

## 10.1 EXHIBITION OF AMENDMENTS TO THE THORNTON NORTH DEVELOPMENT CONTRIBUTIONS PLAN

<b>FILE NO:</b>	103/41/8
<b>ATTACHMENTS:</b>	1. Draft Thornton North Contributions Plan (Under Separate Cover)
<b>RESPONSIBLE OFFICER:</b>	<b>Matthew Prendergast - Director City Planning Brett Gardiner - Manager Strategic Planning Adam Ovenden - Coordinator City Planning Anne Humphries - Principal Development Contributions Planner</b>
<b>AUTHOR:</b>	<b>Isaac Milajew - Development Contributions Officer</b>
<b>MAITLAND +10</b>	Outcome 4 To be healthy and active with access to local services and facilities
<b>COUNCIL OBJECTIVE:</b>	4.3.2 Provide play spaces across the city to accommodate all age and ability groups

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### EXECUTIVE SUMMARY

*The Thornton North Development Contributions Plan is a long-term plan which funds a range of local infrastructure to cater for residential growth within the Thornton North Urban Release Area.*

*As community needs change throughout the life of a Contributions Plan it is imperative that they are amended to respond to shifting priorities and emerging development trends.*

*The purpose of this report is to present a revised draft of the Thornton North Development Contributions Plan seeking endorsement for an amendment to the Recreation & Open Space Work Schedule and to place the draft Plan on exhibition. As the exhibition will extend over the Christmas period, the duration has been increased from 28 days to 42 days.*

### OFFICER'S RECOMMENDATION

#### THAT

1. Council supports the proposed amendment to the Thornton North Development Contributions Plan and endorses its exhibition for a period of 42 days.
2. If no submissions are received opposing the amendments, Council delegate authority to the General Manager to finalise and adopt the amendments to the Thornton North Development Contributions Plan.
3. If submissions are received opposing the amendments, a further report be presented to Council for consideration.

## EXHIBITION OF AMENDMENTS TO THE THORNTON NORTH DEVELOPMENT CONTRIBUTIONS PLAN (Cont.)

**REPORT**

The Thornton North Development Contributions Plan (TNCP) was originally adopted by Council in February 2008. It is a long-term plan prepared to fund the delivery of infrastructure supporting development in the Thornton North Urban Release Area (URA). The plan is based on the creation of 5,000 residential lots over a 16-20 year timeframe.

The TNCP currently provides for a range of local infrastructure including recreation, community and transport facilities. Within the Recreation and Open Space category there are 13 local playgrounds identified for delivery in various locations across the URA. Four of these playgrounds have been delivered to date.

A key principle in Contributions Planning is acknowledging and responding to changing community needs throughout the life of a plan to ensure the timely provision of facilities and services.

**Proposed Amendment**

The Recreation and Open Space Work Schedule contains line items for two local playgrounds located in the central catchment of the URA north of Raymond Terrace Road as detailed in Table 1 below.

<b>Item</b>	<b>Facility</b>	<b>Amount</b>
TN 7	Local Playground	\$490,367
TN 8	Local Playground	\$446,916

*Table 1 - TNCP Items*

Figure 1 below shows the current location of TN7 and TN8.

