Places) Occasional Care (30 Places) Out of School Hours Care (30 Places)	2400	\$240,000	680	\$759,000	29	\$43,500	Topsail Seeding / turfing Mulching Shrubs Trees	Fencing Signage Play equipment Tables & chairs Office fit out	\$38,000	\$1,087,100	
1.2 MULTI PURPOSE CHILDRENS CENTRE (Medium) Long Day Care (40 Places) Out of School Hours Care (15 Places) Pre School (15 Places)	1,500	\$150,000	400	\$440,000	14	\$21,000	Topsail Seeding / turfing Mulching Shrubs Trees	Fencing Signage Play equipment Tables & chairs Office fit out	\$28,000	\$841,125	
1.3 MULTI PURPOSE COMMUNITY CENTRE	1800	\$180,000	450	\$495,000	Shared With Other Facilities		Topsail Seeding / turfing Mulching Shrubs Trees	Fencing & signage Play equipment Tables & chairs Office fit out Refrigerator & urn	\$20,000	\$689,950	
1.4 YOUTH CENTRE (Annexed to Indoor Sports Hall)	Structured Open Space		150	\$165,000	Shared With Sports Hall		Shrubs	Various	\$5,000	\$171,375	
1.5 NEWCOMERS PROGRAM (Annexed to Community Centre) Community Development Worker	Not Applicable		Not Applicable		Not Applicable		Not Applicable	Salary & on - costs	\$100,000	\$100,000	
1.6 BUS SHELTERS (20)	Not Applicable		Not Applicable		Not Applicable		Not Applicable	\$5,500 x 20	\$110,000	\$110,000	
1.7 LIBRARY (Proportional cost payable from Table D)	N/A	\$107,813	N/A	\$569,250	N/A	\$8,469	Not Applicable	Books @ per C.F.No.2	\$271,688	\$558,164	
<b>TOTAL</b>	<b>5,700</b>	<b>\$577,813</b>	<b>1,690</b>	<b>\$2,428,250</b>	<b>43</b>	<b>\$70,969</b>	<b>0</b>		<b>\$576,688</b>	<b>\$3,767,734</b>	

