



Oran Park

Section 7.11

Contribution Plan

(Amendment 1)

Prepared for
Camden Council

December 2024

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1.0 EXECUTIVE SUMMARY

The Oran Park and Turner Road Precinct Section 7.11 Contributions Plan (CP) included the Oran Park and Turner Road Precincts (the Precincts), located in the northern part of the Camden local government area.

The Oran Park and Turner Road Precincts have been developed in line with the plan, and as a result may undergo additional renewal. As a result, these developed precincts are no longer appropriate for inclusion in this plan, and will instead be included in a Section 7.12 plan.

This CP now only covers portions of the Oran Park precinct that are yet to be developed. These remaining portions are currently mainly used for rural or recreation purposes, but this is set to change with the area having been identified for future urban development within Sydney's South West Growth Centre.

The NSW Government's approach to planning the Growth Centres represents a change from the past where new communities have been developed without quality design outcomes and with infrastructure provision lagging behind development. Planning for the Growth Centres is to focus on better matching infrastructure investment to the pace of development.

From the initial iteration of the CP, the expected future development in the Oran Park precinct was predicted as follows:

- approximately 7,500 dwellings, with an associated anticipated population of about 21,500 residents;
- a new Oran Park town centre and smaller neighbourhood centres comprising retail, commercial, civic and community uses. Approximately 30 hectares of net developable land will be made available for these purposes;
- employment areas comprising a net developable area of approximately 18 hectares;
- educational, institutional, community and recreation land uses to support the resident population; and
- a development horizon of approximately 20 years.

The original plan anticipated 11,500 dwellings with an association population of about 33,700 residents. So far, 10,064 dwellings have been approved for development and the remaining portions of the Precinct are expected to yield up to 3,005 more dwellings. As such, it is forecast that 13,069 dwellings will be delivered in total, exceeding the original anticipated figure by 1,569.

The occupants and users of development in the Precincts, especially when they exceed estimated growth, generate an increase in the demand for public services and amenities. This development should make a reasonable contribution toward the provision of new and/or augmented facilities to meet this additional demand.

The public services and amenities required to meet demands of the development are as follows:

- traffic and transport management facilities;
- water cycle management facilities;
- open space and recreation facilities; and
- community facilities.

Section 7.11 of the Environmental Planning and Assessment Act 1979 (EPA Act) authorises a consent authority responsible for determining a development application to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land free of cost, or both, towards the provision of public amenities and public services.

Where the consent authority is a council, a contribution under section 7.11 of the EPA Act may only be imposed on a development if it is of a kind allowed by and determined in accordance with a contributions plan, such as this Plan.

This Plan has been prepared:

- with regard to the Growth Centres Infrastructure Plan (that addresses regional level infrastructure needs) and the Growth Centres Development Code;
- in conjunction with the preparation of the Indicative Layout Plans for the Precincts. In keeping with the requirements of the Growth Centres Development Code , this Plan addresses local infrastructure not provided for by the Growth Centres Infrastructure Plan and the special infrastructure contribution;
- having regard to the Practice Notes issued by NSW Department of Planning in accordance with clause 211(6) of the Environmental Planning and Assessment Regulation 2021 (EPA Regulation); and
- having regard to Ministerial Directions and Planning Circulars correct at the time of initial preparation, in particular the NSW Department of Planning Circular PS 10-014 Local Development Contributions issued on 6 November 2007 and the 2 January 2008 Ministerial Direction and associated Explanatory Note.

The Plan has been amended in accordance with:

- The EPA Act;
- The EPA Regulation; and
- Having regard to Practice Notes issued by the NSW Department of Planning in Accordance with clause 26(1) of the EPA Regulation.

This Plan sets out:

- the relationship between the expected types of development in the Precincts and the public amenities and services required to meet the demands of that development;
- the formulas to be used for determining the contributions required for different categories of public amenities and services;
- the contribution rates for the anticipated types of development in the Precincts;
- maps showing the location of the public facilities proposed to be provided by Camden Council supported by a works schedule setting out an estimate of their cost; and
- the administrative and accounting arrangements applying to section 7.11 contributions that are required by this Plan.

Background information to this Plan is contained within the references included in Section 6 of this Plan.

1.1 Works schedule and contribution rate summary

Facility	Total Cost to Development (\$)^	Total Area of Land to be Acquired (m2)^	Contributions for:									
			Open Space, Recreation and Community Facilities				Water Cycle Management				Transport Management	
			Residential Development				All Development*				All Development*	
							Urban Lands		Transition Lands~		Urban Land	Transition Lands~
			Per person	Per Detached Dwelling / Lot	Per Semi-detached or Attached Dwelling	Per Apartment	Per net developable hectare (South Creek Catchment)	Per net developable hectare (Cobbitty Creek Catchment)	Per net developable hectare (South Creek Catchment)	Per net developable hectare (Cobbitty Creek Catchment)	Per net developable hectare	Per net developable hectare
Occupancy Rate (persons per dwelling)			1	3.3	2.4	1.8						
Open Space and Recreation												
Land Acquisition	\$ 96,579,003	63,662	\$ 4,503	\$ 14,861	\$ 10,808	\$ 8,106						
Capital Works	\$ 66,623,241		\$ 3,106	\$ 10,251	\$ 7,456	\$ 5,592						
Total	\$ 163,202,243		\$ 7,610	\$ 25,112	\$ 18,263	\$ 13,698						
Community												
Land Acquisition	\$ 2,787,396	9,060	\$ 93	\$ 305	\$ 222	\$ 167						
Capital Works	\$ 11,460,928		\$ 381	\$ 1,259	\$ 915	\$ 687						
Total	\$ 14,248,324		\$ 474	\$ 1,564	\$ 1,138	\$ 853						
Transport Management												
Land Acquisition	\$ 86,151,444	49,049									\$ 150,801	\$ 20,868
Capital Works	\$ 63,312,336										\$ 110,823	\$ 15,336
Total	\$ 149,463,780										\$ 261,623	\$ 36,203
Water Cycle Management												
Land Acquisition	\$ 17,646,000	34,600					\$ 176,941	\$ 97,105	\$ 24,485	\$ 13,437		
Capital Works	\$ 4,374,669						\$ 74,260	\$ 52,383	\$ 10,276	\$ 7,249		
Total	\$ 22,020,669						\$ 251,202	\$ 149,488	\$ 34,761	\$ 20,686		

^ 'Total Cost to Development' and 'Total Area of Land to be Acquired' columns includes the full costs and areas of those facilities that are designed to serve both Precincts - i.e. the actual costs/areas attributable to development in this Precinct are less than those shown

* Except development that is excluded from the Plan - refer to Section 2.6

~ Refer to definition contained in Section 2.10 of the Plan

2.0 ADMINISTRATION

2.1 What are development contributions

Development contributions are contributions made by those undertaking development approved under the EPA Act.

Contributions may be in the form of money, dedication of land or some other material public benefit (or a combination of these) directed:

- in the case of contributions made under Section 7.11 of the EPA Act - toward the provision or improvement of public amenities or services (or the recouping of the cost of provision or improvement of public amenities or services); or
- in the case of contributions made under a planning agreement prepared in accordance with Sections 7.4 to 7.10 of the EPA Act – toward public purposes.

2.1.1 Section 7.11 contributions

Section 7.11 of the EPA Act enables councils to seek contributions from developers where development is likely to increase the demand for public facilities. Section 7.11 contributions are levied at the time of development consent.

The EPA Act establishes that a council can only require a section 7.11 contribution if:

- it is satisfied that a development, the subject of a development application, will or is likely to require the provision of, or increase the demand for, public amenities and public services within the area;
- it has adopted a contributions plan justifying the contribution; and
- the contribution is reasonable.

The power to levy a section 7.11 contribution relies on there being a clear relationship (or 'nexus') between the development being levied and the need for the public amenity or service for which the levy is required.

Generally, contributions can only be made towards:

- capital costs including land acquisition costs;
- public facilities which a council has a responsibility to provide; and
- public facilities which are needed as a consequence of new development.

Further detail on the types of public facilities that can be funded through section 7.11 contributions is included in Section 2.7 of this Plan.

2.1.2 Planning agreement contributions

The EPA 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 EPA 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.

Camden Council (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 7.11 contributions required under this Plan.

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

2.2 Name of this Plan

This Plan is called the *Oran Park Section 7.11 Contributions Plan*. A previous iteration of this Plan was called the *Oran Park and Turner Road Precincts Section 94 Contributions Plan*.

2.3 Purposes of this Plan

The primary purpose of the Plan is to authorise Council, when granting consent to an application to carry out development to which this Plan applies, to require a contribution to be made towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of development in the Precincts. This contribution can also be put towards the recoupment of costs for public amenities and services that have been provided prior to the development.

Other purposes of the Plan are:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and services generated by development within the Precinct;
- to determine the demand for public facilities generated by the incoming population to the Precinct and ensure that development makes a reasonable contribution toward the provision of services and facilities that are required for that population;
- to ensure that the existing community is not unreasonably burdened by the provision of public infrastructure required (either partly or fully) as a result of development in the Precinct; and
- to ensure Council's management of development contributions complies with relevant legislation, Camden's Contribution Planning Policy and guidelines, and achieves best practice in plan format and management.

2.4 Commencement of this Plan

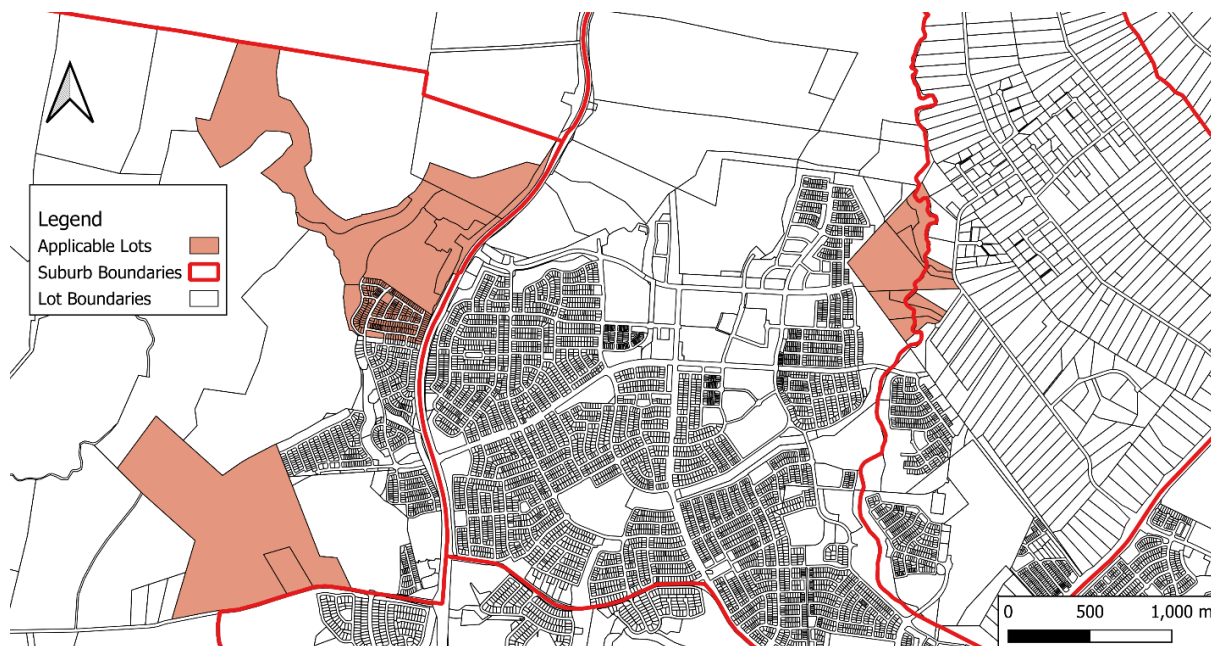
This Plan, subject of an amendment, commences on 23 December 2024.

The initial iteration of this Plan commenced on 20 February 2008.

2.5 Land to which this Plan applies

The Plan applies to all land in Figure 2.1.

Figure 1 Land to which this Plan applies



2.6 Development to which this Plan applies

Council may impose a contribution under section 7.11 of the EPA 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 section 7.11 contribution, and the contributions that the development type 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 Sections 4.1 to 4.4 of this Plan.
- other developments – contributions identified in Sections 4.1 and 4.2 of this Plan.

2.6.1 Exemptions

This Plan shall not apply to development:

- for the sole purpose of affordable housing;
- for the sole purpose of the adaptive reuse of an item of environmental heritage;
- for the purposes of roads, public transport, drainage, utility, open space, recreation, education, health, emergency services or community facilities to be provided by or on behalf of State Government or the Council;
- for the purposes of infrastructure utilising special infrastructure contributions under section 7.22 of the EPA Act;
- for the purposes of infrastructure under this Plan or another contributions plan prepared under section 7.11 of the EPA Act;
- for facilities provided by Sydney Water, Endeavour Energy or equivalent water, sewer or energy provider; or
- that in the opinion of Council does not increase the demand for the categories of public facilities and services addressed by this Plan.

