



# Edmondson Park Frasers Town Centre

Calculating Infrastructure Contributions for the Modified Concept Plan



# Agenda

- Background
- Details of Modified Concept Plan
- Approach to Calculating Infrastructure Contributions
- Estimated Infrastructure Contributions
- Next Steps



**FRASERS**  
PROPERTY



# Background

**2000**

- Hoxton Park Release Area Corridor identified

**2003/7**

- Technical studies undertaken

**2008**

- Liverpool Contributions Plans 2008 – Edmondson Park Released

**2016**

- Proposed Concept Plan Modification



**FRASERS**  
PROPERTY



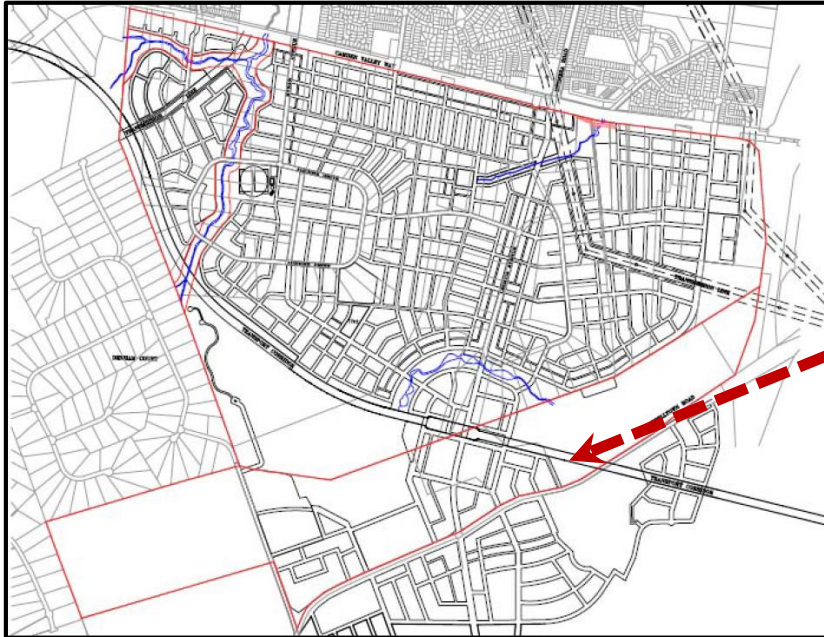
# Background

## Contribution Rates for Edmondson Park – September Quarter 2016

Purpose	38 Dwellings /Ha	28 Dwellings /Ha	17 Dwellings /Ha	14 Dwellings /Ha	2 Dwellings /Ha	Non Res in R1 & R3	B6 Zone	B2 Zone	Non Res in B2
	Per Sqm								
	Community Facilities								
Land	\$2.97	\$2.19	\$1.61	\$1.55	\$0.22	\$1.63	\$0.54	\$4.35	
Works	\$5.93	\$4.37	\$3.20	\$3.09	\$0.44	\$3.25	\$1.08	\$8.68	
	Open Space and Recreation Facilities								
Land	\$35.92	\$26.47	\$19.42	\$18.75	\$2.68	\$19.69	\$6.52	\$52.57	
Works	\$14.63	\$10.78	\$7.91	\$7.64	\$1.09	\$8.02	\$2.66	\$21.41	
	Transport and Access								
Land	\$23.12	\$17.04	\$12.50	\$12.07	\$1.72	\$12.68	\$4.20	\$33.84	
Works	\$15.14	\$11.16	\$8.18	\$7.90	\$1.13	\$8.30	\$2.75	\$22.16	
	Drainage								
Land	\$1.02	\$1.02	\$0.75	\$0.70	\$0.10	\$0.86	\$1.02	\$1.02	\$1.02
Works	\$4.85	\$4.85	\$3.57	\$3.32	\$0.47	\$4.08	\$4.85	\$4.85	\$4.85
	Other								
Technical Study Fees Recoverable	\$0.28	\$0.21	\$0.15	\$0.15	\$0.02	\$0.16	\$0.05	\$0.42	
Professional Fees	\$0.93	\$0.68	\$0.50	\$0.48	\$0.07	\$0.51	\$0.17	\$1.36	
Total	\$104.79	\$78.77	\$57.79	\$55.65	\$7.94	\$59.18	\$23.84	\$150.66	\$5.87

