

Pemulwuy Contributions Plan 2015

**For Open Space and Recreation, Community Facilities and External
Road Works and Traffic Management**

Adopted by Council at its meeting of 17 March 2015

Date of Effect: 6 April 2015

EXECUTIVE SUMMARY

This Contributions Plan enables Holroyd City Council to levy Section 94 contributions for the provision of public services and amenities anticipated as likely to be demanded by the residential population associated with the redevelopment of the former Boral and former CSIRO lands at Prospect. For the purpose of this Contributions Plan, the land as a whole is known generally as Pemulwuy.

The Contributions Plan is based on the findings of a number of documents and supporting information including:

- Australian Bureau of Statistics (ABS) Census of Population and Housing 2011;
- Holroyd City Open Space and Recreation Strategy;
- Holroyd City Council Section 94 Community Facilities Update Study 2007;
- Greystanes Estate – Residential Lands Precinct Plan (ERM) October 2002;
- Former CSIRO Site Pemulwuy Residential Lands Precinct Plan (Annand Alcock Urban Design);
- Stockland Community Needs Assessment (Brian Elton & Associates) 2002;
- Boral Greystanes Estate Local Traffic Study (SKM) 2001, and subsequent updates;
- Local Traffic Study – CSIRO Site, Prospect (Masson Wilson Twiney) 2003;
- Holroyd City Council Section 94 Study for Community Facilities August 2000;
- Holroyd City Council Section 94 Contributions Plan for Community Facilities August 2000;
- Greystanes Playing Fields Study prepared by Parkland Environmental Planners 2013; and
- Holroyd City Council Section 94 Development Contributions Plan 2013

In February 1999, the NSW State Government gazetted State Environmental Planning Policy No. 59 – Central Western Sydney Economic and Employment Area (SEPP 59). The SEPP rezoned the former Boral and former CSIRO lands for urban development and establishes the planning framework for development of the land. Located immediately to the south of the M4 Motorway, Pemulwuy has been developed as a mixed use community comprising residential, open space/recreation, local retail facilities and community facilities.

The total area of Pemulwuy is approximately 160 hectares (northern residential lands 54 hectares, southern residential lands 56 hectares and former CSIRO lands 50 hectares). It will provide opportunities for a variety of residential dwellings including detached houses, courtyard housing, terrace housing and apartments, with an overall minimum density of 15 dwellings per hectare, as prescribed by SEPP 59.

The current projected dwelling yield for Pemulwuy is 2054 dwellings (i.e., 1495 dwellings on the former Boral land (known generally as “Nelson’s Ridge Estate”) and 559 dwellings on the former CSIRO land (known generally as “Lakewood Estate”). The total resident population when the development is completed is estimated to be in the order of 6367 people. This figure is based on the Pemulwuy occupancy rate of 3.1 at the time of the 2011 Census.

As a consequence of the recent and remaining residential development of the land, and having regard to the level of facilities currently available and the expected profile of the population, it will be necessary to provide a range of new community facilities, as well as undertake upgrading and extension to a number of existing community facilities.

The following services and facilities have been identified as being required by the new residential population of Pemulwuy:

- embellishment and provision of open space;
- embellishment and provision of sports fields;
- community facilities; and
- external road works and traffic management.

A contribution will also be levied to cover the cost of administration of The Plan. A summary of the contributions is outlined in Table 1 overleaf.

Two previous contributions plans have been applied to Pemulwuy. Council adopted the initial *Holroyd SEPP 59 Residential Lands Contribution Plan on 2 September, 2003* (the 2003 Plan). This was repealed on 11 August 2004 and replaced by *Holroyd SEPP 59 Residential Lands Contribution Plan 2004 For Open Space & Recreation, Community Facilities and External Road Works & Traffic Management* (the 2004 Plan) which remained in force until its repeal by this Contributions Plan. The 2004 Plan included changes resulting from a revised dwelling yield and the revised size of facilities and/or change in contribution rates.

This Contributions Plan amends the 2004 Plan to take account of:

- reduced dwelling yield within the residential lands;
- higher than predicted occupancy rates;
- revised cost estimates for various works and facilities;
- dedication of various lands;
- completion of various facilities as Works-in-Kind.

This Contributions Plan was adopted by Council at its meeting of 17 March 2015, and came into effect on 6 April 2015.

Table 1 – Summary of Contribution Rates

Summary of Contribution Works	Estimated cost attributable to SEPP 59 Lands	Contribution/dwelling
On site open space land dedication	9.9357 ha	48.37m2
On site open space embellishment	\$3,469,695	\$1,689
Additional playing fields (off site)	\$1,531,097	\$745
City Wide Works (New S94 Plan 2013)	[\$637,182]	\$1,638
Subtotal open space	\$5,000,792	\$4,072
Community facilities		
Pemulwuy combined community facility, including childcare and community centres and minibus	\$7,260,516	\$3,535
Greystanes Library renovation	\$450,000	\$219
Library book stock	\$413,873	\$202
Public art	\$77,105	\$38
Subtotal community facilities	\$8,201,494	\$3,994
External road works & traffic management		
Nelson's Ridge Estate	\$957,166	\$641
Lakewood Estate	\$297,447	\$533
Subtotal road works & traffic management	\$1,245,613	
Plan Administration		
Plan preparation	\$71,339	\$35
Plan administration	\$61,985	\$30
Plan revision	\$31,968	\$82
Subtotal plan administration	\$165,292	\$147
TOTAL NELSON'S RIDGE ESTATE		\$8,854
TOTAL LAKEWOOD ESTATE		\$8,746

Notes

Rates in Table 1 are current as of January 2015.

Calculations are based on a total dwelling yield of 2,054 for Pemulwuy.

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1. INTRODUCTION

1.1 What are Section 94 Contributions?

Section 94 of the *Environmental Planning & Assessment Act, 1979* (EPAA) enables a consent authority to grant development consent subject to a condition requiring the dedication of land free of cost and/or the payment of a monetary contribution, if it is satisfied that the development will, or is likely to, require the provision of, or increase the demand for, public amenities and public services within the area.

The consent authority may also grant a development consent subject to a condition requiring the payment of a monetary contribution towards recoupment of the cost of providing the public amenities or public services.

A condition under Section 94 may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned. The consent authority may accept the dedication of land or the provision of 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 imposed under Section 94.

A consent authority may impose a condition under Section 94 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under Section 94E of the EPAA).

1.2 What is the name of The Plan?

This Contributions Plan has been prepared in accordance with the provisions of Division 6 of Part 4 of the EPAA and Part 4 of the *Environmental Planning and Assessment Regulation 2000* (EPAR) and may be referred to as the *Pemulwuy Contributions Plan 2015* (the Plan).

1.3 What is the purpose of The Plan?

The purpose, aims and objectives of the Plan are:

- a) to satisfy the requirements of the EPAA and EPAR;
- b) to enable the consent authority or an accredited certifier to require a monetary contribution and/or dedication of land towards the provision, extension or augmentation of necessary public amenities and services to support the residential population of Pemulwuy;
- c) to identify the extent of anticipated population growth resulting from the development of Pemulwuy, and to demonstrate the relationship between this population growth and the demand for public amenities and services;

- d) to ensure that the existing community is not disadvantaged by the additional demand for amenities and services from the future development of Pemulwuy;
- e) to document, for Council use and public access, the rationale and basis for determining contribution rates for development, and to specify those rates;
- f) to indicate a program of works and expenditure of contributions for the provision of public services and amenities; and
- g) to set out the Council's strategy for the assessment, collection/payment, expenditure, accounting and review of development contributions.

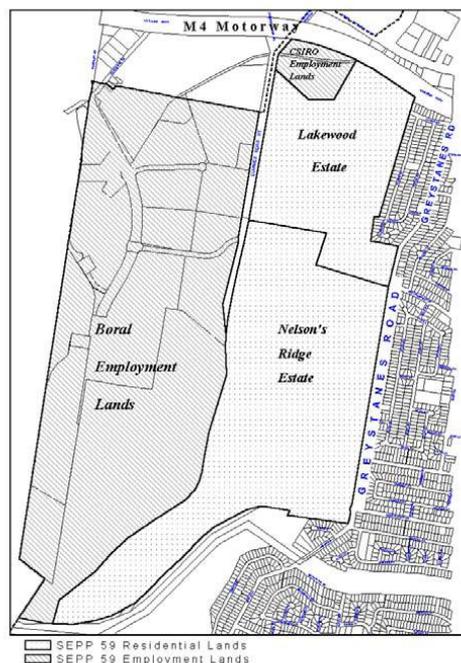
As a consequence of development taking place on the land to which the Plan applies, there will be a demand for the provision of the following amenities and services:

- open space and recreation including playing fields;
- community facilities;
- external road works and traffic management; and
- administration associated with Section 94 contributions and studies.

1.4 Where does the Plan apply?

The Plan applies to Pemulwuy shown on Figure 1. Pemulwuy comprises the Nelson's Ridge Estate and the Lakewood Estate.

Figure 1 – Holroyd SEPP 59 Residential Lands (*indicative only– refer to SEPP 59 for boundaries*)



Contributions will be levied on all new residential development within the area to which the Plan applies.

Accredited certifiers must, if a complying development certificate is issued, impose a condition which requires the payment of a monetary contribution in accordance with the Plan.

1.5 What is its relationship to other plans and policies?

This Plan repeals the *Holroyd SEPP 59 Residential Lands Contribution Plan 2004* which was adopted by Council on 3 August 2004 (the 2004 Plan).

The Plan provides the means for implementing some of the planning and community development strategies adopted by the Council.