2.7 Facilities addressed by this plan

The plan addressed open space and recreation, community, transport and water cycle management infrastructure. It was originally informed by a Ministerial Direction issued 2 January 2008 which provided directions on the types of facilities that may be funded through local infrastructure contributions (that is, section 7.11 contributions or section 7.12 levies).

Clause 5.1 of the Direction stated that contributions will only fund ‘the provision, extension or augmentation of the following types of public amenities and public services:

- local roads;
- local bus infrastructure;
- local parks;
- drainage and stormwater management works;
- capital costs (including land) associated with local community infrastructure;
- land for other community infrastructure and recreation facilities, excluding land for the purposes referred to in clause 5.3(d)’.

Clause 5.3(d) stated that a contributions plan may not provide for facilities required for existing populations or as a result of general population growth, council-wide community or recreation facilities or acquisition of land for riparian corridors, unless required for local parks or stormwater management.

The Direction provided further clarification in relation to the scale of the public amenities and public services that can be funded through Section 7.11 in clause 5.2. This clause states that ‘the public amenities and public services referred to in Clause 5.1(a), (b), (c), (d) and (e) are limited to public amenities and public services which will service a development site, Precinct or Precincts, being an area of up to no greater than 25,000 lots.

The types of public facilities that will be required to meet demands of the expected future development in the Precincts are as follows:

- traffic and transport management facilities;
- water cycle management facilities;
- open space and recreation facilities; and
- community facilities.

The specification of works identified in this Plan as detailed in Sections 4 and 5 of this plan are in accordance with the Ministerial Direction.

2.7.1 Changes to the works schedule since original publication

As part of the regular review of contribution plans, Councils may identify, through strategic planning documents, additional infrastructure items for inclusion. Conversely, items on the works list may also be identified for removal or modification if it is found they are not appropriate in the current context or if their desired outcomes could be more efficiently achieved through a different approach. These changes are to be effected through public exhibition.

As part of Amendment 1 of this Contribution Plan, the remaining passive open space portions of OSR 1.7 and OSR 4.3 were removed as they were found to no longer serve an adequate public purpose.

2.8 Relationship to other contribution plans

Any other contributions plan approved by Council under Division 7.1, Subdivision 3 does not apply to development that is subject to a requirement to pay a contribution under this Plan.

Land that was subject to the former Section 7.11 contribution plan may be required to contribute to future Section 7.12 plans when proposing development, that in the view of Council adds to demand in the precinct beyond what the Section 7.11 contribution considered.

2.9 Relationship to special infrastructure contributions

This Plan does not affect the determination, collection or administration of any special infrastructure contribution levied under section 7.22 of the EPA Act in respect to development on land to which this Plan applies.

Applicants should refer to the most recent Practice Notes for details on the application of special infrastructure contributions to the Precincts.

2.10 Definitions

In this Plan, the following words and phrases have the following meanings:

Actual Cost means the agreed cost of a work as defined in a Voluntary Planning Agreement or the attributed cost of delivering an infrastructure item in the plan once it is completed.

Attributable cost means the estimated cost for each item in the works schedules set out in Section 5 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.

Contribution means the dedication of land or the making of a monetary contribution, as referred to in section 7.11 of the EPA Act.

Council means The Council of Camden.

EPA Act means the Environmental Planning and Assessment Act 1979.

EPA Regulation means the Environmental Planning and Assessment Regulation 2000.

LGA means local government area.

Net developable land means all land in the Oran Park Precinct that can be used for economic purposes plus half the width of any adjoining access roads that provide vehicular access, but excluding land:

- that has been identified by the Growth Centres Commission to be required for the provision of infrastructure utilising special infrastructure contributions under section 7.22 of the EPA Act.
- set aside for publicly owned community facilities and/or community services provided or to be provided under this Plan or another contributions plan prepared under section 7.11 of the EPA Act;
- set aside for roads provided or to be provided under this Plan or another contributions plan prepared under section 7.11 of the EPA Act;
- used as regional RTA roads;
- used as existing roads to be included as part of the proposed road network;
- identified in the Oran Park or Turner Road Precinct Plans as being set aside for public open space;
- that is flood affected, below the 1 in 100 year flood level;
- that is within a core riparian zone or riparian buffer area;
- for public schools and TAFE colleges;
- for publicly owned health facilities;
- for ambulance stations, fire stations & police stations;
- for bus depots, bus/rail interchanges;
- for rail corridors, rail stations & associated parking facilities; and
- for facilities provided by Sydney Water, Integral Energy or equivalent water, sewer or energy provider.

For the purpose of this Plan, economic purposes are residential purposes and retail, commercial, business, industrial, education or other employment purposes.

Planning agreement means a voluntary agreement referred to in section 7.4 of the EPA Act.

Precincts means all of the land within the Oran Park and Turner Road Precincts, as shown in Figures 2.1 and 2.2 of this Plan.

Special infrastructure contribution means a contribution imposed as a condition of development consent in accordance with section 7.22 of the EPA Act.

Transition Lands means all of the land identified for ‘Transition, Heritage and Landscape Protection’ purposes in the Oran Park Precinct Indicative Layout Plan prepared by the Growth Centres Commission.

Works in kind means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

Works schedule means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources, as set out in Section 5 of this Plan.

2.11 Formulas used for determining contributions

The formulas used to determine the contributions rates applicable under this Plan are set out in Sections 4.1.3, 4.2.3, 4.3.3 and 4.4.3.

2.11.1 Allowances for existing development

Except where provided for below, monetary contributions determined under this Plan will be calculated according to the estimated net increase in population that a particular development is deemed to generate. Council will take into consideration an assumed population relating to the development site for the purpose of determining the net increase, at the rates cited in Table 2.1.

Residential development type	Average household occupancy rate
Subdivided lot with a dwelling entitlement	3.3 persons per lot
Detached (or low density) dwellings	3.3 persons per dwelling
Attached and semi-detached (or medium density)	2.4 persons per dwelling
Apartment (or high density) dwellings	1.8 persons per dwelling
Housing for older people	1.5 persons per dwelling

Source: Elton Consulting (2007c), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

2.12 Section 7.11 contributions may be required as a condition of consent

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 EPA 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.

2.12.1 Land dedication

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

- sufficient, usable land (where appropriate) embellished land for the particular facilities identified in this Plan to meet the needs of the population attributable to 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 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 prepared at full cost of the developer; 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.

2.13 Construction certificates and the obligations of accredited certifiers

In accordance with section 7.21 of the EPA Act and clause 212(4) of the EPA Regulation, a certifying authority must not issue a construction certificate for building work or a subdivision certificate for subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with section 13 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. Failure to follow this procedure may render such a certificate invalid. The only exceptions to this requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the Council or where the applicant has entered into a planning agreement with the Council. In such cases, Council will issue a letter confirming that an alternative payment arrangement has been agreed with the applicant.

2.14 Indexation of contribution rates under this Plan

The purpose of this clause is to ensure that the monetary contribution rates imposed at the time of development consent reflect the indexed cost of the provision of facilities included in this Plan.

The Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary section 7.11 contribution rates set out in this Plan to reflect quarterly changes to the Consumer Price Index (for all works schedule items identified in this Plan apart from the items comprising land yet to be acquired) and the Land Value Index prepared by or on behalf of the council from time to time and specifically adopted by this Plan (for works schedule items identified in this Plan involving land yet to be acquired).

2.14.1 Contribution rates for all works schedule items (other than land yet to be acquired)

The contribution rate for works schedule items (other than land yet to be acquired) will be indexed as follows:

$$\text{Indexed price} = \frac{\$C_A \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$C _A	is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the Plan expressed in dollars.
Current CPI	is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the review of the contribution rate.
Base CPI	is the <i>Consumer Price Index (All Groups Index) for Sydney</i> as published by the Australian Statistician at the date of adoption of this Plan.

Note: The contribution rate will not be less than the contribution rate specified at the date of the adoption of this Plan. [The base CPI for this version of the Plan is 132.7 \(March 2023\).](#)

2.14.2 Contribution rates for works schedule items involving land yet to be acquired

The contribution rate for works schedule items involving land yet to be acquired will be indexed as follows:

$$\text{Indexed price} = \frac{\$C_A \times \text{Current LV Index CPI}}{\text{Base LV Index}}$$

Where:

\$C _A	is the contribution rate for land (both developable and non developable) that is yet to be acquired at the time of adoption of the Plan expressed in dollars.
Current LV Index CPI	is the Land Value Index as published by the Council at the time of the review of the contribution rate.
Base LV Index	is the Land Value Index as published by the Council at the date of adoption of this Plan.

Note: The contribution rate will not be less than the contribution rate specified at the date of the adoption of this Plan.

2.14.3 Process for publishing the Land Value Index

The Base LV Index (September 2022) relates to the value of en globo developable and non-developable land at the date of adoption of this amended Plan¹, viz:

Oran Park Precinct:

- Developable land (\$500 per m²)
- Non developable land:

¹ Camden Oran Park Land Value Rates Report – Hill PDA Consulting, September 2022

- Land within electricity easements (\$150 per m²)
- Riparian land² (flood prone) (\$110 per m²)

The Base LV Index for the land categories are:

- Developable land 500.00
- Non developable land:
 - Land within electricity easements 230.77
 - Riparian land³ (flood prone) 244.44

Council will, through the life of the Plan, engage a registered valuer on at least an annual basis to review and (if necessary) update the LV Index for both developable and non developable land.

The updated LV Index will be obtained by dividing the value of developable and non developable land at the time of the review by the value of developable and non developable land at the date of adoption of this Plan and multiplying this figure by 100.

Council will publish updates to its LV Index on either its web site or in its Management Plan or both.

2.15 Indexation of contributions required by a condition imposed under this plan

The purpose of this clause is to ensure that the monetary contributions at the time of payment reflect the indexed cost of the provision of facilities included in this Plan.

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

2.15.1 Contributions for all works schedule items (other than land yet to be acquired)

The total contribution for all works schedule items (other than land yet to be acquired) at the time of payment is determined by the following formula:

$$\text{Indexed price} = \frac{\$C_c \times \text{CPI}_p}{\text{CPI}_c}$$

Where:

\$C _c	is the contribution amount for all works schedule items (other than land yet to be acquired) shown in the development consent expressed in dollars.
CPI _p	is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.
CPI _c	is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of the development consent.

Note: The contribution payable will not be less than the contribution specified on the development consent.

² Note: Riparian land is not included in this Plan unless it is identified in the Works Schedule as required for passive open space.

³ Note: Riparian land is not included in this Plan unless it is identified in the Works Schedule as required for passive open space.

2.15.2 Contributions for works items involving land yet to be required

The total contribution for works schedule items involving land yet to be acquired at the time of payment is determined by the following formula:

$$\text{Indexed price} = \frac{\$C_c \times \text{LV Index}_p}{\text{LV Index}_c}$$

Where:

- $\$C_c$ is the contribution amount for works schedule items involving land yet to be acquired shown in the development consent expressed in dollars.
- LV Index_p is the Land Value Index as published by the Council at the time of payment of the contribution.
- LV Index_c is the Land Value Index as published by the Council at the time of issue of the development consent.

Note: The contribution payable will not be less than the contribution specified on the development consent.

2.16 Timing of payment of monetary contributions required under this Plan

Council’s policy in relation to the timing of payments of monetary contributions required under this Plan is as follows:

- 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; and
- complying development works – prior to the issue of a complying development certificate.

2.17 Policy on deferred or periodic payments

Council may accept the deferred or periodic payment of part or all of a monetary contribution required under this Plan if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council that noncompliance with the payment provisions is justified. Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council.

Deferred or periodic payments may be permitted in any of the following circumstances:

- compliance with the provisions of Clause 2.16 is unreasonable or unnecessary in the circumstances of the case;
- deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program;
- where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication; or
- there are circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept deferred or periodic payment, the payment may be deferred for a period not exceeding 12 months from the date payment is due and Council will require the applicant to provide a bank guarantee by a bank or other appropriate financial institution for the full amount of the contribution or the outstanding balance on condition that:

- if the applicant has not entered an agreement with Council, the bank guarantee includes an additional amount equal to 10 percent of the full contribution or outstanding amount,
- the bank or financial institution must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- the bank or financial institution's obligations are discharged when payment to the Council is made in accordance with this guarantee or when council notifies the bank or financial institution in writing that the guarantee is no longer required; and
- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original consent contribution plus indexation in accordance with this Plan from the date of the consent has been paid.

Council is also entitled to claim any charges associated with establishing or operating the bank security. The applicant is to be provided with the details of any such expenses.

2.18 Works in kind and other material public benefits offered in part or full satisfaction of contributions

A person may make an offer to the Council to carry out work or provide another kind of material public benefit (MPB) in lieu of making a contribution in accordance with a section 7.11 condition imposed under this Plan, in the terms described below.

In addition to the requirements set out in this Section:

- the acceptance of any offer of works-in-kind or other material public benefits is entirely at Council's discretion,
- offers of works-in-kind shall be subject to any works-in-kind policy adopted by the Council, and
- a Works In Kind Agreement must be in place prior to commencing the works.

2.18.1 Offer of a material public benefit made after the imposition of a section 7.11 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 offers of this type where the proposed work or dedication of land is contained in the works schedule included in this Plan (i.e. a works-in-kind offer).