Source: Liverpool City Council 2017

# Proposed Modified Concept Plan



**FRASERS**  
PROPERTY



# Proposed Modified Concept Plan

## Breakdown of Proposed Modified Concept Plan

	Town Centre Core	Residential Precinct	Total
<b>Dwellings</b>	992	892	1,884
<b>Persons Per Household</b>	1.8	2.4	-
<b>Estimated Population</b>	1,786	2,141	3,927
<b>Developable Land Area</b>	57,379 m <sup>2</sup>	106,018 m <sup>2</sup>	163,397 m <sup>2</sup>

Source: JBA Analysis

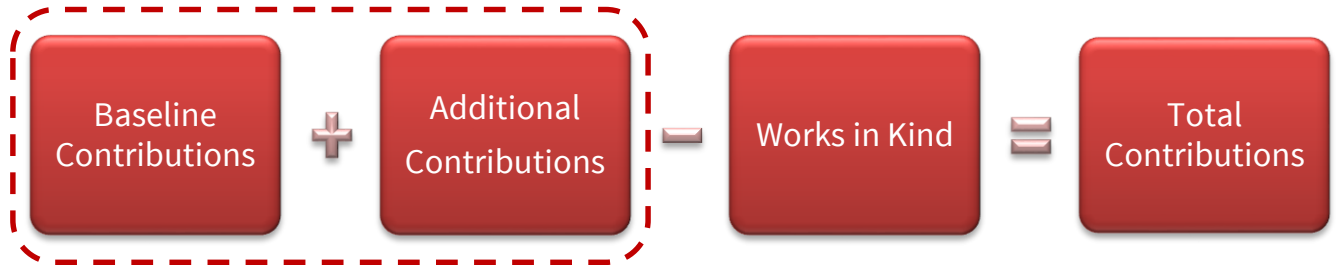
- Generates an additional 1,573 people and 912 dwellings above planned growth outlined in the Contributions Plan.



**FRASERS**  
PROPERTY



# Approach



**FRASERS**  
PROPERTY



# Approach

## Challenges

- Each infrastructure class has a different 'demand generators' e.g. an increase in population requires additional community facilities but does not necessarily require an increase of stormwater management facilities.
- The zones within the Edmondson Park contributions plan do not match the proposed Modification.
- The contributions plan does not provide any guidance on how to quantify infrastructure contributions for developments that deviate from the original concept plan.



**FRASERS**  
PROPERTY





# Infrastructure Contributions

- Utilising the Liverpool Contributions Plan 2008 – Edmondson Park to benchmark and calculate the value of additional contributions for:
  - Community Facilities
  - Recreational Facilities
  - Transport and Access Facilities
  - Stormwater Management
  - Plan Management



**FRASERS**  
PROPERTY



# Community Facilities

Item	Demand Generator	Planned	Implication of Modified Concept Plan	Baseline Contribution Rate	Additional Contribution
<b>Local Multi-Purpose Community Centre and children's centre</b>	Total population	1	Increase of total population by 1,571 people.	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	7.2% of total cost
<b>Multi-purpose community centre</b>	Total population	2	Increase of total population by 1,571 people.	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	7.2% of total cost
<b>Childcare Centre</b>	Population aged between 0-4	2	9 additional placements required	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	45% of total cost of childcare
<b>Branch Library</b>	Total population	1	Increase of total population by 1,571 people	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	7.2% of total cost
<b>Youth Centre</b>	Youth population	1	Increase of 346 population aged between 5 and 19	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	7.2% of total cost

Source: Liverpool Contributions Plan 2008 Edmondson Park, Liverpool City Council and JBA Analysis.

# Recreational Facilities

Item	Demand Generator	Planned	Implication of Modified Concept Plan	Baseline Contribution Rate	Additional Contribution
<b>District Park Level 1</b>	Population	10 ha	Neutral	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	Not Required
<b>Active Recreation Park and Neighbourhood Park Level 2</b>	Population	10 ha	Neutral	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	Not Required
<b>Passive Park Level 3</b>	Population	83 ha	Neutral	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	Not Required
<b>Conservation Area</b>	Population	56 ha	Neutral	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	Not Required

Source: Liverpool Contributions Plan 2008 Edmondson Park, Liverpool City Council and JBA Analysis.