The Plan draws on background information to the 2004 Plan updated where additional information has been available including:

- Australian Bureau of Statistics (ABS) Census of Population and Housing 2011;
- Holroyd City Open Space and Recreation Strategy 2006;
- Holroyd City Council Section 94 Community Facilities Update Study 2007;
- Greystanes Estate – Residential Lands Precinct Plan (ERM) October 2002;
- Former CSIRO Site Pemulwuy Residential Lands Precinct Plan (Annand Alcock Urban Design);
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This Contributions Plan amends the 2004 Plan to take account of:

- reduced dwelling yield within the residential lands;
- higher than predicted occupancy rates;

- revised cost estimates for various works and facilities;
- dedication of various lands;
- Incorporation of additional works the demand for which is created by the residents of Pemulwuy; and
- completion of various facilities as Works-in-Kind.

Holroyd Section 94 Development Contributions Plan 2013

The Holroyd Section 94 Development Contributions Plan 2013 became effective from 5 August 2013 following the finalisation of the Local Environmental Plan 2013. The Plan was prepared to enable the Council to meet the demands for local infrastructure generated by the 15,150 net additional dwellings planned for the period up to 2031 (resulting in a population increase of between 38,330 and 42,420 people).

The 2013 Plan is applicable to all new residential development within the Holroyd Local Government Area (LGA) with the exception of land covered by the Section 94 Contributions Plan for Pemulwuy. There are however, some local government area wide facilities that include the future population of Pemulwuy. It is intended that these facilities are included into this Plan to enable contributions to be collected for those city-wide facilities.

1.6 What is the life of The Plan?

The remaining time period over which contributions are to be collected and spent under The Plan is 6 years from the date of adoption, or once full development of the Holroyd SEPP 59 Residential Lands as envisaged under the Precinct Plans has taken place, whichever occurs first. However, this may be over a shorter or longer time depending on the rate at which residential development occurs.

1.7 Savings and Transitional Arrangements

There are no savings or transitional provisions under the Plan. If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before the commencement of the Plan, the application shall be determined in accordance with the provisions of this Plan.

2. ADMINISTRATION AND ACCOUNTING

2.1 How does The Plan operate?

In determining a development application, the consent authority may impose a condition requiring the payment of a monetary contribution and/or the dedication of land, or both, in accordance with the provisions of this Plan.

In issuing a complying development certificate, an accredited certifier must impose a condition requiring the payment of a monetary contribution in accordance with the provisions of this Plan.

Where an application relates to the subdivision of land only, contributions will be levied on the basis that each allotment created is to accommodate a single dwelling. Where a subsequent or further development application proposes more than one dwelling, additional contributions will be levied in accordance with this Plan for the additional dwelling/s created.

2.2 Formulas

The formulas used to determine the contributions regarding each type of facility are set out in Section 4 to Section 7 of this Plan.

A summary of the contribution rates is given in Table 1. These rates are current as of September 2014.

The contribution rates for residential development have been calculated per dwelling using an average occupancy rate of 3.1 persons per dwelling, being the average for private dwellings in the suburb of Pemulwuy from the 2011 Census.

2.3 When are contributions to be made?

The timing of the payment of monetary contributions is to be as follows:

- a) for development applications involving the subdivision of land only – payment is to be made before the release of any linen plan/subdivision certificate;
- b) for development applications involving building construction/works only - payment is to be made before the release of the first construction certificate;
- c) for development applications involving both subdivision and building works (other than subdivision works) – payment is to be made before the release of any linen plan/subdivision certificate or the first construction certificate whichever occurs first;
- d) for development applications where no construction certificate is required – payment is to be made prior to commencement of the approved use, or prior to occupation, as may be determined by Council; and
- e) in the case of complying development:
 - a. where works are proposed – prior to any works commencing; or

- b. where no works are proposed – prior to occupation or the issue of an occupation certificate (interim or final).

The Section 94 contributions payable will be stipulated as a condition of any development consent granted by the consent authority or of any complying development certificate issued by a certifying authority.

The contribution rate will be the indexed rate at the date the contribution is paid in accordance with Section 2.8 of this Plan.

In order to ensure that the required amount of land for onsite open space is dedicated in accordance with this Contributions Plan, the total amount of land is to be dedicated in a limited number of stages, as opposed to a piecemeal basis.

The dedication of onsite open space is to occur at the time of the initial development applications that generate a demand for open space for the Northern Residential Lands and Southern Residential Lands, or as otherwise practical.

2.4 How may contributions be met?

In accordance with the Act, an obligation to provide contributions toward public amenities and services can be satisfied by one or more of the following methods:

- Payment of a monetary contribution;
- The dedication of land; or
- Provision of a material public benefit (MPB) which can be in the form of works in kind (WIK).

The acceptance of dedication of land or the provision of a MPB or WIK in satisfaction of a monetary contribution is at the complete discretion of the Council. In the Plan:

'material public benefit' means works which are not specifically listed in the works schedule but which are proposed by applicants as an alternative to paying a monetary contribution towards works which are identified in the costed works schedule.

"work-in-kind" means the carrying out of work which is identified in the costed works schedule which form part of this Plan in return for a reduction in the amount of monetary contributions (but not a reduction in the total quantum of contributions) required for the same category of contribution.

Before accepting an MPB (other than a WIK), Council is to be satisfied that the MPB provides a substantial benefit to the community not envisaged by the Plan. This is because accepting a MPB places a financial responsibility on Council to undertake the unfunded works in the Plan.

On-site open space

Land required for onsite open space is to be provided by the developer(s) within the relevant Precinct. The location of the required open space is to be determined in accordance with an adopted Precinct Plan for each of the relevant precincts. This land is to be dedicated to Council free of cost.

Contributions towards the embellishment of land required for on-site open space may be met by:

- payment of a monetary contribution(s); and/or
- undertaking of WIK/MPB, equivalent in (\$) value to the required monetary contribution.

Where land identified as open space in the Precinct Plans is in excess of the amounts required under the Plan, and proposed to be dedicated to Council, the land is to be embellished in a manner acceptable to Council. It is to be in accordance with the characteristics of the land and its intended use. The dedication and embellishment of this land will not be considered a MPB or WIK.

Off-site open space and recreation facilities

Contributions towards the provision of open space and recreation facilities off site may be met by:

- payment of a monetary contribution(s); and/or
- undertaking of WIK/MPB, equivalent in (\$) value to the required monetary contribution.

Community facilities

Contributions towards the provision of community facilities (land and construction costs) may be met by:

- dedication of land (free of cost) to the Council; and/or
- payment of a monetary contribution(s); and/or
- undertaking of WIK (for works listed on the Works Schedule); and/or
- provision of MPBs (for works not listed on the Works Schedule).

Valuation of any land to be dedicated will be obtained by Council at the applicant's expense at the time of payment of the contribution. The cost of the dedication is to be borne by the applicant.

External road works and traffic management

Contributions required under this Plan towards external road works may be met by either:

- payment of a monetary contribution(s); or
- undertaking of WIK (for works listed on the Works Schedule).

Works-in-kind generally

Council may accept a WIK contribution for any of the works identified on the Works Schedule or, in the case of embellishment of open space, for works equivalent in (\$) value to the required monetary contribution.

Where it is the intention of the applicant to satisfy a monetary or land dedication contribution by way of WIK, written notification to this effect shall be provided as part of any development application. WIK proposals are subject to the Staging Program included as part of this Plan and any notification referred to above shall acknowledge this.

In relation to works in kind, practice notes published by the Department of Infrastructure, Planning and Natural Resources in 2005 note that Council should be able to formally assess:

- the access, siting and design of the proposed facility in the context of the proposed development and adjoining current or future development that would be expected to benefit from the facility;
- whether the proposed work in kind will be to a suitable standard for the council to eventually accept;
- whether the works program, particularly the design and cost of the specified facility, in the adopted development contributions plan remains valid or requires amendment;
- whether the applicant proposes to carry out the work to a higher standard than the baseline facility specified in the development contributions plan and whether there is any requirement or expectation for a credit against other contributions;
- the financial implications for cash-flow and the continued implementation of the adopted works program; and
- the timing of completion and future recurrent costs including staffing and maintenance and future management (particularly if a work to a higher standard is proposed) future dedication, handover and management arrangements.

Any development consent issued which involves the payment of a Section 94 contribution for works listed on the Works Schedule will contain a condition outlining the contribution required in monetary terms, subject to indexation. If the applicant provided appropriate details of any proposed WIK contributions at the time of lodgement of the development application, the condition will also state whether or not the WIK contribution is accepted.

Where a WIK contribution is accepted, Council will impose a condition as part of the relevant Development Consent requiring the WIK to be undertaken in accordance with the Staging Program adopted as part of this Plan. A condition will also be imposed requiring a Bank Guarantee to be lodged with Council to the value of the monetary contribution proposed to be

satisfied by way of WIK. The applicant may lodge a Bank Guarantee of a greater value to cover allotments/dwellings that may be the subject of subsequent development applications.

Upon satisfactory completion of the WIK in accordance with the agreed Staging Program, the Bank Guarantee will be cancelled.

The decision to accept a WIK contribution is at the sole discretion of Council. In the event that a WIK contribution is not accepted, the monetary contribution shall be payable in accordance with this Plan.

Prior to proceeding with a WIK contribution, Council will require an applicant to enter into a Works-in-Kind Agreement with Council for the proposed works. Legal costs associated with the preparation of the Agreement are to be borne by the applicant.

Material Public Benefit

Council may accept an applicant's offer to make a contribution by way of a material public benefit (MPB) contribution referred to in Section 94(5) of the EPAA for the provision of public amenities and services not listed in the Works Schedule to off-set a monetary contribution.