## EXHIBITION OF AMENDMENTS TO THE THORNTON NORTH DEVELOPMENT CONTRIBUTIONS PLAN (Cont.)

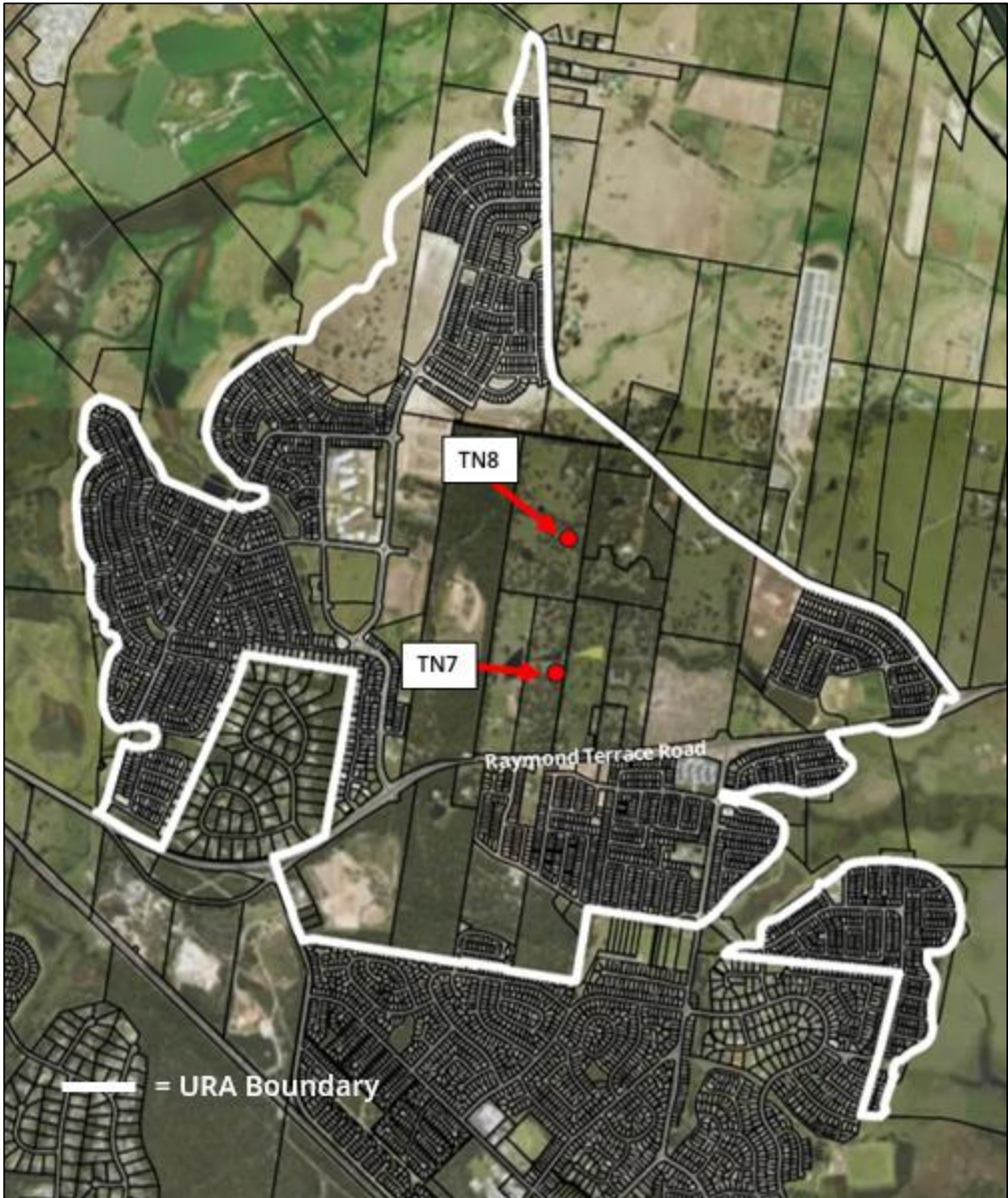


Figure 1 - TNCP Location of TN7 & TN8 Local Playgrounds

It is proposed to amalgamate the two playgrounds into one larger facility, as shown in Figure 2 below. The provision of a larger facility in this location will provide for enhanced recreation opportunities to complement existing and future playgrounds proposed for the URA. The amalgamation will also reduce Council's asset liabilities and result in asset management efficiencies.

EXHIBITION OF AMENDMENTS TO THE THORNTON NORTH DEVELOPMENT CONTRIBUTIONS PLAN (Cont.)

