



Contribution Plans Operating in the Cumberland Local Government Area

Report to Council

Holroyd Contribution Plan

Pemulwuy Contribution Plan

Auburn Contribution Plan

**Parramatta Section 94A Contribution Plan (Amendment 5)
– Woodville Ward**

September 2019

1. Introduction

A review of current local infrastructure contribution plans (previously section 94 or section 94a plans) operating in the Cumberland Local Government Area has been undertaken. These include:

- Holroyd Contribution Plan
- Pemulwuy Contribution Plan
- Auburn Contribution Plan
- Parramatta Section 94A Contribution Plan (Amendment 5) – Woodville Ward

The outcomes of the review, outlined in this report, include the audit of revenue collected and allocated to contribution reserves, expenditure of projects funded by contribution reserves, as well as the proposed forward capital works program seeking endorsement by Council, for which contributions were collected.

The information provided in this report has taken into consideration the schedule of works for the draft Cumberland Local Infrastructure Contribution Plan, to ensure alignment with existing contribution plans and the preparation of a new consolidated contribution plan for local infrastructure in the Cumberland Local Government Area.

For projects where local infrastructure contribution funding can be applied, the budget from contribution plans is apportioned only to the growth component of the project. Monies collected from contribution plans are unable to fund gaps in current service delivery provision and are not permissible to fund maintenance works.

2. Audit of Contribution Plan

An audit of the identified contribution plans has been completed. This includes information on current contribution plan reserves, as well as income and expenditure by contribution plan.

The income and expenditure information outlined in this report includes internal journal adjustments, interest and repayments. It should be noted that due to the forensic auditing undertaken of the contribution plans, the final balances may differ from previous reports to Council.

Current Contribution Plans Reserves

The audit has identified the contribution reserves in the current former council contribution plans at \$86,218,465, as at 30 June 2019. Further details by contribution plan are outlined in Table 1.

Table 1: Former Council current contribution plans reserves (as at 30 June 2019)

Contribution Plan	Total
Pemulwuy Contribution Plan	\$4,700,681
Parramatta Contribution Plan – Woodville Ward	\$1,031,154
Auburn Contribution Plan	\$13,705,823
Holroyd Contribution Plan (excludes Merrylands catchment area) <ul style="list-style-type: none"> • Wentworthville: \$13,805,711 • Pendle Hill: \$2,098,325 • Toongabbie: \$5,906,426 • South Wentworthville: \$9,052,497 • Mays Hill: \$15,241,513 • Merrylands West: \$1,424,202 • Guildford: \$1,689,287 • Greystanes: \$58,126 • Infill: \$17,504,720 	\$66,780,807
Total Reserve	\$86,218,465

Pemulwuy – Income and Expenditure

Table 2 outlines the income and expenditure of the Pemulwuy contribution plan during the 2018-19 financial year. It should be noted that expenditure was also partly funded by agreements and works within the precinct that were completed in 2016.

Table 2: Income and expenditure during 2018-19 financial year – Pemulwuy

EOFY 2018	Income	Expenditure	2019 EOFY Balance
\$4,302,392	\$398,289	\$ -	\$4,700,681

Parramatta (Woodville Ward) – Income and Expenditure

Table 3 outlines the income and expenditure of the Auburn contribution plan during the 2018-19 financial year. It should be noted that the current scope of the plan reflects the Council boundary changes introduced in 2016.

Table 2: Income and expenditure during 2018-19 financial year – Parramatta (Woodville Ward)

EOFY 2018	Income	Expenditure	2019 EOFY Balance
\$1,196,000	\$748,154	\$913,000	\$1,031,154

Auburn – Income and Expenditure

Table 4 outlines the income and expenditure of the Auburn contribution plan during the 2018-19 financial year. It should be noted that the scope of the plan is impacted by the Council boundary changes introduced in 2016.

Table 4: Income and expenditure during 2018-19 financial year – Auburn

EOFY 2018	Income	Expenditure	2019 EOFY Balance
\$11,562,000	\$4,344,823	\$2,201,000	\$13,705,823

Holroyd – Income and Expenditure

Table 5 outlines the income and expenditure of the Holroyd contribution plan from the commencement date in 2013 to the end of financial year 2019. It should be noted that this information excludes the Merrylands catchment area.

