LIVERPOOL CITY COUNCIL

LIVERPOOL CONTRIBUTIONS PLAN 2008
EDMONDSON PARK

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LIVERPOOL THE GREAT SOUTH WEST

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1. Introduction

Liverpool continues to experience significant new urban development, which creates a need for additional public amenities and services. In order that the existing residents are not burdened with the cost of providing these public services and amenities it is necessary for new urban development to provide these at no cost to existing residents.

Section 94 of the *Environmental Planning and Assessment Act, 1979* enables the Council to require new urban development to provide these public services and amenities at no cost to Council. In particular Section 94 enables the Council to require, as a condition of development consent, that land is dedicated or a cash contribution is made or both, for the provision of public services and amenities. Any such requirement must be in accordance with a contributions plan prepared by the Council.

The *Liverpool Contributions Plan 2006 (Edmondson Park)* provides information on the extent of anticipated new development, the extent of new public services and amenities needed to support the new development and the contributions that the new development must make to fund the public services and amenities.

Section 1 – Schedule of Rates

This provides the monetary contribution rates for development.

Section 2 - Administration of the Contributions Plan

This provides details on the, including a background on S94 of the Act, details on how development will be levied contributions and when the contributions plan was adopted and subsequently amended.

Section 3 – Planning Background and Implementation

This provides details on the background to the planning of Edmondson Park (Liverpool). It provides an outline on how this plan relates to *Liverpool Local Environment Plan 2008 and Liverpool Development Control Plan 2008*. It also outlines the Development Strategy for Edmondson Park and how this will affect the implementation of the contributions plan.

Sections 4 – 9

These provide details on the actual facilities that contributions will fund, the nexus between development and facilities to be funded by contributions, the formulae for determining the contributions and a general comment on the timing of facilities.

The range of public services and amenities that are funded by developer contributions includes:

- **Community Facilities -** including multi-purpose community centres;
- **Recreation Facilities** – including bushland reserves, outdoor passive and sporting facilities and bike paths;
- **Transport** – including various pedestrian and traffic facilities, public transport facilities, frontage to public land uses and sub arterial roads;
- **Drainage** – including natural creek corridors and basins.

2. Schedule of Rates

2.1 Value of Infrastructure

As a condition of development consent, Council will require payment of money and/or dedication of land as a contribution to the cost of the provision of infrastructure required to enable the development in Edmondson Park (Liverpool). The value of the contributions are based the formulae shown in the contributions plan using the cost of infrastructure and the extent of estimated development also shown in the contributions plan. Table 2.1 provides a summary of cost of infrastructure. The value of works and land is as at September 2006 Quarter.

Table 2.1: Summary of Total Infrastructure Costs (Works and Land Acquisition Costs)

Purpose	Total
Community Facilities - Land	$3,977,040
Community Facilities - Works	$11,218,834
Open Space and Recreation - Land	$48,061,100
Open Space and Recreation - Works	$27,682,885
Transport and Access - Land	$30,936,056
Transport and Access - Works	$28,650,777
Drainage - Land	$1,713,700
Drainage - Works	$11,554,210
Technical Study Fees Recoverable	$537,883
Professional Fees	$1,755,000
Total	**$166,087,485**

2.2 Contribution Rates

The value of the payment will be calculated based on the contributions rates shown in the Table 2.2. Contributions are determined on a "per hectare basis". The various densities shown are based on the Net Site Density Controls in *Liverpool LEP 2008*. These will be updated quarterly based on the adjustment to contributions rates as set out in 3.7.7.

Table 2.2: Contribution Rates

Purpose	Net Site Density Controls in Liverpool LEP 2008				
	38 Dwellings / Ha	28 Dwellings / Ha	17 Dwellings / Ha	14 Dwellings / Ha	2 Dwellings / Ha
	$ / Ha	$ / Ha	$ / Ha	$ / Ha	$ / Ha
Community Facilities - Land	$16,605	$12,235	$8,976	$8,667	$1,238
Community Facilities - Works	$46,841	$34,514	$25,321	$24,448	$3,493
Open Space and Recreation - Land	$200,665	$147,859	$108,474	$104,733	$14,962
Open Space and Recreation - Works	$115,582	$85,166	$62,480	$60,326	$8,618
Transport and Access - Land	$129,165	$95,174	$69,823	$67,415	$9,631
Transport and Access - Works	$119,623	$88,143	$64,665	$62,435	$8,919
Drainage - Land	$5,679	$5,679	$4,185	$3,886	$555
Drainage - Works	$38,292	$38,292	$28,215	$26,200	$3,743
Technical Study Fees Recoverable	$2,246	$1,655	$1,214	$1,172	$167
Professional Fees	$7,328	$5,399	$3,961	$3,824	$546
Total	**$682,026**	**$514,117**	**$377,313**	**$363,106**	**$51,872**

Purpose	Non Res in R1 & R3 zones	B6 zones	B2 zones	Non Res in B2 zones
	$ / Ha	$ / Ha	$ / Ha	$ / Ha
Community Facilities - Land	$9,104	$3,014	$24,302	
Community Facilities - Works	$25,680	$8,503	$68,553	
Open Space and Recreation - Land	$110,014	$36,428	$293,677	
Open Space and Recreation - Works	$63,367	$20,983	$169,156	
Transport and Access - Land	$70,814	$23,448	$189,035	
Transport and Access - Works	$65,583	$21,716	$175,070	
Drainage - Land	$4,783	$5,679	$5,679	$5,679
Drainage - Works	$32,246	$38,292	$38,292	$38,292
Technical Study Fees Recoverable	$1,231	$408	$3,287	
Professional Fees	$4,017	$1,330	$10,724	
Total	**$386,839**	**$159,803**	**$977,774**	**$43,972**

Current Contribution Rates

The monetary contribution rates shown in Table 2.2 will be adjusted in accordance with the provisions set out the contributions plan at the time of imposing a condition on a development consent requiring payment of the monetary contribution and again at the time that the monetary contribution is to be paid pursuant to the condition imposed on the development consent.

The adjusted contribution rates will be shown on Council's Web Page and updated quarterly.

3. Administration of the Plan

3.1 Name of Plan

This plan is called *Liverpool Contributions Plan 2008 (Edmondson Park).*

This Contributions Plan has been prepared in accordance with the provisions of Section 94 of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

3.2 Applies to

This Contributions Plan applies to Edmondson Park within the Liverpool LGA, as illustrated below in Figure 3.1.

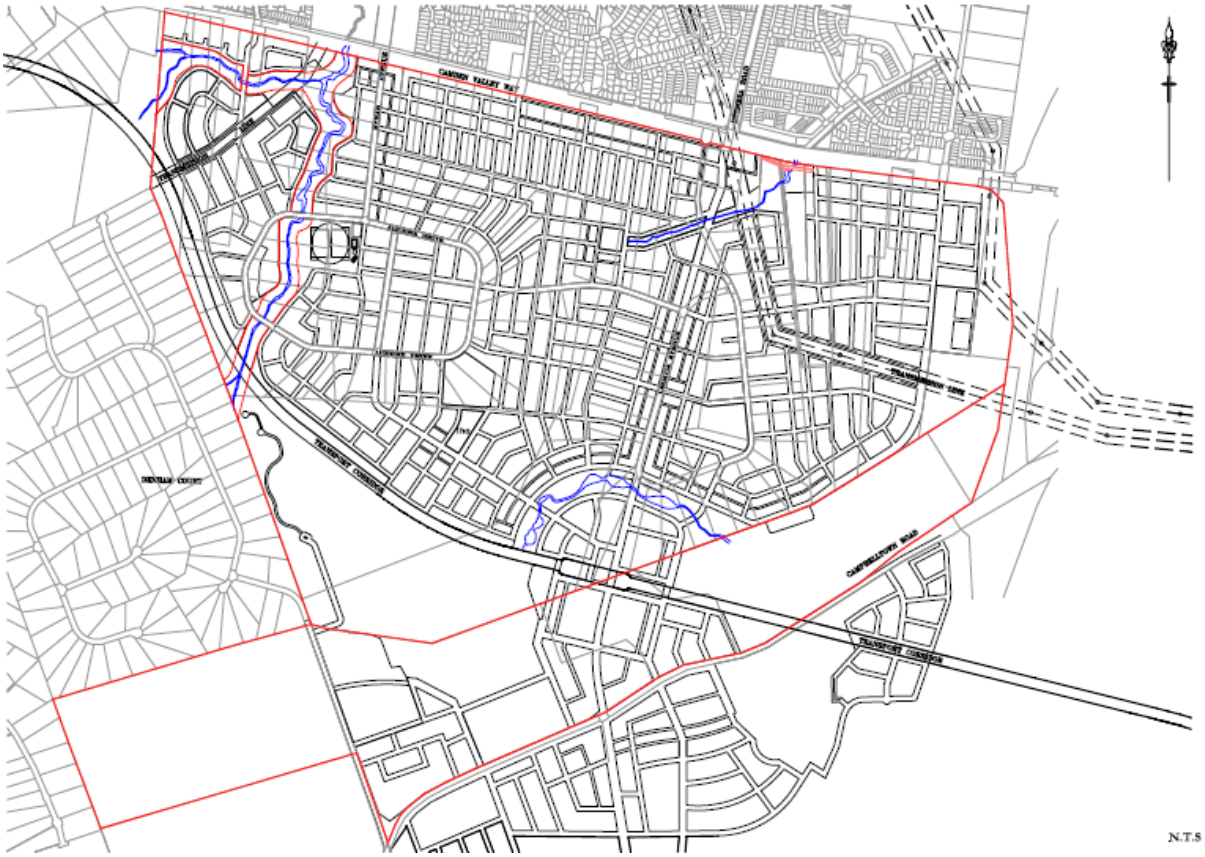

Figure 3.1: Edmondson Park

3.3 Purpose of Plan

The purpose of the Contributions Plan is to:

(a) Provide an administrative framework under which specific public facilities strategies may be implemented and coordinated,

(b) Ensure that adequate public facilities are provided for as part of any new development,

(c) To authorise the council to impose conditions under section 94 of the *Environmental Planning and Assessment Act 1979* when granting consent to development on land to which this plan applies,

(d) Provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis,

(e) Ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development,

(f) Enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

3.4 Adoption of Contributions Plan

The plan was adopted by Council on 17 December 2007. The plan originally came into force on 9 January 2008. The value of works and land is as at September 2006 Quarter. The CPI for this quarter was 156.1.