# Transport and Access Facilities

Demand Generator	Planned	Implication of Modified Concept Plan	Baseline Contribution Rate	Additional Contribution
Trip Generators	As outlined in contributions plan	Additional traffic generated by increased population and non residential activity	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	3% of total cost for transport infrastructure items not identified within concept plan area.

Source: Liverpool Contributions Plan 2008 Edmondson Park, Liverpool City Council and JBA Analysis.



**FRASERS**  
PROPERTY



# Stormwater Management

Demand Generator	Planned	Implication of Modified Concept Plan	Baseline Contribution Rate	Additional Contribution
Area of land	As outlined in the Contributions Plan	Neutral	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	Not Required

Source: Liverpool Contributions Plan 2008 Edmondson Park, Liverpool City Council and JBA Analysis.



**FRASERS**  
PROPERTY



# Plan Management

Demand Generator	Planned	Implication of Modified Concept Plan	Baseline Contribution Rate	Additional Contribution
Plan Making	No new plan to be developed	None	38 dwellings per ha for residential precinct. B2 Zone Town Centre precinct.	Not Required

Source: Liverpool Contributions Plan 2008 Edmondson Park, Liverpool City Council and JBA Analysis.



**FRASERS**  
PROPERTY



# Infrastructure Contributions

## Estimated Infrastructure Contributions as of September 2016

Infrastructure Item	Base Rate	Additional Contributions	Total Contributions
Community	\$1,691,209	\$4,212,597	\$ 5,903,787
Recreational	\$9,604,108	\$0	\$9,604,108
Transport and Access	\$7,269,473	\$2,054,754	\$ 9,324,227
Stormwater Management	\$959,140	\$0	\$959,140
Plan Management	\$230,416	\$0	\$230,416
Total	<b>\$19,754,346</b>	<b>\$6,267,351</b>	<b>\$26,021,700</b>

Source: Liverpool Contributions Plan 2008 Edmondson Park, Liverpool City Council and JBA Analysis



**FRASERS**  
PROPERTY



## Next Steps

- Confirmation from Liverpool City Council on approach to calculate value of additional infrastructure contributions.
- Frasers Property to develop a list of works in kind and forward to Council for considerations.
- To meet again in a fortnight to progress discussion of works in kind to be delivered.



**FRASERS**  
PROPERTY





# MEMO



8 March 2017

info@asongroup.com.au

+61 2 9083 6601

Suite 1202, Level 12, 220 George Street

Sydney, NSW 2000

www.asongroup.com.au

**Attention:**      **Warwick Dowler (Frasers Property Australia)**  
                     **Mark Case (JBA);**

**RE:**                **Edmondson Park Frasers Town Centre – S94 Contributions – Network Traffic Changes**

Dear Warwick,

In reference to our recent discussions with JBA with regard to payment of S94 Contributions in relation to the proposed Edmondson Park Frasers Town Centre (EPFTC). Specifically, we have undertaken a review of changes to traffic volumes to/from the Town Centre as a result of the S75W compared with that originally adopted by studies supporting the *Liverpool Contributions Plan 2008 Edmondson Park (S94 Plan)* and subsequent Concept Plan studies. In this regard, we refer to the following documents:

- Aecom, *Edmondson Park South Part 3A – Concept Plan Application Transport Management and Accessibility Plan (TMAP)*, 9 September 2010
- Aecom, *Edmondson Park Frasers Town Centre – Section 75W Traffic Modelling Report*, 16 December 2016

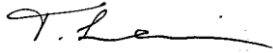
Having regard for the above, we have undertaken a review of projected traffic movements in and out of the Edmondson Park Frasers Town Centre by comparing the network flows from each of these reports, with the following considered noteworthy:

- Relative increased on various road links to/from the EPFTC vary. In the regard, reference should be made to the analysis included in **Attachment 1** which provides a summary of the network flows at the extremities of the EPFTC having regard for the 2026 network flows diagrams included in each of the Aecom reports.
- It is noted that there has been a slight reduction in overall traffic volumes around the EPFTC itself during the AM peak, compared to the previous planning. This is for a number of reasons, including:
  - a change in land-use mix whereby the previously proposed commercial use, with peak demands in both weekday peak periods, has been replaced with increased retail area with peak periods typically occurring in the afternoons and on weekends.
  - Revised trip distribution forecasts for retail and commercial trips generally, with a higher proportion of these trips generated by lands to the north. In this regard, traffic associated with the northern section of the wider Edmondson Park South Concept Plan (of which Frasers site forms only a part) are less likely to traverse roads through the EPFTC.
  - Most notably, a decrease in external vehicle trips generally, accounting for trips being linked to internal trips purposes within the overall precinct. e.g.
    - home > { school > } work    (whereby the school trip forms a linked internal trip)
    - work > {shops >} home        (whereby the school trip forms a linked internal trip)
- The combined sum of (two-way) vehicle movements for the previous TMAP and most recent S75W assessments are summarised below:

• Original TMAP	average peak of 8,305 veh/hr	(8,220 in AM   8,389 in PM)
• Current 75W	average peak of 8,484 veh/hr	(8,208 in AM   8,759 in PM)
• Net change	2.16% increase in the average peak traffic volumes external to the EPFTC	

We trust the above is of assistance and please contact the undersigned should you have any queries or require further information in relation to the above.

Yours sincerely,



Tim Lewis

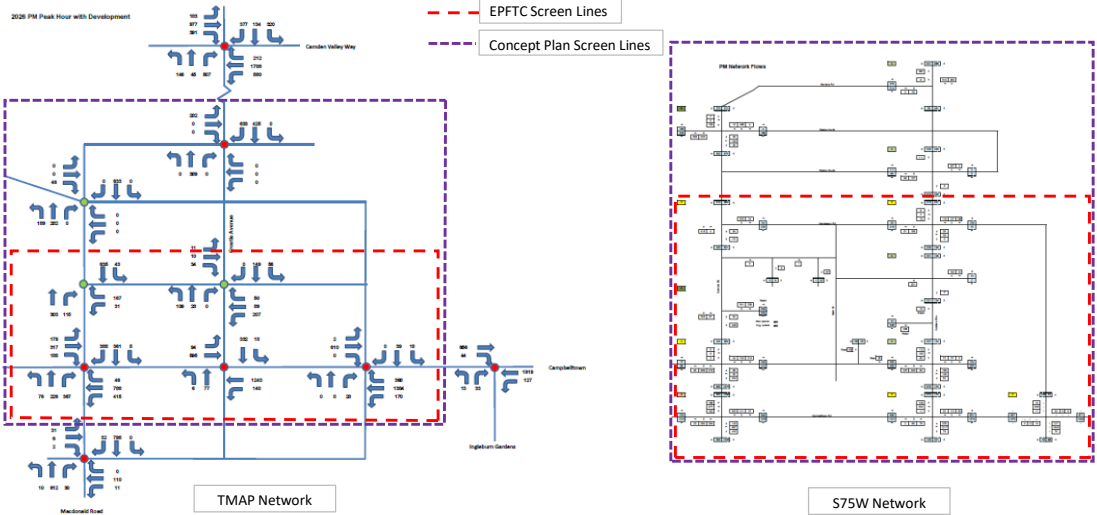
**Principal Traffic Engineer – Ason Group**

Email: [tim.lewis@asongroup.com.au](mailto:tim.lewis@asongroup.com.au)

## Attachment 1

EPFTC Screen Lines	Previous TMAP					Current S75W					Net Change %				
	IN	OUT	AM	IN	OUT	PM	IN	OUT	AM	IN	OUT	PM	IN	OUT	PM
Bemera (north of Henderson)	544	962	1,506	678	470	1,148	1,327	615	745	1,360	694	510	1,204	1,282	13.05%
Soldiers (north of Henderson)	133	79	212	205	89	294	253	164	365	529	431	213	644	587	23.31%
Campbelltown (east of East Town Centre road)	626	1,832	2,458	1,922	656	2,578	2,518	388	1,922	2,310	1,938	671	2,609	2,460	-38.02%
East Town Centre Rd (south of Campbelltown Rd)	308	43	351	36	209	245	298	109	21	130	26	101	127	129	-64.61%
Soldiers (south of Campbelltown Rd)	128	143	271	83	472	555	413	285	122	407	149	201	350	379	122.66%
Bemera (south of Campbelltown Rd)	881	630	1,511	669	964	1,633	1,572	814	608	1,422	594	1,038	1,632	1,527	-7.60%
Campbelltown Rd (west of Bemera)	1,516	395	1,911	684	1,252	1,936	1,924	1,506	424	1,930	758	1,319	2,077	2,004	-0.66%
Greenway (west of Bemera)	n/a	n/a	0	n/a	n/a	0	0	98	22	120	17	99	116	118	n/a
TOTAL	4,136	4,084	8,220	4,277	4,112	8,389	8,305	3,979	4,229	8,208	4,607	4,152	8,759	8,484	-3.80%