Where the Council accepts such an offer, it is not necessary for the consent to be amended under section 4.55 of the EPA Act. The value of the works to be substituted must be provided by the application at the time of the request. Council will require the applicant to enter into a written agreement for the provision of the works.

Council will determine at its discretion the value of works or land to be dedicated and surplus credits having regard to the estimate of costs of works identified in the Contributions Plan

2.18.2 Offer of a material public benefit made before the imposition of a section 7.11 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 section 7.11 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 section 4.17 of the EPA 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 exhibit the draft agreement and an explanatory note relating to the draft agreement together with the development application in accordance with the requirements of the EPA 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 7.10 of the EPA Act requiring the agreement to be entered into and performed.

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

In addition to any matters identified in Sections 2.18.1 and 2.18.2 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
- 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
- the conditions applying to the transfer of the asset to the Council are to Council's satisfaction; and
- the provision of the material public benefit 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 2.18.2 and relates to 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 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 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 EPA 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, the program for delivering the works. Planning agreements shall address the matters included in the EPA Act and EPA Regulation.

2.18.4 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.

2.19 Pooling of funds

To provide a strategy for the orderly delivery of the public services and amenities, this Plan authorises monetary section 7.11 contributions paid for different purposes in accordance with the conditions of various development consents authorised by this Plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary section 7.11 contributions under this Plan are the priorities for works as set out in the works schedule in Section 5.

In any case of the Council deciding whether to pool and progressively apply contributions funds, the Council will have to first be satisfied that such action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

2.20 Goods and Services Tax (GST)

Items in the works schedule of this Plan have been calculated without any GST component, in accordance with ATO rulings current at the time this plan was made.

2.21 Accountability and access to information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 7.11 contributions. These are addressed in Part 9, Division 4 of the EPA 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 or on the Council website.

2.22 Review of Plan without the need for public exhibition

Pursuant to Clause 216 of the EPA Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections, amendments to rates resulting from changes in the Consumer Price Index or Land Value Index (see Section 2.14).

While Council has the ability to make minor changes without public exhibition, it should be noted that adding, removing or modifying items on the works list of contribution plans does require public exhibition.

2.23 Facility costs

Costs for facilities included in this 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. Assumptions used to derive estimated costs of facilities included in this Plan are detailed in Appendix A.

At the time this Plan was prepared, the planning of facilities was carried out at a strategic level. That is there were few, if any, facility concept plans upon which estimated costs could be based. As a result, a contingency allowance equivalent to 7 percent of the base cost was added to all works included in this Plan (excluding land acquisition).

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.

2.24 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.

3.0 FACILITY NEEDS ASSOCIATED WITH THE EXPECTED DEVELOPMENT

3.1 Development and population projections

The expected development and estimates of the incoming population attributable to the expected residential development is shown in Table 3.1.

Land use	Expected dwellings	Expected residents
Residential Land Use		
High density	698	1,256
Medium density	2,632	6,317
Low density	4,211	13,896
Total all dwellings	7,541	21,470
Less assumed current Precinct population		-23
Projected net additional Precinct population		21,446

Source: Land budget provided by Camden Council, August 2007

The expected development and estimates of the incoming population attributable to the expected non-residential development is shown below.

Non-residential land use	Expected net developable area (ha)
Retail and Commercial	29.28
Employment	18.19

Section 3.4 shows the actual development that has occurred in Oran Park and the number of dwellings approved for construction.

3.2 Demographic and socio-economic characteristics

Existing and future demographic and socio-economic characteristics of the resident population of the Precincts and surrounding areas have been identified in community facilities and open space assessments prepared by Elton Consulting.^{4,5}

3.2.1 Pre-development

At the time the initial Oran Park Turner Road S94 Contributions Plan was prepared, characteristics of the population living in the wider Camden LGA may be summarised as follows:

- high rates of population growth compared to Sydney as a whole.
- a younger age profile, a high proportion of children and relatively low proportion of older people compared to Sydney as a whole.
- a high proportion of family households with children and a corresponding low proportion of other types of households.
- relatively high average household occupancy rates (3.0 persons compared with 2.7 persons for Sydney as a whole).
- increasing proportions of indigenous people and people from non English speaking backgrounds.

⁴ Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment*, Draft Report, January 2007

⁵ Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment*, Draft Report, January 2007

- relatively high proportions of residents in the higher household income brackets and low rates of unemployment.
- lower rates of people with university qualifications and employed in professional and managerial occupations, but higher rates working in trades, clerical, service and sales positions; and
- very high rates of home ownership, vehicle ownership and dwelling houses⁶.

The current population of Oran Park has characteristics which differ from the wider Camden area. The characteristics of the population living in the Precinct may be summarised as follows:

- an older age profile to that of Camden, with higher proportions of teenagers, young adults and people in their 40's and 50's.
- a very high proportion of couples with children and high household occupancy rates (3.4 persons per dwelling). The children are more likely to be of secondary school age compared to the other urban release areas in which the children on average tend to be younger.
- weekly household income levels have high levels of occurrence at both the lower brackets (\$0-699) and the highest bracket (\$2000+); and
- given the rural context, there is a higher proportion of the workforce employed in agriculture⁷.

3.2.2 As a result of development

At the time of the preparation of this Plan, a number of assumptions were made in regards to the Oran Park Precinct to inform facility needs associated with the future development. These original assumptions are as follows.

- The existing predominantly rural populations of Oran Park are likely to be displaced by the population attributable to the expected development;
- the projected future occupancy rates at five years after dwelling occupation of:

Table 3.3 Dwelling type and projected occupancy

Dwelling type	Projected occupancy rates
Detached (or low density) dwellings	3.3 persons per dwelling
Attached and semi-detached (or medium density) dwellings	2.4 persons per dwelling
Apartment (or high density) dwellings ⁸	1.8 persons per dwelling

- in the early stages of development the Precinct is likely to have a comparable proportion of young couples and families with children to other release areas in the region, but a greater range of family types, reflecting the wider range of housing types and price markets to be provided;
- it is anticipated that the proportions of empty nesters and older people will be initially similar to that usually experienced in new release areas (that is, low) but, given the proposed diversity in housing stock, will rapidly increase to approximate those in the wider district once services and public transport become well established;
- 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 proportions of young adults and older people will be attracted to the area once the town centre facilities are established;
- the proportion of the population who are young children and young adults will decline as the population ages and the proportion of older children with older parents grows. The proportion of the population aged 55+ will also increase considerably as the area matures;

⁶ Elton Consulting (2007a), op. cit., page 11

⁷ Ibid., pages 11, 12

⁸ Elton Consulting (2007a), op. cit., page 25 and Elton Consulting (2007c)

- owner occupiers are likely to provide a stable group that will age in place through the life cycle stages, while tenant households will experience greater turnover, thereby maintaining a similar age profile as in the initial stages; and
- in this way, over time the population profile is likely to come to more closely approximate that of an established area with a variety of age and household characteristics, rather than a traditional new release area with particular age concentrations⁹.

Since the preparation of the Plan, numerous state-wide and local trends have affected Oran Park influencing the makeup of the local population. Generally however, the underlying assumptions have remained the same:

- Oran Park is now predominantly developed with 4,926 completions from July 2012 to July 2023 and is likely to support more growth when the train station to the Western Sydney Airport is built and surrounding areas like South Creek West, Lowes Creek Maryland and Pondicherry are developed;
- the Precinct has a comparable proportion of young couples and families with children to other release areas in the region, but a greater range of family types, reflecting the wider range of housing types and price markets to be provided. 87.3% of Oran Park households are families compared to 71.2% of the New South Wales average;
- proportions of single households were initially low and have remained low at 11.0% compared to 25% in New South Wales;
- the delivery of housing and infrastructure has gone some way to lowering the median age, dropping from 39 in 2011 to 29 in 2021; and
- owner-occupiers have remained a dominant population group, comprising 61.5% of households in 2021.

The general growth of Western Sydney spurred by the Western Sydney Aerotropolis and proposed Bradfield City Centre is not assumed to have a large impact on Oran Park due to its maturity and the advanced stage of its dwelling and infrastructure delivery.

In the future it is assumed that the Precinct will become denser and more diverse due to dwelling completions however the overall characteristics will be similar to what has been projected.

3.3 Facility demands

Table 3.4 The Camden LGA has been experiencing significant and relatively rapid urban development over at least the last 50 years. Over the past 10 years, Camden's growth has mostly been focused in the South West Growth Area, of which Oran Park is a part. From 2021 to 2041, Camden's population is expected to grow from 107,908 to 197,735.

Future development in the South West Growth Centre is forecast and is responsible for accelerating the rate of urban development in Camden. At completion, the Growth Centre will have a population of up to 300,000 people. It is estimated that about 162,000 of these people will live in Camden LGA. Development of the Growth Centre precincts will thus have a profound effect on Camden and the demand for facilities offered in the LGA.

Rapid population growth has placed strain on existing services and facilities within Camden, which are struggling to keep pace with new development. Any spare capacity in existing facilities and services which does currently exist is likely to be taken up by the developments currently approved in Camden outside of the Growth Centres boundaries, and so will not be available for the Growth Centre population¹⁰.

Prior to establishment of the initial Contributions Plan, existing facilities and services have been essentially designed to accommodate a relatively low population living in both Precincts. A change in the development

⁹ Elton Consulting (2007a), op. cit., page 28

¹⁰ Ibid.

profile of the Precincts from rural to urban development is envisaged. This future development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented facilities and services.

Studies listed in Section 6 of this Plan have identified that the expected development in the Oran Park and Turner Road Precincts 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 the Precincts, such as meeting spaces and libraries;
- increased demand for facilities that will support safe and convenient travel between land uses both within each Precinct and to and from destinations outside of the Precincts, 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:

- traffic and transport management facilities;
- water cycle management facilities
- open space and recreation facilities; and
- community facilities.

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

Strategies for the delivery of these facilities and amenities are also detailed in Sections 4.1 to 4.4 of this Plan.

The costs and programs of works related to these facility categories are shown in Section 5 of this Plan.

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

3.4 Development status

Table 3.4 compares the dwelling forecasts when the initial OPTR CP was adopted to the current actual dwelling yields. Although various Planning Agreements have provided additional public infrastructure and amenities, there is clearly a higher demand for infrastructure in Oran Park than initially expected.

In established areas, most public amenities and infrastructure identified by the CP have been delivered, but most portions west of the Northern Road (W1, W7, W8) still have outstanding infrastructure for delivery.

Table 3.4 Dwelling forecasts and actual dwelling yields

MAP AREA NO.	Forecast equivalent lots developed to 2027*	Actual dwelling yields**
W1	63	0
W2	361	625
W3	227	
W4	126	480
W5	81	

MAP AREA NO.	Forecast equivalent lots developed to 2027*	Actual dwelling yields**
W6	171	
W7	141	
W8	193	900-950^
W9	tbd	0
Sub total (west of the Northern Road)	1,364	2,005 – 2,055
E1	1,200	
E2	1,140	
E3 (employment)	tbd	
E4	366	8,959
E5 (town centre)	160	
E6	1,467	
E7	673	
E8	135	0
Sub total (east of the Northern Road)	5,142	8,959
Totals	6,506*	10,964 – 11,014

Table prepared in consultation with the Oran Park and Turner Road Section 94 Working Group, August 2007 tbd = to be determined

* 'Equivalent lots' is a measure applied to illustrate indicative staging of the release area that ignores the fact that a range of housing forms will be developed. Total 'equivalent lots' is derived from dividing the total forecast population by the assumed occupancy rate for detached dwellings. 'Equivalent lots' is not a measure of the number of dwellings expected to be constructed, as a significant proportion of the created lots will contain more than one dwelling.

** Actual dwelling yields are based on the lots approved under a Development Application or a Planning Agreement.

^ These figures are derived from agreements that have not yet been executed



Figure 2 Staged areas in Oran Park precinct

4.0 STRATEGY PLANS

4.1 Transport management facilities

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

Occupants of expected development in the Precincts will utilise a transport network comprising:

- facilities for private vehicles, including roads and intersections;
- facilities for public transport; and
- facilities for walking and cycling.

The Indicative Layout Plan for each Precinct and the transport assessment and strategy for the Precincts¹¹ have identified a range of transport infrastructure works that will be required to mitigate the impacts of the expected development.

Details of:

- the assumptions of expected land use and development;
- the methodology used to determine the need for transport facilities attributable to the expected development in the Precincts; and
- the scope and specification of those facilities,

are contained in Precincts' transport strategy.

4.1.2 What is the strategy for delivering facilities?

4.1.2.1 Regional and local facilities

Of all the works required to mitigate the impacts of development in the Precincts:

- some of the works are required to meet a 'regional' demand that extends beyond the Precinct boundary to the remainder of the South West Growth Centre. The Growth Centres Commission has identified a number of works that are intended to be provided through special infrastructure contributions under Part 7.1, Subdivision 4 of the EPA Act¹². The works include arterial road and public transport links and bus passenger transport facilities (such as interchanges and bus shelters on roads to be funded via special infrastructure contributions). Special infrastructure contributions toward these facilities will be imposed via conditions of consent on developments in the Precinct in accordance with the Growth Centres Commission's Practice Note;
- other works are required to meet a demand that arises because of development expected to occur within each Precinct, including works that facilitate connections to surrounding precincts and that have not been identified by the Growth Centres Commission to be provided via special infrastructure contributions. These 'local' works will be provided through the Council placing conditions of development consent on development approvals that occasion the need for the facilities.

