

COMMUNITY
ENHANCEMENT
PLAN

COMMUNITY ENHANCEMENT PLAN

Date of adoption: 18/03/2014

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1. Name of the Plan

The name of the Plan is the Community Enhancement Plan.

2. Ministerial Approval

This Plan was adopted by Council, on the (insert date).

Consistent with the requirements of Condition 9 of the Breakfast Point Concept Plan Approval, Ministerial Approval was requested and was granted on (insert date). The Plan is effective as of this date.

3. Background

A Concept Plan was approved under the former Part 3A of the Environmental Planning & Assessment Act 1979 in April 2006, for a large part of the Breakfast Point redevelopment precinct. The Breakfast Point Concept Plan Approval (the Approval) includes a condition (Condition 9) that requires the preparation of a Community Enhancement Plan (CEP). The purpose of the CEP is to identify community projects and facilities that will be implemented with the funds raised by Condition 9, equating to \$1.44 million if the maximum 200 dwellings is achieved.

At the Council meeting of 19 February 2013, Council resolved to manage the preparation of the Community Enhancement Plan in accordance with the intent of Condition 9.

4. Plan requirements

Condition 9 of the Breakfast Point Concept Plan Approval (the Approval) states:

Condition 9 – Other Monetary Contributions

In the event that the Applicant obtains approval from the Director General to increase the gross floor area (pursuant to Condition No.7 – Additional Floor Space of this approval), a further monetary contribution for community enhancement will be levied for all additional dwellings resulting from that increase. This Contribution will be levied at a rate of \$7,200.00 per dwelling regardless of size (equating to \$1.44 million if the maximum of 200 dwellings is achieved).

The Contributions shall be administered through the establishment of a Trust Fund or other appropriate mechanism.

A Community Enhancement Plan shall be prepared and submitted for the approval of the Minister. The Community Enhancement Plan shall be prepared in consultation with the local community and nominate funding for community projects and infrastructure within the suburbs of Concord, Mortlake, Breakfast Point and Cabarita. The Community Enhancement Plan shall also determine a works program, timing and means through which the Contribution delivered through this condition is accessed.

5. Meeting the Plan Requirements

The CEP has been prepared to satisfy Condition 9 of the Breakfast Point Concept Plan approval, approved under the former Part 3A of the *Environmental Planning & Assessment Act 1979*.

The preparation of the Plan has met the following requirements:

- 1. Consultation** - Prepared in consultation with the local community;

- 2. Nominate Projects & Funding** - Nominates funding for community projects and infrastructure within the suburbs of Concord, Mortlake, Breakfast Point & Cabarita;
- 3. Works Program** - Determines a works program, timing and means through which the Contribution delivered through this condition is accessed;
- 4. Financial Administration** - Administered through Council's financial system; and
- 5. Ministerial Approval** - Will be submitted for the approval of the Minister (following adoption by Council).

6. Consultation

Independent consultants Urban Concepts was engaged by the City of Canada Bay (Council) to facilitate the community consultation process to identify community projects and infrastructure to be funded under the Breakfast Point Community Enhancement Plan.

A Community Engagement Plan was prepared for this project which detailed the Engagement Strategy and calendar of events to be undertaken. The purpose of the Engagement Strategy was to facilitate resident and stakeholder understanding of the project and provide direction to Council as to which projects the community would like to see progressed in the final CEP.

In summary, communication initiatives undertaken by Urban Concepts were designed to:

- Facilitate community understanding of the Breakfast Point CEP;
- Test community support for each of the three Council nominated projects identified for funding under the CEP; and
- Provide a platform for community discussion about alternative community enhancement projects or amendments that should be made to the existing nominated projects.

A detailed outline of the communication initiatives and participation is provided in the Urban Concepts Consultation Report Volume 1 (Appendix 1)

The consultation included a range of events including a community walk, community workshop, stakeholder workshop, an event survey questionnaire and on-line project survey. A website provided ongoing feedback to the project and links to information supporting the progress of the project. The community engagement was implemented by Urban Concepts over the period from 1st November to the end of December 2013.

Council nominated three projects that benefit the areas of Breakfast Point, Mortlake, Cabarita and Concord to be included in the list of projects to be discussed during the consultation phase. Across the whole consultation phase, a further 31 projects were nominated by the community and stakeholders for inclusion in the CEP.