Amendments to Contributions Plan

Liverpool Contributions Plan 2008 has been amended as follows:

No	Adoption date	Amendment date	Description of Amendment
1	10 June 2020	10 June 2020	Enacted Council resolution of 29 April 2020 to implement Covid-19 response.

3.5 Relationship to other Plans

Edmondson Park (Liverpool) is also subject to the following plans:

- *Liverpool Local Environmental Plan 2008,* herein referred to as the LEP;
- *Liverpool Development Control Plan 2008* herein referred to as the DCP.

3.6 Types of Development to be levied

Council will levy all development in the Edmondson Park (Liverpool), which generates the need for additional amenities, facilities and services, which the Council provides. Development includes subdivision, new dwellings and non-residential development, including development within the town centre.

Development approved pursuant to *State Environmental Planning Policy (Seniors Living) 2004* will be levied development contributions in accordance with the Contributions Plan. Self contained dwellings and In-fill care housing (as defined in the policy) will be levied.

3.7 Payment of Contributions

3.7.1 Levying of Contributions

Council will require, as a condition of development consent, the payment of a monetary contribution and/or the dedication of land for the provision of public facilities specified in this Contributions Plan, from development, which it considers will contribute to the need for those facilities. The Contributions Plan applies to development applications determined after the plan comes into force.

Contributions for subdivisions will be calculated according to the number of dwellings proposed on the allotment (with the exclusion of drainage and stormwater, which will be based on site area). Should the ultimate number of dwellings proposed on that allotment increase, post sub-division development consent, then contributions for additional dwellings must be paid to Council.

Council requires contributions to be satisfied in full, as follows:

Development applications involving subdivision only

Monetary contributions are required to be paid prior to the release of the Subdivision Certificate whether by Council or a Private Certifier (in the case of strata subdivision). Any dedication of land to Council, in lieu of a monetary contribution, shall be shown on the plan of subdivision.

Development applications involving building work only

Monetary contributions are required to be paid to Council prior to the issuing of the Construction Certificate, whether by Council or a Private Certifier. Dedication of land to Council, in lieu of monetary contribution, shall be shown on a plan of subdivision, to be registered prior to the issue of an Occupation Certificate.

Development applications involving subdivision and building work (for example, dual occupancy and integrated housing)

Monetary contributions are required to be paid to Council prior to the release of the Construction Certificate or Subdivision Certificate, whichever occurs first, whether by Council or a Private Certifier. Any dedication of land to Council, in lieu of monetary contribution, shall be shown on a plan of subdivision, to be registered prior to issue of an Occupation Certificate.

Development Applications where no building works are proposed

Monetary contributions are required to be paid to Council prior to occupation / commencement of the development. Any dedication of land to Council, in lieu of monetary contribution, shall be shown on a plan of subdivision to be registered prior to issue of an Occupation Certificate.

Landcom

Landcom is not required to submit final subdivision plans to Council for certification. Rather, subdivision plans are deposited directly with the Land Titles Office. Contributions (monetary, material public benefits and land transfer) are therefore required to be paid by Landcom to Council prior to the registration of subdivision plans. Any dedication of land to Council, in lieu of monetary contribution, shall be shown on the plan of subdivision.

Covid-19 Response

For Development Applications lodged or approved between 16 April 2020 and 31 December 2020 and for Section 4.55 modifications lodged in the same period which seek to modify the relevant contributions condition of a development consent for which any contributions have not yet been paid, 50% of the contribution can be paid prior to the issue of a construction certificate with the remaining 50% payable prior to the issue of the first occupation certificate. Any applications during this period that include subdivision must have all contributions paid prior to the issue of the Subdivision Certificate.

For such applications, Council will waive the requirement to have an unconditional bank guarantee in place for the duration of the deferral.

3.7.2 Deferred Payments

Council will allow payment of contributions to be deferred in the following cases only:

- Where the applicant has the intention and ability to dedicate land or provide a material public benefit in part or to full satisfaction of a condition imposed by development consent; or
- In other circumstances, to be outlined in writing by the applicant and determined formally by Council on the merits of the case.

Deferred payments as outlined above are acceptable only where an unconditional bank guarantee is provided for the amount deferred. Bank guarantees will be accepted on the following conditions:

- The guarantee must carry specific wording, for example, "drainage contributions for Stage 3".
- The guarantee will be for the contribution amount plus the estimated amount of compound interest foregone by Council for the anticipated period of deferral. (Refer to formula in section 3.7.3).
- Council may call up the guarantee at any time without reference to the applicant, however, the guarantee will generally be called up only when cash payment has not been received, and land is not dedicated or material public benefit not provided by the end of the period of deferral.
- The period of deferral must be for a limited time only as agreed where land is to be dedicated or a material public benefit is to be provided. In merit cases, the period of deferral will be as approved by Council. The period of deferral may be extended subject to providing a renewed bank guarantee, which includes anticipated future interest.
- Council will discharge the bank guarantee when payment is made in full by cash payment, land transfer or by completion of works in kind.

For Development Applications lodged or approved between 16 April 2020 and 31 December 2020 and for Section 4.55 modifications lodged in the same period which seek to modify the relevant contributions condition of a development consent for which any contributions have not yet been paid, a bank guarantee for the deferred amount is not required.

3.7.3 Formula for Bank Guarantee Amounts

The following formula to be applied to all bank guarantees for contributions is:

Guarantee Amount = P + P (C I x Y), where:

P = Contribution due;

CI = Compound interest rate comprised of Council's estimate over the period plus 3 percent (allowance for fluctuations); and

Y = Period of deferral (years).

3.7.4 Method of Payment

Contributions may be made by one or a combination of the methods described below. All contributions will be offset against the requirements of the schedule within this Plan.

Monetary Contribution

A monetary contribution is the most common method of payment of contributions. However, Council may consider the transfer of land to Council or providing works in kind, but only as detailed in the schedule of facilities in this Contributions Plan. If applicable, and only if acceptable to Council, such a transfer or works in kind may be an offset to the monetary contribution otherwise applicable to the development under this plan. Monetary contributions will be accepted in cash or by bank cheque only.

Transfer of Land

An applicant may transfer land to Council in part or in full satisfaction of a contribution. The land may be for open space, community facilities, drainage or roads and must be land, which is included in a schedule of facilities within this Contributions Plan. The estimated value of the land at the time of transfer, as

agreed by Council, will be offset against the contribution required for the same facility category at the time of transfer. Offsets against other facility categories will be by agreement only.

Where land, which is the subject of a development application contains land identified for acquisition under this Contributions Plan, Council may as a condition of consent require that land to be dedicated free of charge to Council. Monetary contributions will be adjusted accordingly to reflect the value of land to be dedicated in lieu of payment of cash.

Works in Kind

Applicants are encouraged to provide works in kind in part or full satisfaction of a contribution. The works must be included in a schedule of facilities in this Contributions Plan. The value of works will be offset against the contribution required for the same facility category. The value of the offset will be as agreed with Council in accordance with the value of the works identified in the Contribution Plan. Applicants will be required to provide details of the works to be undertaken, financial guarantees, bank guarantees and administration.

Applicants may provide land or works in excess of that required for the development and offset this against contributions for other facilities.

Land Banking

Council will not approve land banking unless Council believes that the development is exceptional and merits the use of land banking. In these cases Council will only consider land banking subject to the requirements below:

- The rate per square metre to be used must be formally agreed between Council and the developer, and must be consistent with this Contributions Plan;
- Development applications against which the open space land bank will be offset are clearly identified in the agreement between Council and the developer;
- On entering the agreement between Council and the developer, the parcels of land subject to the land bank are to be clearly identified, and must be consistent with this Contributions Plan;
- Any agreement would be redeemable for cash at the rate listed in the agreement, subject to Council's cash flow capabilities;
- The full cost of land transfers shall be borne by the applicant;
- Land bank credits may be transferable to other parties with Council approval; and
- Land bank credits shall not be transferable outside the area of the Edmondson Park (Liverpool).

3.7.5 Credit for Land and Works in Kind

An applicant may only transfer land or undertake works in kind, in substitution for a monetary contribution, if the Council approves of it.

Where an applicant dedicates land to Council or provides facilities, which are included in the schedule of facilities in this Contributions Plan, and is in excess of the contribution required, the excess land or value of facilities will be held by Council as credit for future development. The value of the credit will be maintained with interest allocated by Council to the relevant Contributions Plan. The credit is expressed in terms of "number of lots" and will be offset against contributions for the same facility category in any future development by that applicant in the area to which this Contribution Plan applies. The offset will generally be made at the contribution rate at the time of the subsequent development.

If no future development is intended, and only if Council has agreed to such dedication or works in kind being undertaken, Council will reimburse the applicant for the excess land or works, to a value that does not exceed the value attributed to such land or works, as included in the schedule and consistent with the formulae for adjustment of contribution rates in Section 3.7.7. Alternatively, Council may offset the excess value against contributions required for other facility categories.

Applicants should note:

- No credit will be given for land or works, which are not included in this Contributions Plan unless a Planning Agreement is entered into with Council;
- Credit will only be given up to a maximum value of facilities (as listed or provided for in this Contributions Plan) in this Contributions Plan for development levied in accordance with this Contributions Plan; and
- Credits for development, which have been levied in accordance with a previous Contributions Plan for the area, will only be expressed in dollar terms and not in terms of number of lots.

3.7.6 Credit for Existing Development

When calculating contributions for a particular development, a contribution credit equivalent of one conventional allotment is given for each allotment, which exists prior to subdivision or development. The basis of this practice is that each existing lot has an existing dwelling (or potential to construct) and no opportunity exists to levy contributions retrospectively. This practice also applies when recently created residential lots are re-subdivided or developed to the same dwelling type. Where an existing dwelling is located over two or more lots, these will be considered as one conventional lot, for the purposes of calculating applicable contributions.

3.7.7 Adjustment to Contribution Rates

The monetary contribution rates shown in Section 2 - Schedule of Contributions, are to be adjusted in accordance with the provisions set out below at the time of imposing a condition on a development consent requiring payment of the monetary contribution and again at the time that the monetary contribution is to be paid pursuant to the condition imposed on the development consent.