Applicants are required to provide Council with full details of any MPB proposals. The offer from the applicant must be made in writing as part of a development application and include details of the extent and nature of the works proposed to be undertaken.

Practice notes published by the Department of Infrastructure, Planning and Natural Resources in 2005 note that Council should be able to assess:

- the overall benefit of the proposal;
- the monetary value of the MPB;
- what needs of the population would be satisfied and whether these equal or exceed those provided by conventional means;
- whether the works program in the adopted development contributions plan remains valid or requires amendment;
- the financial implications for cash-flow and the continued implementation of the adopted works program;
- whether council may need to make up the short-fall in anticipated contributions (ie adopt higher council apportionment);
- the timing of completion and future recurrent costs; and
- future dedication, handover and management arrangements.

Council will only accept the offer of a MPB contribution if the applicant, or any other person entitled to act upon the relevant consent, demonstrates to the satisfaction of the consent authority that:

- a) payment of the contribution in accordance with the provisions of the Plan is unreasonable or unnecessary in the circumstances of the case;
- b) the satisfaction of the contribution by provision of a MPB will not prejudice the timing or the manner of the provision of the facility or service for which the contribution was required; and
- c) the value of the works to be undertaken are at least equal to the value of the contribution assessed in accordance with The Plan.

The terms of offer as accepted by Council will be included in the development consent.

Prior to proceeding with a MPB contribution, Council will require an applicant to enter into a Voluntary Planning Agreement with Council for the proposed works. Legal costs associated with the preparation of the VPA are to be borne by the applicant.

2.5 Can deferred or periodic payments be made?

Council will not accept the deferred or periodic payment of a contribution that is to be met by dedication of land to Council.

Council will also not generally accept the deferred or periodic payment of any other contribution. However, Council may accept the deferred or periodic payment 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 :

- a) compliance with the provisions of the Plan as to when contributions are payable, is unreasonable or unnecessary in the circumstances of the case; and
- b) non-compliance with the payment provisions will not prejudice the timing or the manner of the provision of the public amenity or public service for which the contribution was required.

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

Any deferral will generally be limited to a period of no more than 12 months, however, Council may agree to a longer period in exceptional circumstances.

If Council accepts the deferred or periodic payment of a monetary contribution, the applicant will be required to provide a suitable bank guarantee.

Council charges interest and an administrative fee on deferred/periodic contributions. These rates are reviewed annually and are published on council's website in the Policies and Plans section.

Should contributions not be paid by the due date, Council will call up the bank guarantee.

The amount of the bank guarantee is to be the amount of the contribution plus the interest over the time of deferred payment. This amount represents the amount payable at the end of the deferred payment period.

2.6 Will a credit be given for existing development?

Prior to the rezoning, Pemulwuy was used for non-residential purposes for many years and has not, therefore, supported any residential population in the known past.

Although Pemulwuy supported an employment workforce, the public services and amenities for which contributions are sought under this Plan relate only to those demanded by the incoming residential population.

Therefore, there is no credit available for the former use of the land.

A credit may be given for any development for which contributions have been made under the 2003 Plan or the 2004 Plan.

2.7 Can contributions be discounted?

Council does not discount contributions for financial or equity reasons. Discounting would compromise Council's ability to provide the facilities outlined in this Plan, and would place a financial burden on existing residents to subsidise new development.

2.8 How will the contribution rates be monitored and adjusted?

Contributions in the Plan will be indexed quarterly by the Consumer Price Index (All Groups Sydney), being a readily accessible public index. The current rates will be published in Council's annual schedule of fees and charges. These rates will be used to determine the contribution at the date of determination of a development application or issuing of a complying development certificate.

Contributions will be indexed from the date of consent to the date of payment by the Consumer Price Index (All Groups Sydney) until they are paid.

Council may review this Plan every 2 years, or as the need may arise, to ensure that:

- contributions reflect current (real) land costs and construction costs;
- the level of provision reflects current planning and engineering practices, and population trends; and
- work schedules are amended if development levels and income received differ from current expectations.

Under the terms of this Plan, the contribution rate(s) will be adjusted at the time of payment in accordance with the quarterly Consumer Price Index (All Groups Sydney). In this regard, applicants or any other person entitled to act upon a consent, should be aware that the Section 94 contributions payable may be more than that stipulated in any development consent, taking into account the CPI.

The contribution rate which is payable will be calculated in accordance with the following formula:

$$\text{Contribution (at time of payment)} = C \times \frac{\text{CPI 2}}{\text{CPI 1}}$$

where: C = the original contributions amount as shown in the development consent;

CPI 2 = the Consumer Price Index: All Groups Index for Sydney (as currently available from the Australian Bureau of Statistics at the time of payment)

CPI 1 = the Consumer Price index: All Groups Index for Sydney which applied at the time of calculation as shown on the development consent.

Note: The minimum payment will not be less than the contribution amount stated on the consent.

Any changes to the Plan will be made in accordance with the requirements of the EPAA 1979 and EPAR 2000.

2.9 Financial accountability and information

Council is responsible for the maintenance of an accurate and up to date register of all Section 94 contributions. This register details:

- any development consent which contains a condition requiring a contribution;
- the date, amount, purpose of expenditure, party paying and the parcel of land in respect of which a contribution was received for each public service or amenity;
- the contributions plan under which the condition was imposed.

The register is available for inspection by any person at the Council's offices free of charge at any time during normal office hours.

3. DEVELOPMENT AND POPULATION POTENTIAL

This part establishes the relationship between the expected development of Pemulwuy and the demand for additional amenities and services to meet that development.

3.1 What are the principles of Section 94?

Nexus (causal, spatial and temporal)

For Council to levy a contribution under Section 94 there must be a clear link (nexus) between the development being levied and the need for the public amenity or service for which the levy is required. The demonstration of nexus is one of the core components of any contributions plan.

Three types of nexus are relevant: causal nexus (what), spatial nexus (where) and temporal nexus (when).

The causal nexus is the most crucial of all nexus tests. It must be demonstrated that development actually creates a need or increases the demand for a particular public amenity or service.

The key determinant of spatial nexus is that any facility provided as a result of a contribution under Section 94 must be located such that it meets the needs of the contributing development.

The temporal nexus requirement places an obligation on Council to expend contributions levied in such a way that will ensure that public amenities and services will be provided in a timely manner to benefit those who made contributions towards them.

The anticipated increase in residential population arising from the development of Pemulwuy:

- a) place greater demands on existing public amenities and services in the Holroyd LGA; and
- b) require the provision of new, additional or improved public amenities and services where there is insufficient capacity in the existing level of provision to cater for the anticipated increased demand arising from the additional population of Pemulwuy.

The nexus between anticipated development of Pemulwuy and the Works Schedule has been established according to:

- c) the type and extent of anticipated development;
- d) the expected increase in population as a consequence of that development;
- e) the characteristics of the population and the requirements for new, additional or improved facilities;

- f) the availability and capacity of existing public amenities and services in the area; and
- g) the extent to which the proposed amenities and services will meet the needs of the population.

The Works Schedules identify the type, size and location of public amenities and services that are required as a consequence of anticipated development of Pemulwuy. The cost of providing these amenities and services will be met by the new development.

Most of the public amenities and services required under the Plan, are to be located within Pemulwuy. Where contributions are sought towards the extension or improvement of existing public amenities and services elsewhere within the Holroyd LGA, those amenities and services will be readily accessible to the population of Pemulwuy.

Reasonableness

Only a reasonable dedication or contribution may be required. Reasonableness comprises concepts of fairness, equity, sound judgement and moderation.

Apportionment

The process of apportionment seeks to define the demands of all those who may benefit from the provision of a public facility to ensure that new development only pays for its fair share of the total demand (and cost) which it actually creates.

Accountability

The structure of Section 94 aims to ensure consistent, publicly accountable and professional administration. Council is obligated to report annually on income and expenditure under the provision of Section 94 of the EPAA.

3.2 Future expected development of Pemulwuy

Under the original SEPP 59 there was a requirement to achieve a minimum overall residential density within the precinct of 15 dwellings per hectare, equating to approximately 1,550 dwellings for the Nelson's Ridge Estate and approximately 559 for the Lakewood Estate.

Previous estimates for the 2004 Plan predicted a total 2,155 dwellings in Pemulwuy, with 1,575 in Nelson's Ridge and 580 in Lakewood Estate.

The dwelling yield has been revised in light of actual dwelling production. A total of 2,054 dwellings is now expected. Approximately 1,665 dwellings have been constructed or approved, leaving 389 yet to be approved and constructed. Dwelling and population predictions are shown

below in Table 2. Population predictions are based on an occupancy rate of 3.1 persons per dwelling¹.

Table 2 – Pemulwuy dwelling yield and population projections

SEPP 59 Residential Lands	Nelson’s Ridge Estate	Lakewood Estate	Total
Dwellings constructed (or approved)	1,121	544	1,665
Dwellings remaining	374	15	389
Total dwelling yield	1495	559	2054
Total population	4635	1732	6367

It is anticipated that these dwellings will be completed by 2017. Future population growth of 1,206 people (389 dwellings) will be in addition to the resident population of dwellings that have already received approval.

Based on the population characteristics of the Pemulwuy suburb at the time of the 2011 Census, Table 3 outlines the expected age profile of the population to be generated by the development of Pemulwuy upon completion and occupation of all dwellings.

Table 3 – Pemulwuy projected population by age

Population by age	%	Population (persons)
0-4 years	12.0%	766
5-14	12.5%	796
15-24	10.7%	683
25-64	60.9%	3874
65+ years	3.9%	248
Total	100.0%	6367

Compared to the predictions at the time of the 2004 Plan, the results of the 2011 census indicates:

- A higher dwelling occupancy rate;
- A higher number of children aged 0-4 (776 compared to 425 – an increase of 82%);
- A lower number of seniors aged 65+ years (248 compared to 687).