At each of the consultation events, participants were asked to vote on their favourite project. Following the face-to-face consultation, a survey sought votes on the final list of projects nominated through the consultation period. The outcomes of the entire consultation phase of the project was then reviewed and considered by Urban Concepts. Urban Concepts then prepared a report with recommendations on appropriate projects to be funded by the CEP. The Consultation Report (Volume 2) prepared by Urban Concepts is provided as Appendix 2.

The recommendations from the Consultation Report were used to inform the preparation of the Community Enhancement Plan.

7. Nominate Projects and Funding

Projects Nominated

Recommendations from the final Consultation Report prepared by Urban Concepts identified the following projects in Table 1 below as being prioritised to utilise the \$1.44 million available in development contributions under Condition 9 of the Approval. It is noted that further detailed descriptions of the projects are included within the Consultation Reports.

Table 1 – Projects nominated for funding

Project Nominated for Funding	Nominated by:	Project Summary
Recommendations provided by Urban Concepts within the Consultation Report		
Cabarita Park - Conservatory	Council	<p>The Conservatory is an arts/cultural facility that provides a place for artists and the community to undertake creative and cultural pursuits. The structure of the facility will be developed as part of the amenities building, incorporating ecologically sustainable design principles in its construction.</p> <p>The facility will be used as an adaptive space that complements Cabarita Park's historic Rotunda, providing combined arts and craft spaces, small community exhibitions and workshops, performance space and a covered area for outdoor functions.</p>
Edwards Park Upgrade – Amenities Building	Council	<p>The Edwards Park Upgrade project is in response to a proposal put forward to the City of Canada Bay Council in early 2012 by Concord Junior Soccer Club. The current amenities building needs to be replaced to cater for the growing membership of the soccer club and other sporting groups who use the facility, as well as to improve safety of the facility.</p> <p>The proposal includes the full demolition and replacement of the existing amenities building on the northern boundary fronting Brewer Street, Concord.</p>
Wangal Botanical Reserve Upgrade	Community	<p>This project identifies the need to upgrade Wangal Botanical Reserve by using funds available to a Concept Plan, plant new specialist Australian species to replenish soil degradation and erosion, provide new landscaping to reinstate the tranquillity of the Reserve and provide a new childrens' playground and seating.</p>
Based on the recommendations of the Consultation Report, Council has also nominated the following projects for inclusion in the CEP:		
Breakfast Point Activity Centre Improvements	Community	<p>This project aims to upgrade the Breakfast Point Activity Centre, including the implementation of an accessible toilet, wheelchair access ramp and internal renovations including lighting upgrade, air conditioning, repainting and extension of the heritage wall display.</p>
Breakfast Point Road Signage and	Community	<p>Provide road signage and traffic calming measures within the Breakfast Point</p>

Traffic Calming		residential area in conjunction with Breakfast Point Community Association.
Recommended as a small project that can be achieved within the Priority 5 budget, as an inexpensive quick win.		
Correct spelling on Signage	Community	To correct the spelling of parallel parking signs on Phillips Street, Cabarita.