The adjusted contribution rates will be shown on Council's Web Page and updated quarterly.

This is distinct from Section 3.8, which deals with future reviews of the contributions plan. Future reviews will not affect any consent granted in accordance with this contributions plan.

Works, Administration, Professional and Legal Fees

The works, administration, professional and legal fees components of the monetary contributions rates set out in this plan are adjusted in accordance with the formula below headed **"Contribution at time of development consent"** at the time of imposing a condition on a development consent requiring payment of the monetary contribution to reflect quarterly variations in the *Consumer Price Index (All Groups Index Number for Sydney)* since the quarter year period shown for each Area in Section 2 – Schedule of Contributions.

In addition to the above adjustment, the works, administration, professional and legal fees components of the monetary contributions set out in this plan are adjusted in accordance with the formula below headed "**Contribution at time of payment"** at the time that the monetary contribution is to be paid pursuant to the condition imposed on the development consent to reflect quarterly variations in the *Consumer Price Index (All Groups Index Number for Sydney)* since the date that the consent was granted.

In that regard a condition imposed upon a development consent requiring payment of a monetary contribution set out in this plan that includes a works, administration, professional or legal fees component, shall include a requirement for the amount of the relevant component in the condition to be adjusted at the time that the contribution is to be paid to reflect quarterly variations in the *Consumer Price Index (All Groups Index Number for Sydney)* since the date that the consent was granted in accordance with the formula below headed **"Contribution at time of payment"**.

Contribution at time of development consent

$$C_2 = \frac{C_1 \times CPI_2}{CPI_1}$$

Contribution at time of payment

$$C_3 = \frac{C_2 \times CPI_3}{CPI_2}$$

where C_1 = Works, administration, professional and legal fees components of the contributions as shown in this contributions plan

C_2 = Works, administration, professional and legal fees components of the contributions subject of the conditions imposed on the development consent

C_3 = Works, administration, professional and legal fees components of the contributions at the time that the contribution is to be paid

CPI_1 = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics shown in *Liverpool Contributions Plan 2008 (Edmondson Park)* in Section 2

CPI_2 = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics as at the time of granting the relevant development consent

CPI_3 = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics at time that the contribution is to be paid

Land

The land components of the monetary contributions rates set out in this plan are adjusted in accordance with the formula below headed **"Contribution at time of development consent"** at the time of imposing a condition on a development consent requiring payment of the monetary contribution to reflect quarterly variations in the **Average Estimated Land Acquisition Cost Per Square Metre** since the quarter year period shown for each Area in Section 2 – Schedule of Contributions.

In addition to the above adjustment, the land components of the monetary contributions set out in this plan are adjusted in accordance with the formula below headed **"Contribution at time of payment"** at the time that the monetary contribution is to be paid pursuant to the condition imposed on the development consent to reflect quarterly variations in the **Average Estimated Land Acquisition Cost Per Square Metre** since the date that the consent was granted.

In that regard a condition imposed upon a development consent requiring payment of a monetary contribution set out in this plan that includes a land component, shall include a requirement for the amount of the land component in the condition to be adjusted at the time that the contribution is to be paid to reflect quarterly variations in the **Average Estimated Land Acquisition Cost Per Square Metre** since the date that the consent was granted in accordance with the formula below headed **"Contribution at time of payment"** .

In this clause **"Average Estimated Land Acquisition Cost Per Square Metre"** means the index figure prepared and published by or on behalf of the Council that represents the total costs that would have been incurred by the Council in respect of all land acquired by Council during the previous quarter year period divided by the number of square metres of such land and the phrase **"land"** where used herein means land that is in an englobo state being regular in shape, good average level land with an area of 2 ha with services available in the area for connection, subject to the payment of necessary developer contributions rates and not yet developed.

Contribution at time of development consent

$$C_2 = \frac{C_1 \times L_2}{L_1}$$

Contribution at time of payment

$$C_3 = \frac{C_2 \times L_3}{L_2}$$

where:

- C_1 = Land component of contributions as shown in this contributions plan
- C_2 = Land component of contributions subject of the conditions imposed on the development consent
- C_3 = Land component of contributions at the time that the contribution is to be paid
- L_1 = The latest Average Estimated Land Acquisition Cost Per Square Metre shown in *Liverpool Contributions Plan 2008 (Edmondson Park)* in Section 2
- L_2 = The latest Average Estimated Land Acquisition Cost Per Square Metre published by the Council at the time of granting the relevant development consent
- L_3 = The latest Average Estimated Land Acquisition Cost Per Square Metre published by the Council at time that the contribution is to be paid

3.7.8 Goods and Services Tax

No Goods and Services Tax (GST) is applicable to the payment of contributions made under Section 94 of the *Environmental Planning and Assessment Act 1979.* This exemption applies to both cash contributions and land or works in lieu of contributions.

3.8 Review of Plan and Contributions Rates

Council will review the Contributions Plan on a regular basis. The review process will canvass, where data is available:

- development activity in terms of latest information on net additional dwellings and populations;
- likely total development activity to be experienced in the future;
- progress in the delivery of public facilities and amenities identified in the schedules of facilities;
- modification of facility concepts, changes in anticipated facility costs, facility timing and land values;
- annual contributions received and expenditure information;
- any other factors likely to affect the delivery of works identified in this Contributions Plan.

Any significant reviews of this Plan must be undertaken in accordance with the *EP&A Act* and *EP&A Regulation* and placed on public exhibition for a period of 28 days. The nature of the proposed changes and reasons for these changes would be clearly outlined as part of the exhibition.

Contributions will be adjusted, taking account of more recent information and, where relevant, the following:

- Consumer Price Index;
- annual changes in land values;
- actual costs of completed works;
- reviewed costs yet to be completed works and land acquisition;
- adjustment in projected project management and contingency costs associated with works; and

- Management and legal costs associated with land acquisition.

This section is distinct from Section 3.7.7 Adjustment to Contribution Rates, which deals with future adjustment of contributions granted in accordance with the contributions plan. Future reviews under Section 3.8 will not affect any consent granted under this contributions plan.

4. Planning Background & Implementation

4.1 Background

Edmondson Park is located in south-western Sydney and was identified in May 2000 as part of the 2,500 hectare Hoxton Park Release Area Corridor. The southern portion was added to the Metropolitan Development Program in December 2001. Edmondson Park straddles the Liverpool and Campbelltown Local Government Areas. Both Councils resolved early to undertake a joint planning process for Edmondson Park.

Edmondson Park has a total area of 796 hectares and is bounded by the M5 motorway to the south and east, Camden Valley Way to the north and Zouch Road to the west. The portion of Edmondson Park (referred to as Edmondson Park (Liverpool)) within the Liverpool Local Government Area (LGA) has a total area of 631 hectares. It is estimated that the area will contain an additional 6,706 dwellings and an additional population of approximately 21,843.

Development in Edmondson Park will generate a wide range of infrastructure needs required to support this new population. This will be required to be funded by the private developers. This contributions plan identifies the infrastructure required to ensure Edmondson Park becomes a healthy and vibrant community. The contributions plan will be applied to applications for development which will or are likely to require the provision of additional or upgraded public facilities or works in order to meet the additional demand brought about by the additional population.

This contributions plan applies to that portion Edmondson Park, which is within the Liverpool LGA.

Background Reports

The Contributions Plan draws upon the above plans and on various specialist reports produced to support the preparation of the LEP and DCP. These include:

Civitas partnership, 2004, Edmondson Park – Background Report.

MJ Davis Report, 2005

Civitas partnership, 2004, Edmondson Park – Background Report.

Clouston Associates, 2003, Edmondson Park – Revised Community Planning Study, Part 2 Open Space and Recreation.

Elton Consulting, 2003, Edmondson Park – Revised Community Planning Study Part 1 Social Infrastructure.

GHD, 2003, Edmondson Park – Master Planning Water Cycle Management: Stormwater.

Hill PDA, 2003, Edmondson Park - An Analysis of the Housing Market 2003.

Maunsell, 2003, Edmondson Park – Transport Study.

URS, 2003, Edmondson Park Infrastructure Planning.

Rider Hunt, 2006, Indicative Budget Estimate

J. Wyndham Prince 2007 Edmondson Park – Section 94 Background

Jackson Teece, 2007, Liverpool DCP 61 - Edmondson Park

The estimated costs of infrastructure construction and land acquisition in the Contributions Plan are based on the above specialist reports and Council's own detailed assessment.

4.2 Demographic Profile and Development Trends

In line with market trends identified in *Edmondson Park: An Analysis of the Housing Market 2003* it is proposed that Edmondson Park would have more sustainable densities than that which has been provided in other Liverpool release areas and a larger portion of medium and higher density residential development. It is also intended to provide for a range of dwelling types and sizes to provide housing choice and meet the diverse needs of the future community.

Dwelling Yield and Mix, Occupancy Rate and Population

A variety of housing densities are proposed for Edmondson Park (Liverpool). These range from lower density detached housing to small lot detached and semi-detached dwellings, to townhouses, terraces and apartments. This is based on the *Edmondson Park: An Analysis of the Housing Market 2003* report which concluded that despite the trend for detached housing (chiefly from family households with children), that there is a substantial and increasing acceptance in the community for other types of housing due to population growth, demographic change and social values. The report concludes that there is a substantial and increasing acceptance of medium density housing evidenced by the increasing amount of medium density housing in Liverpool LGA. There has also been an increase in the number of elderly households and single parent families.

The *Edmondson Park Community Planning Study* was undertaken at the beginning of the planning process for the Edmondson Park. Subsequent to this report refinements to the master plan for the precinct have resulted in a slight reduction in the expected dwelling yield. Council also undertook a re-assessment of the development potential. As part of this re-assessment an allowance was made for existing lots such that the estimated number of dwellings and population are "additional" figures. The Occupancy Rates adopted to arrive at an estimated population are based on the *Edmondson Park Community Planning Study.*

The likely dwelling mix and yield, occupancy rate and population across Edmondson Park (Liverpool) are illustrated below in Table 4.1. The proposed dwelling mix and yield was determined using the minimum densities under *Liverpool LEP 2008 with* an allowance for the provision of local streets and existing lots.