Within the category of local works, the conditions of consent will be imposed under either section 7.11 or section 80A(1)(f) of the EPA Act.

The integrated use of the different contributions mechanisms under the EPA Act will result in the transport infrastructure that is required as a consequence of the expected development in the Precincts being provided.

¹¹ Maunsell Australia Pty Ltd (2007), *Oran Park and Turner Road Precinct Plan Transport Assessment*, Final Draft Report, prepared for Growth Centres Commission, 19 April 2007

¹² Growth Centres Commission (2006), *Special Infrastructure Contribution Practice Note December 2006*

4.1.2.2 Section 7.11 facilities

Works the subject of a section 7.11 condition are addressed under this Plan. The works include:

- major collector roads and intersections;
- existing roads that are situated on or near the Precinct boundary (and intersections) that require upgrading as a result of Precinct development;
- bridges that traverse open space and riparian lands and that provide access through the Precinct and to adjacent Growth Centre precincts;
- public transport facilities (bus shelters); and
- major walking and cycling facilities adjacent to the core riparian zones and limited within the vegetated buffer of riparian corridors (that is, recreational routes).

Note: where roads included in this Plan intersect with roads that have been identified for construction or upgrading by the Growth Centres Commission using special infrastructure contributions, this Plan assumes that the cost of those intersections will be met by special infrastructure contributions.

This Plan includes only some of the transport management facilities that will be required to be provided to serve development in the Precincts, with the other facilities being provided either through special infrastructure contributions or by developers as part of the land subdivision. Selection of facilities for the facilities for this Plan has also been based on the land ownership arrangement whereby there may be difficulty in developers providing key transport links through parts of either Precinct where the ownership is more fragmented.

Details of the costs and timing of individual transport management works to be addressed through section 7.11 contributions are included in Section 5 of this Plan.

The location of these works is shown on maps included in Section 5.

4.1.2.3 Developer provided facilities

A range of other transport management facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 4.17 of the EPA Act - the demand for which is considered to be generated entirely by the proposed development.

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.

4.1.3 How are the contributions calculated?

Per trip versus per hectare of net developable land basis

The determination of reasonable contribution rates for traffic facilities in section 7.11 contributions plans is often based on the number of vehicle trips generated by development. Apportionment to the different classes of development (that is, residential, commercial, employment, etc.) of the costs of facilities that are determined on a per trip basis is derived by calculating the degree to which the traffic generated by each land use class will use the different road links and intersections included in the contributions plan.

This Plan instead determines contributions for traffic and transport facilities on a net developable land basis.

This essentially results in all developments making the same contribution (based on land area) toward facilities included in this Plan, regardless of the projected level of use of the facility by each development class.

The Plan however acknowledges that development of certain land in the Precincts will result in significantly less impacts upon the demand for facilities, and such impacts should be reflected in a lower contribution rate. This land is the land identified for ‘Transition, Heritage and Landscape Protection’ purposes in the Oran Park Precinct Indicative Layout Plan and is referred to in this Plan as the Transition Lands (refer to ‘Formulas’ discussion below).

The net developable land area approach for determining contributions is considered reasonable for transport management works on the following grounds:

- the need for the works identified in this Plan is generated by the development of the Precincts as a whole. That is, the Precincts have been planned to accommodate services, facilities and employment locations to primarily meet the needs generated by the future residential population of the Precincts. In the circumstances, a levying approach for transport facilities that considers all developable land equally is not unreasonable;
- at the time this Plan was prepared, the land use mix and employment numbers attributable to those areas of the Precincts intended to accommodate employment and education uses were still being refined;
- the transport works included in this Plan include facilities for private vehicle trips and facilities for public transport, walking and cycling. The ‘per vehicle trip’ contribution approach is not robust enough to determine trip generation for trips attributable to travel modes other than the private vehicle;
- the public education and community uses being planned for the Precincts will generate traffic that is attributable to development both within and outside of the Precinct. Segmenting of non-Precinct generated demand for these facilities is difficult and it is considered more appropriate that the transport demand for the portion of these facilities generated by development in the Precincts be accounted for in the contributions made by the residential and employment areas. In this way, levying residential and employment development equitably is reasonable; and
- the net developable area approach is relatively easy to understand for the users of this Plan (the community and developers).

Formulas

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

Where:

- C is the estimated cost - or if the facility has been completed, the indexed actual cost - of providing each of the transport management facilities to serve each Precinct under this Plan (refer Section 5 – works schedule). This cost should reflect the removal or modification of any item on the works list.
- NDA is the total area of net developable land in the relevant Precinct (in hectares) as shown in Section 5 – works schedule.

For the Oran Park Precinct only, NDA is in turn calculated as follows:

$$NDA_{\text{Urban Areas}} + (NDA_{\text{Transition Lands}} \left(\frac{\text{Average Residential Density}_{\text{Transition Lands}}}{\text{Average Residential Density}_{\text{Urban Areas}}} \right))$$

Where:

$NDA_{Urban\ Areas}$	= 563.29ha
$NDA_{Transition\ Land}$	= 57.81ha
Average Residential Density _{Urban Areas}	= 15 dwellings per ha
Average Residential Density _{Transition Land}	= 2.08dwellings per ha

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.

4.1.4 How is cost apportionment determined?

Costs of facilities included in the works schedule in Section 5 reflect the level of demand for those facilities anticipated to be generated by expected Oran Park Precinct development.

Generally, all expected development in the Oran Park Precinct will generate the demand for the transport management works included in the works schedule (Section 5), except for sections of roads (including bridges over watercourses) that connect development in the Oran Park Precinct with existing or future roads on surrounding land.

These 'external' bridge crossings will likely need to be provided later in (or beyond) the development phase of the Oran Park Precinct and this Plan makes the necessary arrangements to ensure that there is sufficient funding available to provide the connections when they are required.

The Plan assumes that 50 percent of the cost of the external bridge crossings to surrounding land will be funded by development contributions in Oran Park Precinct. The full cost of all other works will be met by expected development in the Oran Park Precinct.

4.2 Water cycle management facilities

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

Drainage conditions during the adoption of the initial OPTR CP may be summarised as follows:

- existing land uses on the site are predominantly rural, and includes the Oran Park Raceway in the south west corner of the site. The precinct is dominated by undulating hills formed by narrow creeks and drainage lines;
- with the exception of South Creek, waterways across the precinct are typically ephemeral receiving flows only after periods of moderate to heavy rain;
- the waterways on the site are mostly modified with a series of on-line and off-line farm dams through the site;
- the site hydrology will be significantly impacted by urban development due to an increase in the impervious areas limiting infiltration and increasing the frequency and intensity of runoff events;

- the Precinct is immediately downstream of the headwaters of South Creek. This waterway has been identified as one of the most polluted streams in New South Wales, with urbanisation having a significant impact on the pollution loads and sediments within the creek. A significant goal of any development within the catchment should therefore be to reduce the pollution loads and sediments through the development of the land; and
- salinity mapping of the site has identified areas of highly and extremely saline lands typically along creeks and drainage depressions at depths of 0.5 to 1.5 metres.¹³

In summary, the Precinct essentially retains a natural watercourse system that provides sufficient capacity for the predominantly rural land uses that exist on the site, but no spare capacity to cater for the urban development that is expected to occur in the Precinct.

A significant investment in a new, comprehensive water cycle management scheme is required in order to cater for the anticipated change in development context in the Oran Park Precinct from predominantly rural to urban land uses.

The water cycle management strategy for the Oran Park Precinct was prepared by:

- applying the principles of water sensitive urban design (WSUD);¹⁴
- to meet the water management objectives contained in the Growth Centres Development Code;¹⁵
- taking into consideration salinity, erodible soils and the ephemeral nature of the creeks that cross the site;
- in a manner that recognises the potential to rehabilitate and enhance the ecological and hydrological values of the local creek systems; and
- in conjunction with the involvement of other environmental, engineering and design professionals as part of the preparation of the Oran Park Precinct Indicative Layout Plan.¹⁶

The elements of the water cycle management strategy for the Oran Park Precinct include the following:¹⁷

- stormwater quantity control so as to mitigate the flooding impacts of the proposed development, to be achieved through a two-pronged approach of minor and major on-site detention (OSD) basins including:
 - minor flows up to the 5 year Annual Recurrence Interval (ARI) will be detained in minor OSD basins adjacent to the creeks, and potentially lot-scale OSD within the town centre and employment zones (lot-scale basins will be addressed via development controls and not this Plan); and
 - flows up to the 1 in 100 year ARI event will be detained in major OSD basins.
- Stormwater quality control through a combination of 'regional' wetlands, bioretention facilities and distributed street-scale stormwater treatments where required to meet the stormwater quality reduction load targets;
- Riparian zone and creek management strategies including:
 - flows that meet the stream erosion index objectives established by the Department of Environment and Conservation (DEC) will flow into the creek;
 - flows beyond this level and up to the 2 year ARI event will bypass the creek via intercepting stormwater pipes to downstream storage for reuse or further attenuation. These elements to utilise and complement the minor OSD basins and ornamental water body storages; and
 - erosion control and bank stabilisation measures within the waterway.

¹³ Ecological Engineering, op. cit., pages 4-5

¹⁴ Ecological Engineering, op. cit., page 2

¹⁵ Ibid., page 3 and Growth Centres Commission (2006), Growth Centres Development Code, October 2006, pages B-17 to B-24

¹⁶ Ecological Engineering, op. cit., page 1

¹⁷ Ibid.

Strategies to address potable mains water conservation and reduction in wastewater discharge from the site are also included in the strategy. These strategies, including use of treated stormwater harvested on site and recycled waste water either treated on site or supplied by a dual pipeline are the subject of ongoing planning discussions with Sydney Water.

4.2.2 What is the strategy for delivering facilities?

The respective Precinct water cycle management strategies include layouts and concepts that show the location and schematic design of the bioretention, wetland and (in the case of Turner Road Precinct) OSD facilities required to mitigate the flooding and water quality impacts of the development.^{18 19}

Facilities pertaining to the management of water quantity and quality for the different sub-catchments will be implemented progressively as development occurs across each Precinct.

Details of the estimated costs and timing of individual works are included in Section 5. The location of these works is shown on maps included in Section 5.

Council will require contributions from developers under this Plan toward provision of the facilities and services. The relatively unfragmented land ownership arrangement (except certain portions of land, including in the south of the Turner Road Precinct) 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. Council therefore encourages the provision of all water cycle management works identified in this Plan as works-in-kind in conjunction with the civil works undertaken as part of land subdivision.

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 80A(1)(f) of the EPA 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.

Each Precinct’s water cycle management strategies is based on strategic information. It is likely that, as the planning process for the different development stages or sub-precincts proceeds, modified and more cost effective solutions that still meet the strategy objectives will 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.

4.2.3 How are the contributions calculated?

Contributions are determined on both a drainage catchment and a per hectare of net developable land basis.

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

Where:

C is the estimated cost (or if the facility has been completed, the indexed actual cost) of providing each of the water cycle management facilities in the drainage catchment within which the development site is situated (refer Section 5 – works schedule). The relevant drainage

¹⁸ Ecological Engineering, op. cit., for example, Figures 5-1, 7-1, 7-2, 7-5, 10-1 and 10-2
¹⁹ GHD, op. cit., Appendix D

catchments for the Oran Park Precinct are South Creek and Cobbitty Creek, as shown in Figure 4.2. This cost should reflect the removal or modification of any item on the works list.

NDA is the total area of net developable land in the relevant Precinct (in hectares) as shown in Section 5 – works schedule.

For the Oran Park Precinct only, NDA is in turn calculated as follows:

$$NDA_{\text{Urban Areas}} + (NDA_{\text{Transition Lands}} \left(\frac{\text{Average Residential Density}_{\text{Transition Lands}}}{\text{Average Residential Density}_{\text{Urban Areas}}} \right))$$

Where:

$NDA_{\text{Urban Areas}}$ (South Creek Catchment)	= 385.65ha
$NDA_{\text{Urban Areas}}$ (Cobbitty Creek Catchment)	= 177.64ha
$NDA_{\text{Transition Land}}$ (South Creek Catchment)	= 28.35ha
$NDA_{\text{Transition Land}}$ (Cobbitty Creek Catchment)	= 29.46ha
Average Residential Density _{Urban Areas}	= 15 dwellings per ha
Average Residential Density _{Transition Land}	= 2.08dwellings per ha

4.2.4 How is cost apportionment determined?

Expected development in each Precinct will solely generate the demand for the water cycle management works included in the works schedule, Section 5.

Therefore the full cost of the works will be met by expected development in each Precinct.