¹ This figure is taken from the 2011 Census, and is the occupancy rate for all occupied private dwellings in Pemulwuy.

4. OPEN SPACE

4.1 Basis of Nexus

On site open space dedication

The development of Pemulwuy will generate a new residential population that will require a range of active and passive open space areas. This Plan covers the provision of land for open space, and the embellishment of that space.

The quantum of open space required to be provided and embellished under the Plan has been based on the approach adopted under the 2004 Plan which was to ensure a rate of provision of parks and sports facilities equivalent to the existing rate of provision in Holroyd as a whole.

The Holroyd Open Space Strategy (Recreation Planning Associates 2006) provides an inventory of existing open space within the Holroyd LGA, as well as identifying the needs and demands for future open space within the LGA. The Open Space Strategy relevantly identifies that:

- provision of open space is considered an important part of Holroyd Council's service to its ratepayers and residents;
- Holroyd Council currently owns and/or manages 242² public open space areas;
- there is a hierarchical range of regional, district and local open space within the LGA;
- 11.6% of this open space area is regional open space, 58.2% is district open space and 73.6% is local open space;
- there is a good provision of public open space at the local scale - 73.6% of public open spaces are local open space, 25.6% are district open spaces, and 0.8% are regional-scale open spaces;
- distribution of open space, including sporting facilities and playing fields is generally uniform and access to open space in local areas is generally easy;
- there is a lack of parks offering district or regional attraction; and
- there is a need for improvements to existing regional open space and additional local and district facilities.

The Open Space Strategy 2006 identifies that the total open space provision per person (i.e., local, district and regional, including bushland and undeveloped land) within the Holroyd LGA is 33.6 m². This is generally consistent with the Greystanes Estate Community Needs Assessment prepared by ERM (July 2000) which identified that the benchmark of open space provision for the LGA as a whole is 35.2 m² per person. A more recent study for Council, by Parkland

² This figure includes parkland, civic space, reserves, and playing fields/courts, and excludes golf courses, bushland and undeveloped open space

Environmental Planners (2013) states that the total open space in Holroyd is 38.5 m² per resident (using 2011 census population of 99,163 persons).

The 2006 Recreation Study identified 62.7 hectares of local open space; approximately 137.3 hectares of district open space (including 99.2 hectares of playing fields, courts and swimming pools but excluding bushland, and undeveloped open space); and approximately 24.2 hectares of regional open space (excluding bushland and golf courses) serving the existing population of the Holroyd LGA. This equates to existing rates of provision³ of local/district open space as follows:

- 6.98 m² per person or 0.70 hectares per 1,000 population for local open space,
- 15.3 m² per person or 1.53 hectares per 1000 population for district open space; and
- 2.70 m² per person or 0.27 hectares per 1000 population for regional open space.

The overall 2006 benchmark rate of local/district open space combined is 22.28 m² per person or 2.23 hectares per 1000 population (which equates to a total of 200 hectares of open space). The 2013 study by Parkland Environmental Planners uses a different open space classification system. However if natural areas and linkage areas are excluded from the figures, the resulting provision of informal and sport open space is 26.4 m² per person (2011 population). This Plan uses the rates applicable in 2006.

The 2004 Plan proposed collecting contributions towards open space provision at the rate of 21.08 m² per person based on open space data from a 1998 study. This excluded any bushland, undeveloped open spaces and golf courses. This provision sought to ensure that the quantum of active and passive (local parks) open space available to residents of Pemulwuy will be of a similar standard that available to other residents of the LGA. Failure to provide open space at the existing standard would mean an effective decrease in the amount of open space per capita available to existing residents, and an associated loss of amenity.

As discussed below (see Sportsfields), the demand for the additional playing fields is proposed to be satisfied by embellishment of two existing Council owned sites within the Greystanes locality to the south of Pemulwuy (Hyland Rd Park). As demand for the 2 playing fields is generated by the incoming Pemulwuy residential population (i.e., 1.98 fields), the embellishment of the two existing sites to establish new playing fields is to be apportioned 100% to this area. The total area required for these two playing fields combined has been assessed as 4.25 ha.

³ Existing rates of provision of open space are based upon an existing population for the Holroyd LGA of 89,766 persons at the 2006 Census, when the recreation study was conducted. These figures include parkland, civic space, reserves, and playing fields/courts, and exclude golf courses, bushland and undeveloped open space.

As the demand for the playing fields is to be met off site, the quantum of local/district open space that would otherwise be required to be provided on site is to be reduced accordingly. Thus the total 14.19 ha of open space is to be reduced by 4.25 ha to 9.94 ha.

Table 4.1 sets out the requirement for onsite provision of local/district open space for Pemulwuy based on the rate of provision of 22.28 m² per person (based on open space data and the 2006 census population).

Table 4 – Open-space requirements for the Pemulwuy residential lands

Precinct	Expected population	Open space benchmark (22.28 m² per person)	Less area of offsite playing fields (i.e. 6.675 m² per person)	Total on site open space requirement
Nelson's Ridge Estate	4,635	103,270 m ²	30,941 m ²	72,329 m ² (7.23 ha)
Lakewood Estate	1,732	38,590 m ²	11,562 m ²	27,028 m ² (2.70 ha)
Subtotal	6,367	141,860 m²	42,503 m²	99,357 m² (9.94 ha)

The total 99,357m² (9.94 hectares) of open space required to be provided on site equates to 15.61 m² per person. This does not include any provision of regional open space, bushland or undeveloped open space such as natural areas or open space used for drainage purposes).

The Precinct Plans for Lakewood Estate and Nelson's Ridge Estate identify land for open space for a range of purposes including local parks, drainage areas and environmental protection (ridgeline scenic corridors, bushland conservation and heritage some of which may be of regional significance). To date arrangements are in place for the embellishment of some 45.05 hectares of land for open space of which some 31.34 hectares have been effectively dedicated to Council. An estimated further 4 hectares of open space is likely to be provided in the southern part of Nelson's Ridge when this area is developed bringing the total to some 49.05 hectares. A significant proportion of the open space comprises the visually significant ridgeline along the western edge of the residential area, the historically significant Prospect Hill, bushland of conservation significance and drainage facilities/watercourses. A smaller proportion of this land is embellished for use as playgrounds or for picnics or kick a ball areas with the majority capable of more limited use for walking, cycling or bushland regeneration.

The Plan requires developers of the Lakewood Estate and Nelson's Ridge Estate to dedicate remaining land identified as open space in the Lakewood Estate and Nelson's Ridge Estate Precinct Plans. This includes land over and above that required under this Plan in recognition of the multi-purpose nature of this land as described above.

Sportsfields

The development of Pemulwuy will increase the demand placed upon sports fields in the Holroyd LGA. Sports fields are an important facility by Council to the population of the Holroyd LGA, as detailed in the *Holroyd Open Space & Recreation Strategy*. They provide a range of health and fitness benefits to the community, and can be particularly important to children and young adults.

As detailed in the Strategy, the level of provision of sports facilities in the LGA is generally considered adequate. Council's strategy is to continue to provide sports facilities at the same rate of space per capita in line with population growth to ensure the existing standard of service provision is maintained.

The 2006 study proposed 28 playing fields for the LGA. Using that rate, the anticipated population of the Pemulwuy area demands an additional 2 (i.e. 1.98) playing fields to accommodate the increase in demand for sports fields generated by the incoming residential population of Pemulwuy. This is an increase to the 1.6 playing fields estimated at the time of the 2004 Plan. It is noted that the population estimates have increased due to higher occupancy rates being achieved.

The area of open space required for two playing fields has been assessed as 42,500m² (4.25ha).

The demand for the additional playing fields is proposed to be satisfied by embellishment of existing Council owned sites in Hyland Rd Park. These existing sites are located within the Greystanes locality to the south of Pemulwuy. They are readily accessible to the incoming Pemulwuy residential population. The existing Hyland Rd Park sites are not prepared for formal sporting purposes and are of an inadequate standard (and subsequently not used) to cater for district sporting facilities demand. Their embellishment will, however, increase playing field capacity in the Greystanes locality by a further two playing fields.

As demand for the two playing fields is generated by the incoming Pemulwuy residential population (i.e., 1.98 fields), the embellishment of the two existing sites to establish new playing fields is to be apportioned 100% to Pemulwuy.

The total embellishment cost of both fields has been indexed from the full 2004 (unapportioned) cost (\$931,274) and is now \$1,531,097. The amount has been apportionment 100% to Pemulwuy.

Other City Wide Facilities

Council has recently completed the preparation of Holroyd City Council Section 94 Development Contributions Plan 2013 (the 2013 Plan). The 2013 Plan was based on analysis of future open space needs across the City. The incoming population of the City will create a demand for a

wide range of facilities and services. Certain city wide facilities were identified to meet the needs of the whole population of the City including residents of Pemulwuy. These facilities include:

- City-wide civic space - Merrylands Town Square (expansion and stage 2 works);
- City wide informal recreation facilities including adventure play equipment and Citywide skate parks
- City wide sporting facilities including:
 - Gipps Road Complex athletics facility upgrade (athletics field surface, hammer throwing field, long jump track and pit, lighting, fencing, amenities and kiosk)
 - New netball complex comprising at least 12 sealed courts and an administration/amenities building (courts also used for informal recreation)
 - Guildford West Sportsground softball/baseball field upgrade (safety fence, diamond)
- City wide sporting facilities (to meet the needs of existing and future population):
 - New Hyland Road sporting complex (4 tennis courts, 2 netball courts, 2 basketball courts, 2 indoor multipurpose courts, playground)

The Hyland Road sporting complex is required by the existing and future population of the City and so investment will be generated by and apportioned across, existing and future population. These facilities are to be provided to meet the needs of all future residents of the City and therefore it is reasonable that the residents of Pemulwuy make a contribution towards the provision of these facilities.

