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**Camden Council**  
Camden  
Contribution Plan  
2011 (Amendment  
1)

October 2023





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## 1.0 INTRODUCTION

### 1.1 Overview of this Plan

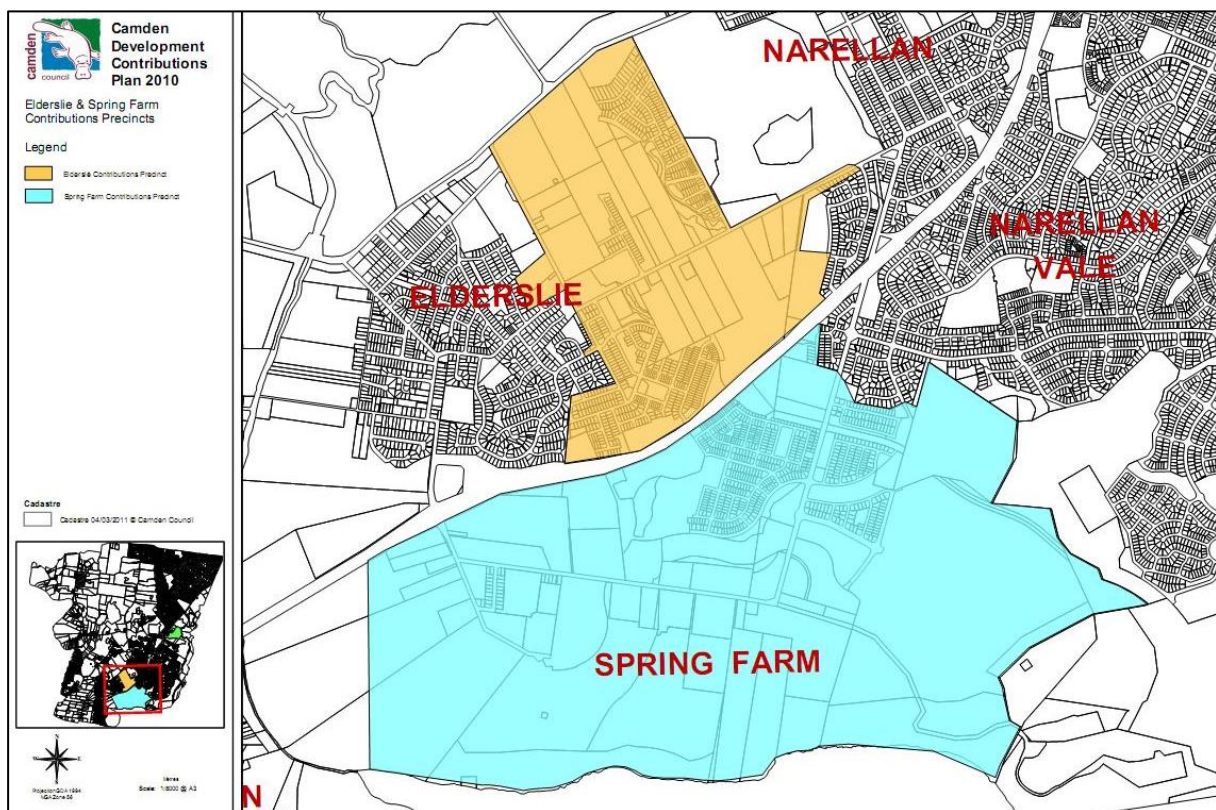
The Camden Local Government Area (LGA) is located on the south-western fringe of Greater Sydney and contains a mix of agricultural lands, country towns, residential areas and new residential subdivisions with associated commercial and industrial development.

The Camden LGA has been experiencing significant and relatively rapid urban development over the last two decades. In 2001, the population was recorded at 43,779 which grew to 119,325 in 2021, an increase of 75,546 residents. This growth is expected to continue and slightly increase over the coming two decades with a forecast growth of 78,410 residents resulting in a population of 197,735 in 2041.

This Plan focuses on the projected demands for local infrastructure arising from remainder of the planned development in Spring Farm and Elderslie. In the original Section 7.11 plan for Camden, released in 2012, Spring Farm had a projected population growth of 11,641 and Elderslie had a projected population growth of 6,118.

Figure 1 below shows the location of the Spring Farm and Elderslie greenfield precincts.

**Figure 1: Spring Farm and Elderslie Greenfield Precincts**



Source: Camden Council 2023

Since the release of the Section 7.11 plan in 2012, contributions have been levied on developments to provide infrastructure to support each precinct's growth. The majority of assumptions within this plan are consistent with those provided in 2012 as the assumptions, and in turn contribution rates, have been successful in delivering much-needed infrastructure to support the residential growth in the precincts. Updating the assumptions at this stage risks unintended impacts around infrastructure delivery which can fragment the precincts.

The future occupants and users of the development in Spring Farm and Elderslie will generate an increase in the demand for local infrastructure. While a number of projects have been funded and completed through Section



7.11 contributions since 2012, some projects are not yet fully funded. In general, these projects can be categorised under:

- Land acquisition for future open space development and infrastructure,
- Upgrades to existing open spaces,
- Drainage and road works, or
- Plan preparation and administration services.

This Plan sets out:

- The relationship or nexus between the expected development in the area affected by the Plan and the local infrastructure that is required to meet the demands of that development,
- The formulas to be used for determining the reasonable contributions required from expected development for different types of local infrastructure,
- The contribution rates for the anticipated types of development in the area,
- Maps showing the location of the local infrastructure proposed to be provided by Council supported by a works schedule setting out an estimate of their cost and staging, and
- The administrative and accounting arrangements applying to contributions that are required by this Plan.

This Plan will be reviewed on a regular basis. Amendments to the plan will be publicly exhibited in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and *Environmental Planning and Assessment Regulation 2021* (EP&A Regulations).

## 1.2 Legislative requirements

Section 7.11 of the EP&A Act authorises a consent authority responsible for determining a development application to grant consent to the proposed development subject to a condition requiring the payment of a monetary contribution, or the dedication of land free of cost, or a combination of them, towards the provision of public amenities and public services to meet the development.

Where the consent authority is a council or an accredited certifier, such a contribution may be imposed on a development only 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 to authorise the imposition of Section 7.11 contributions on development expected to occur on land identified in Figure 1 of this plan.

This plan has been prepared:

- In accordance with the EP&A Act and EP&A Regulations, and
- Having regard to the latest practice notes issued by the NSW Department of Planning and Environment.

On 21 August 2012, the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012* was published which set a maximum amount for monetary contributions charged under section 94 of the EP&A Act, now renamed section 7.11. Conditioning the imposition of this cap, Schedule 1 of the direction identified land which is exempted from the cap. Within the schedule, the Spring Farm Release Area and Elderslie Release Area as identified in the *Camden Contributions Plan 2011 (Spring Farm and Elderslie)* were identified to not have a cap.

There are minimum requirements for Section 7.11 contributions plans set out in the EP&A Regulation. Each requirement and reference to the section or Part of this document that deals with that requirement are listed in Table 1 below.

**Table 1: Legislative requirements**

Requirements	Section
Purposes of the plan	Section 2.5
Land to which the plan applies	Section 2.7
The relationship or nexus between the expected development and the public amenities and public services that are required to meet the demands of the development	Section 4.1.2, Section 4.2.2, Section 4.3.2, Section 4.4.2 and Section 4.5.1
The formulas to be used for determining the contributions for different types of local infrastructure	Sections 4.1.3, Section 4.2.3, Section 4.3.3, Section 4.4.3 and Section 4.5.2
The contribution rates for the anticipated types of development	Section 6
Council's policy concerning the timing of the payment (including deferred or periodic payment) of monetary contributions)	Section 2.18
Maps showing the specific public amenities and services proposed to be provided by the Council, supported by a works schedule that contains an estimate of their cost and staging	Section 6 and Section 7
If the plan authorises monetary contributions paid for different purposes to be pooled and applied progressively for those purposes, the priorities for the expenditure of the contributions, particularised by reference to the works schedule.	Section 2.21
In relation to the issue of a complying development certificate, the plan must provide that the payment of monetary contributions be made before the commencement of any building work or subdivision work authorised by the certificate.	Section 2.15
A contributions plan may authorise the pooling of monetary contributions if council is satisfied that the pooling and progressive application of the money paid will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.	Section 2.21

Source: HillPDA 2023

### 1.3 How to use this Plan

The plan is structured in the following way.

**Main Document** (this document):

- Section 1 contains an introduction to the Plan, setting out an overview of the Plan and any legislative requirements,
- Section 2 covers the administration and operation of the Plan, containing elements such as the land and development to which the Plan applies as well as how contributions are calculated and indexed,
- Section 3 sets out the residential evidence base for the Plan, reporting statistics about the Camden LGA as a whole as well as specific information about Spring Farm and Elderslie including dwelling delivery and population growth,
- Section 4 contains the evidence base for the contributions levied within the Plan, covering the infrastructure required for open space and recreation facilities, community facilities, Elderslie and Spring Farm local facilities and the cost of plan preparation and administration,
- Section 5 lists the references used within the Plan,
- Section 6 provides a work schedule for the Plan, and
- Section 7 contains the maps used within the Plan.





CAMDEN  
CONTRIBUTION PLAN  
2011 (AMENDMENT 1)



## 2.0 ADMINISTRATION AND OPERATION OF THIS PLAN

### 2.1 Definitions

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

- **Actual cost** means the actual expenditure for items in the works schedules.
- **Attributable cost** means the estimated cost for each item in the works schedules set out in Section 6 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.
- **CDC** means a complying development certificate.
- **Council** means Camden Council.
- **CPI** means the Consumer Price Index (All Groups – Sydney) published by the Australian Statistician.
- **DA** means a development application.
- **EP&A Act** means the *Environmental Planning and Assessment Act 1979*.
- **EP&A Regulation** means the *Environmental Planning and Assessment Regulation 2021*.
- **LGA** means local government area.
- **Planning agreement** means a voluntary planning agreement referred to in section 7.4 of the EP&A Act.
- **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 as a means of either fully or partly satisfying a condition of consent requiring development contributions to be made.
- **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 6 of this Plan.

### 2.2 What are development contributions?

Development contributions are contributions made by those undertaking development approved under the EP&A Act toward the provision of public services and public amenities. Development contributions are addressed under Division 7.1 Development contributions under Part 7 Infrastructure contributions and finance of the EP&A Act.

Contributions may be in the form of the dedication of land free of cost, or the payment of a monetary contribution. There are different classes of development contributions provided for under the EP&A Act:

- Special infrastructure contributions,
- Local infrastructure contributions, which may be either section 7.11 contributions or section 7.12 fixed rate levies,
- Contributions included in voluntary planning agreements, and
- Contributions toward the provision of affordable housing.

This Plan is principally concerned with the imposition of conditions of consent requiring development contributions for local infrastructure under section 7.11 of the EP&A Act.

More detail on the types of infrastructure levied for under this Plan is included in Section 4 of this Plan.



## 2.3 Prerequisites for seeking development contributions

### 2.3.1 Contributions must be authorised by a contributions plan

The EP&A Act establishes that a council (or an accredited certifier) can require, through imposition of a condition or conditions on a development consent (or on a complying development certificate), development contributions if:

- There is a contributions plan applying to the development that is in force and that authorises the contribution, and
- The contribution is imposed in accordance with the provisions of such a plan.

Alternatively, or in addition to the levying of section 7.11 contributions, a council may negotiate a voluntary planning agreement with a developer for the provision of local infrastructure.

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

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

### 2.3.2 Section 7.11 contributions must be reasonable

Section 7.11 of the EP&A Act authorises a consent authority responsible for determining a development application to grant consent to the proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land free of cost or a combination of them towards the provision of public amenities and public services (public facilities) to meet the development.

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.

A condition may only be imposed under section 7.11 towards the future provision of public facilities:

- If the proposed development will or is likely to require the provision of, or increase the demand for, public facilities within the local government area, and
- To require a reasonable dedication or monetary contribution for the provision, extension or augmentation of the public facilities concerned.

A condition may be imposed under section 7.11 towards the recoupment of the cost of public facilities previously provided if:

- The consent authority has, at any time, provided public facilities within the local government area in preparation for or to facilitate the carrying out of development in the area, and
- Development for which development consent is sought will, if carried out, benefit from the provision of those public facilities.

## 2.4 Name of this Plan

This plan is called the *Camden Contributions Plan 2011 (Spring Farm and Elderslie)*.

## 2.5 Purposes of this Plan

The primary purpose of the plan is to authorise:

- Council or a planning panel, when granting consent to a DA to carry out development to which this plan applies, or



- An accredited certifier, when issuing a CDC for development to which this plan applies.

To require a contribution to be made towards either/both:

- The provision, extension or augmentation of public amenities and public services only where development is likely to require the provision of or increase the demand for those amenities and services, and
- The recoupment of the cost of providing existing public amenities and public services within the area to which this plan applies.

Other purposes of the plan are as follows:

- To provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and public services generated by development within the Camden Growth Areas,
- To determine the demand for public facilities generated by the remaining population forecast in the Spring Farm and Elderslie greenfield areas and ensure that development makes a reasonable contribution toward the provision of public amenities and public services that are required for that population,
- To ensure that the existing community is not unreasonably burdened by the provision of public amenities and public services required (either partly or fully) as a result of development in the Spring Farm and Elderslie greenfield areas, and
- To ensure Council's management of development contributions complies with relevant legislation and guidelines, and achieves best practice in plan format and management.

## 2.6 Commencement of this Plan

This plan commenced on 26 April 2012 and was updated on 20 October 2023.

Development applications (DAs) and complying development certificates (CDCs) determined on or after this date will be subject to the provisions of this Plan.

## 2.7 Land to which this Plan applies

This Plan applies to the Spring Farm greenfield precinct and Elderslie greenfield precinct as identified in Figure 1.