**TABLE C CONTRIBUTIONS PLAN NO 18 HARRINGTON PARK RELEASE AREA COST COMPONENTS FOR RECREATION FACILITIES**

ITEMS OF WORKS	LAND		BUILDING		CAR PARKING		GROUNDWORKS		FACILITIES, FURNITURE & EQUIPMENT		TOTAL
	RATE \$/SQM	AREA (SQM)	RATE \$/SQM	AREA (SQM)	RATE \$/SPACE	SPACES	RATE	DATE	ITEM / RATE	COBET	
2.1 NON-STRUCTURED OPEN SPACE @ \$25/m <sup>2</sup>	18.7	\$4,675,000	Not Applicable		Not Applicable		Landscaping @ \$0.75/m <sup>2</sup>	\$140,250	Fencing @ \$30/m		\$4,815,250
2.2 PLAYGROUNDS (9 @ 2,000 m <sup>2</sup> playing area each)	Located in Non-Structured Open Space		Not Applicable		Not Applicable		Earthworks Safety undersurfacing Irrigation	\$80,100	Seating Lighting Signage Equipment	\$237,870	\$317,970
2.3 PICNIC / BARBEQUE AREAS (4 @ 1,000 m <sup>2</sup> each)	Located in Non-Structured Open Space		Not Applicable		8	\$12,000	Irrigation	\$10,200	Seating / Tables Shelter Lighting Signage Barbiques (Electric)	\$50,936	\$73,136
2.4 PUBLIC TOILETS (2 with picnic/barbque areas @ 60m <sup>2</sup> each)	In Non-Structured O/S		120	\$192,000	Not Applicable		Not Applicable		Not Applicable		\$192,000
2.5 FITNESS STATIONS	In Non-Structured O/S		Not Applicable		Not Applicable		Not Applicable		Not Applicable		\$19,800
2.6 PEDESTRIAN / CYCLEWAY (9 km @ 2.5 m wide)	Located in Non-Structured Open Space		Not Applicable		Not Applicable		Not Applicable		Construction @ \$80/m Lighting @ \$40/m	\$1,080,000	\$1,080,000
2.7 HORSE TRAIL (1.5 km @ 5.0 m wide)	In Non-Structured O/S		Not Applicable		Not Applicable		Earthworks @ \$17.50/m	\$87,500	Not Applicable		\$87,500
2.8 STRUCTURED OPEN SPACE @ \$35/m <sup>2</sup>	18.7	\$6,545,000	Not Applicable		Not Applicable		Not Applicable		Not Applicable		\$6,545,000
2.9 SPORTS GROUNDS (3 @ 15,000 m <sup>2</sup> playing area each)	16.8 ha Located in Structured Open Space		Not Applicable		60	\$90,000	Earthworks Soil conditioning Irrigation Landscaping @ \$1.50/m <sup>2</sup>	\$409,500	Fencing @ \$30/m Seating Lighting Signage Goal posts Cricket wicket	\$166,880	\$666,180
2.10 CLUBROOMS (3 @ 300m <sup>2</sup> each)	Located in Structured Open Space with Sports Ground		900	\$990,000	Shared With Sports Ground		Not Applicable		Tables & chairs Refrigerator & urn	\$15,000	\$1,005,000
2.11 HARD COURTS Tennis (4 synthetic courts in 2 groups with Sports Grounds) Multi Purpose (3 concrete courts) Netball (3 all weather courts outside the Release Area at Kikkham Park)	0.5 ha Located in Structured Open Space		Not Applicable		Shared With Other Facilities		Not Applicable		\$88,000x4 (Phases 1&4) \$18,000x3 (Phases 1&4) \$25,000x3 (Phases 2,3,4)	\$152,000 \$54,000 \$75,000	\$281,000
2.12 INDOOR SPORTS HALL (With Youth Centre annexed)	1.4 ha Located in Structured Open Space		2,000	\$2,200,000	30	\$45,000	Earthworks Landscaping @ \$1.50/m <sup>2</sup>	\$26,600	Seating Lighting Signage Sports equipment Scoreboard Refrigerator & urn	\$16,200	\$2,287,800
2.13 SWIMMING POOL (Proportional cost payable from Table E)	N/A	\$145,263	N/A	\$726,316	Included in building cost	95	Included in building cost	\$754,190	Included in building cost	\$1,867,463	\$871,579
<b>TOTAL</b>		<b>\$7,119,555,263</b>		<b>\$2,046,316</b>		<b>\$147,000</b>					<b>\$10,182,216</b>

**TABLE D - CONTRIBUTIONS PLAN NO. 18 - HARRINGTON PARK RELEASE AREA  
APPORTIONMENT OF COSTS FOR NARELLAN BRANCH LIBRARY**

LOCALITY	CATCHMENT LOTS	APPORTIONMENT AS PER LOT YIELD	LAND @ \$100 / M <sup>2</sup>	BUILDING @ \$1,100 / M <sup>2</sup>	CAR PARKING @ \$1,500 / SPACE	LANDSCAPING @ \$2.75 / M <sup>2</sup>	BOOKS AS PER C.P. NO. 2	TOTAL
HARRINGTON PARK RELEASE AREA (S.94)	3450	43.1%	\$107,813	\$589,250	\$8,409	\$2,965	\$271,088	\$958,184
REMAINDER OF CATCHMENT (COUNCIL)	4550	56.9%	\$142,188	\$750,750	\$8,531	\$3,910	\$358,313	\$1,263,691
<b>TOTAL (Rounded)</b>	<b>8000</b>	<b>100.0%</b>	<b>\$250,000</b>	<b>\$1,320,000</b>	<b>\$15,000</b>	<b>\$6,875</b>	<b>\$630,000</b>	<b>\$2,221,875</b>

**TABLE E - CONTRIBUTIONS PLAN NO. 18 - HARRINGTON PARK RELEASE AREA  
APPORTIONMENT OF COSTS FOR MOUNT ANNAN INDOOR SWIMMING POOL**