Table 4.1: Proposed Dwelling Mix and Yield for Edmondson Park (Liverpool)

Dwellings/ha	Ha	Lot Yield	Occupancy Rate	Total Pop
38	33.96	1,290	2.4	3,097
28	33.1	927	2.4	2,224
17	128.72	2,188	2.9	6,346
14	162.93	2,281	3.4	7,755
2	9.61	19	3.4	65
				2,355*
		6,706		**21,843**

* Additional dwellings in the business zones, including the town centre.

Source: *Jackson Teece 2007 Liverpool DCP 61 - Edmondson Park*

As outlined in the *Edmondson Park Community Planning Study,* it is expected that the development for Edmondson Park will occur over a 16-year period.

Age and Household Characteristics

As outlined in the *Edmondson Park Community Planning Study,* in the initial years of settlement Edmondson Park will experience a comparable proportion of families with children as experienced for new release areas in southwest Sydney. However, as outlined in the Community Planning Study, a greater of range of family types in the more expensive detached dwellings, 'second', homebuyers and younger families/smaller families in the medium density dwellings are predicted. The high proportion of small lots

and attached housing relative to detached dwellings is likely to skew the profile towards first home buyers and young renters compared with the 2001 southwest release areas profile resulting in slightly higher proportion of the population in the 0-4 and 25-34 cohorts.

The Community Planning Study anticipates that the proportions of young childless adults, empty nesters and older people will initially be similar to that usually experienced in new release areas. However given the differing housing stock, will rapidly increase to approximate those in the wider district, once services and public transport becomes established.

Over time, the peaks in age distribution associated with a predominance of young families will reduce and the population would become more diverse. The Community Planning Study forecasts that the proportion of adults with young children would decline as the population ages and the proportion of older children with older parents grows. The proportion of the population aged 55 plus will also increase as the area matures. As illustrated in the *Edmondson Park Community Planning Study* the forecast age distribution as a percentage of population over time is indicated in *Table 4.2.*

Table 4.2: Forecast Age Distribution as a Percentage of Population over time in Edmondson Park

Age Cohort	Within 5 Years of Initial Settlement (%)	10 Years After Settlement (%)	15 Years After Settlement (%)
0-4	12	9	7
5-9	9	10	7
10-14	7	8	9
15-19	6	7	8
20-24	7	7	8
25-34	24	18	15
35-44	18	19	17
45-54	10	10	12
55-64	4	6	8
65+	3	6	9

Source: Edmondson Park Community Planning Study

This demographic forecast and population assumptions have provided an important basis for predicting the public infrastructure provisions and services required to be provided in Edmondson Park.

5. Community Facilities

5.1 Background

The *Edmondson Park Background Report* and *Edmondson Park* Community *Planning Study* outlined the community facilities required is based on the demographic forecasts discussed in Section 4.

It is expected that a population of the size and nature as described in the last chapter would require a wide range of services and facilities in Edmondson Park. This Contributions Plan outlines the local public facilities to be provided.

5.2 Nexus

The provision of appropriate community facilities is an important requirement to ensuring Edmondson Park is developed appropriately. Liverpool and Campbelltown City Councils have provided a variety of community facilities in the areas surrounding Edmondson Park. These include local level facilities, such as, community centres and childcare and district facilities for services to specific target groups in the community. As outlined in the *Edmondson Park Background Report,* Edmondson Park has no existing local public community facilities.

The capacity of existing services and facilities in adjacent areas to meet some of the needs of the future Edmondson Park population was examined in the *Edmondson Park Community Planning Study*. It was concluded that facilities in the adjoining areas could not be extended to service Edmondson Park as they will be at full capacity and are there to service the eventual local community only.

The *Edmondson Park Community Planning Study* examines what community facilities at a local level would be required to service the new population of Edmondson Park (Liverpool). The Study referred to Liverpool City Council's policy of providing local neighbourhood level services for communities of 8-10,000 people. Based on the application of the Council's planning guidelines, and the expected population and demographics discussed in Chapter 4, Table 5.1 indicates the local public community facilities required to meet the needs of the population expected in Edmondson Park (Liverpool).

Table 5.1: Local Community Facilites

Facility Type	Standard	Number Required
Multi-purpose family and children's centre	1 per 8-10,000 people	1
Multi—purpose community centre	1 per 8-10,000 people	2
Childcare service	1 place per 20 children 0-4 years. This generally equates to a 60-place centre for a population of 8-10,000 people.	2

Source: Edmondson Park: Community Planning Study

A multi-purpose community centre would provide a focal point for the community and base for the community development activities, meeting spaces for community groups and space for community programs and events. These will be located within or adjacent to the main neighbourhood nodes.

A multi-purpose family and children's centre is a facility designed to meet the needs of the forthcoming large number of children and families. It would provide a multi-purpose centre accommodating government funded programs and family related services. The proposed centre would be designed for children's activities with appropriate indoor and outdoor play spaces.

The Childcare Service for children aged 0-4 years would be provided on a multi purpose basis to incorporate long day care or preschool or a mix of services depending on the needs of the population in the local area.

A Community Centre, Branch Library and Youth Centre located in the Edmondson Park Town Centre will serve the whole Edmondson Park area.

The location of the community facilities is based on the following:

- clustered or co-located on a single site to provide opportunities for shared and efficient use of resources;
- located in places where people already have cause to congregate rather than stand alone sites;
- located where there is a high level of safety and security;
- adjacent to open space to take advantage of potential outdoor community events; and
- accessible by public transport and have safe and adequate parking provision.

5.3 Apportionment

The local public community facilities will be required to service the additional population of Edmondson Park (Liverpool) and therefore contributions have been apportioned equally across all new development in Edmondson Park (Liverpool). As corresponding facilities are to be provided in the portion of Edmondson Park within the Campbelltown LGA, no apportionment is necessary for residential development south of Campbelltown Road.

5.4 Works Schedule and Costs

Map of Works and Land Acquisition

Refer to the Infrastructure Map No 15, 16 & 19 for the location of each item in Table 5.2.

Works and Land Acquisition Schedule

Table 5.2 identifies the type of facilities to be provided; estimated Works costs of building the facility and estimated land acquisition costs. The site and building specifications are consistent with the Middleton Grange Release Area. The specifications and costings are provided on the basis that the public facilities would be stand-alone facilities. However opportunities may arise for shared and co-located facilities.

Table 5.2: Community Facilities Works and Land Acquisition Costs

Items	Ref No on Fig 5.1	Site Area (sqm)	Built Area (sqm)	Land Cost	Works
Local Multi Purpose Community Centre and 60 space Child Care Facilities	CP1	2,000	1,300	$438,000	$2,258,880
Local Multi Purpose Community Centre and 60 space Child Care Facilities	CP2	2,000	1,300	$438,000	$2,258,880
Family and Children's Centre	CP3	3,000	1,500	$657,000	$2,293,814
Community Centre	CP4		800		$635,938
Branch Library	CP5		1,000		$1,821,429
Youth Centre	CP6	11,160	400	$2,444,040	$930,000
Sub Totals					**$10,198,940**
Contingency 10%					$1,019,894
Totals				**$3,977,040**	**$11,218,834**

Explanatory Notes

1. Site and Built area assumed to be as set out in Elton Consulting Report, Community Planning Study Social Infrastructure Oct 2003

2. Works costs as set out in Elton Report, and are noted as 2002 values, indexed to June 05 Quarter. Works costs based on LCC guidelines for construction.

3. Land acquisition costs based on MJ Davis Report, July 2005. All valuations are subject to quarterly review

5.5 Contributions Formulae

Contribution Formula

Contributions for community facilities are calculated as follows:

$$\text{Contribution rate per Ha} = \frac{\text{C x Proportion of population the respective dwelling density group}}{\text{Area in hectares of dwelling density group}}$$

or where land is required to be dedicated in lieu of payment of a contribution for land acquisition

$$\text{Area of land to be dedicated} = \frac{\text{A x Proportion of total Population of the respective dwelling density group}}{\text{Area in hectares of the respective dwelling density group}}$$

Where:

C = Cost of works or land identified in the contributions plan.

A = Total area of land identified to be acquired in the contributions plan.

Dwelling density group means the minimum dwelling density as specified by *Liverpool LEP 2008*.

Sample of contribution formula

Contribution for the works component of community facilities for land in the 14 dwellings per hectare minimum density = $\frac{\$11,218,834 \times 35.51\%}{162.93 \text{ Ha}}$ = $24,448 per ha

Table 5.3: Development Details

Dwellings/ha	Area (ha)	Lot Yield	Pop /dw	Total Pop	% of Pop
38 Dwellings / Ha	33.96	1,290	2.4	3,097	14.18%
28 Dwellings / Ha	33.1	927	2.4	2,224	10.18%
17 Dwellings / Ha	128.72	2,188	2.9	6,346	29.05%
14 Dwellings / Ha	162.93	2,281	3.4	7,755	35.51%
2 Dwellings / Ha	9.61	19	3.4	65	0.30%
Non Res in R1 & R3 zones	0.1			5	0.02%
B6 zones	3.02			50	0.23%
B2 zones	17.232			2,300	10.53%
Non Res in B2 zones	7.078				
Totals	**395.75**	**6,706**		**21,843**	**100.00%**

5.6 Staging of Facilities

Council will build most Community Facilities, as the population threshold for their construction is usually much larger than individual developments. These will be provided as funds become available and as land can be acquired from existing owners.

6. Recreation Facilities

6.1 Background

The *Liverpool LEP 2008, Edmondson Park Open Space and Recreation Plan* and *Liverpool DCP 2008* outline the public open space and recreation facilities to be provided. These provisions are based on the demographic forecasts discussed previously and also the recommendations of the Liverpool and Campbelltown Open Space and Recreation Studies. The LEP specifically details the land acquisition requirements in order for these facilities to be provided.

It is expected that a population of the size and nature described previously in this plan would require a wide range of open spaces systems to cater for and support the forecast population.

This Contributions Plan outlines the local public open space and recreation facilities to be provided.

6.2 Nexus

The *Edmondson Park, Open Space and Recreation Plan,* forms the basis for the provision of public open space as specified in the *Liverpool DCP 2008*.