Table 5: Income and expenditure from plan commencement to end of financial year 2019 – Holroyd

Catchment	Income	Expenditure	Balance
Wentworthville	\$13,806,711	\$1,000	\$13,805,711
Pendle Hill	\$2,102,324	\$4,000	\$2,098,325
Toongabbie	\$8,971,051	\$3,064,626	\$5,906,426
South Wentworthville	\$9,072,496	\$2,000	\$9,052,497
Mays Hill	\$15,374,511	\$133,000	\$15,241,513
Merrylands West	\$1,424,202	\$ -	\$1,424,202
Guildford	\$1,900,286	\$211,000	\$1,689,287
Greystanes	\$174,757	\$116,631	\$58,126
Infill	\$18,702,992	\$1,198,272	\$17,504,720

Further work is being undertaken to review the income and expenditure for the Merrylands catchment. This is informed by previous Council resolutions, the significant internal borrowing that has occurred to forward-fund projects, and the status of contribution arrangements in this location. The recoupment of costs associated with internal borrowings is identified in the draft Cumberland Local Infrastructure Contributions Plan.

3. Acquittal of Projects 2018-19

A number of projects were funded from the various contribution plans during the 2018-19 financial year, totalling \$4,090,000. Further information on the actual expenditure for the 2018-19 financial year is provided in Table 6. It should be noted that there may be further funding for some of these projects in the 2019-20 financial year, as rolling or staged projects.

Table 6: Acquittal of expenditure during 2018-19 financial year

Contribution Plan	Project	Expenditure
Parramatta	Glasgow Park	\$225,000
Parramatta	Land Acquisition – Wellington Street	\$653,000
Parramatta	Demolition	\$35,000
Auburn	Land Acquisition – Victoria Crescent	\$826,000
Auburn	Land Acquisition – Killeen Street	\$825,000
Auburn	Demolition	\$141,000
Auburn	Library Book Stock	\$133,000
Holroyd - Infill	Merrylands CBD Revitalisation	\$112,000
Holroyd - Infill	Cedric Hoffman Reserve	\$2,000
Holroyd - Toongabbie	Ted Burge Cricket Nets	\$107,000
Holroyd – Wentworthville	Veron Street Park	\$1,000
Holroyd - Greystanes	Apex Park	\$56,000
Holroyd - Greystanes	Greystanes Sportsground Playground	\$2,000
Holroyd - Guildford	Guildford West Sportsground	\$211,000
Holroyd – South Wentworthville	South Wentworthville –New cricket nets	\$20,000
Holroyd – Mays Hill	Freame Park upgrade	\$133,000
Holroyd - Infill	Girraween Park Sports field	\$27,000
Holroyd – Pendle Hill	Pendle Hill local parks	\$4,000
Holroyd - Wentworthville	Lytton Street Park	\$24,000
1.5% across all plans	Administration	\$552,000
	Total	\$4,090,000

4. Recommendations for Future Project Reserve

Based on the available funding reserves minus the expenditure to date, a list of recommended capital works is provided for Council endorsement. The recommendations are designed to ensure that there is a commitment to the allocation of the funding reserve, which is consistent with identified expenditure in the plan and meets Council’s legal obligation to expend the revenue against projects identified or a similar infrastructure nexus that meets residential growth.

The priority of the recommendation for capital works and allocation of reserves for project delivery was identified by:

- providing continuity of growth infrastructure that is of a public benefit
- a scope of works that reflects project priorities from strategic plans and Council resolutions
- ensuring Council is open, transparent and acts with probity in its administration and operation of financial plans

Further information on the recommended projects for future acquittal of current local infrastructure contribution plans is provided below.

It should also be noted that a 1.5% levy on all income received is allocated to an administration reserve and deducted to the total reserve balance at the end of the year.

Reserves will continue to receive interest which is apportioned to the reserve project total at the end of the financial year.

Pemulwuy – Recommended Forward Projects

The recommendation for capital projects reserve allocation from the Pemulwuy contribution plan is provided in Table 7.

Table 7: Recommendation for future acquittal of projects – Pemulwuy

Catchment	Project	Contribution Allocation
Pemulwuy	Greystanes Library Expansion / Renovation	\$650,000
Pemulwuy	Library Book Stock	\$450,000
Pemulwuy	** Hylands Road park – Additional Playing Field	\$2,100,000
Pemulwuy	* City Wide Sporting Facilities – various projects - Gipps Road, Netball complex, Guildford West Sportsground	\$1,480,000
	Total	\$4,680,000

*Nexus and apportionment outlined in Pemulwuy Plan - project funds consolidated with the Holroyd Contribution Plan – City Wide Sporting Facilities - schedule of works – Gipps Road, Netball Complex, Guildford West Sportsground

**Any income received is allocated to the Hylands Road Park - Additional Playing Fields Project.

It should be noted that the Pemulwuy contribution plan has two remaining development stages of minimal development and contributions payable. Once the development application of these stages is received, the Pemulwuy Contribution Plan will be repealed.