## 2.8 Development to which this Plan applies

Except as provided for by Section 2.9, this plan applies to the subdivision or use of land for residential purposes, including seniors living dwellings and secondary dwellings, within the Spring Farm and Elderslie precincts.

## 2.9 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 public infrastructure provided by or on behalf of State Government or the Council,
- For the purposes of local infrastructure under this Plan or another contributions plan prepared under section 7.13 of the EP&A Act,
- For infrastructure provided by Sydney Water, Endeavour Energy or equivalent water, sewer or energy provider,
- That in the opinion of Council does not increase the demand for the categories of local infrastructure addressed by this Plan, or



- For which section 7.11 contributions will not be levied in accordance with a direction by the Minister under section 7.17 of the EP&A Act.

## 2.10 Relationship to other contribution plans

Other contributions plans may also apply to development affected by this Plan. This Plan does not affect the operation of any other contributions plan adopted by the Council and in force at the date that this Plan was made.

For details of other contributions plans that apply to land in Camden LGA, refer to Council's web site.

### 2.10.1 Camden Contributions Plan 2011

This plan updates the *Camden Contribution Plan 2011* so that it only applies to the Elderslie Release Area and the Spring Farm Release Area. The remaining precincts will be accommodated in the *Camden Section 7.12 Contributions Plan 2023*.

## 2.11 Minister's direction

Schedule 1 of the Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012 lists land in respect of which there is no cap on the amount of the contribution by virtue of this Direction. Schedule 1 identifies as the Elderslie Release Area or the Spring Farm Release Area in *Camden Contributions Plan 2011*. This Plan only applies to the Elderslie Release Area and Spring Farm Release Area.

## 2.12 Local infrastructure costs and delivery

### 2.12.1 How are the costs of infrastructure derived?

Costs for infrastructure included in this Plan were derived as follows:

- Future planned open space, recreation, community facilities' costs (both project base and on costs) have been estimated by a qualified quantity surveyor drawing on the experience of this and other councils in providing similar facilities,
- Future planned local facilities' costs are the costs contained in the reports titled *Spring Farm Revised Section 94 Plan and Cost Estimate* and *Elderslie Revised Section 94 Plan and Cost Estimate* prepared by Lean and Hayward Pty Ltd (September 2006), indexed to the date this Plan is adopted using the Consumer Price Index Sydney Group,
- The cost of land to be acquired under this Plan has been derived from valuations prepared by registered valuers. References of valuations used in the determination of contribution rates for land acquisitions included in this Plan are listed in Section 5 of this Plan, and
- The costs of existing facilities to be partly recouped under this Plan (including acquired land) is the completed cost of each facility indexed using the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician.

At the time this Plan was prepared, the planning for different infrastructure items had been carried out at different levels. Planning for and delivery of some infrastructure was well advanced and so costs are more accurately defined. For other infrastructure the planning has only been carried out at a strategic level.

### 2.12.2 How are infrastructure costs apportioned to expected development?

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 (which is expressed in persons). This process ensures that fair apportionment of facility costs is calculated for development expected to occur under this Plan.



The contribution catchments for each facility are shown in the works schedule – Section 6 of this Plan.

The size of the contribution catchment depends on whether the facility is yet to be provided or if it is an existing facility. The contribution catchment is the number of people (or future residents) the facility has been designed for.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development under this Plan.

### **2.12.3 How will the local infrastructure be delivered?**

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

Developers may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this Plan as works-in-kind or provide another type of material public benefit as means of satisfying development contributions required under the Plan (refer Section 2.20 of this Plan). A Works In Kind Agreement must be in place prior to commencing the works in accordance with Council's Works In Kind Agreements Policy.

The facilities will be developed in a manner that allows the facilities to effectively serve the demand attributable to development envisaged under this Plan.

The costs and indicative timing of individual works for all categories of infrastructure are included in Section 6.

The location of these works, where this location was known at the time this Plan commenced, is shown on maps included in Section 6.

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.

Some of the facilities strategies included in Section 4 of this Plan are based on strategic information. It is likely that, as the planning process for the different development areas proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

As part of its regular review of Contribution Plan, Councils may identify, through strategic planning documents, additional infrastructure for inclusion. Conversely, items may also be identified for removal or modification on the works list.

Where alternatives to the works schedule are proposed in conjunction with the development of areas 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.

### **2.13 Formulas used for determining contribution rates applicable under this Plan**

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 4.4.2.

#### **2.13.1 Allowances for existing development**

Monetary contributions determined under this Plan will be calculated according to the estimated net increase in demand (usually represented as the population) that a particular development is projected 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.



**Table 2: Assumed population by development**

Residential Development Type	Occupancy Rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Boarding houses and hostels	1 person per bed

Source: Camden Council 2023

Note: the assumed occupancy rates relate to the analysis included in Section 3.4 of this Plan

## 2.14 Section 7.11 contributions may be required as a condition of approval

### 2.14.1 Monetary contributions

This Plan authorises the Council, when granting consent to an application to carry out development to which this Plan applies, to impose a condition under section 7.11 of the EP&A Act requiring the payment of a monetary contribution to the Council towards:

- The provision of public amenities and public services as specified in the works schedule to meet the demands of the development, or
- The recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

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

- The provision of public amenities and public services as specified in the works schedule to meet the demands of the development, or
- The recoupment of the cost of public amenities and public services previously provided in advance of development within the area.

### 2.14.2 Land contributions

This Plan authorises Council, by imposition of a condition of development consent, to require in connection with any development on land to which this Plan applies:

- The payment of a monetary contribution to the Council for land to be acquired under this Plan, and/or
- The dedication of any part of the development site that is land that is to be acquired under this Plan free of cost to the Council. The value of the land dedicated free of cost should not exceed the monetary contribution otherwise authorised by this Plan.

For the purposes of this section, the value of the land is to be calculated in accordance with the value of the land as indexed by the Land Value Index established under this Plan.

The monetary development contribution otherwise authorised by this Plan shall be reduced by an amount corresponding to the value of the land required to be dedicated.

The contribution rates may be indexed, but not so as to exceed the section 7.11 contributions cap under Section 7.17 of the Environmental Planning and Assessment Act 1979 for land where the cap applies within the Camden LGA.



### **2.14.3 Variation to contributions authorised by this Plan**

Council retains the right to reduce the development contribution otherwise calculated in accordance with the provisions of this Plan.

A developer's request for variation to a contribution calculated in accordance with this Plan must be supported by written justification included with the development application. Such a request will be considered as part of the assessment of the application.

### **2.15 Obligations of accredited certifiers**

In relation to an application made to an accredited certifier for a CDC:

- The accredited certifier must, if a CDC is issued, impose a condition requiring a Section 7.11 contribution, if such a contribution is authorised by this plan,
- Any such contribution may only be a monetary contribution required under this plan,
- The amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this plan in respect of the development.

It is the responsibility of the principal certifying authority to accurately calculate and apply the Section 7.11 contribution conditions to the CDC. Section 7.11 contributions imposed on a CDC must be paid prior to the work authorised by the CDC commencing. Deferred payments of contributions required by a condition of a CDC will not be accepted.

A Section 7.11 condition would not generally be required to be imposed on a CDC unless the complying development will or is likely to require the provision of or increase the demand for the specific local infrastructure included in this Plan. For example, a new dwelling on a vacant allotment of land would not be subject to a Section 7.11 condition because Section 7.11 contributions would likely have been imposed and paid at the subdivision DA stage.

However, a secondary dwelling CDC would be subject to a Section 7.11 condition under this Plan, because the development increases infrastructure demands beyond the original dwelling house development.

Accredited certifiers should contact Council if there is any doubt whether Section 7.11 conditions should be imposed on particular CDCs.

Likewise, it is the responsibility of an accredited certifier issuing a construction certificate to certify that the Section 7.11 contributions have been paid to Council prior to the issue of the certificate. The accredited 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 clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, voluntary planning agreement, dedication of land and/or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

### **2.16 Indexation of contribution rates under this Plan**

The purpose of this section 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 Consumer Price Index is generally used as a measure to increase contribution rates however it is not a suitable index for adjusting contributions of land yet to be acquired as it is not related to fluctuations in land values. As a result, Council will prepare and publish a customised Land Value Index on a regular basis, and at least annually by engaging a



registered valuer to prepare revised land valuations. The Land Value Index will be published on Council’s website [www.camden.nsw.gov.au](http://www.camden.nsw.gov.au).

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 customised Land Value Index (for works schedule items identified in this Plan involving land yet to be acquired).

The contribution rates may be indexed, but not so as to exceed the section 7.11 contributions cap under section 7.17 of the EP&A Act for land where the cap applies within the LGA.

### 2.16.1 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:

$$\frac{\$C_A \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

- $\$C_A$  = 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 = the most recent level of 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 = the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at the date of adoption of this Plan.

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 Amendment 1 of this Plan is 132.7 (March 2023).

### 2.16.2 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:

$$\frac{\$C_A \times \text{Current LVI}}{\text{Base LVI}}$$

Where:

- $\$C_A$  = the land values within the Plan at the time of adoption of the Plan expressed in dollars.
- Current LVI = the most recent level of the Land Value Index as published by the Council at the time of the review of the contribution rate.
- Base LVI = the Land Value Index as published by the Council at the date of adoption of this Plan.

The contribution rate for land acquisition will not be less than the contribution rate specified at the date of the adoption of this Plan.



### Process for publishing the land value index

The Base LVI relates to the value of land at September 2022 of this amended Plan<sup>1</sup>, as follows:

#### Spring Farm Area:

- Developable land ('unconstrained') \$400 per square metre
- Developable land ('good') \$320 per square metre
- Constrained or riparian land:
  - Above 1 in 100 year flood level \$150 per square metre
  - Below 1 in 100 year flood level \$100 per square metre

#### Elderslie Area:

- Developable land ('premium') \$400 per square metre
- Developable land ('good') \$320 per square metre
- Constrained or riparian land:
  - Above 1 in 100 year flood level \$150 per square metre<sup>2</sup>
  - Below 1 in 100 year flood level \$100 per square metre

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 LVI for each of the land categories listed above.

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

Council will publish updates to its LVI on either its website or Management Plan, or both. The LVI will be published periodically by Council for the purpose of determining the Land Contribution under this plan. The LVI will measure any increase/decrease in average land values within the Camden LGA between the date this Plan was adopted and the current date. The data on which the index is based will be obtained through land valuations carried out on behalf of the Council for the purpose of determining the current value of the land index.

### 2.17 Indexation of contributions required by a condition imposed under this Plan

The purpose of this section 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 may require indexation between the date of the grant of the consent and the date on which the contribution is made as follows.

The total contribution at the time of payment is determined by the following formula:

$$\frac{\$C_c \times CPI_p}{CPI_c}$$

Where:

- $\$C_c$  = the contribution amount for all works schedule items (other than land yet to be acquired) shown in the development consent expressed in dollars.

<sup>1</sup> Camden Elderslie and Spring Farm Land Value Rates – HillPDA Consulting, September 2022

<sup>2</sup> This is an average amount. The base valuation referred to in Section 6 of this Plan assessed different parcels of constrained land above the flood line at either \$65 or \$125 per square metre.



- $CPI_P$  = the most recent quarterly level of *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at the time of the payment of the contribution.
- $CPI_C$  = 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.

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

## 2.18 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 involving subdivision - prior to the release of the first subdivision certificate (linen plan) or strata certificate,
- Other development that requires a construction certificate - prior to the release of the construction certificate, and
- Other development not requiring the issuing of a construction certificate - prior to the issuing of the first occupation certificate or commencement of the use, whichever occurs first.

## 2.19 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 non-compliance with the payment provisions is justified. Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council. Generally acceptance of deferred or periodic payments will only be accepted in exceptional circumstances and will be assessed on a case-by-case basis. Deferred or periodic payments related to contributions imposed on a CDC will not be allowed.

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

- Compliance with the provisions of Section 2.18 of this Plan 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, and/or
- There are other 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<sup>3</sup> for the full amount of the contribution or the outstanding balance on the 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 provides that the bank or financial institution must pay the guaranteed sum on demand by the Council 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

<sup>3</sup> Bank guarantee means an irrevocable and unconditional undertaking without any expiry or end date in favour of Council to pay an amount or amounts of money to Council on demand issued by an Australian bank, non-bank financial institution or insurance company subject to prudential supervision by the Australian Prudential Regulatory Authority and which has a credit rating of "A" or above (as assessed by Standard and Poors) or "A2" or above (as assessed by Moody's Investors Service) or "A" or above (as assessed by FitchRatings).



- Where the bank guarantee contains an end date, the developer agrees that the Council is free to call on the guarantee in respect of the outstanding balance of the development contribution as indexed if the development contribution has not been paid 14 days prior to the end date.

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.

## **2.20 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.

### **2.20.1 Offer of a material public benefit made after the imposition of a Section 7.11 contribution 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 EP&A 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.

### **2.20.2 Offer of a material public benefit made before the imposition of a section 7.11 contribution 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.

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

If the applicant makes an offer to enter into a planning agreement, the Council will, if it proposes to enter into the agreement, publicly 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 EP&A Act.

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

It is Council's preference that voluntary planning agreements that it enters into be registered on the property title.

### **2.20.3 Matters to be considered by the Council in determining offers of material public benefits**

In addition to any matters identified in sections 2.20.1 and 2.20.2, 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,
- The standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction,
- 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 unduly 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 2.20.2 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,
- Whether the works schedule included this Plan would require amendment,
- The financial implications for cash flow and the continued implementation of the works schedule included in this Plan (including whether Council would need to make up for any shortfall in contributions by its acceptance of the offer, and
- The implications of funding the recurrent cost of the facility(s) the subject of the offer.

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

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

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



#### **2.20.4 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.

The value of land will be the attributable cost of the land under this Plan indexed in accordance with this Plan to the time the agreement is entered into.