Concept Plan Area Screen Lines	Previous TMAP					Current S75W					Net Change %				
	IN	OUT	AM	IN	OUT	PM	IN	OUT	AM	IN	OUT	PM	IN	OUT	PM
Soldiers (north of Bemera / Soldiers)	577	974	1,551	1,058	671	1,729	1,640	357	841	1,198	634	424	1,058	1,128	-38.13%
Road NW of Ed Park	417	319	736	46	189	235	486	966	341	1,307	166	429	595	951	131.65%
Campbelltown (east of East Town Centre road)	626	1,832	2,458	1,922	656	2,578	2,518	388	1,922	2,310	1,938	671	2,609	2,460	-38.02%
East Town Centre Rd (south of Campbelltown Rd)	308	43	351	36	209	245	298	109	21	130	26	101	127	129	-64.61%
Soldiers (south of Campbelltown Rd)	128	143	271	83	472	555	413	285	122	407	149	201	350	379	122.66%
Bemera (south of Campbelltown Rd)	881	630	1,511	669	964	1,633	1,572	814	608	1,422	594	1,038	1,632	1,527	-7.60%
Campbelltown Rd (west of Bemera)	1,516	395	1,911	684	1,252	1,936	1,924	1,506	424	1,930	758	1,319	2,077	2,004	-0.66%
Greenway (west of Bemera)	n/a	n/a	0	n/a	n/a	0	0	98	22	120	17	99	116	118	n/a
TOTAL	4,453	4,336	8,789	4,498	4,413	8,911	8,850	4,523	4,301	8,824	4,282	4,282	8,564	8,694	1.57%





**Our Ref:** 110223 – Comment on stormwater contributions for s75W modification 170306

PK:pk

6 March 2017

Fraser's Property Australia  
PO Box 3307  
Rhodes NSW 2138

**Attn:** Warwick Dowler and Mark Case

**Subject:** Edmondson Park Fraser's Town Centre  
Impacts of Modification to Part 3A Concept Plan on Drainage and  
Infrastructure Contributions

Dear Warwick and Mark,

I refer to your application to modify the approved Part 3A Concept Plan for the Edmondson Park Fraser's Town Centre, and the presentation to Liverpool City Council (the Council) on the impacts of that modification on contributions applicable under the Liverpool Contributions Plan 2008, Edmondson Park (the Contributions Plan).

It is understood that the Council has queried the impacts of the modification's increased population and dwelling numbers on the contributions for drainage and stormwater infrastructure.

Contributions for Community Facilities, Open Space and Transport are based upon the increased demand for these facilities, which is directly related to the increase in population. However, the drainage and stormwater infrastructure identified in the Contributions Plan is intended to address the increased rate of stormwater runoff and pollution resulting from the increase in impervious area within the catchment.

This difference in approach is reflected in the Contribution Plan at Section 3.7.1 Levying of Contributions, where it states:

*....Contributions for subdivisions will be calculated according to the number of dwellings proposed on the allotment (with the exclusion of drainage and stormwater, which will be based on site area)...*

Whilst the modification results in an increase in population and dwelling numbers, it does not result in an increase in impervious area within the catchment or an increase in stormwater runoff and pollution.

As such, the modification does not result in a need for larger scale drainage and stormwater infrastructure, nor a larger proportion of the total drainage and stormwater contributions to be funded by the proponent.



**J. Wyndham Prince**

*Consulting Civil Infrastructure Engineers & Project Managers*

Accordingly, we consider that the drainage and stormwater contributions applicable to the Edmondson Park Frasers Town Centre should remain unaltered by the proposed modification to the concept plan.

Should you have any queries regarding this matter, please do not hesitate to contact me.

Yours faithfully,

**J. WYNDHAM PRINCE**

A handwritten signature in black ink, appearing to read 'Paul Koen', written in a cursive style.

**PAUL KOEN**

Project Manager