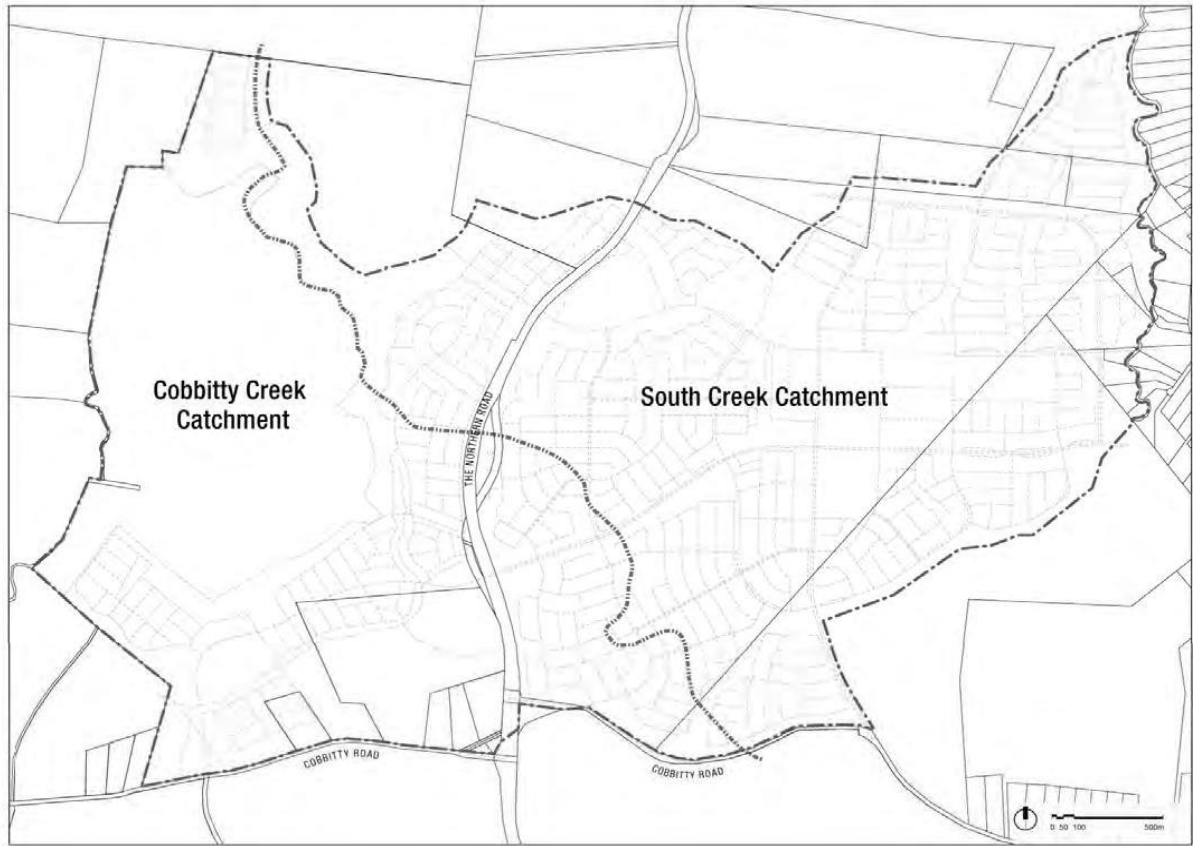


Figure 3 Water Cycle Management Contribution Areas - Oran Park Precinct

4.3 Open space and recreation facilities

4.3.1 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 the Precincts are documented in the assessments prepared by Elton Consulting and Tangent Leisure Consultants²⁰
21 22 23

Existing open space and recreation facilities serving the Precinct and the wider area may be summarised as follows:

- while the quantum of open space is adequate for the current population, much of it has not been embellished to provide quality functional spaces to meet the sporting and recreation needs of the population. There is no spare capacity in existing facilities to satisfy demand from new populations;
- the current supply of recreation facilities is largely located in the southern parts of the Camden LGA, and it is not anticipated that the existing district facilities would be able to accommodate the increased in demand from the projected population of Oran Park and Turner Road Precincts;
- any existing capacity will be taken by other new release area developments currently under construction or planned in Camden;
- services in the area for young people are already inadequate and the development of the Precincts may further contribute to this situation; and
- local level open space within each release area has been provided to meet local level needs only, and so will not have capacity or be readily accessible for the future Precinct populations.²⁴

New residential development is expected to occur in the Precincts in the future, resulting in additional demands for open space and recreation facilities. The assessments of facility needs identified that the Council will need to facilitate the provision of a range of open space and recreation facilities to meet the expected development, including:

- passive open space;
- active open space; and
- indoor recreation facilities.

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

Planning standards and principles

The amount of land required for local open space and recreation facilities in the Oran Park and Turner Road Precincts 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:

- public open space provided at a rate of 3.64 hectares per 1,000 people (Camden Council standard); and
- open space and recreation provided at a rate of 2.83 hectares per 1,000 people (Growth Centres Development Code standard).

²⁰ Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment, prepared for the Growth Centres Commission, January 2007*

²¹ Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment, prepared for the Growth Centres Commission, January 2007*

²² Tangent Leisure Consultants (2007), *Draft Open Space and Recreation Facilities for Oran Park and Turner Road, 5 March 2007*

²³ Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities, November 2007*

²⁴ Elton Consulting (2007a), op. cit., page 14

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 riparian corridors and other conservation areas provide some passive open space opportunities;
- 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.

Having regard to the above standards and principles, the level of open space and recreation facilities to be provided in the Precincts, as shown in the works schedule (Section 5), is considered appropriate.

The total land area for open space and recreation facilities identified in this Plan and provided across both Precincts is 82.1 hectares. In addition to this provision within the Precincts, a total of 22 hectares of open space is proposed to be provided in the Maryland Precinct, as described below. Of this 22 hectares, 12.6 hectares is attributable to the populations of Oran Park and Turner Road, with the remaining 9.4 hectares to be attributable to development in the Maryland and/or Catherine Fields Precincts. The total amount of open space provided and attributable to the Oran Park and Turner Road Precincts is therefore 94.7 hectares, equating to 2.81 hectares per 1,000 people. While this rate of provision is below both the Camden Council and Growth Centres Commission standards, it does not account for any passive open space in riparian areas that may be included in the future open space network within the Oran Park and Turner Road Precincts. As a result, the proposed level of open space and recreation facilities for both Precincts is considered reasonable.

The proposed provision of 22 hectares of land in the Maryland Precinct allows for the development of a leisure centre and sports facilities that cater to the population of Oran Park and Turner Road and future populations within the Maryland and/or Catherine Fields Precincts up to a total population generated by 25,000 lots. The cost of these facilities has been apportioned appropriately. Early planning has identified suitable land in the Maryland Precinct for such facilities which is central to all of the identified populations who will use these facilities.

4.3.1.1 Facilities required

Application of the planning standards and the assessments of contemporary planning needs in the Precincts has led to the local open space and recreation facilities shown in Table 4.1 being identified as being required for the Precincts.

Table 4.1 Required open space and recreation facilities (Oran Park Precinct)

Facility	Guidelines	Minimum Size and Potential Location
<p>6 x children’s playgrounds suitable for 0-4 years and fenced with equipment.</p>	<p>Based on 1 per 500 children aged 0-4 years. Need based on Elton Consulting projections that indicate 13% (3,000) of the population will be children 0-4 years. Each play area should offer a different experience.</p>	<p>Land should be a minimum of 3,000 square metres.</p> <p>Total Area = 1.8 hectares.</p> <p>Playgrounds may be collocated with parks, conservation areas, school or community facilities.</p>

<p>6 x play spaces suitable for 5-12 year olds to allow for more independent play, skill development and cognitive development.</p>	<p>Based on 1 per 500 children aged 5-12 years. Play spaces may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/ mountain bike jumps and tracks. Need based on Elton Consulting projections that indicate 13% (3,000) of the population will be children aged 5-12 years.</p>	<p>Land should be a minimum of 3,000 square metres. Total Area = 1.8 hectares. These areas could be collocated with children's playgrounds, school or community facilities for supervision and convenience of use for carers.</p>
<p>Community parks and green spaces (x 2)</p>	<p>Managed lawn area/ green space suitable for informal recreation use. Spaces can act as nodes along cycleways to provide passive surveillance. May include walking, exercise, dog walking area, community gardens, picnic areas, picnic tables. Toilets and shelter are essential. Water features and public art provide interest and props for users. May be used for children's training, and lunchtime activities but not designed for competitions. The managed lawn could have a mix of hard and soft surfaces and should have internet access, services (power and water) for small community events/street theatre/markets.</p>	<p>Minimum 0.5 hectare in size. Total Areas = 1.0 hectares. Located within employment land or within the town centre. May be located adjacent to the core riparian zones and limited within the vegetated buffer of riparian corridors or collocated with playspaces, cycleways or playgrounds.</p>
<p>Cycleway - walkway</p>	<p>Minimum width 2.5m for dual use: walking and cycling, seats and bubblers essential along the cycleway and circular routes should be included where possible. Access points to the cycleway from employment and residential land and bike storage is essential for convenience of users. Fitness trails may be incorporated into the track.</p>	<p>Located adjacent to the core riparian zones and limited within the vegetated buffer of riparian corridors. Allow 0.7 hectare for each km in length.</p>
<p>2 x Playing Fields</p>	<p>Each park to accommodate demand for local sport and recreation training and competition. Rather than a series of single fields facilities are grouped to provide economies of scale for infrastructure. Components: 2 multipurpose fields or 1 cricket/AFL ovals; 2 tennis/netball courts; 2 half court basketball courts; lights for training; amenity building with change rooms, storage and meeting room; and parking</p>	<p>Each park 2.7 hectares in size. Total Area = 5.4 hectares.</p>

Table 4.2 Required open space and recreation facilities (Oran Park and Turner Road Precinct)

Facility	Guidelines	Minimum Size and Potential Location
<p>1 x Sports Park comprising 2 grounds and designed to service 50,000 people.</p>	<p>Facility to provide for local competitions and training. CPTED (Crime Prevention Through Environmental Design), environmental sustainability, climate shade/shelter and universal access design criteria is assumed as guiding principles.</p> <p>Amenity buildings, parking, lighting, storage, signage and soft landscaping are core inclusions.</p> <p>Ground 1 specification: playground 0.2 ha; multipurpose fields (hockey, league, union. soccer) 4.0 ha; netball/tennis courts x6 0.51 ha; parking 1.0 ha; practice Nets x4 600m²; and amenities and clubroom 850m².</p> <p>Ground 2 specification: playground 0.2ha; hockey fields x2 2.0ha; rugby fields x2 2.0ha; parking 0.6ha; amenities and Clubroom 850m²; and picnic/BBQ areas 0.6ha.</p>	<p>Land area of 12 hectares.</p> <p>Located on land without flooding or transmission line constraints.</p> <p>Proposed to be located in the Maryland Precinct</p>
<p>Recreation and Youth Centre</p>	<p>A recreation facility for the whole community, but with a youth focus. Building GFA of 3,000m².</p> <p>Components: indoor rock climbing wall; two court sports hall, which can double as a hall accommodating 1,500 people for events, performances etc; youth activity rooms with wooden floor for dance, martial arts and drama classes; cultural activity rooms; BMX and Skate facility; kitchen, amenities, storage, first aid room; and foyer.</p>	<p>Land area of 1.5 hectares.</p> <p>This centre may be integrated into a retail or commercial centre. The preferred location would be in or adjacent to the Oran Park Town Centre.</p>

Leisure Centre designed to service 75,000 people.	<p>Components:</p> <p>aquatic facility with 25m lap pool, freeform leisure pool and teaching pool;</p> <p>indoor (2 court hall);</p> <p>sports oval with grandstand;</p> <p>athletics track;</p> <p>3 training ovals;</p> <p>multi-purpose fields (x2);</p> <p>netball/tennis courts x6;</p> <p>practice nets x4;</p> <p>fitness Centre;</p> <p>amenities; and</p>	<p>Land area of 10 hectares.</p> <p>Located on land without flooding or transmission line constraints.</p> <p>Proposed to be located in the Maryland Precinct.</p>
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Source: Tangent Leisure Consultants (2007), Draft Open Space and Recreation facilities for Oran Park and Turner Road, 5 March 2007 and Elton Consulting and Tangent Leisure Consultants (2007), Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities, November 2007

The facilities listed in Table 4.1 and 4.2 will be complemented by the provision of passive open space throughout the residential neighbourhoods and (where this can be negotiated with owners and developers of riparian corridor land) along and adjacent to riparian corridors in the Precinct.

The areas for the proposed open space and recreation facilities included in this Plan do not include areas of the Precinct that may be publicly owned and intended to be used for water cycle management purposes.

4.3.1.2 Open Space facilities no longer required

As part of Amendment 1 of this Plan, the remaining passive open space portions of OSR 1.7 and OSR 4.3 will no longer be required as part of the contributions plan because they do not serve a public purpose.

4.3.2 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.

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

The costs, timing and location of individual works are included in Section 5.

Council will prepare design concepts for the facilities 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.

The open space and recreation facilities strategy is based on strategic information. It is likely that, as the planning process for the different sub-precincts proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

Where alternatives to the works schedule are proposed in conjunction with the development of sub-precincts 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.