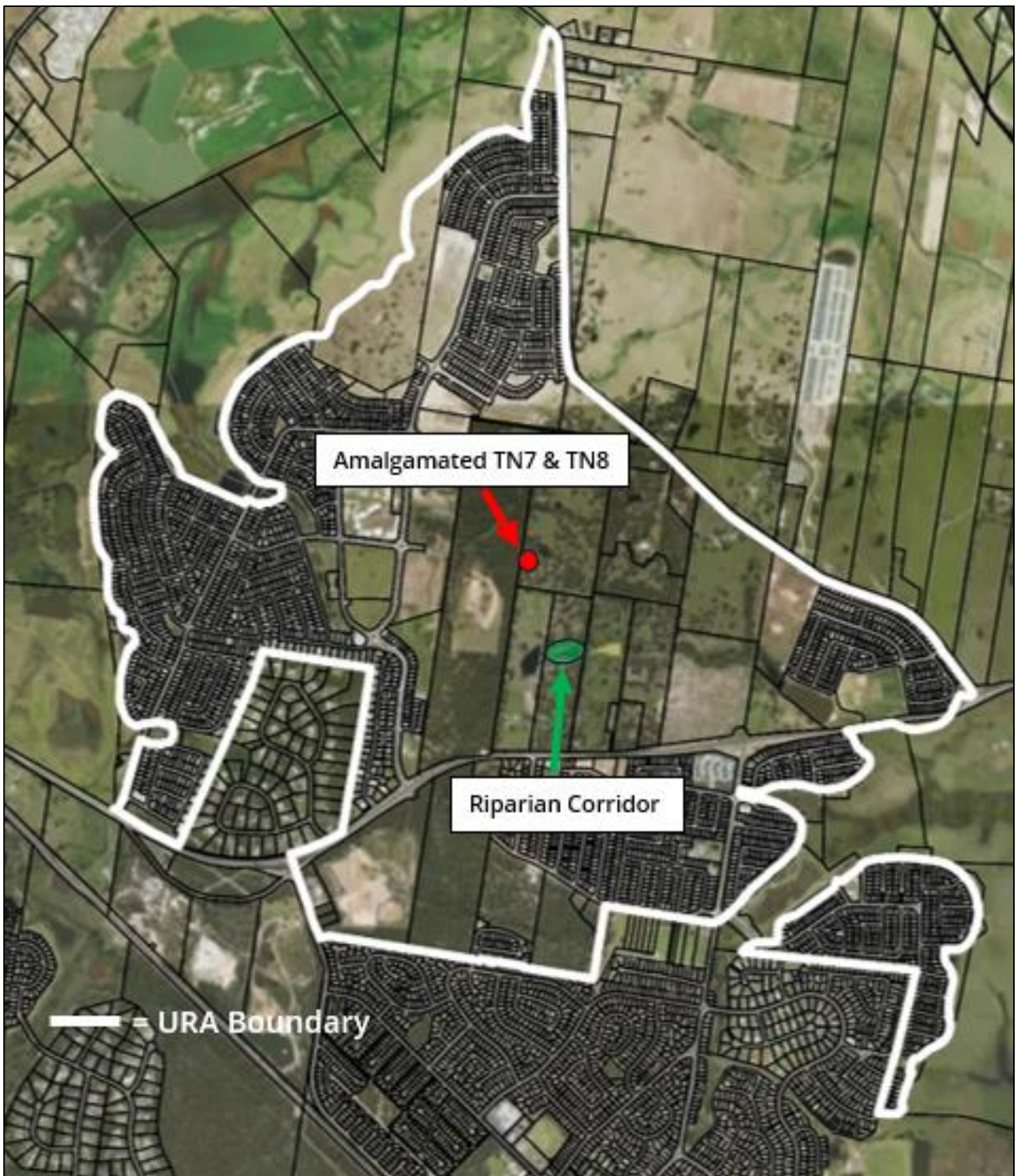


Figure 2 - Approximate Location of Amalgamated Neighborhood Park & Riparian Zone

EXHIBITION OF AMENDMENTS TO THE THORNTON NORTH DEVELOPMENT CONTRIBUTIONS PLAN (Cont.)

There may be opportunities to include recreation items in the riparian corridor to address demand in the south. This proposal will be considered in the Community Infrastructure Strategy currently being prepared by Council to address broader recreation needs in the Local Government Area.

In 2011, a contributions cap was introduced by the then State Government preventing Council from levying contributions above \$30,000 per new residential lot. This has prevented Council from reviewing work schedules and adjusting costs or applying indexation in accordance with CPI. As a result, it is not intended to include any increased costs for the provision of the playground. The costs included in the TNCP for TN7 and TN8 will instead be combined to fund the delivery of the larger facility.

The draft TNCP is provided in **Attachment 1** to this report. The proposed changes to the Plan are highlighted as follows:

- Page 3 – Amendment to Revision Table
- Page 31 – Explanation of proposed amendments
- Page 46 – Amended map to show new location of TN7
- Page 48 – Amendment to Land Acquisition Table
- Page 52 – Amendment to Recreation and Open Space Work Schedule

Council Officers are also taking this opportunity to update the language used in the TNCP and references to the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2021*. These changes will have no material impact on the intent or operation of the TNCP.

## **CONCLUSION**

Overall, the proposed amalgamation of TN7 and TN8 provides for a more usable space in a central location and a reduction in Council's overall asset liability. The opportunity to provide passive recreation components within the riparian corridor to the south will be considered in the Community Infrastructure Strategy which is currently being prepared by Council.

Exhibition of the proposed amendments to the TNCP will provide the community with the opportunity to comment on the proposal.

## **FINANCIAL IMPLICATIONS**

There are no financial implications with this matter. The proposed amendment will not result in any changes to the contributions rates applicable to development within the Thornton North URA.

## **POLICY IMPLICATIONS**

This report recommends the exhibition of an amendment to a Council Policy with the intention of providing public infrastructure to better cater for the incoming population of the URA.

## **STATUTORY IMPLICATIONS**

EXHIBITION OF AMENDMENTS TO THE THORNTON NORTH DEVELOPMENT CONTRIBUTIONS PLAN (Cont.)

The amendments to the TNCP have been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2021* and the Department of Planning's current Development Contributions Practice Notes.