Parramatta (Woodville Ward) – Recommended Forward Projects

There are no available funds as Council has resolved to reserve \$1,000,000 to the Granville Multipurpose Centre project.

Auburn – Recommended Forward Projects

The recommendation for capital projects reserve allocation from the Auburn contribution plan is provided in Table 8.

Table 8: Recommendation for future acquittal of projects – Auburn

Cost Centre	Project	Contribution Allocation
Community Facilities	Regents Park Library and Community Centre	\$1,600,000
Drainage	Lidcombe Centre	\$700,000
Public Domain	Auburn Town Centre – Stage 2	\$2,300,000
	Friends Park extension	\$240,000
	Land Acquisition – John Street	\$1,000,000
	* Auburn South Community Centre	\$800,000
Accessibility and Traffic	** Bridge widening project	\$542,000
Parking	Repayment Auburn Car Park (Council loan)	\$160,000
Admin	** Bridge widening project	\$150,625
	* Auburn South Community Centre	\$400,000
Levy	* Auburn South Community Centre	\$3,800,000
	Total	\$11,692,625

* Allocation of funding to the Auburn South Community Centre is an amended resolution by Council and the funded bought forward from the draft Cumberland Local Infrastructure Contribution Plan schedule of works.

** The bridge widening project is a triparty funded project between RMS, Canterbury- Bankstown Council and Cumberland Council. This amount is 12.5% of the total project cost. It is a nexus project, but the widening can be apportioned to traffic improvements in the former Auburn Council.

Holroyd – Recommended Forward Projects

The recommendation for capital project reserve allocation from the Holroyd contribution plan (excluding Merrylands), for projects not already resolved to be funded by Council is provided in Table 9.

Table 9: Recommendation for future acquittal of projects – Holroyd (excluding Merrylands)

Project	Contribution Allocation
Wentworthville Multipurpose Centre – Library, community centre, child care centre, youth space, outreach/service space	\$8,300,000
Public Domain – Dunmore Street (stage 1) - DCP	\$4,500,000
Wentworthville Public Domain land acquisition – Pritchard and Station Street	\$3,000,000
Pendle Hill Public Domain Works & land acquisitions	\$4,500,000
Toongabbie Community Centre	\$850,000
CV Kelly Amenities	\$900,000
Girraween Sports Field – Land Acquisition	\$2,225,000
Toongabbie Public Domain	\$1,000,000
Community Centre Expansion and upgrade (Ted Burge)	\$800,000
Hereford Place extension works (excludes land)	\$750,000
Local Park Upgrades x 2 (propose Dorothy/ Friend Street & Benson and Mason	\$1,000,000
Land Acquisition – Hampden Road Reserve and embellishment	\$2,100,000
MJ Bennet Reserve upgrade and land acquisition	\$1,550,000
Freame Park Upgrade	\$560,000
Sydney Smith Park expansion	\$1,400,000
Hawkesbury Road Public Domain	\$1,500,000
New playground and land acquisitions	\$2,700,000
Land acquisition – (potentially Merrylands Road subject to development application)	\$3,300,000
New Playgrounds and pathways – Surrey Street local parks;	\$450,000
Shared pathways & LATM following canal – Chetwynd Road to Railway terrace	\$900,000
Greystanes local park upgrade	\$130,000
Veron and Lane Street Roundabout	\$450,000
Lytton St Park upgrade and acquisition	\$2,000,000
Holroyd Gardens upgrade	\$80,000
Aquatic Swim Centres	\$7,000,000
Library Stock (not including Pemulwuy)	\$1,000,000
Family and Childrens Centre (currently day care building)	\$1,600,000
Gipps Road Sporting Complex (not including Pemulwuy)	\$520,000
Netball Complex	\$1,900,000
Guildford west playground	\$130,000
Prospect Hill	\$2,432,000
Total	\$59,527,000

It should be noted that there are project within the list in Table 9 that are not 100% funded by contributions and require further funding from general revenue or further investigation of project cost.

5. Next Steps

Council will continue to receive contributions payable under the former Council contribution plans. At the end of the financial year, a report will be presented to Council on:

- current status of the capital works program
- revenue received during that financial year
- proposed capital works projects, as identified by strategic plans, plans for which governed the land to which it was developed, or on the review of function briefs and budgets of existing reserved projects

In addition, Council will write to Parramatta Council informing them of the status of the draft Cumberland Local Infrastructure Contribution Plan and when land identified in former Council contribution plans will no longer apply to those plans. Council will also work in conjunction with Parramatta Council to repeal plans once all land, under these existing plans, is identified in new contribution plans.