4.3.3 How are the contributions calculated?

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

Contribution per person (\$) = Σ (C/P)

C is the estimated cost - or if the facility has been completed, the actual cost – of providing each of the open space and recreation facilities (refer Section 5 – works schedule). Note: This cost should reflect the removal or modification of any item on the works list.

P the contribution catchment (in persons) attributable to each facility (refer Section 5 – 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 4.3.

Residential development type	Average household occupancy rate
Subdivided lot	3.3 persons per lot
Detached (or low density) dwellings	3.3 persons per dwelling
Attached and semi-detached (or medium density) dwellings	2.4 persons per dwelling
Apartment (or high density) dwellings	1.8 persons per dwelling
Housing for older people	1.5 persons per dwelling

Source: Elton Consulting (2007), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

For the calculation of open space contributions, it should be noted that OSR 1.7 and OSR 4.3 were removed from this contributions plan in Amendment 1. The revised contribution rate is reflected in the contributions schedule.

4.3.4 How is cost apportionment determined?

The development contribution for each of the facilities identified in this Plan is determined by dividing the total cost of the facility by the contribution catchment (in persons). This process ensures that fair apportionment of facility costs is calculated for development expected to occur in the Precincts.

For some facilities, the contribution catchment is the expected additional resident population of one or the other Precinct, for others the contribution catchment is the expected additional resident population of both Precincts. For the leisure centre and the sports parks, the contribution catchment is the expected resident population of both Precincts and expected resident populations in the Maryland and/or Catherine Fields Precincts.

The contribution catchments for each facility are shown in the works schedule – Section 5 of this Plan.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development in the Precincts. Although there is likely to be some demand for many of the facilities generated by employees working in the Precincts and living outside the Precincts, 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 Precincts.

4.4 Community facilities

4.4.1 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 the Oran Park Precinct are documented in the assessments prepared by Elton Consulting and Tangent Leisure Consultants.^{25 26 27}

²⁵ Elton Consulting (2007a), *Oran Park Precinct Community Facilities and Open Space Assessment*, prepared for the Growth Centres Commission, January 2007
²⁶ Elton Consulting (2007b), *Turner Road Precinct Community Facilities and Open Space Assessment*, prepared for the Growth Centres Commission, January 2007
²⁷ Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities*, November 2007

The assessment of existing community facilities and services currently provided in the wider area identified, among other things:

- local level facilities have been provided in adjoining areas to meet the needs of their local neighbourhood catchments, and have a local focus which does not extend to the Precincts. They are generally already being used to capacity, or will be used to capacity as proposed development outside of the Growth Centre boundaries occurs. There is no spare capacity in local level facilities that may be utilised by the population of the Precincts; and
- in particular, there is no available capacity in local childcare centres or pre-schools, and very little spare capacity in other family support and children's services.²⁸

Section 7.11 contributions plans currently applying to land in Camden specifically exclude reference to the community facilities needs generated by the Growth Centre precincts, including Oran Park and Turner Road.

New residential development is expected to occur in the Oran Park Precinct in the future, resulting in additional demands for community facilities. The assessment of facility needs identified that the Council will need to facilitate the provision of a range of community facilities to meet the expected development, including:

- child care centres and facilities;
- multi-purpose community centres; and
- a community resource centre (including a branch library).

This Plan documents the community facilities requirements pertaining to expected development in the Precincts and identifies those facilities that Council will facilitate the provision of.

This Plan addresses local community facilities demands only.

As part of the preparation of this Plan Council reviewed its role in the provision of child care centres and facilities in order to:

- respond to the planning directions described in the Elton Consulting assessments (including, for example, the need to plan for multi-purpose children's centres and for efficiencies in co-locating centres with other facilities);²⁹
- take account of changing trends in the provision of this type of community facility (including, for example, the involvement of the private sector); and
- take account of advice provided by the Department of Planning concerning the facilities that can and cannot be levied using section 7.11 funds.³⁰

A possible strategy for delivery of child care facilities in the Precincts could have been facilitating private sector provision of most child care with Council meeting the demand for services that the private sector traditionally do not provide (for example, care for special needs children). Council however is unable to levy for 'Council-wide' services and amenities using section 7.11 funds. The provision of services for special needs children would be a Council-wide service and, therefore, the provision of public children's services in the Precincts is not addressed by this Plan.

4.4.1.1 Planning standards and principles

Council has determined that the standards of provision of local community facilities used for the planning of other new urban areas in the Camden LGA are an appropriate basis for determining the local community facilities needs associated with the expected development of the Precincts.

²⁸ Elton Consulting (2007a), op. cit., pages 12,13

²⁹ Ibid., pp33-34

³⁰ Department of Planning (2007), *Planning Circular PS 07-018 Infrastructure Contributions*, issued 6 November

These standards are as follows:

- multi-purpose community centres to be provided at the rate of 42 square metres per 1,000 people;
- branch library to be provided at the rate of 39 square metres per 1,000 people plus 20 percent loading for circulation space;
- community resource space, deemed to be equivalent to the standard for district community centre space (that is 22 square metres per 1,000 people); and
- land for local community facilities is required at the rate of 2.5 times the floor area of facilities.

In determining the community facility needs of the future population of the Precincts Council also considered that space should be made available for local cultural activities. Camden’s district cultural facility standard of 18 square metres per 1,000 people was used as a basis to determine the need for these facilities in the Precincts but was reduced to 12 square metres per 1,000 people to reflect that the facility needed to be a smaller size so that it only reflected local and not district needs.

A needs assessment was undertaken having regard to the projected population profiles and the relevant standards referred to above. The needs assessment also took into consideration the following principles in arriving at appropriate levels of community facility provision:

- collocation of facilities with outdoor recreation facilities or education facilities
- multi-purpose design and use of facilities
- clustering of facilities
- provision of complementary, rather than identical facilities; and
- flexibility in facility design to allow for changes in activity.

Having regard to the above standards and principles, the level of community facility provision in the Precincts, as shown in the works schedule (Section 5), is considered appropriate.

4.4.1.2 Facilities required

Application of these principles and standards translates into the local community facilities described in Table 4.4 being required for the Precincts.

Table 4.4 Required community facilities

Type of Facility	Number of Facilities/Places	Total Floor Area	Total Land Area
Multi-purpose community centre	2 centres	902m ²	2,255m ²
Branch library / community resource centre	1 centre	2,722m ² comprising a library (1,577m ²), community floor space (741m ²) and local culture space (404m ²)	6,805m ²

Source: *Oran Park and Turner Road Precinct Plans Community Facilities and Open Space Draft Section 94 Assessment*, For Discussion, Prepared by Elton Consulting 26 February 2007 and Camden Council and Elton Consulting and Tangent Leisure Consultants (2007), Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities, November 2007

4.4.2 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.

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

The costs and timing of individual works are included in Section 5. Costs also include an allowance for the provision of public art in each community facility.

The location of these works is shown on maps included in Section 5.

Council will prepare design concepts for the facilities 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.

The community facilities strategy for the Precincts is based on strategic information. It is likely that, as the planning process for the different sub-precincts proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

Where alternatives to the works schedule are proposed in conjunction with the development of sub-precincts 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.

4.4.3 How are the contributions calculated?

Contributions will be collected from residential development toward community facilities identified under this Plan.

The monetary contribution per person is calculated as follows:

$$\text{Contribution per person (\$)} = \Sigma (C/P)$$

Where:

- C is the estimated cost (or if the facility has been completed, the actual cost) of providing each of the open space and recreation facilities (refer Section 5 – works schedule). Note: This cost should reflect the removal or modification of any item on the works list.
- P the contribution catchment (in persons) attributable to each facility (refer Section 5 – 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 4.5.

Residential development type	Average household occupancy rate
Subdivided lot	3.3 persons per lot
Detached (or low density) dwellings	3.3 persons per dwelling
Attached and semi-detached (or medium density) dwellings	2.4 persons per dwelling
Apartment (or high density) dwellings	1.8 persons per dwelling
Housing for older people	1.5 persons per dwelling

Source: Elton Consulting (2007), *Oran Park and Turner Road Precinct Plans Demographic Issues*, Briefing Paper prepared for the Section 94 Working Group, May 2007

4.4.4 How is cost apportionment determined?

The development contribution for each of the facilities identified in this Plan is determined by dividing the total cost of the facility by the contribution catchment (in persons). This process ensures that fair apportionment of facility costs is calculated for development expected to occur in the Precincts.

For some facilities, the contribution catchment is the expected additional resident population of one or the other Precinct, for others the contribution catchment is the expected additional resident population of both Precincts.

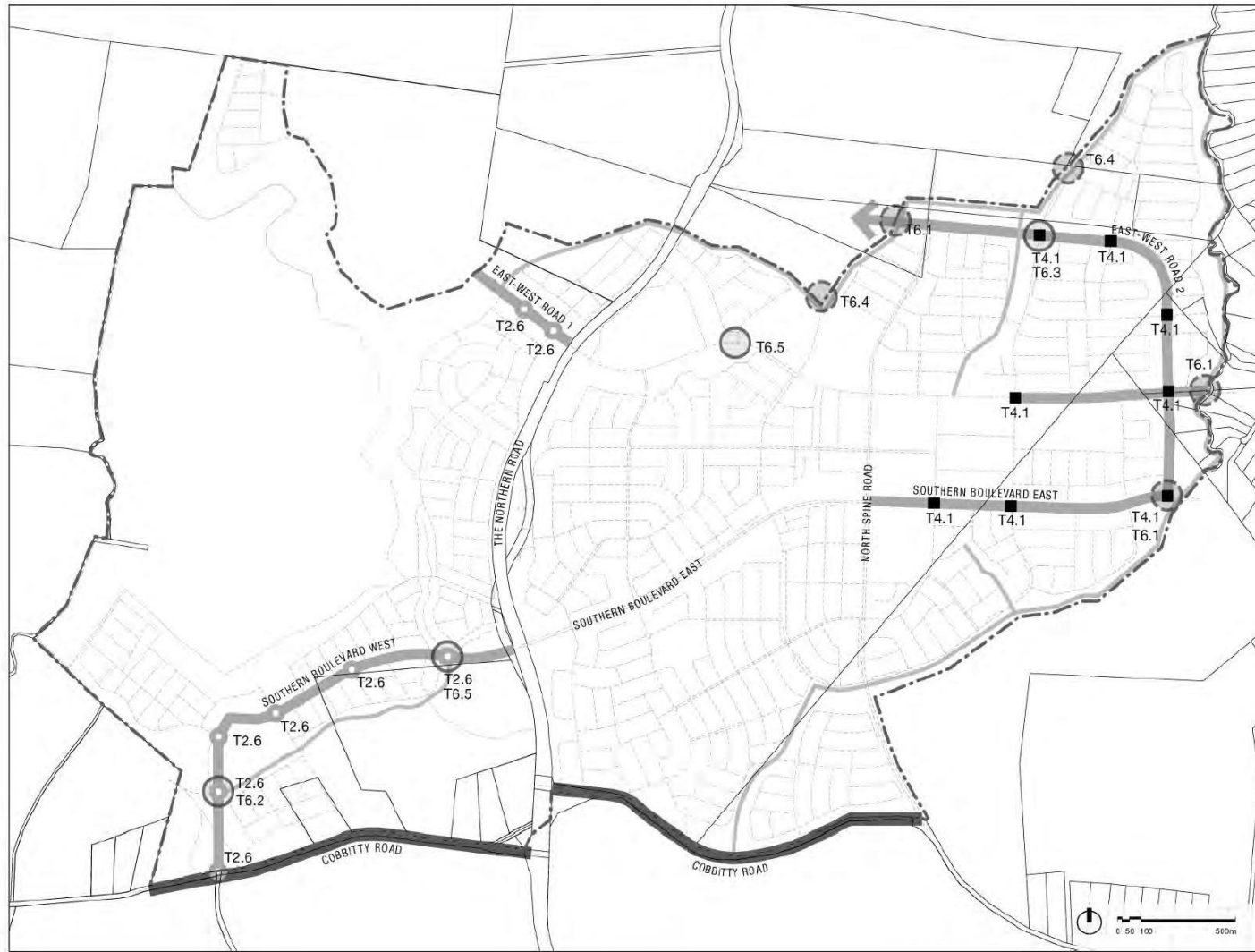
The contribution catchments for each facility are shown in the works schedule – Section 5 of this Plan.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development in the Precincts. Although there is likely to be some demand for many of the facilities generated by employees working in the Precincts and living outside the Precincts, 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 Precincts.