#### **2.20.5 Provision of works-in-kind and other material public benefits in excess of contribution requirements**

It is at Council's discretion whether it will accept from a developer the provision of works-in-kind (which is the attributable cost of the works indexed in accordance with the provisions of this Plan) or other material public benefits where the value of the works exceeds the value of development contribution required by conditions of consent.

Where Council does agree to accept works with a value greater than the contributions required, Council will hold the 'surplus value' of the works as a credit in favour of the developer and will apply this credit against future development contribution requirements for that particular type of work.

For example, if works are provided that relate to the provision of a community facility that have a value greater than the community facility contribution required, then the difference (being the 'surplus value') will be held as a credit and will only be used to offset future requirements imposed on that developer to make development contributions for the purposes of community facilities.

That is, Council would not offset requirements to make contributions for the purposes of recreation facilities, open space land acquisition, plan administration or any other types of facilities required under this plan or any other contributions plan against this 'surplus value', as the surplus value relates only to the provision of community facilities.

#### **2.21 Pooling of funds**

To provide a strategy for the orderly delivery of the public services and amenities, this Plan authorises monetary 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 contributions under this Plan are the priorities for works as set out in the works schedule in Section 6.

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.

#### **2.22 The 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.



## 2.23 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 Division 4 Records to be kept by councils of Part 9 Infrastructure contributions and finance within the EP&A Regulation and include:

- Maintenance of, and public access to, a contributions register,
- Maintenance of, and public access to, accounting records for contributions receipts and expenditure,
- Annual financial reporting of contributions, and
- Public access to contributions plans and supporting documents.

These records are available for inspection at the Council, published on Council's website and the NSW Planning Portal (where permitted).

## 2.24 Review of Plan without the need for public exhibition

Pursuant to section 215 of the EP&A 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 and amendments to rates resulting from changes in the indexes adopted by this Plan (see Section 2.16).

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.

## 2.25 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 FACILITIES NEEDED BY NEW DEVELOPMENT

### 3.1 Development context

#### 3.1.1 Current development context

The Camden LGA is located on the south-western fringe of Greater Sydney and contains a mix of agricultural lands, country towns, residential areas and new residential subdivisions with associated commercial and industrial development. Campbelltown (to the east), Liverpool (to the north) and Wollondilly LGAs (to the west and south) adjoin the Camden LGA.

Initial urban development of the area grew around the old Camden town precinct, itself a service and administrative centre for one of the earliest farming districts in Australia following European settlement. The development envelope was constrained by the Nepean River floodway – still a major environmental feature dictating settlement form. Significant heritage assets remain in Camden to provide evidence of its history. Further, significant cultural landscapes, including the floodplains and hills, continue to be used for agriculture or for rural residential purposes.

Camden's primary role as a rural service centre continued up until the 1970s, when the gradual outward spread of Sydney's urban area began to impact on the LGA. Since that time significant urban development and settlement has occurred largely to the east of Camden town along Camden Valley Way and Narellan Road. The neighbourhoods include Narellan, Mount Annan, Harrington Park, Currans Hill and adjacent suburbs. Town centres at Narellan and Mount Annan provide a service focus for the residents who live in these areas.

These recent urban areas are complemented by the Smeaton Grange industrial area, which is located to the north of Narellan Road. Smeaton Grange is the principal area for industrial and warehouse activity in the LGA that enjoys good access to regional and interstate markets via The Northern Road and the Hume Highway.

#### 3.1.2 Development within the Spring Farm and Elderslie Greenfield Precincts

Spring Farm and Elderslie are greenfield precincts located on the southern edge of the Camden LGA. These precincts were identified as vital development areas which could be used to encompass elements of Camden's population growth. Due to their nature as greenfield precincts, infrastructure in the area is lacking meaning development contributions need to be levied to support development. In 2012, Spring Farm had a projected population growth of 11,641 and Elderslie had a projected population growth of 6,118.

Spring Farm and Elderslie are mature precincts, having consistently delivered dwellings and infrastructure through contributions. Since greenfield precincts mainly appeal to first home buyers who desire a detached housing an occupancy rate of 3.1, matching the rate per dwelling identified earlier was used. This is supported by the 2021 Census where 92.5% of occupied dwellings in Camden were detached houses. Since 2012 Spring Farm has had 2,714 net dwelling completions which have resulted in an estimated population increase of 8,414 residents and Elderslie has had 986 net completions resulting in an estimated population increase of 3,057.

### 3.2 Population

#### 3.2.1 Historic estimated residential population

Camden's role as a key land bank for Sydney's urban growth is reflected in the sustained growth in resident population experienced in the area since 2001, as shown in Table 3. Camden's population nearly tripled between 2001 and 2022.



**Table 3: Camden’s population 2001 - 2022**

Year	Population	Change in population from previous year	Growth per annum (%)
2001	45,167	N.a	N.a
2002	47,176	2,009	4.4%
2003	48,445	1,269	2.7%
2004	48,929	484	1.0%
2005	49,994	1,065	2.2%
2006	50,632	638	1.3%
2007	52,182	1,550	3.1%
2008	53,739	1,557	3.0%
2009	55,379	1,640	3.1%
2010	56,848	1,469	2.7%
2011	58,440	1,592	2.8%
2012	61,128	2,688	4.6%
2013	64,095	2,967	4.9%
2014	68,645	4,550	7.1%
2015	74,103	5,458	8.0%
2016	80,268	6,165	8.3%
2017	88,229	7,961	9.9%
2018	95,876	7,647	8.7%
2019	104,489	8,613	9.0%
2020	112,157	7,668	7.3%
2021	119,951	7,794	6.9%
2022	127,637	7,686	6.4%

Source: Australian Bureau of Statistics 2023 and HillPDA 2023

### 3.2.2 Population projections

As part of a set of common planning assumptions, the Department of Planning and Environment (DPE) releases population projections for all local government areas. In 2021, DPE released population projections for the next 20 years to 2041. Table 4 below shows the forecasted growth in Camden’s population.

**Table 4: Camden population forecast**

Year	Males	Females	Persons	Median age
2021	53,329	54,579	107,908	32.6
2026	61,655	62,186	123,841	34.9
2031	72,167	72,715	144,882	36.6
2036	83,507	84,415	167,922	37.7
2041	98,147	99,588	197,735	38.3

Source: Department of Planning and Environment 2023 and HillPDA 2023

**Table 5: Average annual Camden population growth rates 2021 - 2041**

Period	Annual population growth	Annual compound growth rate
2021-26	3,187	2.8%
2026-31	4,208	3.2%
2031-36	4,608	3.0%
2036-41	5,963	3.3%

Source: Department of Planning and Environment 2023 and HillPDA 2023

**Table 6: Camden population projections by age 2006 – 2036**

Age	2021	2026	2031	2036	2041
0-4	9,055	9,311	10,096	11,388	13,619
5-9	9,125	8,680	9,331	10,176	11,681
10-14	8,036	9,374	9,455	10,205	11,368
15-19	6,900	8,434	9,871	10,093	11,119
20-24	6,754	7,078	8,782	10,156	10,811
25-29	8,184	8,114	9,077	11,133	13,131
30-34	9,582	10,049	10,927	12,375	15,433
35-39	9,254	10,674	12,026	13,219	15,476
40-44	7,704	9,860	11,780	13,270	14,988
45-49	7,230	8,105	10,525	12,468	14,288
50-54	6,088	7,527	8,597	11,030	13,193
55-59	5,181	6,428	7,938	9,029	11,652
60-64	4,401	5,633	6,872	8,321	9,574
65-69	3,523	4,749	5,927	7,070	8,552
70-74	2,900	3,680	4,937	6,034	7,214
75-79	1,858	2,977	3,803	5,029	6,160
80-84	1,125	1,806	2,859	3,667	4,889
85+	1,010	1,362	2,080	3,258	4,587
<b>Total</b>	<b>107,908</b>	<b>123,841</b>	<b>144,882</b>	<b>167,922</b>	<b>197,735</b>

Source: Department of Planning and Environment 2023 and HillPDA 2023

### 3.2.3 Growth in Spring Farm and Elderslie

Mirroring the LGA as a whole, Spring Farm and Elderslie are expected to experience further residential growth and continue their delivery of dwellings. This residential growth places pressure on existing infrastructure, often lacking in greenfield developments, necessitating the updating of this Plan. In the original Plan released in 2012, a forecast was created for the development of Spring Farm and Elderslie which is shown below in Table 7.

**Table 7: 2012 forecast for Spring Farm and Elderslie**

Precinct	Expected number of lots	Expected number of dwellings	Expected residents
Spring Farm	3,755	3,755	11,641
Elderslie	1,942	2,002	6,118
<b>Total</b>	<b>5,697</b>	<b>5,757</b>	<b>17,759</b>

Source: Camden Council 2012



Since the above forecast in 2012, substantial residential development has occurred in Spring Farm and Elderslie which delivered contributions and in turn infrastructure to Council. DPE's Greater Sydney Urban Development Program provides a record of dwelling completions in greenfield precincts which can be combined with household projections identified in Section 3.1.2 to estimate a yearly dwelling and population growth. This process is shown below in Table 8.

**Table 8: Dwelling delivery and population growth in Spring Farm and Elderslie**

Year	Spring farm dwelling growth (population)	Elderslie dwelling growth (population)
2012-13	193 (598)	92 (285)
2013-14	303 (939)	147 (456)
2014-15	257 (797)	159 (493)
2015-16	204 (632)	168 (521)
2016-17	285 (884)	167 (518)
2017-18	416 (1290)	91 (282)
2018-19	464 (1438)	72 (223)
2019-20	156 (484)	18 (56)
2020-21	237 (735)	60 (186)
2021-22	199 (617)	12 (37)
<b>Total</b>	<b>2,714 (8,414)</b>	<b>986 (3,057)</b>

Source: Department of Planning and Environment 2023 and HillPDA 2023

Combining the forecast in Table 7 with the dwelling completions and population estimates in Table 8, an estimate of the remaining dwelling and population growth to be accommodated can be created. Through this estimation, it can be said that Spring Farm has 1,041 dwellings remaining to deliver and Elderslie has 1,016 dwellings to deliver. This is shown in Table 9.

**Table 9: Estimated remaining deliver in Spring Farm and Elderslie**

Precinct	Forecast dwelling growth (population)	Delivered dwellings (population)	Remaining dwellings (population)
Spring Farm	3,755 (11,641)	2,714 (8,414)	1,041 (3,227)
Elderslie	2,002 (6,118)	986 (3,057)	1,016 (3,061)
<b>Total</b>	<b>5,757 (17,759)</b>	<b>3,700 (11,471)</b>	<b>2,057 (6,288)</b>

Source: HillPDA 2023

### 3.3 Demographic characteristics

Characteristics of the population living in the Camden LGA may be summarised as follows:

- High rates of population growth compared to Greater Sydney as a whole,
- A younger age profile with a high proportion of children and relatively low proportion of older people compared to Greater 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 with 3.1 persons per household compared with 2.7 persons for Greater Sydney as a whole,
- Low rates of unemployment when compared to Greater Sydney at 3.5% of residents over the age of 15 compared to 5.1%,
- Lower rates of people with university qualifications and employed in professional occupations, but higher rates working in technical and trades positions as well as machinery operators and drivers,



- Higher rates of home ownership and vehicle ownership when compared to Greater Sydney, and
- Camden has an extremely high proportion of its dwelling stock as detached, termed separate within the Census, dwellings at 92.5% compared to 55.8% in Greater Sydney.

Based on projections shown in Tables 4 and 5 there is likely to be:

- Sustained levels of population growth in the LGA over the long term with annual compound growth rates around 3 percent,
- A declining amount of children as a share of the total population and a corresponding increase in persons aged over 50 years, and
- A steady increase in the median age of residents.

The Spring Farm and Elderslie greenfield precincts are expected to have residents with similar characteristics to the resident population of other urban release areas in Camden, i.e.:

- A relatively high proportion of young couples and families with children in the early stages of lot release,
- Low proportions of empty nesters and older people but, depending on the level of provision of a diversity in housing stock, will increase over time 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, and
- Declining proportions of young children and young adults and increasing proportions of both older children with older parents and persons aged over 55 years over time.

Over time, the population profile of release areas is likely to come to resemble that of an established area with a variety of age and household characteristics.

### 3.4 Household occupancy rates

The likely level of household occupancy within expected future residential development is critical in calculating the contribution rate for various residential development types under this Plan. Below are the three of specific types of residential developments levied under this Plan:

- Conventional residential subdivision accommodating detached dwelling houses,
- Multi-unit housing and residential flat buildings, and
- Seniors living independent living units.

The Occupancy rates recorded for these dwelling types in Camden at the 2006 Census are shown in Table 10.

**Table 10: 2006 household occupancy rates for private dwellings in Camden**

Private dwelling type	Number of dwellings	Number of persons	Occupancy rate (persons per dwelling)
Separate house	14,840	46,163	3.11
Semi-detached, row or terrace house	506	855	1.69
Flat, unit or apartment	249	335	1.35
Other dwelling	125	186	1.49
Dwelling structure not stated	4	24	NA
<b>Total</b>	<b>15,724</b>	<b>47,563</b>	<b>3.02</b>

Source: Australian Bureau of Statistics 2006 and Camden Council 2006

For the purpose of calculating contribution rates by dwelling type in the 2011 Plan, the 2006 occupancy rates were adjusted as follows:



- The occupancy rate for separate houses and subdivision of lots to support separate house development was assumed to be 3.1 persons per dwelling,
- The occupancy rate for multi-unit housing (excluding seniors living dwellings) was assumed to be 2.0 persons per dwelling. This was considered reasonable notwithstanding that the combined result for multi-unit dwellings was 1.56 persons per dwelling at the 2006 Census. The Census result was an inadequate assumption for future development under the Plan having regard to:
  - The age of the existing multi-unit dwellings in Camden,
  - The relatively small number and proportion of these types of dwellings in the Camden housing mix (2.5 percent of the total dwellings in 2006), and
  - The detailed assessment of assumed occupancy rates for similar dwelling types in the Oran Park and Turner Road release areas suggesting likely occupancy rates of between 1.8 and 2.4 persons per dwelling, and
- The occupancy rate for seniors living dwellings (independent living units) was assumed to be 1.5 persons per dwelling. The Census does not segment occupancy rates for this dwelling type – it may be expected to comprise part of the stock of semi-detached, row or terrace housing. Compared to conventional multi-unit housing, seniors living housing may be expected to have fewer persons per household as they will almost exclusively be occupied by one- and two-person households. A figure of 1.5 persons per household is reasonable given this context.