4.2 Formulae and Contributions Rate

The following formula and contributions rates have been derived to determine contributions for dedication and embellishment of open space:

On site open space dedication

Open space is to be dedicated on site in accordance with the following formula:

$$\begin{aligned} \text{Contribution rate per person} &= R \\ \text{Contribution rate per dwelling} &= R \times 3.1 \end{aligned}$$

Where: R = The rate per resident for provision of public open space of 15.61 m².

Based on this formula, and the benchmarks in Table 4, the on-site open space land dedication contribution is 15.61 m² per person or 48.4 m² per dwelling.

The location of the required open space is to be determined in accordance with an adopted Precinct Plan for each of the relevant Precincts.

Council will generally require the amount of open space for each Precinct specified at Table 4 and in accordance with the relevant precinct plan to be provided within the relevant Precinct. Where it can be demonstrated by a developer that it is not possible to meet this requirement, the required amount of open space may be provided elsewhere within Pemulwuy.

The dedication of on-site open space is to occur at the time of the initial development applications that generate a demand for open space for the Northern Residential Lands and Southern Residential Lands, or as otherwise practical.

Embellishment of on-site open space

In addition to the dedication of land in accordance with the Plan, the Plan includes the cost of embellishment (including landscaping and items such as play equipment, seating, pathways, fencing, lighting, barbecues, etc, as appropriate) of this land. The Plan requires the land to be dedicated as open space to be embellished to a level agreed by the Council.

The contribution for embellishment of onsite open space is to be calculated in accordance with the following formula:

$$\begin{aligned} \text{Contribution rate per person (\$)} &= (C \times R) \\ \text{Contribution rate per dwelling (\$)} &= (C \times R) \times 3.1 \end{aligned}$$

Where:

- C = The estimated cost to Council of open space embellishments (\$34.92/m²).
- R = The rate per resident for provision of public space of 15.61 m².

An average embellishment cost per m² of open space has been derived by Council based on a costing of 15.3 hectares of open space within the Nelsons Ridge Estate Precinct, embellished to Council's standard. Using this method, the base rate cost of embellishment of open space has been determined by Council in previous plans and indexed to be \$34.92/ m².

$$\begin{aligned} \text{The contributions rate per dwelling} &= \$34.92 / \text{m}^2 \times 15.61 \times 3.1 \\ &= \$1689 \text{ per dwelling} \end{aligned}$$

The on-site open space land dedication and embellishment contributions are contained in the Works Schedule at Appendix A.

Embellishment of off-site open space

In addition to the on-site dedication and embellishment of land for open space, a contribution towards the embellishment cost of new and existing playing fields is to be made.

The contribution for embellishment of off-site playing fields is to be calculated in accordance with the following formula:

$$\text{Contribution rate per person (\$)} = \frac{C1}{P}$$

$$\text{Contribution rate per dwelling (\$)} = CP \times 3.1$$

Where: C1 = The estimated cost of embellishment of new playing fields (\$1,531,097).

P = The estimated residential population of Pemulwuy upon completion of development based on an average occupancy rate of 3.1 persons per dwelling (6,367)

CP = The contribution rate per person calculated in accordance with the above formula

$$\begin{aligned} \text{Contribution per dwelling} &= \$1,531,097 \div 2054 \\ &= \$745 \end{aligned}$$

The embellishment contributions towards off site playing fields are contained in the Works Schedule at Appendix A.

City Wide Open Space and Recreation

As required by the Plan a contribution towards City wide open space and recreation is to be made. The contribution for City wide open space and recreation is to be calculated in accordance with the following formula:

$$\text{Contribution rate per person (\$)} = \frac{C1}{P}$$

$$\text{Contribution rate per dwelling (\$)} = CP \times 3.1$$

Where: C1 = The total cost of facilities attributable to future development (\$20,257,405).

P = The estimated residential population of new development in the City (38,330)

CP = The contribution rate per person calculated in accordance with the above formula

This results in a rate of \$528.50 per person or \$1,638 per dwelling.

5. COMMUNITY FACILITIES AND SERVICES

5.1 Demand for community facilities and services

The community facilities and services for which contributions are being sought under this Plan are required to satisfy the demands of the incoming population associated with the redevelopment of Pemulwuy.

Some of the types of community facilities and services demanded by the new residential population are already provided within the Holroyd LGA. However, these facilities are generally straining (or failing) to meet the needs of the existing population, and there is no spare capacity available to serve the additional demand created by the final population of Pemulwuy (i.e., 6,367).

Further, development of the Pemulwuy land is not considered to be well serviced by some of the existing community facilities and services in terms of proximity.

In cases where, new facilities are required to serve the needs of the future population of Pemulwuy and other residents within the LGA. In these cases, the cost of these facilities has been apportioned between the populations of Pemulwuy and others.

5.2 What community facilities and services are required?

The community facilities and services for which contributions are being sought under this Plan are:

- Pemulwuy Community Facility which includes:
 - development of a new purpose built Long Day Care (LDC) and Out of School Hours (OOSH) Centre;
 - community centre facilities including a youth “annexe”;
 - an 8 seater community bus for use at the Community Facility;
- upgrading of the existing Greystanes Local Library, including purchase of additional library book stock; and
- provision of public art.

5.3 Pemulwuy Combined Community Facility

Social and community infrastructure makes an important contribution to the wellbeing, amenity and cohesion of a community. This kind of infrastructure is particularly important in developing a sense of community in a new residential area.

Two of the main needs for community facilities generated by a new population are for childcare facilities, and general community meeting spaces such as halls, meeting rooms and youth centres.

Council operates childcare services in several locations across the Holroyd LGA, and provides a number of facilities for general community use. This plan collects contributions towards the provision of childcare and general purpose community facilities in the Holroyd LGA.

The 2004 Plan identified a separate childcare centre and community centre to be provided for the Pemulwuy community. In line with best practice for the provision of community facilities, Council has determined to house these functions in a single building. This will lead to better-utilised facilities that respond to the needs of the Pemulwuy community.

In July 2013 the Pemulwuy Community Centre opened housing out of school hours (OOSH) care, long day care (LDC), community centre facilities including a youth annexe, and parking for 45 vehicles. The project cost for the delivery of the Pemulwuy Community Facility was \$7.26m.

The centre comprises:

- A Long Day Care Centre (LDC) with a capacity of 65 children with an OOSH facility of 180m² and shared office;
- A community centre with:
 - Two meeting rooms and a community hall (approximately 315m²) accommodating up to 150 people;
 - Youth annexe hall area (approximately 76m²) capable of accommodating up to 150 persons;
 - Combined storage areas;
 - Commercial kitchen facility;
- Male, female and accessible toilet facilities;
- Community centre office
- An 8 seater minibus for the use of OOSH service;
- Combined car park to service the community centre and childcare centre.

The cost of this combined facility has been indexed to January 2015, apportioned across the entire future population of Pemulwuy and is to be recouped for the remaining duration of the plan, in accordance with section 94(3) of the EP&A Act.

Basis of nexus: Long Day Child Care

Access to quality childcare is important for the individual development of children and can help ensure equitable access to social and economic opportunities later in life. Holroyd City Council's Strategic Plan 2009-2013 outlines a goal of Council providing services to meet the needs of parents, children and young people. This includes the provision of quality childcare services in a

range of formats. The Social Plan 2010-2012 identifies increasing pressures on childcare services and family support services, the result of an increasing 0-2 year old population.

This Plan estimates the demand for child care in a similar manner as the 2004 Plan using updated figures on existing provision and population. Provision of facilities and services for child care has been an important role played by Holroyd Council, with Council providing a number of children's services including LDC. Council currently owns and operates 4 LDC Centres within the LGA:

- Holroyd Children's Centre – Banksia Babes
- Holroyd Children's Centre – Gumnut Grove
- Wenty Children's Centre, and
- Guildford West Children's Centre.

There were a total of 1,328 LDC places accommodated within the Holroyd LGA (2012).

LDC centres in Greystanes are operating at either full capacity or close to full capacity and have extensive waiting lists. As at 2012, there were 424 children on the waiting list for Council's LDC services. There are currently 490 children on the waiting list for Pemulwuy childcare centre.

In 2012, residents of the Holroyd LGA accounted for 85% of the current demand (1,328 places) for LDC in the Holroyd LGA (or 1,128 places). Based on a total population for the LGA of 99,163 persons (2011 Census), the current demand for LDC places equates to 1 place per 88 residents.

At 2011 there were 8,206 children in the Holroyd LGA within the 0-4 age group. The demand for 1,128 places represents 1 place per 7.3 children in this age group.

Applying the 2012 rate of 1 place per 88 residents or 1 place per 7.3 children in the 0-4 age group to the estimated residential population associated with the redevelopment of Pemulwuy, generates a total of between 72 and 105 places.

In applying the current rate of available LDC places, Council is not seeking to reduce a backlog in demand. Rather, the Council is seeking to ensure that the number of LDC places available for the residents of Pemulwuy meets current supply. No account has been taken of the numbers on the waiting list in the estimate of demand.

Council identified a desirable threshold size for a new LDC Facility as 65 places to achieve operating efficiency in terms of staff/children ratios. The Pemulwuy Community Facility contains 65 places. This is less than the demand identified above.