5.0 WORKS SCHEDULES AND MAPS

5.1 Oran Park Precinct – Transport Management Facilities

Infrastructure item		Delivery status			Cost	Actual Cost		Contribution rates			Staging
Item	Facility	Status	Qty	Qty remaining	Estimated Total Cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Apportioned Estimated Total Cost	Contribution Catchment (persons)	Contribution Rate (per net developable hectare)	
T1	LAND ACQUISITION										
T1.1	Roads	In progress	168,924	49,049	\$ 25,015,194	\$ 61,136,250	\$ 86,151,444	\$ 86,151,444	571.29	\$ 150,800.66	2023-24 to 2025-26
	Total		168,924	49,049	\$ 25,015,194			\$ 86,151,444		\$ 150,801	
T2	WORKS										
	Urban Roads (4 Lanes = 32.8m total width, 2 Lanes = 18.6m)										
T2.1	East West Road 1 west of Northern Rd - (4 Lanes)	In progress	11,546	4,551	\$ 910,541	\$ 1,399,647	\$ 2,310,188	\$ 2,310,188	571.29	\$ 4,043.78	2024-25
T2.2	East-West Road 1 - west of Northern Road (2 Lanes)	Outstanding	3,683	3,683	\$ 736,901	\$ 736,901	\$ 736,901	\$ 736,901	571.29	\$ 1,289.88	2024-25
T2.3	Southern Boulevard East of Oran Park town centre (4 Lanes)	Complete	44,280		\$ 8,860,098	\$ 8,860,098	\$ 8,860,098	\$ 8,860,098	571.29	\$ 15,508.83	
T2.4	Southern Boulevard West of Oran Park town centre (2 Lanes)	In progress	36,764	27,049	\$ 5,410,502	\$ 1,945,699	\$ 7,356,201	\$ 7,356,201	571.29	\$ 12,876.39	2025-26
T2.5	East West Road 2 - (4 Lanes)	Complete	47,232		\$ 9,450,770	\$ 9,450,770	\$ 9,450,770	\$ 9,450,770	571.29	\$ 16,542.76	
T2.6	Roundabout (new)	In progress	8	5	\$ 2,000,925	\$ 1,200,555	\$ 3,201,481	\$ 3,201,481	571.29	\$ 5,603.92	2024-25 to 2025-26
T2.7	Transit Boulevard (4 Lanes)	In progress	25,420	13,776	\$ 2,756,475	\$ 2,329,877	\$ 5,086,352	\$ 5,086,352	571.29	\$ 8,903.22	2027-28
T3	Upgrade Rural Roads (7m width)										
T3.1	Cobbitty Rd - 2 sections (Only West section remaining)	In progress	23,800	8,687	\$ 434,551	\$ 756,000	\$ 1,190,551	\$ 1,190,551	571.29	\$ 2,083.96	2023-24
T3.2	Intersection upgrades	Complete	2			\$ 80,037	\$ 80,037	\$ 80,037	571.29	\$ 140.10	
T4	Intersections										
T4.1	Signalised intersection (Type 1)	Complete	8			\$ 3,201,481	\$ 3,201,481	\$ 3,201,481	571.29	\$ 5,603.92	
T5	Miscellaneous										
T5.1	Cycle ways/paths (assumed 2.5m wide) (refer Table 4.1)	In progress	25,000	4,815	\$ 732,219	\$ 3,069,540	\$ 3,801,758	\$ 3,801,758	571.29	\$ 6,654.65	2027-28
T5.2	Bus Stops (incl. State Roads)	Complete	24	0		\$ 618,462	\$ 618,462	\$ 618,462	571.29	\$ 1,082.57	
T6	Water crossings										
T6.1	4 Lane Road Bridge/Crossing (20m wide - 50m span - external) (1 of 3 left to be delivered)	In progress	3	1	\$ 3,401,573	\$ 6,803,146	\$ 10,204,719	\$ 5,102,360	571.29	\$ 8,931.24	2025-26
T6.2	2 Lane Road Bridge/Crossing (11m wide - 100m low span over culverts - internal)	Outstanding	1	1	\$ 3,301,527		\$ 3,301,527	\$ 3,301,527	571.29	\$ 5,779.04	2024-25
T6.3	4 Lane Road Road Bridge/Crossing (20m wide - 50m span - internal)	Complete	1			\$ 3,401,573	\$ 3,401,573	\$ 3,401,573	571.29	\$ 5,954.16	
T6.4	2 Lane Road Bridge/Crossing (11m wide - 50m span - external)	Complete	2			\$ 3,741,730	\$ 3,741,730	\$ 1,870,865	571.29	\$ 3,274.79	
T6.5	2 Lane Road Bridge/Crossing (11m wide - 50m span - internal)	Complete	2			\$ 3,741,730	\$ 3,741,730	\$ 3,741,730	571.29	\$ 6,549.58	
	Total				\$ 19,685,214	\$ 50,600,347	\$ 70,285,561	\$ 63,312,336		\$ 110,823	



Transport Management Facilities

-  T1.1, T2 SUB-ARTERIAL ROADS
-  T3 UPGRADE RURAL ROADS
- T4 INTERSECTIONS**
 -  T4.1 Signalised intersection
- T5 MISCELLANEOUS**
 -  T5.1 Cycle ways / paths
 -  T5.2 Bus shelters(location TBD)
- T6 SECTION BOUNDARY WATER CROSSINGS**
 -  External precinct crossing
 -  Internal precinct crossing

5.2 Oran Park Precinct – Water Cycle Management Facilities

Infrastructure item		Delivery status			Cost	Actual Cost		Contribution rates			Staging
Item	Facility	Status	Qty	Qty remaining	Estimated Total Cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Contribution Catchment (net developable hectares)	COBBITTY CREEK Catchment Contribution Rate (per net developable hectare)	SOUTH CREEK Catchment Contribution Rate (per net developable hectare)	
W1	LAND ACQUISITION										
	South Creek Catchment										
	West of The Northern Road sub										
W1.1	Sub catchment 2A	Complete	14,500			\$ 7,395,000	\$ 7,395,000	389.57		\$ 18,982.31	
	East of The Northern Road sub										
W1.2	Sub catchment 1A-1E	Complete	28,100			\$ 14,331,000	\$ 14,331,000	389.57		\$ 36,786.40	
W1.3	Sub catchment 2A-2H	Complete	25,900			\$ 13,209,000	\$ 13,209,000	389.57		\$ 33,906.33	
W1.4	Sub catchment 4A-4F	Complete	1,300			\$ 663,000	\$ 663,000	389.57		\$ 1,701.86	
W1.5	Sub catchment 4A-4F (under power	Complete	12,200			\$ 1,866,600	\$ 1,866,600	389.57		\$ 4,791.40	
W1.6	Sub catchment 5A-5J	Complete	30,400			\$ 15,504,000	\$ 15,504,000	389.57		\$ 39,797.39	
W1.7	Sub catchment 7A-7F	Complete	31,300			\$ 15,963,000	\$ 15,963,000	389.57		\$ 40,975.60	
	Cobbitty Creek Catchment										
	West of The Northern Road sub										
W1.8	Sub catchment 1A	Outstandin	1,100	1,100	\$ 561,000		\$ 561,000	181.72	\$ 3,087.16		
W1.9	Sub catchment 3A-3B	In	32,400	28,900	\$ 14,739,000		\$ 14,739,000	181.72	\$ 81,108.18		2024-25
W1.10	Sub catchment 4A-4B	Outstandin	4,600	4,600	\$ 2,346,000		\$ 2,346,000	181.72	\$ 12,909.95		2024-25
	East of The Northern Road sub catchments										
W1.11	Sub catchment 8A-8C	Complete	14,600			\$ 7,446,000	\$ 7,446,000	181.72	\$ 40,975.07		
W1.12	Sub Catchment 9A-9B	Complete	9,200			\$ 4,692,000	\$ 4,692,000	181.72	\$ 25,819.90		
	Total		205,600	34,600	\$ 17,646,000	\$ 81,069,600	\$ 98,715,600		\$ 97,105	\$ 176,941	

Infrastructure item		Delivery status			Cost	Actual Cost		Contribution rates			Staging
Item	Facility	Status	Qty	Qty remaining	Estimated Total Cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Contribution Catchment (net developable hectares)	COBBITTY CREEK Catchment Contribution Rate (per net developable hectare)	SOUTH CREEK Catchment Contribution Rate (per net developable hectare)	
	WORKS										
	South Creek Catchment										
W2	Wetland Footprint										
	West of The Northern Road sub										
W2.1	Sub catchment 2A-2D	Complete	10,200			\$ 925,262	\$ 925,262	389.57		\$ 2,375.06	
	East of The Northern Road sub										
W2.2	Sub catchment 1A-1E	Complete	18,600			\$ 1,687,241	\$ 1,687,241	389.57		\$ 4,331.00	
W2.3	Sub catchment 2A-2H		13,400			\$ 1,215,539	\$ 1,215,539	389.57		\$ 3,120.18	
W2.4	Sub catchment 4A-4F		4,000			\$ 362,847	\$ 362,847	389.57		\$ 931.40	
W2.5	Sub catchment 5A-5J		17,900			\$ 1,623,742	\$ 1,623,742	389.57		\$ 4,168.00	
W2.6	Sub catchment 7A-7F		18,000			\$ 1,632,813	\$ 1,632,813	389.57		\$ 4,191.29	
W3	Water Quality										
	West of The Northern Road sub										
W3.1	Sub catchment 2A-2D	Complete	4,300			\$ 728,113	\$ 728,113	389.57		\$ 1,869.00	
	East of The Northern Road sub catchments										
W3.2	Sub catchment 1A-1E		9,500			\$ 1,608,623	\$ 1,608,623	389.57		\$ 4,129.19	
W3.3	Sub catchment 2A-2H		12,500			\$ 2,116,610	\$ 2,116,610	389.57		\$ 5,433.15	
W3.4	Sub catchment 4A-4F		9,500			\$ 1,608,623	\$ 1,608,623	389.57		\$ 4,129.19	
W3.5	Sub catchment 5A-5J		12,500			\$ 2,116,610	\$ 2,116,610	389.57		\$ 5,433.15	
W3.6	Sub catchment 7A-7F		13,300			\$ 2,252,072	\$ 2,252,072	389.57		\$ 5,780.87	
W4	Pipework										
W4.1	Pipework in catchment	Complete	8,500			\$ 11,051,727	\$ 11,051,727	389.57		\$ 28,368.80	

Infrastructure item		Delivery status			Cost	Actual Cost		Contribution rates			Staging
Item	Facility	Status	Qty	Qty remaining	Estimated Total Cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Contribution Catchment (net developable hectares)	COBBITTY CREEK Catchment Contribution Rate (per net developable hectare)	SOUTH CREEK Catchment Contribution Rate (per net developable hectare)	
	Cobbitty Creek Catchment										
W5	Wetland Footprint										
	West of The Northern Road sub catchments										
W5.1	Sub catchment 1A	X	0								
W5.2	Sub catchment 3A-3B	In Progress	30,900	28,900	\$ 2,621,572	\$ 181,424	\$ 2,802,996	181.72	\$ 15,424.79		2026-27
W5.3	Sub catchment 4A-4B	X	0								
	East of The Northern Road sub										
W5.4	Sub catchment 8A-8C	Complete	11,000			\$ 997,831	\$ 997,831	181.72	\$ 5,491.03		
W5.5	Sub Catchment 9A-9B	Complete	5,900			\$ 535,200	\$ 535,200	181.72	\$ 2,945.18		
W6	Water Quality										
	West of The Northern Road sub										
W6.1	Sub catchment 1A	Outstanding	1,100	1,100	\$ 186,262		\$ 186,262	181.72	\$ 1,024.99		
W6.2	Sub catchment 3A-3B	Complete	1,500			\$ 253,993	\$ 253,993	181.72	\$ 1,397.72		
W6.3	Sub catchment 4A-4B	Outstanding	4,600	4,600	\$ 778,912		\$ 778,912	181.72	\$ 4,286.33		2026-27
	East of The Northern Road sub catchments										
W6.4	Sub catchment 8A-8C	Complete	3,600			\$ 609,583	\$ 609,583	181.72	\$ 3,354.51		
W6.5	Sub Catchment 9A-9B	Complete	3,300			\$ 558,785	\$ 558,785	181.72	\$ 3,074.97		
W7	Pipework										
W7.1	Pipework in catchment	In Progress	2,150	606	\$ 787,923	\$ 2,007,513	\$ 2,795,436	181.72	\$ 15,383.18		2025-56
	Total				\$ 4,374,669	\$ 34,074,152	\$ 38,448,821		\$ 52,382.70	\$ 74,260.28	