Edmondson Park is located immediately to the south of the suburbs of Prestons and Horningsea Park, of which both areas are undergoing significant residential development. Flowing from Edmondson Park to Prestons is Cabramatta Creek and its associated creek areas. Within Prestons this drainage corridor has also been utilised as open space.

A higher proportion of small lot and attached housing is anticipated, which is likely to attract first home buyers, young renters and elderly members of the community, hence a higher proportion of population in 0-4 years, 25-34 year age and an increase in the over 50s age group is predicted. Recreation requirements for the 0-4 year age group are predominately private garden area (which is familiar, safe and secure) or either communal open space or small parks close to the home. For the 25-34 year age and over 50s age group, involvement in organised sports becomes less important and there is a greater emphasis on family orientated activities and watching sports.

In determining the future open space needs of the community of Edmondson Park, the *Edmondson Park, Open Space and Recreation Plan* has taken account of the anticipated demographic population profile examined by the *Community Planning Study* and input from Council. The *Edmondson Park Open Space and Recreation Plan* identifies a number of key issues:

- there is considerable recreation demand in south-western Sydney particularly for active recreation facilities to cater to the needs of young residents;
- there is a need to ensure that the open space and recreation facilities are of a high quality;
- there is a need to provide a significant quantum of open space facilities across a range of passive and active recreation;
- small pocket parks require high maintenance and hence are not favoured by Council; and
- competition grade sporting fields should in general not be located on flood liable land.

The amount of open space required to cater to the needs of the population expected in Edmondson Park (Liverpool) was determined and presented in *Table 6.1.*

Table 6.1: Recreation requirements for Edmondson Park

Open Space Type	Level	Description of Open Space	Open Space (ha) in Edmondson Park (Liverpool & Campbelltown LGAs)
District Park	1	Centrally located and adjacent to the town centre. Incorporates recreation, community and conservation areas.	10
Active Recreation Park and Neighbourhood Park	2	Neighbourhood focus and includes active and passive recreational uses.	10
Passive Park	3	Locally focussed within the creek areas	83
Conservation Area		Significant remnant vegetation, which would be retained. To be owned and managed by National Parks and Wildlife Service.	56
Total			**159**

The *Edmondson Park, Open Space and Recreation Plan* recommended an amount of 103 ha of local open space to serve an estimated additional population of 26,350. This equated to 3.9 ha per 1,000 people. Following a refinement to the master plan and population estimates for Edmondson Park (Liverpool) an amount of 52.48 ha of open space for an additional population of 21,843 was determined. This equates to 2.4 ha per 1,000 people. Such a reduction is considered reasonable given the extent of bushland elsewhere in the precinct.

The *Edmondson Park, Open Space and Recreation Plan* recommends (indicated in *Table 6.1*) three levels of open space and a conservation zone to service the recreation and open space needs of the future community. These three levels of public open space are:

District Park Level 1

Level 1 is located adjacent to the town centre and would perform civic functions, while also including competition grade sports fields and gardens serving the local area and beyond. It would also contain areas for passive recreation.

Neighbourhood Park Level 2

Level 2 parks would be destination parks and would have a more neighbourhood focus, serving the local community. They may also include competition grade fields, walking paths and other passive recreational activities.

Passive Parks Level 3

Level 3 parks would be located within creek areas and asset protection zones adjacent to bushland. These areas would be used for passive recreation, such as picnics and walking and would have a local focus. They also provide a stormwater drainage function.

Conservation Areas

These areas have been determined to have significant remnant vegetation, which is to be retained. These areas are not the subjects of contributions. The provision of public open space will provide an environmental amenity that can be utilised to promote the increase residential densities and/or dwelling types.

6.3 Apportionment

The public open space and recreational facilities will be required to service the additional population of Edmondson Park (Liverpool) and therefore contributions have been apportioned equally across all new development in Edmondson Park (Liverpool). As corresponding facilities are to be provided in the portion

of Edmondson Park within the Campbelltown LGA, no apportionment is necessary for residential development south of Campbelltown Road.

6.4 Works Schedule and Costs

Map of Works and Land Acquisition

Refer to Infrastructure Map No 15, 17, 18, & 19 for the location of each item in Table 6.2.

Works and Land Acquisition Schedule

Table 6.2 identifies the proposed location of the pubic open space system, the Works cost of providing the open space, land acquisition costs and total costs. The site specifications and localities are consistent with the *Edmondson Park Open Space and Recreation Plan* and *Liverpool DCP 2008*. The required open space treatments are detailed in the *Liverpool DCP 2008*.

Table 6.2: Recreational Facilities Works and Land Acquisition Costs

	Land Cost / Sqm	$140	$113	$40				
		Land Areas in Ha						
	Items	Above 1% flood	Between 5% & 1% floods	Below 5% Flood	Area	Works Unit Cost (per Ha)	Land	Works
(1)	Cabramatta Creek west arm							
	Passive Area	0.5	0.19	2.58	3.27	$130,750	$1,946,700	$427,553
(2)	Cabramatta Creek							
	Passive Area	0.47	1.08	5.54	7.09	$130,750	$4,094,400	$927,018
	Children play area							$51,500
(3)	Cabramatta Creek							
	Passive Area	0.32	0.47	2.21	3.00	$130,750	$1,863,100	$392,250
(4)	Cabramatta Creek							
	Passive Area	0.12	0.04	0.91	1.07	$130,750	$577,200	$139,903
(5)	Cabramatta Creek							
	Passive Area	0.08	0.05	0.67	0.80	$130,750	$436,500	$104,600
(A)	Land under Road							
RCC1	Culvert	0.04	0.05	0.1	0.19		$152,500	
(B)	Land under Road							
RCC2	Culvert	0	0	0.16	0.16		$64,000	
	Basin Wall			0.36	0.36		$144,000	$1,300,000
	Additional Cost for Dam Safety							$1,800,000
(C)	Land under Road							
RCC3	Culvert	0	0	0.14	0.14		$56,000	
	Sub Total						**$9,334,400**	**$5,142,823**
(6)	Maxwells Creek							
	Passive Area	0.39	0.37	1.3	2.06	$280,550	$1,484,100	$577,933
	Children play area							$51,500
(7)	Maxwells Creek							
	Passive Area	0.07	0.2	1.71	1.98	$280,550	$1,008,000	$555,489
(8)	Maxwells Creek							
	Passive Area	0.87	0.26	1.91	3.04	$280,550	$2,275,800	$852,872
	Children play area							$51,500

	Land Cost / Sqm	$140	$113	$40				
		Land Areas in Ha						
	Items	Above 1% flood	Between 5% & 1% floods	Below 5% Flood	Area	Works Unit Cost (per Ha)	Land	Works
(9)	Maxwells Creek							
	Passive Area	0.22	0.04	1.1	1.36	$280,550	$793,200	$381,548
(E)	Land under Road							
RCC7	Culvert	0	0.08	0.16	0.24		$154,400	
(F)	Land under Road							
RCC5	Culvert	0.05	0	0.15	0.20		$130,000	
(G)	Land under Road							
RCC6	Culvert	0	0.05	0.19	0.24		$132,500	
	Sub Total						**$5,978,000**	**$2,470,842**
(10)	Maxwell Tributary North							
	Passive Area	0.99	0	0	0.99	$130,750	$1,386,000	$129,443
(11)	Maxwell Tributary North							
	Passive Area	1.39	0.12	2.98	4.49	$130,750	$3,273,600	$587,068
	Children play area x 2							$103,000
(D)	Land under Road							
RCC4	Culvert	0.02	0	0.1	0.12		$68,000	
	Sub Total						**$4,727,600**	**$819,510**
(OS1)	Open Space							
	Western side Playing Field/Active area	1.85	0.67	1.75	4.27	$723,217	$4,047,100	$3,088,135
	Children play area							$51,500
(OS2)	Open Space							
	Passive area	0.99	0	0	0.99	$280,550	$1,386,000	$277,745
	Children play area							$51,500
(OS3)	Open Space							
	Passive area	0.26	0	0.4	0.66	$280,550	$524,000	$185,163
	Children play area							$51,500
(OS4)	Open Space							
	Passive area	0.75	0	0	0.75	$280,550	$1,050,000	$210,413
	Children play area							$51,500
(OS5)	Open Space							
	Eastern side Playing Field/Active area	3.63	0	0	3.63	$723,217	$5,082,000	$2,625,277
	Children play area							$51,500
(OS6)	Open Space							
	Passive area	1.72	0	0	1.72	$280,550	$2,408,000	$482,546
(OS7)	Open Space							
	Active area	5.08	0	0	5.08	$723,217	$7,112,000	$3,673,941
	Children play area							$51,500
(OS8)	Open Space							

	Land Cost / Sqm	$140	$113	$40				
		Land Areas in Ha						
	Items	Above 1% flood	Between 5% & 1% floods	Below 5% Flood	Area	Works Unit Cost (per Ha)	Land	Works
	Active area	4.58	0	0	4.58	$723,217	$6,412,000	$3,312,332
	Sub Total						**$28,021,100**	**$14,164,551**
9%	Design Cost							$2,033,795
10%	Contingencies							$3,051,365
	Total				**52.48**		**$48,061,100**	**$27,682,885**

6.5 Contributions Formulae

Contribution formula

Contributions for recreation facilities are calculated as follows:

$$\text{Contribution rate per Ha} = \frac{C \times \text{Proportion of population in dwelling density group}}{\text{Area in hectares of dwelling density group}}$$

or where land is required to be dedicated in lieu of payment of a contribution for land acquisition

$$\text{Area of land to be dedicated} = \frac{A \times \text{Proportion of total Population of the respective dwelling density group}}{\text{Area in hectares of the respective dwelling density group}}$$

Where:

C = Cost of works or land identified in the contributions plan.

A = Total area of land identified to be acquired in the contributions plan.

Dwelling density group means the minimum dwelling density as specified by *Liverpool LEP 2008*.