The Occupancy rates recorded in Camden at the 2021 Census are shown in Table 11.

**Table 11: 2021 household occupancy rates for private dwellings in Camden**

Private dwelling type	Number of dwellings	Number of persons	Occupancy rate (persons per dwelling)
Separate house	34,397	109,494	3.18
Semi-detached, row or terrace house	2,192	4,872	2.22
Flat, unit or apartment	365	664	1.82
Other dwelling	153	236	1.54
Dwelling structure not stated	62	136	NA
<b>Total</b>	<b>37,169</b>	<b>115,402</b>	<b>3.10</b>

Source: Australian Bureau of Statistics 2023 and HillPDA 2023

As shown in Table 10 and 11, occupancy rates in the LGA generally increased from 2006 to 2021, especially for semi-detached, row or terrace houses and flats, units and apartments.

Secondary dwellings were assumed to have 1 person per bedroom.

For the purposes of this Plan, the utilised occupancy rates will remain at 2011 level to create consistency with previous infrastructure provision since the Plan's inception. Council notes that this will result in a slight reduction in contribution payments however it considers the benefits from consistency to outweigh the minor financial impacts. The Occupancy rates can be summarised in the following table, repeated from Section 2.13.1.

**Table 12: Assumed population by development**

Residential development type	Occupancy Rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling



Residential development type	Occupancy Rate
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Boarding houses and hostels	1 person per bed

Source: Camden Council 2023

### 3.5 Facility demands

The Camden LGA has been experiencing significant urban development over at least the last 50 years. This is forecast to continue both within the LGA and in Spring Farm and Elderslie. Development within these greenfield precincts is forecast to continue and deliver the remaining 1,041 dwellings in Spring Farm and 1,016 dwellings in Elderslie, with an associated resident population of 3,227 and 3,061 respectively. This will add a further 6,288 residents to the Camden LGA.

While small in relative terms, development in greenfield precincts significantly impact on the demand for, and therefore the provision of, local infrastructure in these constrained areas. There is therefore a need for Council to address the infrastructure impacts of these remaining 2,057 dwellings through the preparation of this contributions plan.

Existing facilities and services have been generally designed to accommodate the existing population, although some facilities have additional capacity to accommodate population growth. Future residential development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented facilities and services. While a number of projects have been funded and completed in the precincts through Section 7.11 contributions since 2012, there are some projects that are not yet fully funded. In general, these projects can be categorised under:

- Land acquisition for future open space development and infrastructure,
- Upgrades to existing open spaces,
- Drainage and road works,
- Ecological conservation,
- Plan preparation and administration services.

To aid in the administration of this Section 7.11 contribution Plan, the infrastructure needs and associated charges have been grouped under six categories being:

- Open space and recreation facilities,
- Community facilities,
- Local facilities – Spring Farm,
- Local facilities – Elderslie, and
- Plan preparation and administration services.

More detail on the demand for local infrastructure, the relationship of the infrastructure with the expected development, and the strategies for the delivery of the infrastructure are included in Sections 4.1 to 4.7 of this Plan.

The costs and programs of works related to these facility categories are shown in Section 6 of this Plan.



## 4.0 STRATEGY PLANS FOR LOCAL INFRASTRUCTURE

### 4.1 Open space and recreation facilities

This section:

- Identifies the projected open space and recreation facility needs of the resident population in development addressed by this Plan, and
- Describes the method of calculating a reasonable contribution from development toward the provision of open space and recreation facilities demanded by that development.

#### 4.1.1 Summary of local infrastructure demand and how that demand will be met

Residential development in the Spring Farm and Elderslie precincts was forecast at 17,759 persons in 2012. Since the forecast was made, roughly 11,471 residents have moved into the area with 6,288 residents still forecast to arrive. Such development will generate additional demand for open space and recreation works including:

- New parks and reserves for both active and passive recreation purposes, and
- New sports facilities, including sports fields, outdoor sports courts, playgrounds, leisure centres, and an athletics track.

Most of the required facilities are existing, having been provided since 2012. The remainder of facilities are partly funded by previous contributions and Council will seek a reasonable contribution from expected development towards the estimated final cost of those facilities.

The below sections have the infrastructure demand calculations as they were in 2012. Since the precincts are mature it is not proposed to revisit the infrastructure demands.

#### 4.1.2 What is the nexus between the expected types of development and the demand for local infrastructure?

##### 4.1.2.1 Open space land and embellishment

For the purposes of assessing facility demands, Council has in the past adopted the following planning open space planning standard:

- 3.64 hectares per 1,000 residents<sup>4</sup>

Other relevant and related criteria for the provision of new open space in the area include the following:

- Open space to be provided in two components – district and local open space,
- The relative provision rates are to be generally 3.24 hectares per 1,000 residents for district open space and 0.4 hectares per 1,000 residents for local open space,
- District open space is to (wherever practicable):
  - Be located within 2 kilometres of all dwellings,
  - Be located near public transport routes or be easily accessible to cars, pedestrians and public transport,
  - Be not less than 5 hectares in size,
  - Provide walking and cycle tracks as an alternative to vehicle usage,
  - Provide a link to significant natural systems and features, and
  - Provide disability access.

<sup>4</sup> This is the planning standard contained in the Camden Council Open Space Strategy, adopted by Council on 29 January 2002



- Local open space is to (wherever practicable):
  - Be located within 500 to 700 metres walking distance of all dwellings,
  - Have a minimum size of 2,000 square metres, and
  - Provide a lower level of development focusing on an informal park setting, including the following facilities as a base: grassed areas for walking, play, casual games, etc, trees, seating and shade, playground equipment.
- Open space areas must be provided with a slope of less than 1 in 6 for passive open space and a slope of less than 1 in 50 for active open space.

Application of the total area standard of 3.64 hectares per 1,000 residents standard to the projected population addressed under this Plan would result in that population needing a further 92.9 hectares of embellished parkland.

Council proposes to meet the demand for open space land by providing future facilities and through the provision of Rheinbergers Hill park in advance of development. The cost of acquiring Rheinbergers Hill will be recouped through the Contributions Plan.

Council has identified the following areas of local and district open space to be made available to meet the needs of future development:

- 11.23 hectares of land in the Elderslie release area (less land already acquired),
- 54.4 hectares of land in the Spring Farm release area,
- 16.76 hectares of land fronting the Nepean River south of Spring Farm, and
- 0.96 hectares of land within the Central Hills release area.

Together these areas comprise a total of 84.05 hectares of open space.<sup>5</sup> When compared to the projected additional population under this Plan, this equates to a planned standard of additional provision of 3.4 hectares per 1,000 residents.

This amount includes some of the land acquired under previous contributions plans at Rheinbergers Hill that has been provided in advance of development and will, in part, meet future development needs. This Plan authorises the recouping of part of the cost of acquiring this land.

Such parkland will meet the need for both local and district open space, and the provision of both passive and active recreation facilities.

Taking the existing and planned future areas into account results in an open space planning provision less than the 3.64 hectares per 1,000 residents standard. It is considered however that this Plan makes adequate provision for open space to meet the needs of development addressed by the Plan considering:

- The prevailing standard applied by the Growth Centres Commission in the planning of the Growth Centre urban release areas (being 2.8 hectares per 1,000 residents),
- That additional open space is to be provided in shared use drainage corridors in the Elderslie and Spring Farm release areas, and
- That the Plan includes limited additional embellishment works on existing open spaces to help address the notional shortfall in land quantum. The open areas nominated for passive open space embellishment include Glenlee Reserve, Sedgewick Reserve, Wandarra Reserve, Birriwa Reserve, Manna Gum Reserve, Downes Reserve, Elizabeth Reserve).

<sup>5</sup> This area does not include approximately 23.73 hectares of flood-free riparian areas planned to be made available for passive recreational use, and addressed as local area contributions in this Plan, in the Elderslie and Spring Farm release areas.





The active recreation component is expected to take up approximately 26.1 hectares of the open space leaving approximately 61 hectares needing to be embellished suit its purpose for passive recreation. This Plan includes allowance for development to meet the cost of embellishing passive open space land.

The future open space lands are those identified in:

- The master plan for the Elderslie urban release area,
- The master plan for the Spring Farm urban release area,
- Concept plans for the Central Hills urban release area, and
- Camden Contributions Plan No. 6, being open space fronting the Nepean River.

Council will also recoup part of the cost of providing the following existing open space at Rheinberger's Hill Park.

It is anticipated that almost all of the land required for open space purposes will be dedicated through conditions of consent imposed on subdivision approvals for land.

The value of land yet to be acquired, and which will be levied on development, has been assessed by Council's valuer. At the time this Plan was prepared the value of the required lands was based on the values shown in Section 2.15 of this Plan.

The value of land already acquired is the actual cost of the land to Council at the time of acquisition from the developer, indexed to the date of adoption of the Plan in accordance with the EP&A Regulation.

Council may consider amendments to future local open space in the Spring Farm or Elderslie Development Areas. Proposals to amend the location of local open space land and embellishment in the *Camden Contributions Plan 2011 (Spring Farm and Elderslie)* must satisfy the following minimum requirements:

- Amalgamation of smaller local open space land parcels within a release area to provide a minimum 2,000m<sup>2</sup> local open space land parcel,
- Proposed local open space land should be situated in within 500 metres walking distance of all dwellings, and
- Proposed open space land dimensions, embellishment and maintenance should be consistent with relevant specifications as set out in this Contributions Plan and to the satisfaction of Council's Works Section.

Amendments to the Spring Farm and Elderslie Open Space and Recreation Facilities Plan Maps in Section 6 of this Contributions Plan may also require corresponding amendments to Part C of the Camden Development Control Plan 2011, relevant Open Space and Recreation Strategy and/or Landscape Master Plan.

#### 4.1.2.2 Recreation facilities

For the purposes of assessing facility demands, Council has adopted the planning standards for open space and recreation facilities listed in Table 13.

**Table 13: Open space and recreation facility planning standards**

Facility type	Standard	Source of standard
Sports grounds	1 sports ground per 1,850 residents	Recreation Study 1993 (GHD Pty Ltd)
Outdoor courts (netball, tennis, basketball)	1 outdoor court per 1,075 per residents	Recreation Study 1993 (GHD Pty Ltd)
Children's playground	1 playground or play space per 1,200 residents	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 playground per 600 residents, with all facilities being within 400m walk of residents. Planning for the Growth Centre Precincts is considered to be more contemporary, reflecting in larger and better quality facilities spaced



Facility type	Standard	Source of standard
		further apart. This standard is applied to development addressed under this Plan.
Athletics track	1 track per 75,000 residents	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 track per 10,000 residents. This standard has since been found to be excessive. In addition, planning for the first Growth Centre Precincts has identified a standard of 1 per 75,000 residents for this facility type. This Plan assumes that a single, higher quality facility will be appropriate to meet the demands of existing and future residential development.
Leisure centre	1 centre per 37,500 residents	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 centre per 50,000 residents. This standard has since been found to be inadequate and Council plans to provide 2 centres – 1 at Camden and 1 at Narellan – to meet the demands of existing and future residential development.
Youth focused recreation facility	89 square metres per 1,000 residents plus outdoor facilities	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 centre per 10,000 residents. Council now wishes to provide either one or two centres with a youth recreation focus and to provide such a facility or facilities at a similar scale and with similar inclusions to that specified for the first Growth Centre Precincts. The floor space standard used here reflects the standard applied in those Precincts.

Source: Camden Council 2023

Features of the current (2009) level of provision and use of these recreation facilities are as follows:

- Council provides 47 sports fields, including general purpose, AFL rugby and soccer fields. This equates to a level of provision of 1 field for every 1,100 residents, which is in excess of the planning requirement. Bookings for the use of fields however indicate that there is no available spare capacity in the provision of sports fields,
- Council provides 65 outdoor courts, including basketball, netball and tennis courts. This equates to a level of provision of 1 court for every 800 residents, which is also in excess of the planning requirement. Bookings and user surveys however indicate that there is no available spare capacity in the provision of outdoor courts,
- Council provides 66 playgrounds within open space reserves throughout the LGA. However the play facilities provided are of varying age and quality. This equates to a level of provision of 1 playground for every 784 residents. Many playgrounds do not meet contemporary needs for a range of play experiences in the one location. The planning for Camden’s Growth Centre precincts involves providing fewer facilities of higher quality and amenity for users. This is an appropriate strategy for Council to pursue in seeking to meet the demands of development in the remainder of the LGA,
- There is no athletics track provided by Council in the LGA, yet a need exists for such a facility from the existing population,
- Council provides one leisure centre at Mount Annan. It has been Council’s desire for some years to augment the facilities at this centre to cater for future population growth, and
- Council’s previous contributions plan (Camden Contributions Plan 2004) indicated that there was about 916 square metres of floor space provided by Council dedicated to structure youth activities in Camden LGA, which equates to a level of provision of around 21 square metres per 1,000 residents. The planning for Camden’s Growth Centre precincts involves providing centralised facilities with a recreation focus (called a ‘Recreation and Youth Centre’. The centre’s floor space equates to a provision standard of 89 square metres per 1,000 residents and also includes outdoor components such as BMX track and skate park. The higher standard of provision is justified on the grounds that more detailed planning of youth

needs has been undertaken and that Council needs to plan for contemporary needs rather than merely replicating existing levels of service provision.