The changed population described in section 3.2 means that the demand for the places in the LDC is now required by the future residents of Pemulwuy only. Previous contributions plans

apportioned the demand across Pemulwuy and adjacent employment lands. It is considered that the previous apportionment is no longer appropriate.

It is proposed that the recoupment of the cost is apportioned 100% to the Pemulwuy development.

Basis of nexus: OOSH

The Holroyd Social Plan 2010-2012 identifies the ongoing provision of OOSH services as one element of Council's broader commitment to provide high quality social infrastructure. OOSH services play an important role in communities by assisting residents to participate in the workforce. The Holroyd LGA has been identified in the past as a high need area for OOSH services by the Commonwealth Government's National Child Care Survey.

Council currently provides OOSH services at six facilities throughout the LGA. Many of these services are at capacity, and have substantial waiting lists. Some community based services also have waiting lists. As such, current services will be unable to provide for the anticipated growth in demand as a result of new development.

The number of pre-school age and school age children in Pemulwuy at the time of the 2011 census was significantly higher than expected at the time of the 2004 Plan leading to a higher than expected demand for child care and OOSH care.

As determined for the 2004 Plan, there were 595 existing OOSH places within the Holroyd LGA for the peak PM period and a total waiting list of 280 children. The demand for OOSH services throughout the LGA was estimated to be 875 places

Council has identified that the residents of the Holroyd LGA account for 75% of OOSH place demand, with 25% of demand coming from non-residents. Thus existing residents of the Holroyd LGA demand a total of 656 OOSH places.

The OOSH place demand for the LGA as a whole represented a demand of 1 place per 131 residents in 2004 (i.e. 656 places for 85,760 residents). Applying this current benchmark rate of demand to the incoming residential population of Pemulwuy (6,367 persons) equates to a total of 48 OOSH places.

Council provided a facility comprising approximately 180m². This is a smaller facility than provided for in the works schedule of the 2004 Plan (321.2 m²) and is planned to accommodate between 50 and 60 places. Whilst this is in excess of the 48 spaces identified based on the 2004 Plan methodology, it is considered justified given the higher proportion of population of school age or near school aged population in Pemulwuy at the time of the 2011 census.

Council also identified that an integral part of the OOSH facility is a mini bus to transport children between schools and the facility. This requirement is necessary, as there are no schools within the perimeter of Pemulwuy. It means that the users of the OOSH are coming from schools located in the adjacent suburbs, predominately Greystanes. Given the relative distance between the location of the OOSH facility and the primary schools it could be expected to serve, there is an obligation to ensure the safe and convenient transportation of children. The provision of an 8 seater mini-bus (\$44,000) dedicated solely to Pemulwuy (serving the OOSH facility and the community centre generally) will allow the appropriate movement of children.

The cost of the OOSH facility is apportioned 100% to the new population of Pemulwuy.

Basis of nexus: Community facility

All members of the community require a central place to meet and express their community identity. Council has a range of community meeting facilities which serve varying functions.

Council owns 5 community centres (separate from the new centre at Pemulwuy):

- Merrylands Community Centre
- Toongabbie Community Centre
- Guildford Community Centre
- Wentworthville Community Centre; and
- Greystanes Community Centre.

In addition, Council owns the following public halls and meeting rooms:

- Jones Park Hall, Merrylands
- Westmead Progress Hall; and
- Domain Community Room, Westmead.

The total number of places/seats in existing community centres throughout the Holroyd LGA is 2,235 (2012). Based on a population of 96,153 persons⁴, the current benchmark provision is 1 place per 43 persons.

Applying this benchmark rate of provision to the incoming population of Pemulwuy generates a requirement for a community facility of 148 places. Council previously estimated that this would result in a community facility having an area of approximately 572m² including youth annexe. The constructed facility satisfies this requirement.

Basis of nexus: youth "annexe"

The community facility will incorporate a "youth annexe" to house services for young people in Pemulwuy. The City of Holroyd currently provides youth centres elsewhere in the LGA.

⁴ The resident population of the Holroyd LGA excluding residents of Pemulwuy at the 2011 census

Current youth facilities in the Holroyd LGA are:

- Merrylands Youth Centre (385m²)
- Wenty Youth Centre (247 m²)
- Westway (138 m² plus 75 m² verandas); and
- Guildford Youth Centre (348 m²).

Based on a population of 96,163 persons⁵, the total 1,193 m² youth facility space equates to a current benchmark rate of provision of 1 m² per 83.1 people. On this basis, the new residents of Pemulwuy generate a demand for approximately 77 m² additional "youth" floor space. The Community Facility proposes approximately 76m² of "youth" floor space.

Council has identified that it is desirable to provide additional youth floor space in the form of an "annexe" to the proposed new community centre rather than in a location more distant from Pemulwuy (such as by extending or augmenting an existing youth facility elsewhere).

The cost of the new youth space has been included in the overall costing of the multipurpose community facility and has been apportioned to the new population of Pemulwuy.

Size of facility

The community facility has a gross floor area of approximately 1,450m².

Formula and contributions rate

The contribution for the construction of the new Pemulwuy Community Facility is to be calculated in accordance with the following formula:

$$\text{Contribution rate per person (\$)} = \frac{C1}{P}$$

$$\text{Contribution rate per dwelling (\$)} = CP \times 3.1$$

Where:

- C1 = The final cost of the new Facility including minibus (\$7,260,516)
- P = The estimated residential population of Pemulwuy upon completion of development based on an average occupancy rate of 3.1 persons per dwelling (6367)
- CP = The contribution rate per person calculated in accordance with the above formula

⁵ The resident population of the Holroyd LGA excluding residents of Pemulwuy at the 2011 census

$$\begin{aligned}\text{Contribution rate per dwelling} &= (\$7,260,516 \div 6367) \times 3.1 \\ &= \$3,535\end{aligned}$$

The values of the components of the contribution formula are contained in the Works Schedule at Appendix A.

5.4 Greystanes Library Renovation

Council currently has 3 library facilities:

- Merrylands Central Library (1,950 m²)
- Greystanes Branch Library (180 m²); and
- Wentworthville Branch Library (671 m²).

The Merrylands Central Library is a new purpose built facility developed as part of the recent civic building project to serve the needs of the LGA well into the future.

The Holroyd City Council Section 94 Study for Community Facilities 2000 shows that the existing benchmark rate of provision of library floor space within the LGA is 31 m² per 1000 population. This can be compared with the 1996 figure of only 12.9 m² per 1000 population, indicating that Council has made a substantial investment in the library resources of the LGA to bring the library service into line with most modern library services.

It would not be expected that Council would place any more capital resources into this service in the foreseeable future. Nevertheless, both Greystanes and Wentworthville libraries are small and will require expansion and/or upgrading in the future to cater for the anticipated substantial increases in population.

It is consequently reasonable that any further improvements in library space would occur fully from developer contributions to meet the needs of new development.

In this context, Council has adopted a local library floor space standard rate of provision of 28.25m² per 1000 head of population (2011).

Based on this rate the increase in population in Pemulwuy will require an expansion of Greystanes Library by approximately 180 m². However, rather than expand the existing library on a challenging site, Council proposes to improve the existing facility to make more efficient use of the existing space. This is a more efficient solution to meeting the demand created by development. The building costs associated with additional floor space have been removed from the schedule of works.

The estimated cost for internal and external refurbishment works is \$450,000 and included in the work schedule.

It is also essential that any increase in population is accompanied by an increase in book stock to meet the demands of the new residents. The existing rate of provision of library book stock is 1.52 items per capita as of June 2011. Council has identified that the average cost per new item at 2014 prices is \$43.98, therefore the cost of basic stocking of the library with new library books is:

\$43.98 per item x 1.52 items per capita	=	\$66.85
Less State subsidy per capita	=	\$ 1.85
	=	\$65.00

In order to maintain the current level of book stock at 1.52 items per capita, contribution towards book stock will be required as a result of the development of Pemulwuy.

Formula and contributions rate

The contributions for expansion of the Greystanes Local Library and purchase of additional library book stock are to be calculated in accordance with the following formula:

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

$$\text{Contribution rate per dwelling (\$)} = CP \times 3.1$$

Where:	C	=	The estimated cost of proposed library renovation works (\$450,000)
	P	=	The estimated residential population of Pemulwuy upon completion of development based on an average occupancy rate of 3.1 persons per dwelling (6367)
	CP	=	The contribution rate per person calculated in accordance with the above formula

$$\begin{aligned} \text{Contribution rate per dwelling} &= (\$450,000 \div 6367) \times 3.1 \\ &= \$219 \end{aligned}$$

$$\begin{aligned} \text{Contribution per dwelling} \\ \text{for library book stock} &= (\$65.00 \times 6367) \div 2054 \\ &= \$202 \end{aligned}$$

The values of the components of the contribution formula are contained in the Works Schedule at Appendix A.

5.5 Public art

Basis of nexus

Council's cultural plan supports the provision of public art by recommending that public art is initiated in new housing developments, within revitalisation projects and as placemaking projects with distinctive suburban environments. The Social Plan recommends that Council develop a policy to engage local artists with the appropriate skills to contribute to heritage planning, restoration, landscape design and public art for places of cultural value.

Public art can fill a myriad of functions in the public domain including:

- Act as a signature for local identity, history and contemporary value;
- Reflect the values and aspirations of the local community;
- Act as a focal point for cultural activities, tourism and community development;
- Be a planning component in revitalisation of the urban environment, and
- Add interest and aesthetic elements to public parks and civic places.

Public art can be both large and small scale, transitory (chalk art) or permanent (mosaics etc). It can be made up of sculptures, designed paving, mosaic seating, play sculptures, unique fencing, fountains and waterworks; and it can be freestanding or integrated into the architectural fabric of buildings, amenities, pavements, sources of lighting, underpasses and bridges.