Water Cycle Management Facilities

- WETLANDS/DETENTION BASINS
- WATER QUALITY (BIORETENTION) / PIPEWORK
- SOUTH CREEK / COBBITTY CREEK CATCHMENT BOUNDARY

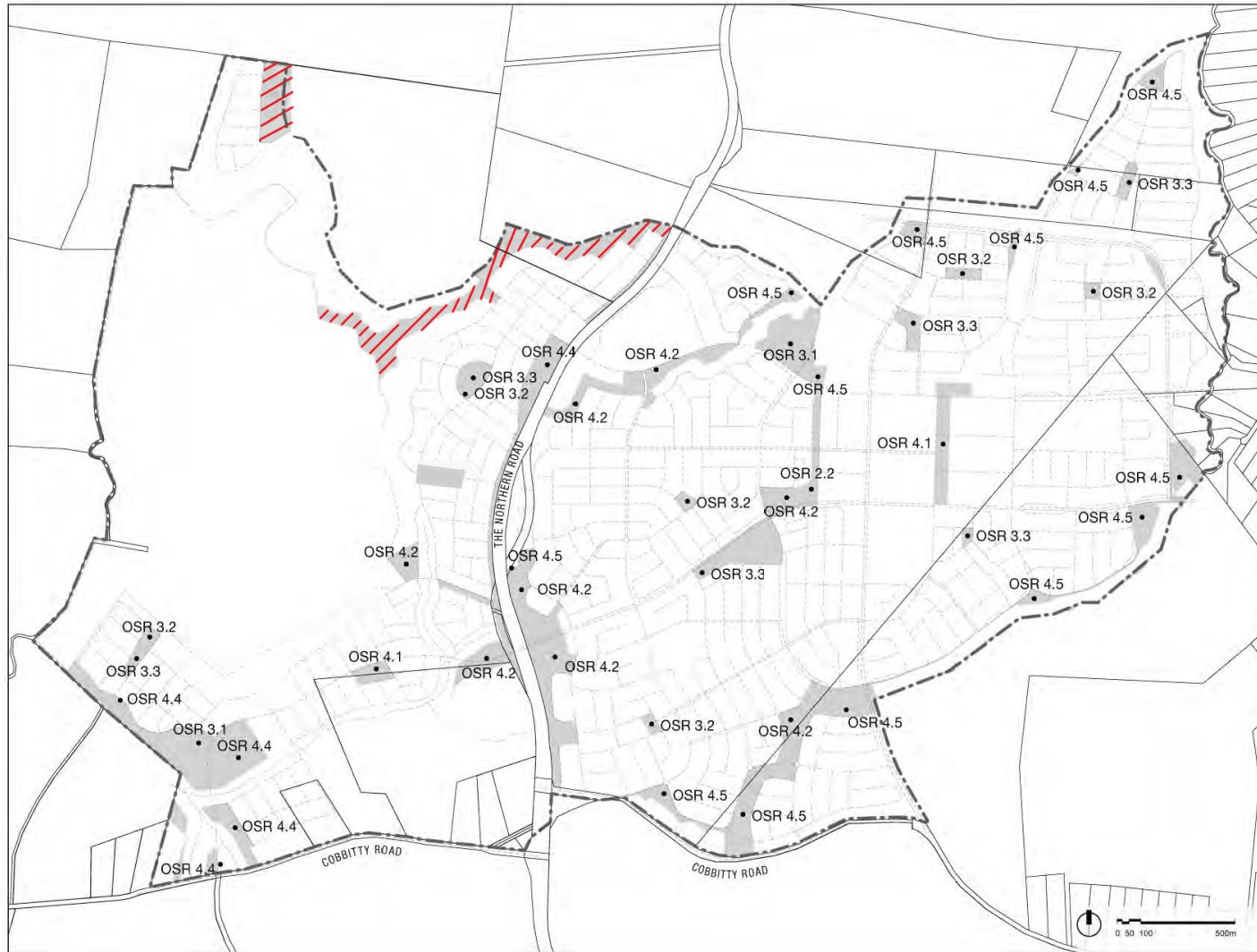
NOTE: Location of facilities subject to detailed design.

5.3 Oran Park Precinct – Open Space and Recreational Facilities

Infrastructure item		Delivery status			Cost	Actual Cost		Staging
Item	Facility	Status	Qty	Qty remaining	Estimated Total Cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	
OSR1	LAND ACQUISITION							
OSR1.1	Local recreation (OSR 3.1 to OSR 4.1)	In progress	74,000	59,300	\$ 30,243,000	\$ 7,497,000	\$ 37,740,000	
OSR1.2	Local recreation (in riparian area on flood prone land)	Complete	26,000			\$ 2,917,200	\$ 2,917,200	
OSR1.3	Leisure Centre	Complete	100,000			\$ 51,000,000	\$ 51,000,000	
OSR1.5	Recreation and Youth Centre	Complete	15,000			\$ 7,650,000	\$ 7,650,000	
OSR1.6	Sports parks	Complete	120,000			\$ 61,200,000	\$ 61,200,000	
OSR1.7A	Other passive open space (treed hilltop parks) Portion delivered via a previous Planning Agreement	Complete	5,062	0		\$ 2,531,000	\$ 2,531,000	
OSR1.7B	Other passive open space (treed hilltop parks). Note: It has been identified that this residual portion does not serve a public purpose and will no longer be delivered in the Contributions Plan	Removed	284,883			\$ 142,441,500	\$ 142,441,500	
OSR1.8	Other passive open space (in power easement)	Complete	3,512			\$ 537,336	\$ 537,336	
OSR1.9	Other passive open space (in riparian area on flood prone land)	In progress	33,000	63,662	\$ 7,142,876		\$ 7,142,876	2025-26
Total			376,574	122,962	\$ 37,385,876	\$ 133,332,536	\$ 170,718,412	

Infrastructure item		Delivery status			Cost	Actual Cost		Staging
Item	Facility	Status	Qty	Qty remaining	Estimated Total Cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	
	WORKS							
OSR2	Local Active Recreation - Oran Park and Turner Road Precincts							
OSR2.1	Leisure Centre (refer Table 4.1 and Appendix of plan for specification)*	Complete	1			\$ 44,973,372	\$ 44,973,372	
OSR2.2	Recreation and Youth Centre (refer Table 4.1 and Appendix of plan for fit out specification)*	Complete	1				\$ -	
OSR2.2a	Multi purpose facility comprising 2 court sports hall, youth activity room,dance floor,kitchen area	Complete	3,000			\$ 11,349,228	\$ 11,349,228	
OSR2.2b	Multi Purpose facility fit out	Complete	3,000			\$ 2,163,524	\$ 2,163,524	
OSR2.2c	BMX, Skate park	Complete	2,000			\$ 1,209,491	\$ 1,209,491	
OSR2.2d	Carpark, landscaped area etc.	Complete	7,500			\$ 1,209,491	\$ 1,209,491	
OSR2.3	Sports parks (refer Table 4.1 and Appendix of plan for specification)	Complete	2			\$ 18,518,969	\$ 18,518,969	
OSR3	Local Active Recreation - Oran Park							
OSR3.1	Playing fields (refer Table 4.1 and Appendix of plan for specification)	In progress		54,000	\$ 8,926,045		\$ 8,926,045	
OSR3.2	Childrens playground (refer Table 4.1 and Appendix of plan for specification)	In progress	6	1	\$ 302,373	\$ 1,511,864	\$ 1,814,237	2028-29
OSR3.3	Playspaces (refer Table 4.1 and Appendix of plan for specification)	In progress	6	1	\$ 302,373	\$ 1,511,864	\$ 1,814,237	2028-29

Infrastructure item		Delivery status			Cost	Actual Cost		Staging
Item	Facility	Status	Qty	Qty remaining	Estimated Total Cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	
OSR4	Local Passive Open Space							
OSR4.1	Community parks / Green space (2 No.) (refer Table 4.1 and Appendix of plan for specification)	In progress	10,000	5,300	\$ 1,826,937	\$ 1,620,114	\$ 3,447,050	
OSR4.2	Other passive open space (refer Table 4.1 and Appendix of plan for specification)	Complete	157,012			\$ 17,091,417	\$ 17,091,417	
OSR4.3A	Other passive open space - treed hilltop parks (W Oran Park Public Open Space Areas 1, 2, 5 and 14) Portion already delivered through a Planning Agreement.	Complete	5,062			\$ 127,551	\$ 127,551	
OSR 4.3B	Other passive open space - treed hilltop parks (W Oran Park Public Open Space Areas 1, 2, 5 and 14) Note: It has been identified that this residual portion does not serve a public purpose and will no longer be delivered in the Contributions Plan	Removed	40,383			\$ 1,017,560	\$ 1,017,560	
OSR4.4	Other passive open space - riparian style embellishment (W Oran Park Public Open Space Areas 3, 10, 12 and 13) (4 of 5 on the map yet to be delivered)	In progress	80,800	63,662	\$ 1,924,966	\$ 518,207	\$ 2,443,172	2027-28
OSR4.5	Other passive open space - riparian style embellishment (E Oran Park - connection between South Creek tributary and Harrington Grove)	Complete	43,200			\$ 1,306,251	\$ 1,306,251	
	Total			63,662	\$ 13,282,693	\$ 103,111,342	\$ 116,394,035	\$ -



Open Space and Recreation Facilities

OSR 1 LAND ACQUISITION
Defined and shaded in this plan.

Local Active Recreation and Passive open space

OSR 1.7 Other passive open space (treed hilltop parks) - removed from this Contributions Plan

OSR 2 and OSR 3

LOCAL ACTIVE RECREATION

- OSR 2.1 Leisure Centre (proposed to be located in the Maryland Precinct)
- OSR 2.2 Recreation and Youth Centre
- OSR 2.3 Sports Park (proposed to be located in the Maryland Precinct)
- OSR 3.1 Playing Fields
- OSR 3.2 Children's Playground
- OSR 3.3 Play Spaces

OSR 4 LOCAL PASSIVE OPEN SPACE

- OSR 4.1 Community Parks and Green Spaces
- OSR 4.2 Other passive open space
- ~~OSR 4.3 Other passive open space (treed hilltop parks)~~
- OSR 4.4 Other passive open space (riparian style embellishment)
- OSR 4.5 Other passive open space (riparian style embellishment)

Note: OSR 1.7 and OSR 4.3 have been removed from this map as they have been removed from this Contributions Plan.

5.4 Oran Park Precinct – Community Facilities

Infrastructure item		Delivery status			Actual Cost		Contribution rates			Staging
Item	Facility	Status	Qty	Qty remaining	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Apportioned Estimated Total Cost	Contribution Catchment (persons)	Contribution Rate (per person)	
C1	LAND ACQUISITION									
C1.1	Branch library / Community resource centre	Complete	6,805		\$ 3,470,550	\$ 3,470,550	\$ 2,212,371	33,643	\$ 65.76	
C1.2	Multi purpose community centres (refer Table 4.3)	In Progress	2,255	1,128		\$ 575,025	\$ 575,025	21,446	\$ 26.81	2025-26
	Total		9,060	1,128	\$ 3,470,550	\$ 4,045,575	\$ 2,787,396		\$ 93	
C2	WORKS									
C2.1	Branch library / community resource centre									
C2.1a	Branch library building component	Complete	1,577		\$ 6,712,495	\$ 6,712,495	\$ 4,279,013	33,643	\$ 127.19	
C2.1b	Branch library fitout (loose FFE, books, computers, shelving and security)	Complete	1,577		\$ 2,089,428	\$ 2,089,428	\$ 1,331,947	33,643	\$ 39.59	
C2.1c	Community centre building component	Complete	741		\$ 2,996,360	\$ 2,996,360	\$ 1,910,089	33,643	\$ 56.78	
C2.1d	Cultural facility building component	Complete	404		\$ 1,633,643	\$ 1,633,643	\$ 1,041,398	33,643	\$ 30.95	
C2.1e	Cultural facility fitout (refer to Appendix of plan for details)	Complete	404		\$ 311,496	\$ 311,496	\$ 198,570	33,643	\$ 5.90	
C2.1f	Carpark, landscaped area etc.	Complete	2,822		\$ 451,794	\$ 451,794	\$ 288,005	33,643	\$ 8.56	
C2.2	Multi-purpose community centres (1 of 2 left to be delivered) (refer Table 4.3)	In Progress	902	451	\$ 2,303,615	\$ 4,607,231	\$ 2,303,616	21,446	\$ 107.41	2028-29
C2.2a	Carpark, landscaped area etc. (for the 1 of 2 centres left to be delivered)	In Progress	1,353	677	\$ 108,289	\$ 216,580	\$ 108,290	21,446	\$ 5.05	2028-29
	Total			1,128	\$ 16,607,120	\$ 19,019,026	\$ 11,460,928		\$ 381.43	



Community Facilities

- C1 LAND ACQUISITION
Relates to C2 works.
- C2 WORKS
- * C2.1 Community Resource Centre/Branch Library
- ☼ C2.2 Multi-purpose Community Centres

6.0 BACKGROUND INFORMATION

Brown Consulting (2007), *Oran Park Precinct Masterplan Stormwater Quantity Management & Flooding*, March 2007, prepared for the Growth Centres Commission

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Elton Consulting and Tangent Leisure Consultants (2007), *Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities*, November 2007

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Maunsell Australia Pty Ltd (2007), *Oran Park and Turner Road Precinct Plan Transport Assessment*, Final Draft Report, prepared for Growth Centres Commission, 19 April 2007

Tangent Leisure Consultants (2007), *Draft Open Space and Recreation Facilities for Oran Park and Turner Road*, 5 March 2007

Valuation Report in respect of Section 7.11 Contribution rates for Land zoned for open space, "Public Reserve" purposes (otherwise capable of development) and land located within "Transmission Line Easements" within the proposed Oran Park Precinct – 20 August 2007

Valuation Report in respect of Section 7.11 Contribution rates for Land zoned for open space, "Public Reserve" purposes (otherwise capable of development) and land located within "Transmission Line Easements" within the proposed Turner Road Precinct – 20 August 2007

APPENDIX A : WORKS SCHEDULE COST ASSUMPTIONS AND SOURCES

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