The above commentary indicates that there is generally little or no spare capacity in existing recreation facilities and that new or augmented facilities will be required to be provided to meet the demands of expected development. In the case of recreation facilities for youth, a higher (than current) standard of facility provision is required to meet contemporary needs.

Application of the standards in Table 13 to the projected population results in that population needing the facilities listed in Table 14. The proposed means of delivering the required facilities is also described in Table 14.

**Table 14: Open space and recreation facility requirements and deliver strategies**

Facility type	Facility demands under this Plan	Source of standard
Sports grounds	14 sports grounds	<p>8 grounds will be provided on land at the southern end of Spring Farm. 2 further grounds will be provided within Elderslie release area.</p> <p>Council will consider the following options for the provision of the further 4 grounds in the longer term:</p> <ul style="list-style-type: none"> <li>• Ferguson Lane land north west of Camden town centre</li> <li>• Provision of more grounds in the Growth Centre Precincts</li> </ul> <p>Council will retain the flexibility of providing some of the required grounds as smaller or “modified” sports grounds.</p>
Outdoor courts (netball, tennis, basketball)	24 courts	<p>Council will provide new courts to address both existing deficiencies in provision and provision related to the demands of new development.</p> <p>Council will provide a further 16 courts to augment the Kirkham facility. A further 6 courts will be provided on land in the Spring Farm release area and 2 courts at Onslow Park, Camden.</p> <p>Council will consider the following options to meet any remaining needs of the current and future population:</p> <p>Provision of more courts in the Growth Centre Precincts</p>
Children’s play space	21 play spaces	<p>The historic practice of Council providing smaller playgrounds with minimal facilities that are all within walking distance of residents will be modified.</p> <p>Instead, Council will seek to provide higher quality facilities with a greater range of play experiences on fewer sites. Play spaces may include bouldering features, climbing areas, ‘learn to’ cycleways through to cycle obstacle course, skate facility, BMX/ mountain bike jumps and tracks.</p> <p>This strategy reflects the practice and rate of provision associated with playground and play space facilities planned for the Growth Centre Precincts.</p> <p>This strategy is more in keeping with contemporary community expectations and will be achieved as follows.</p> <p>Playgrounds will be provided in the following locations:</p> <ul style="list-style-type: none"> <li>• At minimum of 9 in Elderslie release area (2 in Kirkham Park and 2 other locations identified in Schedule 3 Works Maps),</li> <li>• A minimum of 8 in Spring Farm release area (8 play space locations are identified in Schedule 3 Works Maps),</li> <li>• A minimum of 2 in the Central Hills release area,</li> <li>• Or as larger facilities replacing existing outdated playgrounds on existing parks in the LGA.</li> </ul>
Athletics track	0.33 track (1 track to serve both existing and new development)	The location of the facility is yet to be determined, however possible sites include Camden Showground, Ferguson Lane or south of Spring Farm release area.
Leisure centre	0.66 centre (2 centres to serve	The delivery strategy to meet facility demand is twofold:

Facility type	Facility demands under this Plan	Source of standard
	both existing and new development)	<ul style="list-style-type: none"> <li>• Council will collect a reasonable contribution from future development toward works proposed in Stage 2 of the Mt Annan Leisure Centre.</li> <li>• Council will collect a reasonable contribution toward the planned cost to Council (excluding any confirmed grants) of improving the Camden pool.</li> </ul>
Youth focused recreation facility	2,271 square meters accommodated in either 1 or more centres	<p>Contemporary planning for the recreation and social needs of younger people is reflected in the 'Recreation and Youth Centre' facility proposed to serve the future populations of both Oran Park and Turner Rd Growth Centre Precincts.</p> <p>Council intends to apply the same philosophy to planning for the needs of youth in the remainder of the LGA's residential development areas.</p>

Source: Camden Council 2023

#### 4.1.3 How are contributions calculated?

Contributions will be collected from all residential development toward active open space and recreation facilities identified under this Plan. Rural residential development will only be levied the cost of providing passive recreation facilities.

The monetary contribution per person is calculated as follows:

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

Where:

- C = the estimated cost - or if the facility is existing, the indexed, completed cost - of providing each of the open space and recreation facilities (refer Section 6 – 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 6 – 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 15. The Residential Development Types listed in Table 15 are identical to the definitions of these land uses in the *Camden Local Environmental Plan 2010*.

**Table 15: Household occupancy rates for residential development types**

Residential development type	Occupancy Rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing (other than dual occupancies, attached dwellings, exhibition homes, rural worker's dwellings, semi-detached dwellings and shop top housing).	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Secondary dwellings	1 person per bedroom
Boarding houses and hostels	1 person per bed

Source: Camden Council 2023



## 4.2 Community facilities

This section:

- Identifies the projected community facility needs of the resident population in development addressed by this Plan, and
- Describes the method of calculating a reasonable contribution from development toward the provision of civic and community facilities demanded by that development.

### 4.2.1 Summary of local infrastructure demand and how that demand will be met

Expected residential development in Spring Farm and Elderslie addressed by this Plan is likely to result in approximately 6,288 additional persons living in the LGA.

Such development will generate demand for community facilities infrastructure including the following:

- New library floor space to meet the needs of Central Hills residents.
- New multi-purpose community centre floor space (both local and district level facilities).
- Land for new community facilities.

Some of the required facilities are existing (that is, library facilities), having been required in advance of development. Council will seek a reasonable contribution from expected development towards recouping part of the cost of those facilities.

Other facilities are proposed to be provided in the future and Council will seek a reasonable contribution from expected development towards the estimated cost of those facilities.

### 4.2.2 What is the nexus between the expected types of development and the demand for local infrastructure?

#### 4.2.2.1 Land for community facilities

Land to be acquired for community facilities is associated with the facilities proposed to be provided under this Plan. Council has traditionally applied a land acquisition estimate equivalent to 2.5 times the amount of community floor space proposed to be constructed.

It is anticipated that the land required for community purposes will be acquired through a mix of dedications through conditions of consent imposed on subdivision approvals and through Council selectively purchasing land parcels.

The value of land yet to be acquired, and which will be levied on development, has been assessed by Council's valuer. This Plan assumes a cost of \$130 per square metre to acquire community facilities land.

The value of land already acquired is the value of the land at the time Council acquired the land from the developer, indexed to the date of adoption of the Plan in accordance with the Regulation.

#### 4.2.2.2 Libraries

At the time of preparing this Plan, Council provided library services at the following locations:

- Narellan library (2,548 square meters of floor area)
- Camden library (806 square meters of floor area)

These facilities comprise a total of 3,354 square meters of floor area.

In planning for future facility needs for development anticipated under this Plan, Council uses the 'population based benchmark' published by the State Library of NSW (i.e. *People Places, A guide for Public Library Buildings in NSW*). Applying that standard to the current population (51,717) suggests that there is a current need for 2,212



square meters of library floor space. There was, at the time this Plan was prepared, therefore a notional oversupply of library floor space of 1,142 square meters.

This situation has occurred because both the new Narellan library and upgraded Camden library was provided to cater for current and anticipated future needs.

The estimated future resident population of Camden (outside of the Growth Centre Precincts) that is addressed by this Plan is approximately 77,000. Applying the State Library standards to this projected population results in a projected library floor area need of 3,310 square meters. This is approximately the same as the current level of facility provision. On its face, this result suggests that Council need only recoup the cost of existing facilities provided in advance of development occurring, and does not need to provide new facilities.

This conclusion ignores the location of a significant future population at Central Hills (3,819 persons) that will be relatively remote from the Narellan and Camden facilities. Council therefore considers it unreasonable to not provide new local library facilities to meet the needs of this population and will therefore provide additional floor space in the adjacent Oran Park and Turner Road Precincts of the Growth Centre to address this. Again using the State Library standards, a total of 192 square meters of floor area will be needed.

Council's strategy to address the library facility needs associated with development addressed by this plan is to:

- Recoup part of the historic cost of providing library facilities at Camden and Narellan, and
- Provide additional library floor space as part of the proposed Oran Park Town Centre library.

#### **4.2.2.3 Multi-purpose community facilities**

Bookings and user surveys indicate that there is no available spare capacity in the current provision of multi-purpose community floor space provided by the Council.

For the purposes of assessing facility demands, Council has adopted the following planning standard:

- 42 square metres per 1,000 residents for the provision of local community facilities, plus
- 13 square metres per 1,000 residents for the provision of district community facilities (comprising additional floor space to one or more of the local community centres.

This total standard of 55 square metres per 1,000 residents reflects the provision strategy adopted by Council in its previous contributions plan.

Application of the planning standard to the projected population resulting from development addressed by this Plan results in the following additional floor area needs:

- 1,072 square metres of multi-purpose community floor space to meet local level needs, and
- 332 square metres of multi-purpose community floor space to meet district level needs.

It is proposed to meet the total demand for 1,403 square metres of multi-purpose community floor space by providing the following new or expanded facilities:

- 1 centre of approximately 800 square metres of floor space within either the Elderslie and Spring Farm release area. This facility will primarily serve the demands generated by expected development in those areas.
- Approximately 150 square metres of floor space to be added to the multi-purpose community facility planned for the Turner Road Precinct. The Oran Park and Turner Road Section 94 Contributions Plan provides for a 515 square metre facility in this location. This facility expansion will primarily serve the demands generated by expected development in the Central Hills release area.
- The remaining 453 square metres floor space is to be provided as a district level facility adjunct to an existing Narellan Community Centre.



- This residual floor space would also be oriented to catering to families and children with, potential provision for sessional space for practitioners as well as meeting space for playgroups.

#### 4.2.3 How are the contributions calculated

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

The monetary contribution per person is calculated as follows:

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

Where:

- C = the estimated cost - or if the facility is existing, the indexed, completed cost - of providing each of the community facilities (refer Section 6 – 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 6 – 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 16. The Residential Development Types listed in Table 16 are identical to the definitions of these land uses in the *Camden Local Environmental Plan 2010*.

**Table 16: Household occupancy rates for residential development types**

Residential development type	Occupancy Rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Secondary dwellings	1 person per bedroom
Boarding houses and hostels	1 person per bed

Source: Camden Council 2023

### 4.3 Elderslie and Spring Farm local facilities

This section:

- Identifies the projected local facility needs related to expected development in two specific urban release areas addressed by this Plan: Elderslie and Spring Farm, and
- Describes the method of calculating a reasonable contribution from development in each of those areas toward the provision of the facilities demanded by development in each area.

#### 4.3.1 Summary of local infrastructure demand and how that demand will be met

The facility demands arising from the development of the Elderslie and Spring Farm release areas are addressed by this Plan.

Aside from generating a need for open space and recreation and community facilities (which is addressed in Sections 4.1 and 4.2 of this Plan), development in these areas will generate demand for:





- New and augmented roads, traffic and transport facilities, and
- New and augmented stormwater drainage facilities.

Some of the required facilities are existing, having been required in advance of development. Council will seek a reasonable contribution from expected development towards recouping part of the cost of those facilities.

Most facilities are proposed to be provided in the future and Council will seek a reasonable contribution from expected development towards the estimated cost of those facilities.

#### **4.3.2 What is the nexus between the expected types of development and the demand for local infrastructure?**

##### **4.3.2.1 Roads, traffic and transport facilities**

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

- Facilities for private vehicles, including roads and intersections,
- Facilities for public transport (primarily bus infrastructure), and
- Facilities for walking and cycling.

The existing transport network in these areas has generally been planned and developed to serve the historic rural and primary production land uses in the area, and not necessarily future urban development. Existing conditions for public transport, walking and cycling are either minimal or poor and are reflected in low levels of use for these modes.

While there is some operational spare capacity available in most of the surrounding road network it is not sufficient to cater for all the additional demands that will be attributable to the expected development in these areas.

The master plans and concept plans for the areas have identified a number of transport infrastructure upgrades to address the demands likely to be created by new urban development. The required infrastructure includes:

- New and upgraded intersections,
- New collector roads,
- Reconstruction of existing roads,
- Traffic management facilities (such as roundabouts),
- Provision of half-road widths fronting open space and drainage areas,<sup>6</sup>
- Services adjustments,
- Bus shelters,
- Cycleways,
- Pedestrian bridges,
- Streetscape facilities, and
- Land acquisition associated with the above.

Council will require contributions from developers under this Plan toward provision of the transport infrastructure that needs to be provided by a range of developments in each area.

As part of Amendment 1 of this Plan, the traffic and transport requirements have changed so that the following infrastructure will no longer be delivered as part of the Plan: E23 Pedestrian bridge over bypass, E37 Traffic signals (Link Rd and Lodges Rd intersection), SF21 Pedestrian overbridge.

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 EP&A Act. Such facilities are likely to include local

<sup>6</sup> The initial contributions plan applying to the Elderslie and Spring Farm development areas (CP2004) sought contributions for these facilities. Some of the facilities had been constructed at the time this Plan was prepared.



roads, footpaths and street tree planting within proposed subdivisions and traffic management devices and treatments on local roads required to provide safe and convenient access to the development - the demand for which is generated entirely by the proposed single development.

#### 4.3.2.2 Stormwater drainage facilities

A significant investment in a modern stormwater drainage system is required in order to cater for the anticipated change in development context in the Elderslie and Spring Farm areas from predominantly rural and primary production uses to urban land uses.

The master plans and concept plans for the areas have identified a number of stormwater drainage facilities to address the demands likely to be created by new urban development. The required infrastructure includes:

- 'Rain gardens' and 'bioribbons',
- Wetlands and basins,
- Rehabilitation and landscaping of drainage reserves,
- Sediment control pits,
- Culverts,
- Services adjustments,
- Provision of half-road widths fronting open space and drainage areas, and
- Land acquisition associated with the above.