LOCALITY	APPORTIONMENT AS PER CONTRIBUTING PLAN NO. 1	LAND AS PER CONTRIBUTING PLAN NO. 2	BUILDING AS PER CONTRIBUTING PLAN NO. 2	TOTAL
HARRINGTON PARK RELEASE AREA (S.94)	14.5%	\$145,263	\$726,316	\$871,579
NARELLAN RELEASE AREA (S.94)	50.0%	\$500,000	\$2,500,000	\$3,000,000
ELDERSLIE RELEASE AREA (S.94)	9.1%	\$90,526	\$452,632	\$543,158
SPRING FARM RELEASE AREA (S.94)	16.4%	\$164,211	\$821,053	\$985,263
REMAINDER OF CATCHMENT (COUNCIL)	10.0%	\$100,000	\$500,000	\$600,000
<b>TOTAL (Rounded)</b>	<b>100.0%</b>	<b>\$1,000,000</b>	<b>\$5,000,000</b>	<b>\$8,000,000</b>

**DERIVATION OF PERCENTAGES FOR INPUT INTO TABLE E**

LOCATION	LOT YIELD	FRACTION	PERCENTAGE
HARRINGTON PARK RELEASE AREA	3450	0.36	14.5%
ELDERSLIE RELEASE AREA	2150	0.23	9.1%
SPRING FARM RELEASE AREA	3900	0.41	16.4%
<b>TOTAL</b>	<b>9500</b>	<b>1.00</b>	<b>40.0%</b>

**TABLE F : CONTRIBUTIONS PLAN NO. 18 : HARRINGTON PARK RELEASE AREA  
CONTRIBUTION RATES ( MARCH 1995 )**

**MONETARY, LAND OR WORKS IN KIND CONTRIBUTIONS**

ITEMS OF WORKS	COST	PROPORTIONAL LOTS	PROPORTIONAL CONTRIBUTION PER LOT
1.1 MULTI PURPOSE CHILDRENS CENTRE	\$1,087,100	167.1	\$315
1.2 MULTI PURPOSE CHILDRENS CENTRE	\$641,125	98.6	\$186
1.3 MULTI PURPOSE COMMUNITY CENTRE	\$699,950	107.6	\$203
1.4 YOUTH CENTRE	\$171,375	26.3	\$50
1.5 NEWCOMERS PROGRAM	\$100,000	15.4	\$29
1.6 BUS SHELTERS	\$110,000	16.9	\$32
2.1 NON STRUCTURED OPEN SPACE	\$4,815,250	740.3	\$1,396
2.2 PLAYGROUNDS	\$317,970	48.9	\$92
2.3 PICNIC / BARBEQUE AREAS	\$73,136	11.2	\$21
2.4 PUBLIC TOILETS	\$132,000	20.3	\$38
2.5 FITNESS STATIONS	\$19,800	3.0	\$6
2.6 PEDESTRIAN / CYLEWAY	\$1,080,000	166.0	\$313
2.7 HORSE TRAIL	\$87,500	13.5	\$25
2.8 STRUCTURED OPEN SPACE	\$6,545,000	1006.2	\$1,897
2.9 SPORTS GROUNDS	\$666,180	102.4	\$193
2.10 CLUBROOMS	\$1,005,000	154.5	\$291
2.11 HARD COURTS : Tennis Multi Purpose	\$152,000	23.4	\$44
	\$54,000	8.3	\$16
2.12 INDOOR SPORTS HALL	\$2,287,800	351.7	\$663
<b>SUB TOTAL</b>	<b>\$20,045,186</b>	<b>3082</b>	<b>\$5,810</b>

**MONETARY CONTRIBUTIONS ONLY**

ITEMS OF WORKS	COST / PROPORTIONAL COST	PROPORTIONAL LOTS	PROPORTIONAL CONTRIBUTION PER LOT
1.7 LIBRARY	\$958,184	147.3	\$278
2.11 HARD COURTS : Netball	\$75,000	11.5	\$22
2.18 SWIMMING POOL	\$871,579	134.0	\$253
3.1 PROFESSIONAL & LEGAL FEES	\$7,000	1.1	\$2
3.2 DEVELOPER CONTRIBUTIONS OFFICERS	\$483,053	74.3	\$140
<b>SUB TOTAL</b>	<b>\$2,394,815</b>	<b>368</b>	<b>\$694</b>

<b>TOTAL</b>	<b>\$22,440,001</b>	<b>3450</b>	<b>\$6,504</b>
--------------	---------------------	-------------	----------------