Sample of contribution formula

Contribution for the works component of recreation facilities for land in the 14 dwellings per hectare minimum density =

$$\frac{\$27,682,885 \times 35.51\%}{162.93 \text{ Ha}} = 60,326 \text{ per ha}$$

Table 6.3: Development Details

Dwellings/ha	Total	Lot Yield	Pop /dw	Total Pop	% of Pop
38 Dwellings / Ha	33.96	1,290	2.4	3,097	14.18%
28 Dwellings / Ha	33.1	927	2.4	2,224	10.18%
17 Dwellings / Ha	128.72	2,188	2.9	6,346	29.05%
14 Dwellings / Ha	162.93	2,281	3.4	7,755	35.51%
2 Dwellings / Ha	9.61	19	3.4	65	0.30%
Non Res in R1 & R3 zones	0.1			5	0.02%
B6 zones	3.02			50	0.23%
B2 zones	17.232			2,300	10.53%
Non Res in B2 zones	7.078				
Totals	**395.75**	**6,706**		**21,843**	**100.00%**

6.6 Staging of Facilities

Some small parks and recreation facilities are likely to be provided as works in kind by developers and as such are provided at the beginning of a development. Council will build larger recreation facilities such as playing fields as the population threshold for their construction is usually much larger than individual developments. These will be provided as funds become available and as land can be acquired from existing owners.

7. Transport and Access Facilities

7.1 Background

The *Edmondson Park Transport Study (Transport Management and Accessibility Plan*) identifies the transport measures which would be required to service and link the future community of Edmondson Park (Liverpool). The ultimate road and transport network was generated by an integrated design process focused on access and servicing considerations to ensure a high quality public domain and pedestrian accessibility. Accessibility and circulation are central to the efficient functioning of the town centre, the villages and surrounding neighbourhoods and the specific design principles underpinning the plan for Edmondson Park (Liverpool). The *Liverpool DCP 2008* outlines the key objectives for access. This includes:

- to integrate public transport opportunities into the planning process;
- to ensure vehicular, pedestrian and cycle ways link efficiently within and between residential areas, employment areas and civic and cultural facilities; and
- to accommodate people with disabilities throughout Edmondson Park.

The *Liverpool DCP 2008* outlines the required regional traffic connections, local street network, cycle way and bus priority corridor to be delivered.

7.2 Nexus

The *Liverpool DCP 2008* proposes a network and hierarchy of roads that link the various areas of Edmondson Park with the surrounding urban areas (and their networks). The *Liverpool DCP 2008* provides a cross section of the various street types (for example, neighbourhood connectors, town centre secondary streets, typical residential streets) illustrating the level of design detail required. The street cross section designs are based on the various objectives and functions of the street and the relationship with the building forms proposed in Edmondson Park (that is, reflective of density, height, and role of the street).

The location of the train line and the link to the Parramatta to Liverpool Bus Transit Way provide the opportunity to increase the access of Edmondson Park through a public transport system with feeder buses.

A cycle and pedestrian network outlined in the *Liverpool DCP 2008* link the residential areas, villages and town centre and assists to reduce the reliance on the private vehicle.

The *Liverpool DCP 2008* outlines the key strategies for road and transport provision:

Road Network

Two main streets link the town centre with Camden Valley Way. The extension of Bernera Road along a realigned Croatia Avenue will provide the main transport access and will have a bus priority corridor that links with the proposed train station interchange. Bardia Avenue a diagonal northwest spine road links to the western end of Edmondson Park. This road becomes the main street into the town centre.

To the north of the site a secondary system of east-west street link Camden Way with the ridge top neighbourhood centres and the town centre. In addition, a secondary east west link connects the gully neighbourhood centres and the hilltop active recreation areas. Asset protection streets follow the boundary of the conservation areas.

In the southern area of the town centre a system of secondary streets is formed by parallel streets located 200 m from the main street.

Intersections

Five signalised intersections with right in and right out turns are provided along Camden Valley Way.

Fixed Roads

Fixed roads are identified in the *Liverpool DCP 2008* and are those roads identified as essential to link the town centre with the northern and southern areas of Edmondson Park. Future development must ensure that these linkages are provided and consistent with the cross sections and treatments provided in the *Liverpool DCP 2008.*

Bus Priority Corridor

The Bus Priority Corridor (along with the proposed train station) will provide an opportunity to integrate public transport into the residential development. Bus stops will be located where there is a concentration of retail, commercial, medium density development, schools and community centres. It is proposed to link two feeder bus routes from the residential areas to the proposed train station (one at the eastern part of Edmondson Park and the other at the north of Edmondson Park).

7.3 Apportionment

The local road network (fixed) and bus priority corridor will be required to service the additional population of Edmondson Park (Liverpool) and therefore contributions have been apportioned equally across all new development in Edmondson Park (Liverpool).

There is no apportionment for road works within Campbelltown LGA as all road works will be provided separately by each Council.

7.4 Works Schedule and Costs

Map of Works and Land Acquisition

Refer to Infrastructure Map No 15, 17, 18 & 19 for the location of each item in Table 7.2.

Works and Land Acquisition Schedule

Table 7.2 identifies the fixed local road network and bus priority corridor to be funded through the Contributions Plan, which is in addition to that which will be provided and funded through other means such as, the State Levy and possible Planning Agreements (for regional level facilities and non traditional measures such as workplace travel plans).

The location and level of treatment is clearly specified in the *Liverpool DCP 2008.*

Composition of the works and land component

The composition of works and land component for streets fronting a public facility is identified in Table 7.1.

Table 7.1 Composition of the works and land component

Item	Land component		Works component	
Bus Priority Corridor (junction with CVW)	(35.4 - 15) =	20.4 m	(26.4 - 7.2) =	19.2 m
Bus Priority Corridor (1 park frontage)	(28.4 - 7.5) =	20.9 m	(19.4 - 3.6) =	15.8 m
Bus Priority Corridor (2 park frontages)	(28.4 - 0) =	28.4 m	(19.4 - 0) =	19.4 m
Bus Priority Corridor	(28.4 - 15) =	13.4 m	(19.4 - 7.2) =	12.2 m
Neighbourhood Connector	(19 - 15) =	4 m	(11 - 7.2) =	3.8 m
Neighbourhood Connector (facility on one frontage)	(19 - 7.5) =	11.5 m	(11 - 3.6) =	7.4 m
Neighbourhood Connector (facility on both frontages)	(19 - 0) =	19 m	(11 - 0) =	11 m
Local Street (7.2 m width)	(15 - 15) =	0 m	(7.2 - 7.2) =	0 m
Local Streets (facility on one frontage)	(15 - 7.5) =	7.5 m	(7.2 - 5.5) =	1.7 m
Local Street Park (facility on both frontages)	(15 - 0) =	15 m	(7.2 - 0) =	7.2 m
Park Street	(20.4 - 15) =	5.4 m	(11 - 7.2) =	3.8 m
Park Street (facility on one frontage)	(20.4 - 7.5) =	12.9 m	(11 - 1.7) =	9.3 m
Main Town Centre Street	(27.4 - 15) =	12.4 m	(15.6 - 7.2) =	8.4 m
Main Town Centre Street (park frontage)	(27.4 - 7.5) =	19.9 m	(15.6 - 3.6) =	12 m
Main Town Centre Street (junction with Campbelltown Rd)	(36.2 - 15) =	21.2 m	(24.4 - 7.2) =	17.2 m
Secondary Town Centre	(23.4 - 15) =	15.9	(14.6 - 7.2) =	7.4 m
Secondary Town Centre (facility on one frontage)	(23.4 -7.5) =	8.4 m	(14.6 - 3.6) =	11 m
Asset Protection (bushland frontage)	(22 - 7.5) =	14.5 m	(6 - 1.7) =	4.3 m
Asset Protection (bushland frontage School)	(22 - 0) =	22 m	(6 - 0) =	6 m

Table 7.2: Transport and Access Facilities Works and Land Acquisition Costs

Ref	Items	Length / No. of items	Street width	Pavement width	Works Unit Cost	Total Land Cost ($140 / sqm)	Total Works Cost
		m	m	m	$ / m	$	$
RC2	Neighbourhood Connector	705	4.0	4	$320	$394,800	$225,733
RC3	Neighbourhood Connector	323	11.5	4	$704	$520,030	$227,238
RLR5a	Local (park frontage)	692	7.5	1.7	$194	$726,600	$134,309
RLR5b	Local (park frontage)	85	7.5	1.7	$194	$89,250	$16,498
RMN6	Main Neighbourhood	688	16.1	8.4	$708	$1,550,752	$486,955
RMN7	Main Neighbourhood	944	16.1	8.4	$708	$2,127,776	$668,148
RMN8	Main Neighbourhood (park frontage)	56	16.1	12.0	$1,091	$126,224	$61,103
RMN9	Main Neighbourhood	687	16.1	8.4	$708	$1,548,498	$486,248
RBC10	Bus Priority Corridor	1236	13.4	12.2	$1,449	$2,318,736	$1,791,450
RBC10a	Bus Priority Corridor (CVW Intersection)	30	20.4	19.2	$2,189	$85,680	$65,676
RBC10b	Main Town Centre Street (Campbelltown Rd Intersection)	60	21.2	17.2	$1,978	$178,080	$118,670
RBC10c	Bus Priority Corridor	60	13.4	12.2	$1,449	$112,560	$86,964
RC11	Neighbourhood Connector (rail frontage)	70	11.5	11.0	$779	$112,700	$54,497
RC12	Neighbourhood Connector (park frontage)	499	11.5	11.0	$704	$803,390	$351,058
RC13	Neighbourhood Connector (park frontage)	578	11.5	7.4	$704	$930,580	$406,637
RAP14a	Neighbourhood Connector (bushland frontage APZ)	700	14.5	4.3	$442	$1,421,000	$309,623
RAP14b	Neighbourhood Connector (park frontage)	60	22.0	6.0	$816	$184,800	$48,934
RC17a	Neighbourhood Connector (park frontage)	257	11.5	7.4	$704	$413,770	$180,806
RC17b	Neighbourhood Connector	366	4.0	3.8	$320	$204,960	$117,189
RLR18a	Local (park frontage)	142	7.5	1.7	$194	$149,100	$27,561
RLR18b	Local (school frontage)	237	7.5	1.7	$269	$248,850	$63,774
RLR19	Local (school / park frontage)	100	15.0	7.2	$793	$210,000	$79,320
RPS20	Local (park frontage)	180	7.5	1.7	$194	$189,000	$34,936
RLR21	Local (park frontage)	70	7.5	1.7	$194	$73,500	$13,586
RC22a	Neighbourhood Connector (park frontage)	25	11.5	7.4	$704	$40,250	$17,588
RC22b	Neighbourhood Connector (park frontage both sides)	50	19.0	11.0	$1,007	$133,000	$50,343
RC22c	Neighbourhood Connector (park frontage)	25	11.5	7.4	$704	$40,250	$17,588
RLR23	Local (park frontage)	303	7.5	1.7	$194	$318,150	$58,809
RLR24	Local (park frontage)	64	7.5	1.7	$194	$67,200	$12,422
RLR25	Local (park frontage)	269	7.5	1.7	$194	$282,450	$52,210
RLR26	Local (park frontage)	303	7.5	1.7	$194	$318,150	$58,809