A range of other stormwater management facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 4.17 of the EP&A Act. Such facilities may include construction of kerb and gutter on local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network - the demand for which is generated entirely by the proposed development.

#### 4.3.3 How are contributions calculated

Contributions will be collected from all residential development within the Elderslie and Spring Farm urban release areas toward local infrastructure identified under this Plan.

The monetary contribution per person is calculated as follows:

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

Where:

- C = the indexed estimated cost - or if the facility is existing, the indexed, completed cost - of providing the local infrastructure in the respective urban release area (refer Section 6 – 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 infrastructure item, being the projected resident population of the respective urban release area (refer Section 6 – 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 17. The Residential Development Types listed in Table 17 are identical to the definitions of these land uses in the *Camden Local Environmental Plan 2010*.

**Table 17: Household occupancy rates for residential development types**

Residential development type	Occupancy Rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot



Residential development type	Occupancy Rate
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Secondary dwellings	1 person per bedroom
Boarding houses and hostels	1 person per bed

Source: Camden Council 2023

These contributions do not apply to secondary dwellings, because it is considered that the initial lot had already contributed to roads and facilities in the precinct.

## 4.4 Plan preparation and administration

This section:

- Identifies the activities associated with the preparation and administration of this Plan,
- Describes the anticipated costs of those activities, and
- Describes the method of calculating a reasonable contribution from development toward the provision of contributions plan preparation and administration services.

### 4.4.1 What is the nexus between the expected types of development and the demand for local infrastructure?

Preparation and administration of contributions plans by councils incur significant costs.

Council staff are deployed to:

- Prepare and review contributions plans,
- Account for contributions receipts and expenditure, and
- Coordinate the implementation of contributions plans and works, including involvement in negotiating works in kind and material public benefit agreements.

Consultant studies are also commissioned by Council from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions of the contributions plan. Council is also required to engage the services of legal professionals from time to time to assist it in the administration of this Plan.

It is reasonable that the costs associated with preparing and administering this Plan be recouped from contributions from development.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications which require a development contribution.

Costs included in this Plan for these purposes are determined as follows:

- The estimate of legal expenses will be determined by calculating the average annual legal expenses that Council has incurred for development contributions matters in the years immediately prior to the commencement of this Plan, and extending this average figure over the life of this Plan,
- The estimate of administration costs is equivalent to the current annual salary and on-costs (at the time the Plan is adopted) for 1 full time development contributions planning officer and 0.5 full time development contributions accounting officer and, and extending this annual figure over the life of the plan,



- The estimate of costs to engage a land valuer to prepare and update at regular intervals the Land Value Index described in Section 2.15 of this Plan, and
- The costs of consultant studies used to prepare this Plan are the completed, indexed costs of the studies.

#### 4.4.2 How are the contributions calculated?

Contributions will be collected from all residential development towards plan preparation and administration activities.

The monetary contribution per person is calculated as follows:

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

Where:

- C = the estimated cost - or if the facility is existing, the indexed, completed cost - of providing each of the open space and recreation facilities (refer Section 6 – 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 6 – 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 18. The Residential Development Types listed in Table 18 are identical to the definitions of land uses in the Camden Local Environmental Plan 2010.

**Table 18: Household occupancy rates for residential development types**

Residential development type	Occupancy Rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Secondary dwellings	1 person per bedroom
Boarding houses and hostels	1 person per bed

Source: Camden Council 2023



## 5.0 REFERENCES

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## 6.0 WORK SCHEDULES

### 6.1 Contributions schedule

Facility	Total Cost to Existing and Future Development (\$)	Monetary Contribution						
		Urban Residential Development				Secondary Dwellings		
		Per Person	Per Subdivided Lot or Dwelling	Per Dwelling in a Multi Dwelling Housing Development	Per Seniors Living Dwelling	1 Bedroom	2 Bedroom	3 Bedroom
<i>Occupancy Rate:</i>		1	3.1	2	1.5	1	2	3
<b>Open Space and Recreation Facilities</b>								
Land Acquisition	\$ 167,131,357	\$ 6,317	\$ 19,582	\$ 12,633	\$ 9,475	\$ 6,317	\$ 12,633	\$ 18,950
Works	\$ 23,917,716	\$ 3,401	\$ 10,543	\$ 6,802	\$ 5,102	\$ 3,401	\$ 6,802	\$ 10,203
<b>Total</b>	<b>\$ 191,049,073</b>	<b>\$ 9,718</b>	<b>\$ 30,125</b>	<b>\$ 19,436</b>	<b>\$ 14,577</b>	<b>\$ 9,718</b>	<b>\$ 19,436</b>	<b>\$ 29,153</b>
<b>Community Facilities</b>								
Land Acquisition	\$ 1,067,084	\$ 40	\$ 125	\$ 81	\$ 60	\$ 40	\$ 81	\$ 121
Works	\$ 21,340,868	\$ 458	\$ 1,420	\$ 916	\$ 687	\$ 458	\$ 916	\$ 1,374
<b>Total</b>	<b>\$ 22,407,952</b>	<b>\$ 498</b>	<b>\$ 1,545</b>	<b>\$ 997</b>	<b>\$ 748</b>	<b>\$ 498</b>	<b>\$ 997</b>	<b>\$ 1,495</b>
<b>Local Facilities - Elderslie Development Area</b>								
Land Acquisition	\$ 22,623,236	\$ 3,698	\$ 11,463	\$ 7,395	\$ 5,547			
Works	\$ 85,715,649	\$ 14,010	\$ 43,431	\$ 28,020	\$ 21,015			
<b>Total</b>	<b>\$ 108,338,885</b>	<b>\$ 17,708</b>	<b>\$ 54,894</b>	<b>\$ 35,415</b>	<b>\$ 26,561</b>			
<b>Local Facilities - Spring Farm Development Area</b>								
Land Acquisition	\$ 55,382,006	\$ 4,758	\$ 14,749	\$ 9,515	\$ 7,137			
Works	\$ 139,308,200	\$ 11,968	\$ 37,099	\$ 23,935	\$ 17,951			
<b>Total</b>	<b>\$ 194,690,206</b>	<b>\$ 16,725</b>	<b>\$ 51,848</b>	<b>\$ 33,450</b>	<b>\$ 25,088</b>			
<b>Plan Preparation and Administration Services</b>								
Services	\$ 4,363,891	\$ 165	\$ 511	\$ 330	\$ 247	\$ 165	\$ 330	\$ 495
<b>Total</b>	<b>\$ 4,363,891</b>	<b>\$ 165</b>	<b>\$ 511</b>	<b>\$ 330</b>	<b>\$ 247</b>	<b>\$ 165</b>	<b>\$ 330</b>	<b>\$ 495</b>
<b>Total contributions required under the Plan for residential development areas (per subdivided lot or dwelling house)</b>								
Elderslie Development Area	<b>\$87,075</b>							
Spring Farm Development Area	<b>\$84,030</b>							
Secondary Dwelling (per bedroom)	<b>\$10,381</b>							





## 6.2 Open space and recreation

Item	Facility	Status	Quantity	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
<b>Land acquisition</b>								
OS1	Open Space - Elderslie (excludes Rheinbergers Hill recoupment) - i.e. 14.63ha - 2.9ha = 11.73ha (2.578 ha left)	In progress	117,300	25,782	\$10,519,056	\$36,400,944	\$46,920,000	2022-2023
OS2	Open Space - Elderslie - deduction of 0.5ha as a result of re-masterplanning of precinct	Complete	5,000			-\$1,836,000	-\$1,836,000	
OS3	Open Space - Spring Farm - all classes of land type - 31.814ha (2.76ha left for acquisition)	Complete	318,140			\$66,281,381	\$66,281,381	
OS4	Open Space - Spring Farm - deduction of 3.358haas a result of re-masterplanning of precinct	Complete	33,580			-\$5,830,650	-\$5,830,650	
OS5	Open Space - Spring Farm - Area L1 (6.14ha) identified in Tim Elliott report of 26 Nov 2008	Complete	61,400			\$26,920,755	\$26,920,755	
OS6	Open Space - Spring Farm - flood affected (19.79ha) (5.88ha left for acquisition)	In progress	58,800	58,800	\$5,997,600	\$14,188,200	\$20,185,800	2022-2023
OS7	Open Space - Nepean River - area identified for acquisition under CP6 (16.76ha) (2.129ha left for acquisition)	In progress	167,600	21,290	\$2,171,580	\$9,558,420	\$11,730,000	2022-2023
OS8	Central Hills local open space (passive recreation only)	Complete	9,600			\$2,760,071	\$2,760,071	
<b>Total</b>			<b>694,260</b>	<b>105,872</b>	<b>\$18,688,236</b>	<b>\$148,443,121</b>	<b>\$167,131,357</b>	
<b>Works</b>								
OS9	Embellishment of passive open space - future and recoupment (2.76 ha left to be delivered)	In progress	611,400	105,872	\$6,683,725	\$25,139,947	\$31,823,672	Ongoing

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Item	Facility	Status	Quantity	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
OS10	Embellishment of existing passive open space identified in Camden Contributions Plan 2004	Complete	50,000		\$837,897	\$1,764,628	\$2,602,525	2022-2023
OS11	Children's playgrounds/playspaces	In progress	21	1 (Herbert's Hill)	\$450,000	\$4,380,750	\$4,830,750	2026-2027
OS12	Sportsgrounds	In progress	14	6 (Spring Farm, Hilder Reserve)	\$7,720,002	\$781,578	\$8,501,580	Ongoing
OS13	Sportsgrounds amenities	In progress	7	2 (Spring Farm, Hilder Reserve)	\$5,328,854	\$6,868,035	\$12,196,889	Ongoing
OS14	Outdoor sports courts	In progress	24	12	\$1,464,909	\$1,690,135	\$3,155,044	2024-2025
OS15	Youth recreation facility.	Complete				\$7,234,249	\$7,234,249	
OS16	Youth recreation facility fit out	Outstanding			\$1,432,329		\$1,432,329	2022-2023
OS17	Youth recreation outdoor components (BMX, skatepark)	Complete				\$780,164	\$780,164	
OS18	Youth recreation facility carpark and landscaping	Complete				\$277,602	\$277,602	
OS19	Leisure centre (Mt Annan Stage 2)	Complete				\$12,883,727	\$12,883,727	
OS20	Athletics track	Complete				\$515,300	\$515,300	
OS21	Open space and recreation facilities strategy	Complete				\$282,577	\$282,577	
OS22	Open Space - Rheinbergers Hill acquisition (approx 2.9ha)	Complete				\$9,911,803	\$9,911,803	
	Credit from previous contributions plans							
	CP6 funds balance as at 31 Octoer 2011 (Actual cost indexed to current)					-\$7,080,802	-\$7,080,802	
<b>Total</b>					<b>\$23,917,716</b>	<b>\$65,429,692</b>	<b>89,347,308</b>	



### 6.3 Community facilities

Item	Facility	Status	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Contribution catchment (persons)	Contribution rate (per person)
<b>Land acquisition</b>							
C1	Land for new community centres	Complete		\$1,067,084	\$1,067,084	26,464	\$40
<b>Total</b>					<b>\$1,067,084</b>		<b>\$40</b>
<b>Works</b>							
C2	Augmentation of Oran Park Library						
	Branch library, building component	Complete		\$679,571	\$679,571	26,464	\$26
	Branch library, fit out (loose FFE, books, computers, shelving and security)	Complete		\$211,534	\$211,534	26,464	\$8
	Landscaping and parking component	Complete		\$39,975	\$39,975	26,464	\$2
C3	Elderslie/Spring Farm multipurpose community centre						
	Community centre building and fit out component	Complete		\$3,397,856	\$3,397,856	26,464	\$128
	Landscaping and parking component	Complete		\$166,562	\$166,562	26,464	\$6
C4	Augmentation of Turner Road multipurpose community centre						
	Community centre building and fit out component	Complete		\$637,098	\$637,098	26,464	\$24
	Landscaping and parking component	Complete		\$31,230	\$31,230	26,464	\$1
C5	District level multipurpose community floor space – adjunct to Narellan Community Centre						
	Community centre building and fit out component						
	Landscaping and parking component	Complete		\$2,244,773	\$2,244,773	26,464	\$85
C6	Narellan Library	Complete		\$11,696,406	\$11,696,406	78,181	\$150
C7	Camden Library	Complete		\$2,235,863	\$2,235,863	78,181	\$29

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Item	Facility	Status	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Contribution catchment (persons)	Contribution rate (per person)
<b>Total</b>					\$21,340,868		\$458



## 6.4 Elderslie

Item	Facility	Status	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
<b>Land acquisition</b>							
E1	Land for drainage works - not flood affected (6.483ha)	In progress	6,151	\$941,103	\$4,226,649	\$5,167,752	2022-2023
E2	Land for drainage works - flood affected (10.791ha)	In progress	6,375	\$650,250	\$4,852,520	\$5,502,770	2022-2023
E3	Land for road works include half road fronting open space (7.99ha)	In progress	9,325	\$3,804,600	\$8,148,113	\$11,952,713	2022-2023
<b>Total</b>				<b>\$5,395,953</b>	<b>\$17,227,283</b>	<b>\$22,623,236</b>	
<b>Works</b>							
Drainage works – Elderslie							
E4	Design	Complete			\$325,476	\$325,476	
E5	Litter/sediment control pits	Complete			\$810,680	\$810,680	
Herbert Rivulet							
E6	Raingardens	In progress	531	\$107,117	\$608,611	\$715,728	2024-2025
E7	Subsurface wetlands/basins	In progress	1,071	\$261,966	\$2,053,659	\$2,315,626	2023-2024
E8	Riparian corridor general earthworks	In progress	3,076.00	\$24,704	\$1,385,698	\$1,410,401	2024-2025
E9	Cycleways & retaining walls	In progress	3,087.50	\$405,685	\$1,131,182	\$1,536,867	2025-2026
E10	Landscaping of riparian corridor	In progress	3,076.00	\$54,326	\$3,050,796	\$3,105,121	2024-2025
E11	Pedestrian bridges over riparian corridor	Complete			\$572,058	\$572,058	
Oxley Rivulet							
E12	Raingardens	Complete			\$931,577	\$931,577	
E13	Subsurface wetlands/basins	Complete			\$2,499,911	\$2,499,911	