Project Funding

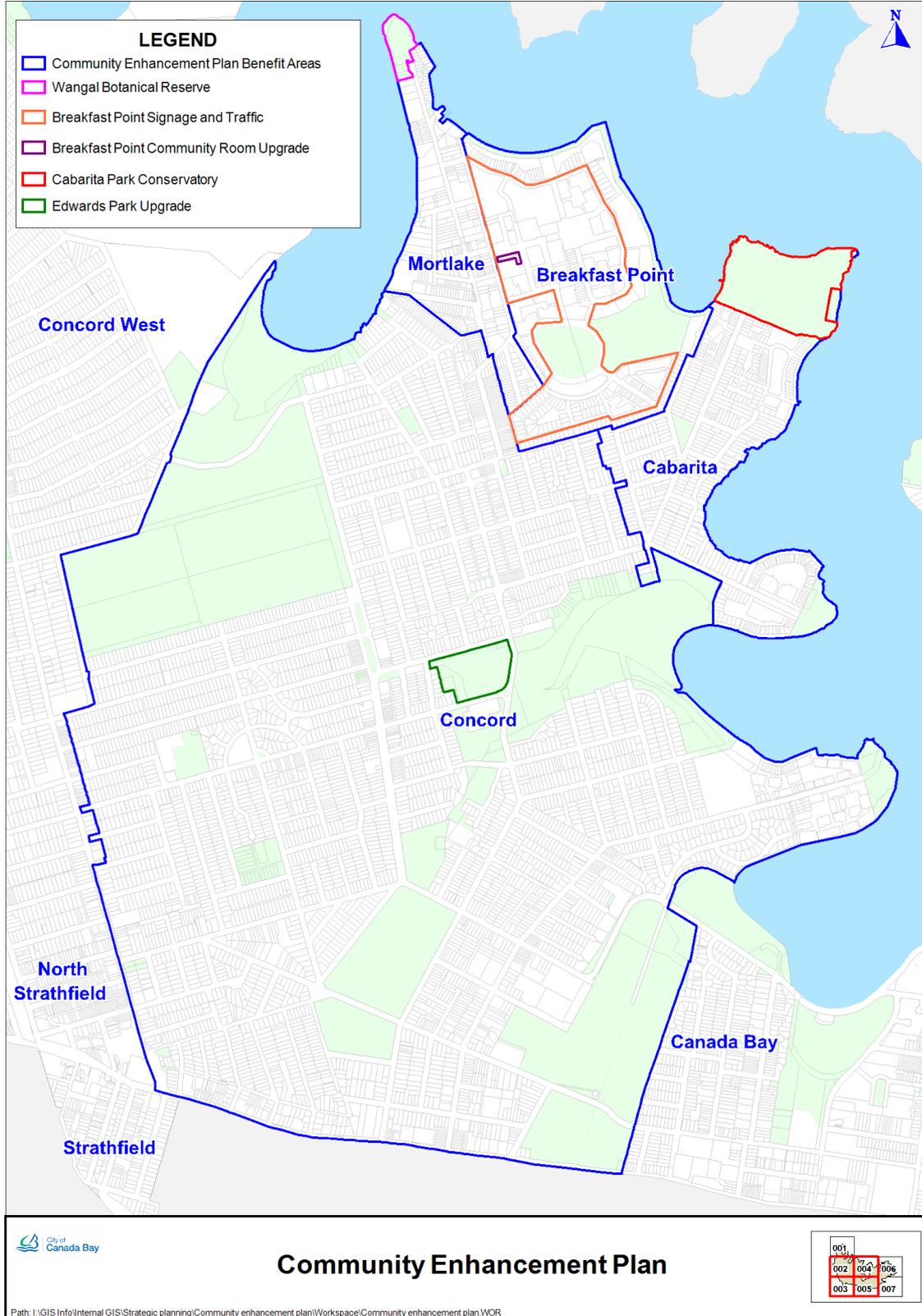
The \$1.44 million total funding available has been distributed between the nominated projects based on priority and the estimated cost of the works. Detailed surveys for the projects will not be achieved until funding has been secured and detailed designs and costings can then be progressed.

Table 2: Funding proposed for community projects and infrastructure identified.

Voting Priority	Project	Suburb of Benefit	Indicative Cost	Estimate funding from the CEP	Additional funding sources identified to support full project delivery
1	Cabarita Park Conservatory	Primary: All areas Regional facility that provides for the broader community including all areas covered by the CEP.	\$1,150,000	\$540,000	Development Contributions. Project identified in the Canada Bay Development Contributions Plan.
2	Edwards Park Upgrade Amenities Building	Primary: All areas Facility that provides for the broader community including all areas covered by the CEP.	\$1,100,000	\$400,000	Federal grant Concord Junior Soccer Club
3	Wangal Botanical Reserve Upgrade	Primary: Mortlake Secondary: All areas Not considered a regional park. Limited vehicle parking available, however the upgrades will make it attractive for residents within all areas covered by the CEP as it aims to provide a natural park area for passive recreation.	\$250,000	\$250,000	
4	Breakfast Point Activity Centre Improvements	Primary: Breakfast Point Secondary: Visitors to Breakfast Point	\$150,000	\$150,000	
5	Breakfast Point Road Signage and Traffic Calming	Primary: Breakfast Point Secondary: All areas	\$100,000	\$100,000	
6	Correct the spelling on Signage – Phillips Street Cabarita	Primary: All areas		Provide in above budget	