Council has a current standard/requirement that all development/redevelopment of greater than 200 dwellings is to contribute towards the provision of public art at a rate of 1% of the total contributions towards community facilities required by the new development. In accordance with this current requirement, this Section 94 Plan is also levying for contributions towards public art at the same rate. The cost of any land acquisition is excluded from the value of the community facilities for the purposes of determining public art contributions.

The proposals for the provision of community facilities and services within Pemulwuy are consistent with the conclusions of Holroyd Council's assessment.

Formula and contribution rate

The contributions towards provision of public art are to be calculated in accordance with the following formula:

$$\begin{aligned} \text{Contribution rate per person (\$)} &= \frac{((C1 + C2) \times 1\%)}{P} \\ \text{Contribution rate per dwelling (\$)} &= CP \times 3.1 \end{aligned}$$

Where:	C1	=	The contribution per person for the Pemulwuy Community Facility calculated in accordance with this Plan.
	C2	=	The contribution per person towards the renovation of the Greystanes Library
	P	=	The estimated residential population of Pemulwuy upon completion of development based on an average occupancy rate of 3.1 persons per dwelling (6367)
	CP	=	The contribution rate per person calculated in accordance with the above formula.

$$\begin{aligned}
 \text{Contribution per dwelling} &= [(\$7,260,516 + \$450,000) \times 0.01] \div 6367 \\
 &= \$12.11 \times 3.1 \\
 &= \$38
 \end{aligned}$$

5.6 Staging of Community Facilities

Table 5 presents the Staging Program for the community facilities proposed under this Plan. The facilities are required to be in operation in accordance with the nominated development milestones before Council will grant any further development consents for which Section 94 Contributions are payable.

Table 5 – Staging of community facilities

Facility	Development threshold (allotment/dwelling releases/Year)
Pemulwuy Community Facility	2013 (completed)
Greystanes Library Renovation	2017
Public art	2017

Council will monitor the number of allotment/dwelling approvals issued for Pemulwuy to ensure implementation of the above staging program.

The staging program may be reviewed and modified at Council's discretion.

6. EXTERNAL ROAD WORKS AND TRAFFIC MANAGEMENT

Basis of nexus

The 2004 Plan assessed that, in the absence of the redevelopment of Pemulwuy, other than some pedestrian and cycle facility upgrades, no road upgrade works would be required in the Greystanes area for a minimum 10 year time frame. This is because Greystanes is an established urban area (c.1960s and 1970s) with negligible infill development occurring.

The private and public transport implications of the Pemulwuy redevelopment have been addressed in the documents:

- Boral Greystanes Estate Local Traffic Study (SKM) 2001, and subsequent updates; and
- Local Traffic Study – CSIRO Site, Prospect (Masson Wilson Twiney) 2003.

These documents identify required off-site road works that are a direct result of Pemulwuy development.

The 2001 SKM Local Traffic Study identified a package of works for the local road network to mitigate potential traffic implications from development of the Nelson’s Ridge Estate. These works include the following set out in Table 6. The Masson Wilson Twiney Local Traffic Study did not identify a need for any upgrades to the local road network, additional to those identified below, to accommodate the additional traffic demand from the Lakewood Estate.

Table 6 – External road works and traffic management works

Location	Improvement
External road upgrades	
Intersection of Old Prospect Road and Gozo Road	One lane roundabout
Intersection of Old Prospect Road and Beresford Road	Install traffic signals with linemarking changes (including pedestrian phase)
Intersection of Old Prospect Road and Ettalong Road	Modification of traffic signals to include right turn phase and increased right turn lane
Old Prospect Road	Linemarking to improve delineation
Old Prospect Road	Kerb blisters at intersections
Intersection of Greystanes Road, Old Prospect Road and Site Access	Provision of new signalised intersection (excluding new access road)
Intersection of Greystanes Road and second site access point	Provision of new signalised intersection (excluding new access road)

Public transport initiatives	
Old Prospect Road	Improvement of bus stops
Pedestrian and cycle facility upgrades	
Old Prospect Road	Provision of footpath on northern side between Grafton Road and Beresford Road
Old Prospect Road	Provision of pedestrian refuge at Cumberland Golf Club

With the exception of the pedestrian facility upgrades to Old Prospect Road, the cost of the external traffic works identified in Table 6 are to be apportioned 100% to Pemulwuy.

The apportionment of costs to Pemulwuy of the pedestrian and cycle facility upgrades has been identified as follows:

- Provision of footpath on northern side between Grafton Road and Beresford Road: 50% to Pemulwuy and 50% to Council; and
- Provision of pedestrian refuge at Cumberland Golf Club: 71% to Pemulwuy and 29% to Council.

Generally, it is proposed that the cost of the works be apportioned between the Nelson's Ridge Estate and the Lakewood Estate based on the relative number of dwellings. The sole exception is the intersection of Greystanes Road and second (southern) access road. It is considered fair and reasonable that the cost of this intersection be apportioned solely to the Nelsons Ridge Estate on the basis that Stockland are likely to be funding upgrades at the intersection of the GWH and Clunies Ross Street, which will also be available for use by traffic associated with the Nelson's Ridge Estate.

Formula and contribution rate

The formula for calculating the contribution rate for external road works and traffic management for development within the Nelson's Ridge Estate is as follows:

$$\text{Contribution rate per person (\$)} = \frac{(\text{CR} \times \text{AF1}) + \text{CGR} + (\text{CPT} \times \text{AF1}) + ((\text{CF} \times \text{AF2}) \times \text{AF1}) + ((\text{CPR} \times \text{AF3}) \times \text{AF1}) + \text{CPM}}{\text{P}}$$

$$\text{Contribution rate per dwelling (\$)} = \text{CP} \times 3.1$$

Where:

CR	=	The estimated cost of external road upgrade works excluding the works to the intersection of Greystanes Road and second (southern) access road
AF1	=	The apportionment factor of 72.8% based on the Nelson's Ridge proportion of Pemulwuy.

CGR	=	The estimated cost of works to the intersection of Greystanes Road and second (southern) access road.
CPT	=	The estimated cost of public transport initiatives.
CF	=	The estimated cost of footpath construction works
AF2	=	The Apportionment Factor of 50% based on the proportion of the total cost of footpath construction works demanded by the incoming residential population of Pemulwuy.
CPR	=	The estimated cost of pedestrian refuge works
AF3	=	The Apportionment Factor of 71% based on the proportion of the total cost of pedestrian refuge works demanded by the incoming residential population of Pemulwuy.
CPM	=	20% fee (10% Contingency and 10% Design and Project Management)
P	=	The estimated residential population of Pemulwuy upon completion of development based on an average occupancy rate of 3.1 persons per dwelling (6367)
CP	=	The contribution rate per person calculated in accordance with the above formula.

The formula for calculating the contribution rate for external road works and traffic management for development within the Lakewood Estate is as follows:

$$\text{Contribution rate per person (\$)} = \frac{(\text{CR} \times \text{AF1}) + (\text{CPT} \times \text{AF1}) + ((\text{CF} \times \text{AF2}) \times \text{AF1}) + ((\text{CPR} \times \text{AF3}) \times \text{AF1}) + \text{CPM}}{\text{P}}$$

$$\text{Contribution rate per dwelling (\$)} = \text{CP} \times 3.1$$

Where:	CR	=	The estimated cost of external road upgrade works excluding the works to the intersection of Greystanes Road and second (southern) access road
	AF1	=	The apportionment factor of 27.2% based on the Lakewood proportion of Pemulwuy.
	CPT	=	The estimated cost of public transport initiatives
	CF	=	The estimated cost of footpath construction works
	AF2	=	The Apportionment Factor of 50% based on the proportion of the total cost of footpath construction works demanded by the incoming residential population of Pemulwuy
	CPR	=	The estimated cost of pedestrian refuge works
	AF3	=	The Apportionment Factor of 71% based on the proportion of the total cost of pedestrian refuge works demanded by the incoming residential population of Pemulwuy

CPM	=	20% fee (10% Contingency and 10% Design and Project Management)
P	=	The estimated residential population of Pemulwuy upon completion of development based on an average occupancy rate of 3.1 persons per dwelling (6367)
CP	=	The contribution per person calculated in accordance with this Plan.

The contributions for roadworks and traffic are:

$$\begin{aligned} \text{Nelson's Ridge} &= \$957,166 \div 1495 \text{ (dwellings)} \\ &= \$641 \end{aligned}$$

$$\begin{aligned} \text{Lakewood} &= \$297,447 \div 559 \text{ (dwellings)} \\ &= \$533 \end{aligned}$$

The values of the components of the contributions formula are contained in the Works Schedule at Appendix A.

Staging of external road works

The delivery of the external road and traffic management works have been prioritised, as follows:

- ER6 - Modification of existing traffic signals at Greystanes Road, Old Prospect Road and site access **(complete)**;
- ER7 - Installation of traffic signals at Greystanes Road and second site access **(complete)**;
- ER1 - Installation of one lane roundabout at Old Prospect Road and Gozo Road **(complete)**;
- PC2 - Installation of pedestrian refuge at Cumberland Golf Club **(complete)**;
- PC1 - Installation of footpath on northern side of Old Prospect Road between Grafton Road and Beresford Road **(complete)**;
- ER3 - Modification of traffic signals at Old Prospect Road and Ettalong Road **(complete)**;
- ER4 - Installation of linemarking along Old Prospect Road;
- ER5 - Installation of kerb blisters at intersections along Old Prospect Road;
- PT1 - Improvement of bus stops along Old Prospect Road; and
- ER2 - Installation of traffic signals at Old Prospect Road and Beresford Road.