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Item	Facility	Status	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
E14	Riparian corridor general earthworks	Complete			\$1,263,153	\$1,263,153	
E15	Cycleways & retaining walls	In progress		\$173,292	\$1,319,711	\$1,493,003	2022-2023
E16	Landscaping of Riparian corridor	In progress		\$84,727	\$2,979,532	\$3,064,259	2022-2023
E17	Pedestrian bridges over riparian corridor	In progress	1	\$421,516	\$421,516	\$843,032	2024-2025
E18	Local culverts(LC1, LC2,LC3, LC4)	Complete			\$3,205,015	\$3,205,015	
E19	Distributor culvert (DC1)	Complete			\$1,413,976	\$1,413,976	
E20	Distributor bridge (DB1)	Outstanding	1	\$2,262,363		\$2,262,363	2023-2024
	Road works – Elderslie						
E21	Intersection, CVW / Kirkham	Outstanding	1	\$3,346,412		\$3,346,412	2023-2024
E22	Intersection, CVW / Hilder	Outstanding	1	\$797,483		\$797,483	2023-2024
E23	Pedestrian bridge over bypass	No longer required					
E24	Intersection, Bypass / Collector	Complete			\$2,319,397	\$2,319,397	
E25	Intersection CVW Macarthur Road	Complete			\$914,613	\$914,613	
E26	Design collector roads	Complete			\$741,999	\$741,999	
E27	Road pavement excl. half roads fronting open space	In progress	1.71	\$2,740,287	\$5,128,022	\$7,868,309	2023-2024
E28	Link road construction	In progress	684	\$2,224,468	\$9,671,601	\$11,896,069	2023-2024
E29	Lodges Road construction	Complete			\$6,149,856	\$6,149,856	
E30	Hilder Street construction	Complete			\$1,918,766	\$1,918,766	
E31	Bus Shelters (quantity 12)	Complete			\$226,237	\$226,237	
E32	Street scape (Lodges Rd) and electrical reticulaton	In progress		\$8,000	\$2,190,344	\$2,198,344	2022-2023
E33	Street scape (Link Rd) \$500/lin m	In progress	684	\$644,773	\$1,544,948	\$2,189,722	2023-2024

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Item	Facility	Status	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
E34	Street scape (Hilder St) \$500/lin m	In progress	1	\$748,080	\$748,080	\$1,496,160	2023-2024
E35	Roundabouts (Minor)	Complete			\$492,063	\$492,063	
E36	Roundabouts (Major) (1 of 4 remaining)	In progress	1	\$216,810	\$867,239	\$1,084,049	2023-2024
E37	Traffic signals (Link Rd and Lodges Rd intersection)	No longer required					
E38	Half roads fronting open space	In progress	0.29	\$472,018	\$7,406,865	\$7,878,883	2023-2024
E39	Masterplan - Elderslie as at September 2009	Complete			\$577,822.82	\$577,823	
E40	Half roads land dedicated and works constructed by developers. Provided in advance of development. as at September 2009	Complete			\$5,851,218.54	\$5,851,219	
<b>Total</b>				<b>\$14,994,028</b>	<b>\$70,721,622</b>	<b>\$85,715,649</b>	





## 6.5 Spring Farm

Item	Facility	Status	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
<b>Land acquisition</b>							
SF1	Land for drainage works - non flood affected (17.25ha)	Complete			\$15,429,543	\$15,429,543	
SF2	Land for drainage works - flood affected	In progress	3,974	\$608,022	\$18,146,433	\$18,754,455	2025-2026
SF3	Land for road works - non flood affected (6.9ha)	In progress			\$11,685,968	\$11,685,968	
SF4	Land for road works - flood affected (1.37ha)	Complete			\$742,482	\$742,482	
SF5	Half roads fronting open space	In progress	3,000	\$1,224,000	\$7,545,557	\$8,769,557	2024-2025
<b>Total</b>				<b>\$5,395,953</b>	<b>\$17,227,283</b>	<b>\$22,623,236</b>	
<b>Works</b>							
Drainage works – Spring Farm							
SF5	Design	In progress	25%	\$394,179	\$1,182,536	\$1,576,715	2024-2025
SF6	Litter / Sediment Control	Complete			\$1,621,360	\$1,621,360	
SF7	Bio Ribbons	In progress	15%	\$1,437,307	\$8,144,742	\$9,582,049	2025-2026
SF8	Subsurface wetlands	In progress	3,974	\$1,025,508	\$11,247,810	\$12,273,318	2025-2026
SF9	Riparian Corridor General earthworks	Complete			\$3,741,383	\$3,741,383	
SF10	Riparian Corridor landscaping	Complete			\$18,902,042	\$18,902,042	
SF11	Culverts Richardson Rd crossing riparian corridor	Complete			\$1,696,772	\$1,696,772	
SF12	Dam Reconstruction & embell.	Complete			\$1,300,858	\$1,300,858	
SF13	Underground cable over dam	Complete			\$848,386	\$848,386	
SF14	Springs Road Bridge	Complete			\$2,262,362	\$2,262,362	
Road works – Spring Farm							

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Item	Facility	Status	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
SF15	Roundabouts (Minor)	Complete			\$437,391	\$437,391	
SF16	Roundabouts (Major)	In progress	1	\$325,215	\$2,926,932	\$3,252,146	2022-2023
SF17	Culvert collectors	Complete			\$3,959,134	\$3,959,134	
SF18	Intersection CVW/Macarthur Rd	Complete			\$3,959,134	\$3,959,134	
SF19	Macarthur Rd Traffic Management	Outstanding	100%	\$2,339,472		\$2,339,472	2022-2023
SF20	Intersection Bypass/Link Road Collector	Complete			\$4,580,809	\$4,580,809	
SF21	Pedestrian Overbridge	No longer required					
SF22	Pedestrian links over riparian corridor	Complete			\$1,300,858	\$1,300,858	
SF23	Richardson Road Design	Complete			\$110,539	\$110,539	
SF24	Richardson Rd Construction 1200 lin m	Complete			\$3,902,575	\$3,902,575	
SF25	Richardson Rd underground power	Complete			\$3,770,605	\$3,770,605	
SF26	Richardson Rd street scape	Complete			\$1,674,148	\$1,674,148	
SF28	Link Rd (Bypass CH 0 to Ch 495))	Complete			\$2,535,731	\$2,535,731	
SF29	Link Rd Intersection with Richardson Rd (Ch 495)	Outstanding	1	\$744,694		\$744,694	2022-2023
SF30	Link Rd (Richardson Rd Ch 495 to Ch 1495)	Complete			\$4,986,624	\$4,986,624	
SF31	Link Rd Traffic Lights ( Ch 1495)	Complete			\$490,178	\$490,178	
SF32	Link Rd (Ch 1495 to Ch 2360)	Complete			\$2,818,527	\$2,818,527	
SF33	Link Rd Intersection with Industrial Service Road	Complete			\$1,257,497	\$1,257,497	
SF34	Link Rd Street Scape (Ch 0 to Ch 495) @ \$500/ lin m	Complete			\$406,565	\$406,565	
SF35	Link Road Street scape (Ch 495 to Ch 2360)(1/2 road) @ \$300/ lin m	Complete			\$1,054,827	\$1,054,827	
SF36	Link Rd Culvert	Complete			\$557,529	\$557,529	
SF37	Springs Rd upgrade to urban design	Complete			\$110,539	\$110,539	

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Item	Facility	Status	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
SF38	Springs Rd upgrade to urban construct	Complete			\$3,325,673	\$3,325,673	
SF39	Springs Rd upgrade to urban design (remainder)	Complete			\$48,360	\$48,360	
SF40	Springs Rd upgrade to urban construct (remainder)	Complete			\$1,138,251	\$1,138,251	
SF41	Springs Rd Street Scape 1,550m @ \$410 per lin.m	In progress	Final stages	\$8,000	\$1,190,110	\$1,198,110	2022-2023
SF42	Springs Road electrical works	Complete			\$272,426	\$272,426	
SF43	Springs Road lowering works	Completed using credit from CP 6			\$6,626,764	\$6,626,764	
SF44	Macarthur Rd (Electrical) - undergrounding of overhead electrical power lines	Complete			\$867,239	\$867,239	
SF45	Glenlee Rd design	Complete			\$64,942	\$64,942	
SF46	Glenlee Rd construction	Complete			\$1,528,509	\$1,528,509	
SF47	Glenlee Rd Street Scape 470 lin m @ \$500 per lin m	Complete			\$382,172	\$382,172	
SF48	Glenlee Rd electrical reticulation and street lighting	Complete			\$301,649	\$301,649	
SF49	Industrial service road construction	Complete			\$4,415,378	\$4,415,378	
SF50	Bus shelters (quantity 36)	In progress	2	\$37,706	\$641,003	\$678,709	2023-2024
SF51	Shared cycleway/footpath within Bush Corridor (120m long and 2.5m wide)	Complete			\$45,247	\$45,247	
	Other						
SF52	Open Space - Regeneration of Elderslie Banksia Scrub (EBS)	In progress	77,000	\$3,498,572	\$7,918,819	\$11,417,391	Ongoing
SF53	Open Space - Acoustic Barrier next to substation	Complete			\$1,300,858	\$1,300,858	
SF54	Half roads fronting open space 10290 lin m (5.478ha)	In progress	3,000	\$568,766	\$8,971,158	\$9,539,924	2024-2025

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Item	Facility	Status	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
SF55	Masterplan - Spring Farm. Provided in advance of development. Actual cost as at September 2009	Complete			\$1,689,634	\$1,689,634	
SF56	Half roads land dedicated and works constructed by developers. Actual cost as at September 2009 9(1.13ha)	Complete			\$3,038,958	\$3,038,958	
	Credit from previous contributions plans						
	CP 6 funds balance as at 30 Jun 2009 for item SF43				-\$6,626,764	-\$6,626,764	
<b>Total</b>				<b>\$10,379,418</b>	<b>\$128,928,782</b>	<b>\$139,308,200</b>	



## 6.6 Plan preparation and administration services

Item	Facility	Status	Quantity remaining	Total estimated cost	Actual cost (admin costs spent)	Total cost of complete and outstanding infrastructure	Priority/staging
PA1	Provision of a development contributions planning officer over 15 years	In progress	4 years	\$612,342	\$1,683,941	\$2,296,283	Progressively over the life of the Plan
PA2	Provision of a development contributions accounting officer over 15 years	In progress	4 years	\$353,559	\$972,287	\$1,325,846	Progressively over the life of the Plan
PA3	Provision of legal services in relation to the implementation of this Plan over 15 years	In progress	4 years	\$113,030	\$310,834	\$423,864	Progressively over the life of the Plan
PA4	Provision of valuation advice provided at least annually to maintain the Land Value Index	In progress	4 years	\$84,773	\$233,125	\$317,898	Progressively over the life of the Plan
PA5	Plan preparation costs	Complete					Prior to commencement of the Plan
<b>Total</b>				<b>\$1,163,704</b>	<b>\$3,200,187</b>	<b>\$4,363,891</b>	



## 6.7 Camden Contributions Plan 2011 non development assumptions summary

<b>Occupancy Rates</b>	
	<b>Persons per dwelling</b>
Subdivided lot or dwelling	3.1
Multi-dwelling housing (other than attached dwellings, dual occupancies, exhibition homes, rural worker's dwellings, semi-detached housing and shop top housing).	2.0
Residential flat buildings	1.8
Seniors living dwelling	1.5

<b>Land valuations for land acquisition items*</b>	
	<b>Cost per m2</b>
<b>Elderslie open space</b>	
Premium land (assumed to be 50% of total)	\$125.00
Good land (assumed to be 50% of total)	\$85.00
<b>Elderslie drainage</b>	
Elderslie - non flood affected (assumed weighted average)	\$65.00
Elderslie - flood affected	\$40.00
<b>Elderslie roads</b>	
Premium land	\$125.00
<b>Spring Farm</b>	
Spring Farm - unconstrained	\$125.00
Spring Farm - constrained - not flood affected	\$65.00
Spring Farm - constrained - flood affected	\$40.00

\*Source: Review of Land Valuations for Camden Council, April 2011

<b>Existing facilities costs to be partially recouped under this Plan</b>		
	<b>Completed cost (as at September 2009 CPI 168.1)</b>	<b>Benefit population</b>
<b>Open space and recreation</b>		
Open Space - Rheinbergers Hill acquisition (approx 2.9ha)	\$ 7,461,865	26,114
Narellan Library	\$ 8,805,358	78,181
Camden Library	\$ 1,683,216	78,181
<b>Public car parking</b>		
Nil		



## 6.8 Camden Contributions Plan 2011 development assumptions summary

<b>Population Projections</b>		<i>Dwellings</i>	<i>People</i>
Current Population (estimate 31 Dec 07)		16,820	51,717
Land zoned for Residential Purposes		12,163	37,084
Land proposed to be zoned for Residential Purposes		850	2,635
Rural Residential Development		113	350
Less development on land addressed by VPAs		4,461	13,605
<b>Development growth addressed by this Plan</b>		<b>8,665</b>	<b>26,464</b>
<i>Growth Centres precincts</i>		<i>54,161</i>	<i>150,936</i>
<i>Radar Sites - UNCERTAIN</i>		<i>100</i>	<i>600</i>
<b>TOTAL</b>		<b>97,333</b>	<b>283,392</b>