Ref	Items	Length / No. of items	Street width	Pavement width	Works Unit Cost	Total Land Cost ($140 / sqm)	Total Works Cost
		m	m	m	$ / m	$	$
RLR27	Local (park frontage)	267	7.5	1.7	$194	$280,350	$51,822
RLR28	Local (park frontage)	148	7.5	1.7	$194	$155,400	$28,725
RLR30	Local (park frontage)	540	7.5	1.7	$194	$567,000	$104,808
RLR31	Local (park frontage)	303	7.5	1.7	$194	$318,150	$58,809
RLR32	Local (park frontage)	572	7.5	1.7	$194	$600,600	$111,019
RLR33	Local (park frontage)	72	7.5	1.7	$194	$75,600	$13,974
RLR34	Local (park frontage)	374	7.5	1.7	$194	$392,700	$72,589
RLR35a	Local (park frontage)	184	7.5	1.7	$194	$193,200	$35,712
RLR35b	Park Street (park frontage / bus route)	76	12.9	0.0	$939	$137,256	$71,335
RLR35c	Park Street (school frontage / bus route)	192	12.9	9.3	$939	$346,752	$180,215
RPS34	Local (school / park frontage)	175	15.0	7.2	$793	$367,500	$138,810
RC36	Main St Town Centre (park frontage)	118	19.9	12.0	$1,348	$328,748	$159,094
RC37	Main St Town Centre (park frontage)	707	19.9	12.0	$1,348	$1,969,702	$953,217
RTC38	Main St Town Centre (park frontage / community centre)	227	19.9	12.0	$1,348	$632,422	$306,054
RAP41	Neighbourhood Connector (bushland frontage APZ)	221	14.5	4.3	$442	$448,630	$97,752
RAP42a	Neighbourhood Connector (bushland frontage APZ / School)	346	22.0	6.0	$816	$1,065,680	$282,184
RAP42b	Neighbourhood Connector (bushland frontage APZ)	220	14.5	4.3	$442	$446,600	$97,310
RLR43a	Local (park frontage both sides)	279	15.0	7.2	$643	$585,900	$179,451
RLR43b	Local (park frontage)	380.4	7.5	1.7	$194	$399,420	$73,831
RTC44	Main St Town Centre (school frontage)	202.7	19.9	12.0	$1,348	$564,722	$273,291
RLR45	Main St Town Centre (park frontage)	410	19.9	12.0	$1,348	$1,142,260	$552,785
RAP46	Main St Town Centre (bushland frontage APZ)	155	14.5	12.0	$1,348	$314,650	$208,980
RBC51	Main St Town Centre	753	13.4	12.2	$1,449	$1,412,628	$1,091,393
RLR52a	Local (bushland frontage APZ)	506	14.5	4.3	$442	$1,027,180	$223,813
RLR52b	Local (bushland frontage APZ)	500	14.5	4.3	$442	$1,015,000	$221,159
RAP54	Neighbourhood Connector (school frontage)	207	11.5	7.4	$779		
RC55	Neighbourhood Connector (school frontage)	72	11.5	7.4	$779	$115,920	$56,054
RCCA	Horningsea Park Dr Culvert		15.0				$396,500

Ref	Items	Length / No. of items	Street width	Pavement width	Works Unit Cost	Total Land Cost ($140 / sqm)	Total Works Cost
		m	m	m	$ / m	$	$
RCCB	Neighbourhood Connector Culvert		15.0				$100,000
RCCC	Neighbourhood Connector Culvert		15.0				$395,300
RCCD	Bus Corridor Culvert		36.0				$487,700
RCCE	Bus Corridor Culvert		36.0				$1,154,200
RCCF	Neighbourhood Connector Culvert		15.0				$758,200
RCCG	Neighbourhood Connector Culvert		15.0				$695,600
RCB90	Rail Pedestrian Bridge	60	5.0		$1,000		$300,000
RCB91	Neighbourhood Connector (rail bridge)	60	19.0		$1,700		$1,938,000
RCB92	Main St Town Centre (rail bridge)	60	27.4		$1,700		$2,794,800
RCB93	Neighbourhood Connector (rail bridge)	60	19.0		$1,700		$1,938,000
	Contingency						$2,292,717
	Share of CVW traffic facilities						$500,000
	Sub Total					**$30,824,056**	**$25,719,882**
	Bus Stops / shelters	6			$13,575		$81,450
	Bus Stops / seats	33			$1,000		$33,000
RTP100	Asset Protection Ethane Pipeline (Horningsea Park Rd)	20			$5,000		$100,000
RTP101	Asset Protection Ethane Pipeline (Corfield Rd)	20			$5,000		$100,000
RTP102	Asset Protection Ethane Pipeline (Ash Rd)	20			$5,000		$100,000
RTP103	Asset Protection Ethane Pipeline (Croatia Ave)	20			$5,000		$100,000
RTP104	Asset Protection Ethane Pipeline (Rynan Ave)	20			$5,000		$100,000
RTCS109	Signals	1			$350,000		$350,000
RTCS110	Signals	1			$350,000		$350,000
RTCS111	Signals	1			$350,000		$350,000
RTCS112	Signals	1			$350,000		$350,000
RTCS113	Signals	1			$175,000		$175,000
RTCS114	Signals	1			$175,000		$175,000
RRB115	Roundabout	1	400		$150,000	$56,000	$150,000
RRB116	Roundabout	1	400		$150,000	$56,000	$150,000
	Contingency						$266,445
	Sub Total					**$112,000**	**$2,930,895**
	Total					**$30,936,056**	**$28,650,777**

7.5 Contributions Formulae

Contributions Formula

Contributions for traffic facilities are calculated as follows:

$$\textbf{Contribution rate per Ha} = \frac{\textbf{C x Proportion of population the respective dwelling density group}}{\textbf{Area in hectares of dwelling density group}}$$

or where land is required to be dedicated in lieu of payment of a contribution for land acquisition

$$\textbf{Area of land to be dedicated} = \frac{\textbf{A x Proportion of total Population of the respective dwelling density group}}{\textbf{Area in hectares of the respective dwelling density group}}$$

Where,

C = Cost of works or land identified in the contributions plan.

A = Total area of land identified to be acquired in the contributions plan.

Dwelling density group means the minimum dwelling density as specified by *Liverpool LEP 2008*.

Proportion of population and Area in hectares of respective dwelling density groups are as follows:

Table 7.3: Development Details

Dwellings/ha	Total	Lot Yield	Pop /dw	Total Pop	% of Pop
38 Dwellings / Ha	33.96	1,290	2.4	3,097	14.18%
28 Dwellings / Ha	33.1	927	2.4	2,224	10.18%
17 Dwellings / Ha	128.72	2,188	2.9	6,346	29.05%
14 Dwellings / Ha	162.93	2,281	3.4	7,755	35.51%
2 Dwellings / Ha	9.61	19	3.4	65	0.30%
Non Res in R1 & R3 zones	0.1			5	0.02%
B6 zones	3.02			50	0.23%
B2 zones	17.232			2,300	10.53%
Non Res in B2 zones	7.078				
Totals	**395.75**	**6,706**		**21,843**	**100.00%**

Sample of contribution formula

Contribution for the works component of traffic facilities for land in the 14 dwellings per hectare minimum density =

$$\frac{\$28,650,777 \times 35.51\%}{162.93 \text{ Ha}} = \$62,435$$

7.6 Staging of Facilities

Most transport facilities are expected to be provided as works in kind by developers. The timing of these will depend on where development takes place. Certain higher order facilities may be provided by Council and these will be provided as funds become available and as land can be acquired from existing owners.

8. Stormwater Management

8.1 Background

The *Edmondson Park Water Cycle Management: Stormwater* identifies the stormwater management measured required to service the future population of the Edmondson Park.

Three Creeks and their tributaries dissect Edmondson Park and drain in a northerly direction, discharging under the Camden Valley Way. The southern corner drains in a southerly direction to Bunbury Curran Creek. The Edmondson *Park Water Cycle Management: Stormwater* report recognises that the hydrological catchment areas are larger than Edmondson Park, resulting in runoff entering the site at the upstream site boundaries and discharging through the site.

The *Edmondson Park Water Cycle Management: Stormwater* report undertook hydrological simulations for 20, 50 and 100 year average recurrence intervals. The report identified the guiding principles for future drainage management in broad terms which are aimed at retaining as much stormwater as possible to minimise impacts on receiving waters by losing stormwater along the transport chain, thereby minimising transportation of gross and sediment borne pollutants.

8.2 Nexus

The *Edmondson Park Water Cycle Management: Stormwater* report details the approach to be taken for stormwater management in Edmondson Park. The report identifies works needed and these have been incorporated into the design framework for Edmondson Park (Liverpool) and detailed in the *Liverpool DCP 2008.* The aim of the stormwater quantity and quality management is to reduce the impact of rapid stormwater conveyance to streams and wetlands, remove pollutants to improve water quality, retain habitants, conserve water and integrate landscape and recreational opportunities. These aims clearly form the basis of the stormwater quality and quantity management objectives outlined in the *Liverpool DCP 2008.*

The stormwater management system includes:

- flood management through provision of five extended detention wet/dry basins, to be located offline where possible and drainage corridors/easement/bio engineered;
- flow attenuation through retarding basins, lakes/ponds, wetlands, rehabilitated creeks, vegetated swales, buffer strips and water re-use schemes;
- flow volume reduction through water re-use and other techniques such as rainwater tanks; and
- water quality management through wetlands, extended detention wet/dry basins and primary/secondary stormwater treatment processes including sediment, litter, nutrient and bacteria treatment.