Remaining works are scheduled for completion by 2017.

7. ADMINISTRATION AND PROFESSIONAL FEES

The efficient administration of Council's Contributions Plan is an integral and essential component of the provision of amenities and services demanded by development within Pemulwuy.

Plan Preparation

Council employs a number of staff who work on planning, designing and constructing works to be funded from S94 Contributions. In addition, consultants have been commissioned to prepare the Plan. This Plan seeks contributions towards:

• Plan preparation (consultants)	-	\$35,924
• Playing fields study	-	\$11,430
• Quantity Surveyors	-	\$2,821
• Council Officers	-	\$13,153
• Exhibition fees	-	\$1,315
• Property Valuation	-	\$7,234
• Plan revision		\$31,968

The slower-than-expected rate of development of Pemulwuy has necessitated the (2014) revision of the Contributions Plan. This need is generated solely by the remaining dwellings in this area that will be constructed. The estimated remaining dwelling yield of Pemulwuy is 389. The cost of the Plan revision is apportioned to the remaining dwellings.

Administration

To monitor, review and implement the Plan, Council must dedicate staff and resources to the task, and the Plan will therefore also require the re-allocation/engagement of a planning officer for this purpose. Council is authorised under the EP & A Act to recoup all reasonable costs associated with the ongoing management and administration of the Plan.

The following is a schedule of expected tasks for future monitoring, review and implementation of the S. 94 Plan:

• Establishment of accounting systems	-	1 week
• Annual review of plan including:	-	18 weeks (3 weeks/year)
- Council briefings/workshops;		
- Council Reports;		
- Review of dwelling mix;-		
- Review of works schedule and staging programs;		
- Review of contributions;		
- Preparation of exhibitions.		
• Assessment of WIK proposals and review of legal documentation	-	6 weeks (1 week per year)

- Maintenance/monitoring of register of S. 94 Contributions (S. 2.10) and finance -6 weeks (1 week per year)

This equates to a total of 31 weeks, equivalent to \$61,985 for the engagement of a Strategic Planner.

Formula and contribution rate

The contributions towards Plan Preparation and Administration (excluding the 2012 revision) are to be calculated in accordance with the following formula:

$$\text{Contribution rate per person (\$)} = \frac{(C1 + C2)}{P}$$

$$\text{Contribution rate per dwelling (\$)} = CP \times 3.1$$

Where:	C1	=	The contribution for Pemulwuy towards the cost of Plan Preparation
	C2	=	The contribution for Pemulwuy towards the cost of Plan Administration
	P	=	The estimated residential population of Pemulwuy upon completion of development based on an average occupancy rate of 3.1 persons per dwelling (6367)
	CP	=	The contribution rate per person calculated in accordance with the above formula.

$$\begin{aligned} \text{Contribution per dwelling} &= (\$71,877 + \$61,985) \div 6367 \\ &= \$21.0 \times 3.1 \\ &= \$65.00 \end{aligned}$$

The contributions towards the Contributions Plan Revision (2015) are to be calculated in accordance with the following formula:

$$\text{Contribution rate per dwelling (\$)} = \text{Cost} \div \text{No. of dwellings}$$

$$\begin{aligned} \text{Contribution per dwelling} &= \$31,968 \div 389 \\ &= \$82.00 \end{aligned}$$

APPENDICES

APPENDIX 1

WORK SCHEDULES

Work Schedules – Open Space and Recreation

Dedication of on-site land required by Contributions Plans

Location	Expected residential population served (persons)	On site open space land dedication requirement per person (m2)	On site open space land dedication requirement per dwelling (m2)	Total on site open space land dedication requirement (m2)
Nelsons Ridge Estate	4,635	15.61	48.37	72,329
Former CSIRO Lands	1,732	15.61	48.37	27,028
Total Holroyd SEPP 59 Residential Lands	6,367	15.61	48.37	99,357

Cost of Embellishment of on-site open space required by Contributions Plans

Location	Expected residential population (persons)	Base rate for cost of embellishment (\$ per m2)	Total open space requirement per person (m2)	Overall open space requirement	Total cost of embellishment of open space (\$)
Nelsons Ridge Estate	4,635	34.92	15.61	72,329	2,525,831
Former CSIRO Lands	1,732	34.92	15.61	27,028	943,865
Total Holroyd SEPP 59 Residential Lands	6,367	34.92	15.61	99,357	3,469,695

Cost of embellishment of off-site playing fields required by Contributions Plan

Location	Rate of provision per person (m2)	Total land requirement (m2)	Total Cost (\$)	Apportionment to Holroyd SEPP 59 Residential Lands	Contribution from Holroyd SEPP 59 Residential Lands
New playing fields: Hyland Rd Park	6.675	42,500	1,531,097	100%	1,531,097
Total embellishment cost	-	-	1,531,097	-	1,531,097

*Costs have been updated to January 2015

City Wide Open Space and Recreation

Location	Total Cost (\$) (apportioned to future population)
city wide informal parks:	
City-wide civic space - Merrylands Town Square (expansion and stage 2 works)	
Sub-total	12,099,456
city wide informal recreation facilities:	
Adventure play equipment, City wide Skate park 1 and 2	
Sub-total	1,408,535
city wide sporting facilities:	
Gipps Road Complex athletics facility upgrade (athletics field surface, hammer throwing field, long jump track and pit, lighting, fencing, amenities and kiosk)	
New netball complex comprising at least 12 sealed courts and an administration/amenities building (courts also used for informal recreation)	
Guildford West Sportsground softball/baseball field upgrade (safety fence, diamond)	
Sub-total	4,117,653
city wide sporting facilities (existing and future population):	
New Hyland Road sporting complex (4 tennis courts, 2 netball courts, 2 basketball courts, 2 indoor multipurpose courts, playground)	
Sub-total	2,631,761
Total Cost	\$20,257,405

Work Schedules – Community Facilities

Description	Contribution from Pemulwuy
Provision of combined Community rooms and child care facilities including, site preparation works, design, project management, construction, fittings, fees and legal costs.	100%
8 seater minibus	100%
Total	\$7,260,516

*Costs have been updated to January 2015

Greystanes Renovation

Description	Total cost (\$)	Apportionment	Contribution from Holroyd SEPP 59 Residential Lands
Internal and external renovations	450,000	100%	450,000
Total	450,000	100%	450,000

Other works

Description	Total cost	Cost per capita (\$)	Apportionment	Contribution from Holroyd SEPP59 Residential Lands
Library bookstock	-	65.00	100%	413,873
Public art	77,105	-	100%	77,105
Total Cost				490,978

*Costs have been updated to January 2015

Work Schedules – Traffic and Roadworks

ID No	Location	Description	Total cost (\$)	Appor't	Contribution from Holroyd SEPP 59 Residential Lands	Apportionment to Nelson's Ridge	Apportionment to Lakewood	Contribution from Nelson's Ridge	Contribution from Lakewood
ER1	Intersection of Old Prospect Road and Gozo Road	Install one lane roundabout	130,278	100%	130,278	72.8%	27.2%	94,838	35,439
ER2	Intersection of Old Prospect Road and Beresford Road	Install traffic signals with linemarking changes (including pedestrian phase)	204,340	100%	204,340	72.8%	27.2%	148,754	55,586
ER3	Intersection of Old Prospect Road and Ettalong Road	Modify traffic signals to include right turn phase and increased right turn lane	73,814	100%	73,814	72.8%	27.2%	53,735	20,080
ER4	Old Prospect Road	Install linemarking to improve delineation	67,558	100%	67,558	72.8%	27.2%	49,180	18,378
ER5	Old Prospect Road	Install kerb blisters at intersections	62,854	100%	62,854	72.8%	27.2%	45,756	17,098
ER6	Intersection of Greystanes Road, Old Prospect Road, and Site Access	Intersection of Greystanes Road, Old Prospect Road, and site	279,406	100%	279,406	72.8%	27.2%	203,400	76,006
ER7	Intersection of Greystanes Road and Second Site Access	Intersection of Greystanes Road and Second Site Access	161,168	100%	161,168	100.0%	0.0%	161,168	0
External Roadworks Subtotal			979,418	100%	979,418	-	-	756,831	222,587
PT1	Old Prospect Road	Improve bus stops	26,689	100%	26,689	72.8%	27.2%	19,429	7,260
Public Transport Works Subtotal			26,689	100%	26,689			19,429	7,206
PC1	Old Prospect Road	Install footpath on northern side between Grafton Road and Beresford Road	48,291	50%	24,146	72.8%	27.2%	17,577	6,568
PC2	Old Prospect Road	Install pedestrian refuge at Cumberland Golf Club	21,490	71%	15,258	72.8%	27.2%	11,107	4,151
Pedestrian and Cycling Subtotal			69,782	-	39,404	72.8%	27.2%	28,685	10,719
10% contingency					104,551	72.8%	27.2%	76,110	28,441
10% design and project management					104,551	72.8%	27.2%	76,110	28,441
Total Cost			1,075,889	-	1,254,613	-	-	957,166	297,447

Works Schedules - Plan Preparation and Administration

	Total cost (\$)	Apportionment	Contribution from Pemulwuy
Plan preparation			
Planning consultants	35,924	100%	35,924
Playing fields study	11,430	100%	11,430
Quantity surveyors	2,821	100%	2,821
Council officers	13,153	100%	13,153
Exhibition fees	1,315	100%	1,315
Property valuation	7,234	100%	7,234
Subtotal	71,877		71,877
Plan administration	62,453	100%	62,453
Plan revision	31,968	100%	31,968
Total	166,298		238,175

Costs have been updated to January 2015

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