### ***Residential Development***

<i>Area</i>	<i>No of Lots</i>	<i>No of Dwellings</i>	<i>No of People</i>
<i>Land Zoned for Residential Purposes</i>			
Elderslie	1,942	2,002	6,118
Spring Farm	3,755	3,755	11,641
<i>Sub Total</i>	11,993	12,163	37,084

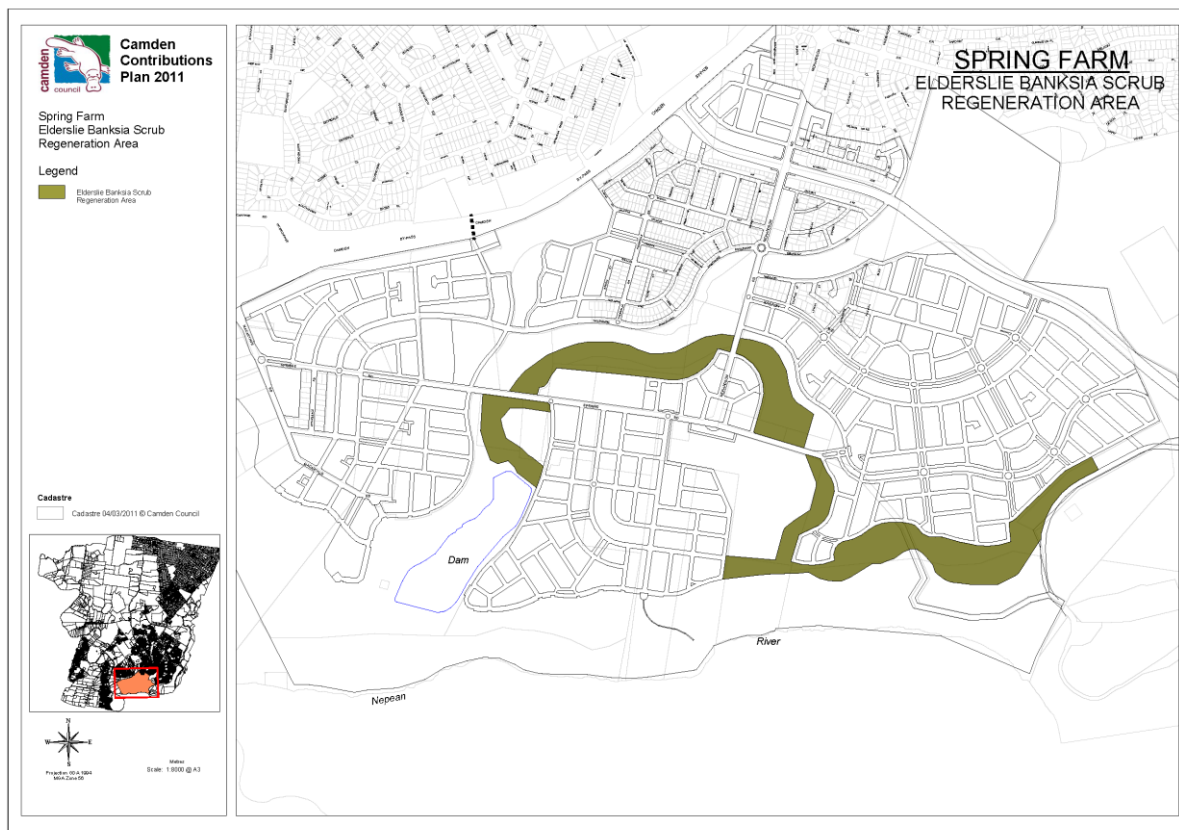


## 7.0 MAPS

The following maps showcase the location of relevant items from the work schedules:

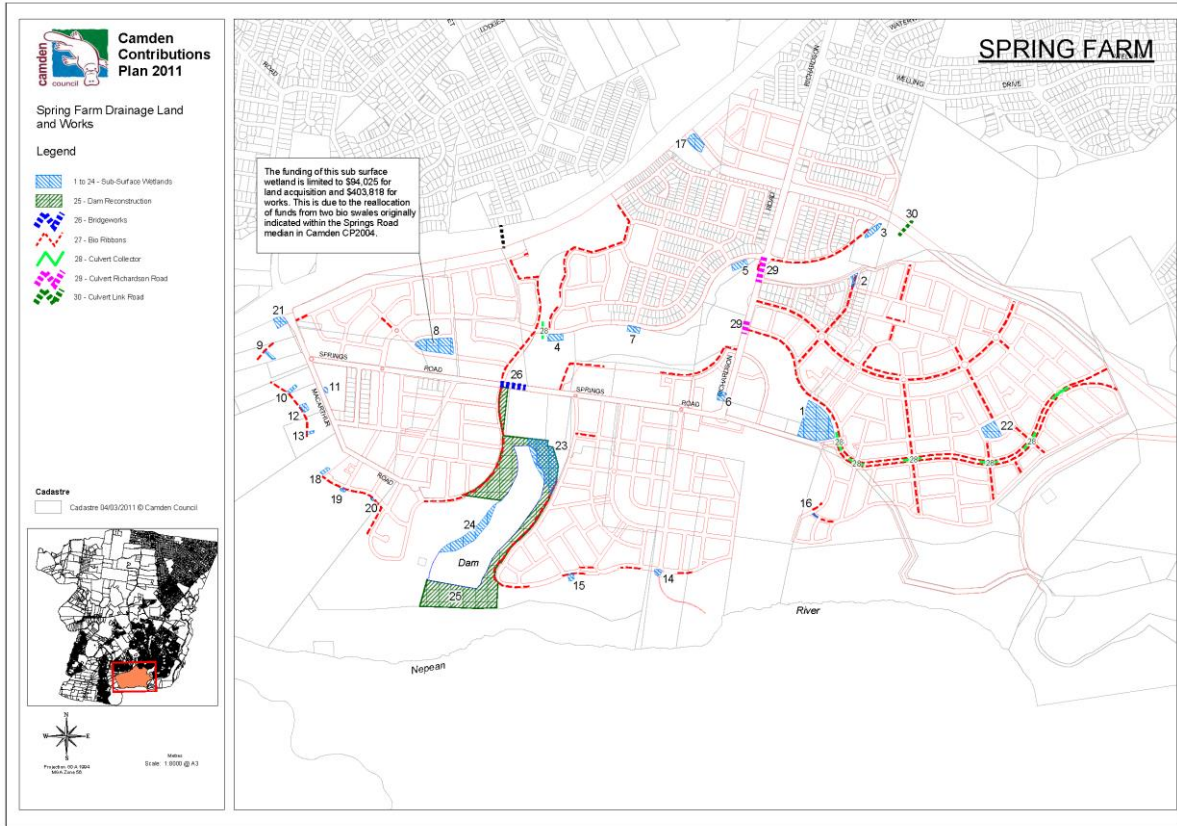
- Spring Farm Banksia Regeneration,
- Spring Farm Drainage Land and Works,
- Spring Farm Open Space and Recreation Facilities,
- Spring Farm Riparian Regeneration Areas,
- Spring Farm Road Works, and
- Elderslie Roadworks and Drainage.

**Figure 2: Spring Farm Banksia Regeneration**



Source: Camden Council 2023

Figure 3: Spring Farm Drainage Land and Works



Source: Camden Council 2023



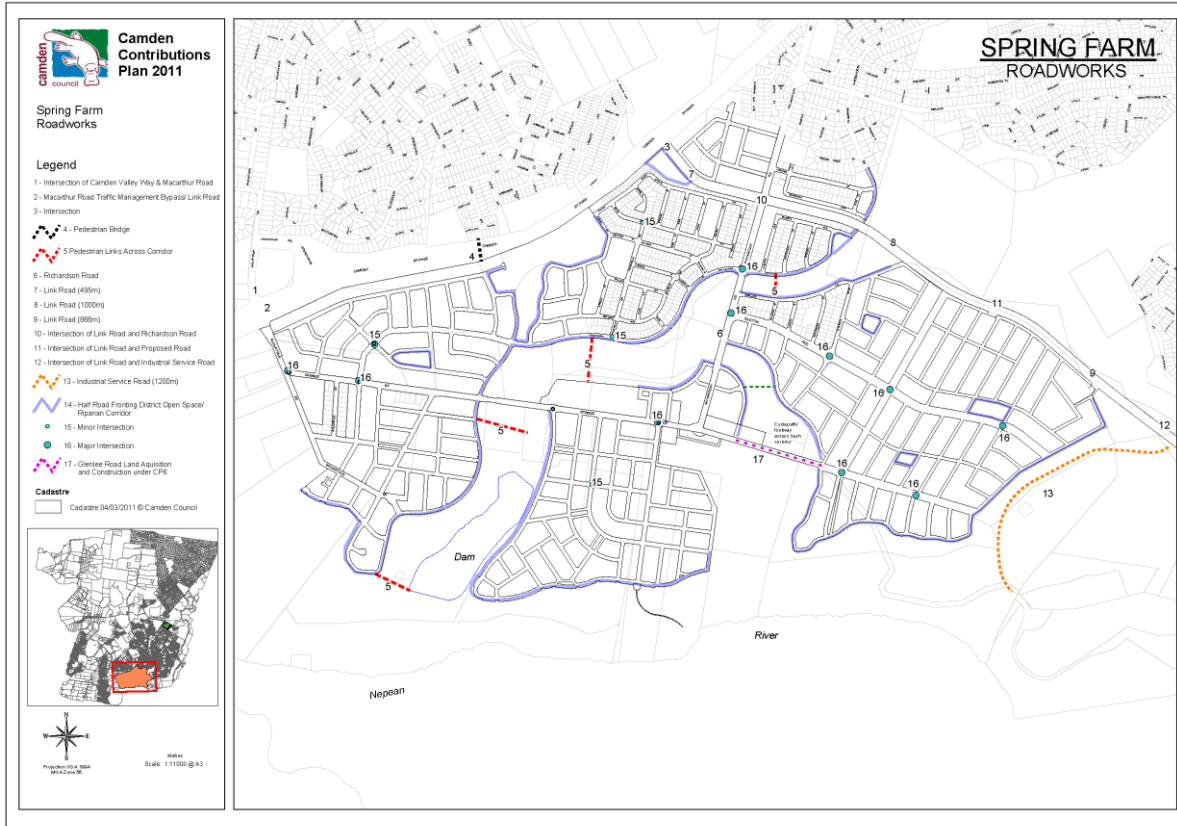
Figure 5: Spring Farm Riparian Regeneration Areas



Source: Camden Council 2023

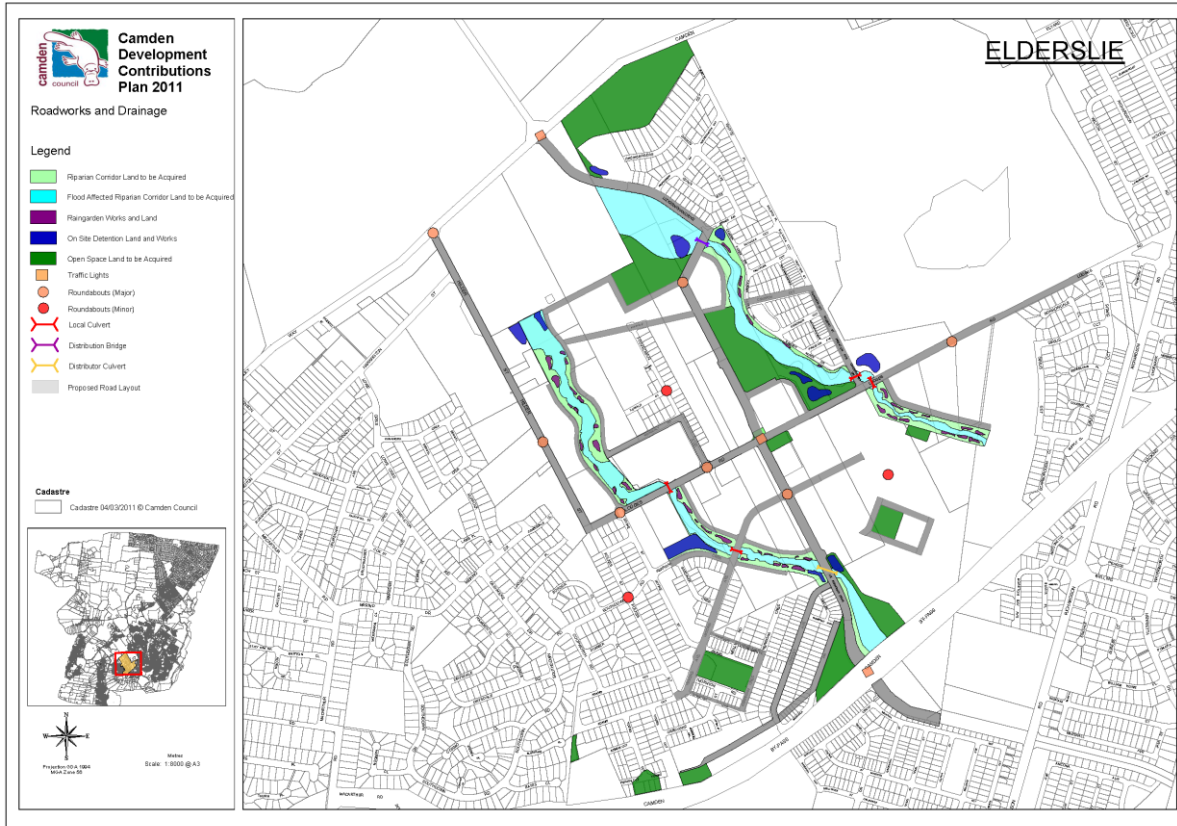


Figure 6: Spring Farm Road Works



Source: Camden Council 2023

Figure 7: Elderslie Roadworks and Drainage



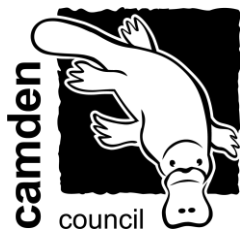
Source: Camden Council 2023



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