8.3 Apportionment

There is no appointment for drainage for areas upstream in Denham Court as the proposed drainage works are only intended to mitigate the impact of development in Edmondson Park (Liverpool). There is no development outside of the precinct in Denham Court expected to take place which requires the provision of the proposed drainage. There is no apportionment for drainage within Campbelltown LGA as all drainage works will be provided separately by each Council.

8.4 Works Schedule and Costs

Map of Works and Land Acquisition

Refer to Infrastructure Map No 15 & 19 for the location of each item in Table 8.1.

Works and Land Acquisition Schedule

Table 8.1 identifies the drainage elements required and associated costs. The detailed works and costings are provided in the *Edmondson Park Water Management: Stormwater* report and from additional background work undertaken by Liverpool City Council.

Table 8.1: Stormwater Management Facilties Works and Land Acquisition Costs

	Land Cost / Sqm	**$140**	**$113**	**$40**				
		Land Areas in Ha						
	Items	**Above 1% flood**	**Between 5% & 1% floods**	**Below 5% Flood**	**Area**	**Land**	**Works**	**GPT Works cost**
1	Western Arm Cabramatta Creek Raingarden	0	0	0.22	0.22	$88,000	$113,820	$45,000
2	Western Arm Cabramatta Creek Raingarden	0	0.01	0.63	0.64	$263,300	$528,640	$180,000
3	Cabramatta Creek Raingarden	0.05	0	0.09	0.14	$106,000	$134,120	$45,000
4	Within Open Space OS1 Raingarden						$988,120	$240,000
5	Maxwells Creek Raingarden						$301,560	$84,000
6	Cabramatta Creek Raingarden	0.21	0.04	0.23	0.48	$431,200	$467,600	$240,000
7	Maxwell Tributary North Raingarden						$1,008,560	$240,000
8	Maxwell Tributary North Raingarden						$737,240	$240,000
9	Maxwells Creek Raingarden	0.17	0.04	0.62	0.83	$531,200	$685,580	$180,000
10	Maxwells Creek Raingarden	0.21	0	0	0.21	$294,000	$157,080	$56,000
11	Within Open Space OS5 Raingarden						$108,080	$45,000
12	Maxwell Tributary North Raingarden						$443,520	$12,000
13	Maxwells Creek Raingarden						$252,000	$66,500
14	Maxwells Creek Raingarden						$490,000	$120,000
	Maxwell Tributary North Detention basin weir/culvert						$1,500,000	
	Sub Total					$1,713,700	$7,915,920	$1,793,500
9%	Design Cost						$712,433	$161,415
10%	Contingencies						$791,592	$179,350
							$9,419,945	**$2,134,265**
	Total					**$1,713,700**	**$11,554,210**	

8.5 Contributions Formulae

Contribution Formula

Contributions for water basins are calculated as follows:

$$\text{Contribution rate per hectare (\$)} = \frac{\text{C x Proportion of total Runoff of the respective dwelling density group}}{\text{Area in hectares of the respective dwelling density group}}$$

or where land is required to be dedicated in lieu of payment of a contributions for land acquisition

$$\text{Area of land to be dedicated (Ha)} = \frac{\text{A x Proportion of total Runoff of the respective dwelling density group}}{\text{Area in hectares of the respective dwelling density group}}$$

Where:

C = Cost of works or land identified in the contributions plan.

A = Total area of land identified to be acquired in the contributions plan.

Dwelling density group means the minimum dwelling density as specified by *Liverpool LEP 2008*.

Table 8.2 gives the relative impacts of alternative types of development on runoff generation.

Table 8.2: Development Details

Dwellings/ha	Total	Lot Yield	Run-off Coeffs	% of Runoff
38 Dwellings / Ha	33.96	1,290	0.95	11.25%
28 Dwellings / Ha	33.1	927	0.95	10.97%
17 Dwellings / Ha	128.72	2,188	0.7	31.43%
14 Dwellings / Ha	162.93	2,281	0.65	36.95%
2 Dwellings / Ha	9.61	19	0.09	0.31%
Non Res in R1 & R3 zones	0.1		0.8	0.03%
B6 zones	3.02		0.95	1.00%
B2 zones	17.232		0.95	5.71%
Non Res in B2 zones	7.078		0.95	2.35%
Totals	**395.75**	**6,706**	**286.65**	**100.00%**

Sample of contribution formula

Contribution (per ha) for the works component of drainage facilities for land in the 14 dwellings per hectare minimum density =

$$\frac{\$11{,}554{,}210 \times 36.95\%}{162.93} = \$26{,}200$$

8.6 Staging of Facilities

Some drainage facilities are expected to be provided as works in kind by developers. The timing of these will depend on where development takes place. Much of the drainage is expected to be provided by Council and these will be provided as funds become available and as land can be acquired from existing owners.

9. Plan Management

9.1 Background

Liverpool City Council requires a contribution to manage and administer this Contributions Plan given the significant costs associated with managing development and funds of this magnitude. Council considers that the cost involved with administering a Contributions Plan are an integral and essential component of the efficient provision of facilities generated by the incoming population of Edmondson Park. It is reasonable that the costs associated with managing and reviewing the Contributions Plan be recouped from development contributions. Costs associated with ongoing administration and management of the Contributions Plan will be levied on all applications

9.2 Nexus

Implementation of this plan will require ongoing administration. A contribution is required for the costs associated with administration, such as:

- preparing this Contributions Plan;
- executing legal documents for works-in-kind agreements;
- ongoing land valuations, to review this Contribution Plan depending on movements in the property market; and
- research and investigation to amend or modify parts of this Contributions Plan

The administration of contributions funds carries significant associated costs. Professional officers within Council are required to prepare, review and implement the Contributions Plan throughout its life. They are assisted by a team which provides support in coordinating the process, preparing status reports, reviewing relevant data, and liaising with other Council staff, external consultants and other external authorities.

In accordance, with the requirements of the *NSW Department of Planning*, the administration costs contributed under this Contributions Plan consists only of the expenses for personnel directly involved in the preparation and administration of this Contributions Plan. It is considered appropriate that a pool of funds be available to meet these costs. These costs are indicated in Table 9.1.

In addition, any specialist reports prepared to determine the infrastructure requirements and costing for Edmondson Park (Liverpool) will also be recouped through this Contributions Plan. These costs are indicated in Table 9.2.

In addition, any specialist reports prepared to determine the infrastructure requirements and costing for Edmondson Park (Liverpool) will also be recouped through this Contributions Plan. The specialist reports that have been included in the Contributions Plan are also shown in Table 9.2.

9.3 Apportionment

The proportion of the cost of the above studies is apportioned between Liverpool and Campbelltown City Councils on the basis of the council's proportion of development in the overall Edmondson Park Precinct.

9.4 Costs

The estimated costs associated with plan preparation and implementing this Contributions Plan and also for professional service fees are shown in Tables 9.1 and 9.2. These will be reviewed and adjusted on an annual basis.

Table 9.1: Professional Services

Item	Cost
Contamination Studies (for future public open space)	$130,000
Aboriginal Archaeological Studies (for future public open space)	$190,000
Land valuations and reviews	$285,000
Water Cycle Concept Plans	$510,000
Transport and Street Layout Concept Plans	$640,000
Total	**$1,755,000**

Table 9.2: Recoverable Plan Preparation Costs

Technical Studies, Project Management and Masterplanning	Cost	% Recoverable	Recoverable
Transport	$100,000	100%	$100,000
Drainage	$80,000	100%	$80,000
Infrastructure	$90,000	0%	$0
Ecology	$100,000	5%	$5,000
Social and S94	$110,000	100%	$110,000
Statutory Planning	$42,000	0%	$0
Retail	$10,000	0%	$0
Economic Feasibility	$33,000	0%	$0
Land Capability	$62,000	35%	$21,700
Aboriginal Heritage	$47,000	0%	$0
Aboriginal Land Council fees	$20,000	0%	$0
European Heritage	$40,000	0%	$0
Surveying	$35,000	0%	$0
Legal Advice	$5,000	0%	$0
Project Management (APP)	$770,000		$315,063
Master planning (Rohan Dickson and Associates)	$120,000		$49,101
Total			$680,864
Liverpool City Council Portion		**79%**	**$537,883**

Explanatory Notes

Fees as spent at July 2005

Recoverable cost to be split between CCC and LCC according to developable land area.

LCC = 332ha (79%) and CCC = 88ha (21%) according to Background Report, Nov 2004

9.5 Contributions Formulae

Contribution Formulae

Contributions for Plan Management and Recoverable Plan Preparation Costs are calculated as follows:

$$\text{Contribution rate per Ha} = \frac{\text{C x Proportion of population in respective dwelling density group}}{\text{Area in hectares of respective dwelling density group}}$$

Where,

C = Cost of works or land identified for the catchment area in the contributions plan.

Dwelling density group means the minimum dwelling density as specified by *Liverpool LEP 2008*.

Proportion of population and Area in hectares of respective dwelling density groups are as follows:

Table 9.3 Development Details

Dwellings/ha	Total	Lot Yield	Pop /dw	Total Pop	% of Pop
38 Dwellings / Ha	33.96	1,290	2.4	3,097	14.18%
28 Dwellings / Ha	33.1	927	2.4	2,224	10.18%
17 Dwellings / Ha	128.72	2,188	2.9	6,346	29.05%
14 Dwellings / Ha	162.93	2,281	3.4	7,755	35.51%
2 Dwellings / Ha	9.61	19	3.4	65	0.30%
Non Res in R1 & R3 zones	0.1			5	0.02%
B6 zones	3.02			50	0.23%
B2 zones	17.232			2,300	10.53%
Non Res in B2 zones	7.078				
Totals	395.75	6,706		21,843	100.00%

Sample of contribution formula

Contribution (per ha) for Plan Professional Fees in the 14 dwellings per hectare minimum density =

$$\frac{\$1{,}755{,}000 \times 5.51\%}{162.93} = \$3{,}824$$

Contribution (per ha) for Recoverable Plan Preparation Costs in the 14 dwellings per hectare minimum density =

$$\frac{\$537{,}883 \times 35.51\%}{162.93} = \$1{,}172$$

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