TOTAL			\$1,440,000	
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Map 1: Distribution of projects identified for funding



8. Works Program

Table 3 – Implementation Plan

Priority	Project	Proposed works	Timing
1.	Cabarita Park - Conservatory	<ul style="list-style-type: none"> Preparation of final detailed design, plans and cost estimates for construction of the Conservatory. Construction of Conservatory. 	Estimated project completion 2016/2017
2.	Edwards Park Sports Upgrade – Amenities Building	<ul style="list-style-type: none"> Preparation of final detailed design, plans and cost estimates for construction of the amenities building. Construction of amenities building. 	Estimated project completion 2015/2016
3.	The Wangal Botanical Reserve Upgrade	<ul style="list-style-type: none"> Investigate opportunities to: Prepare a site specific Plan of Management as required; Plant new specialist Australian species to replenish soil degradation and erosion; Provide new landscaping to reinstate tranquillity of the Reserve; and Provide new children’s playground and seating as appropriate. Plans of Management prepared for this site should reflect existing recommendations within Council’s Let’s Play Strategy to create a natural play area utilising natural elements of the Reserve. 	Estimated project completion 2016/2017
4.	Breakfast Point Activity Centre Improvements	<ul style="list-style-type: none"> Discuss works in consultation with Council’s Heritage Advisor. Prepare final plans and cost estimates for activity centre improvements: wheelchair accessible toilet; wheelchair access ramp; removal of internal walls to provide larger rooms for community activities; lighting upgrade, air-conditioning, painting, new furnishings; and Extend the heritage wall display depicting the history of the AGL gas works site. 	Estimated project completion 2015/2016
5.	Breakfast Point Road Signage and Traffic Calming	<ul style="list-style-type: none"> Provide road signage and traffic calming measures within the Breakfast Point residential area in conjunction with Breakfast Point Community Association. 	Estimated project completion 2014/2015

6.	Correct the spelling on Signage (Parallel Parking signs on Phillips Street)	<ul style="list-style-type: none"> Identify no. of signs to be replaced. Prepare new signs and replace in conjunction with abovementioned project. 	Estimated project completion 2014/2015
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9. Financial Administration

The infrastructure identified for implementation under the Plan will only be provided where funding is received under Condition 9 of the Approval. Funding will be provided as it becomes available and based on the prioritisation as outlined in the Plan.

A separate account has been created by Council where contributions received from the additional development in Breakfast Point will be allocated specifically for the purpose of the CEP.

Where works are being undertaken by parties outside of Council, a Deed of Agreement will be reached to facilitate the appropriate timing for the release of funds.

10. Appendix

1. Consultation Report – Volume 1 (Consultation Report to Inform the Breakfast Point Community Enhancement Plan (CEP)) [Attached as separate report]

2. Consultation Report – Volume 2 (Consultation Report to Inform the Breakfast Point Community Enhancement Plan (CEP)) [Attached as separate report]

3. Instrument of Approval – Modification of Condition 9 [See P9-10]

Appendix 3

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated 4 April 2013, I the Executive Director, Development Assessment Systems and Approvals, approve the modification of the Concept Plan referred to in schedule 1, subject to the conditions in schedule 2.



Chris Wilson
Executive Director, Development Assessment Systems and Approvals
Department of Planning & Infrastructure

Sydney

5 JULY

2013

SCHEDULE 1

- Concept Approval:** Breakfast Point Concept Plan 2005 granted by the Minister for Planning on 7 April 2006 and as amended on 18 October 2010 and 19 September 2012.
- For the following:** Concept approval for development solely within the concept plan area including:
- (1) 183,480m² maximum gross floor area;
 - (2) 1,519m² maximum commercial and non-residential uses (within the 183,480m² maximum gross floor area specified above);
 - (2a) 37,004m² maximum gross floor area for Serviced Self-Care Housing (as defined by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (within the 183,480m² maximum gross floor area specified above);
 - (3) 989 residential dwellings (and up to a maximum of 1,189 residential dwellings, subject to compliance with Condition No. 7 of the approval);
 - (3a) 227 seniors housing dwellings;
 - (4) Landscaped public and private open space;
 - (5) Associated services and infrastructure;
 - (6) Land use distribution, building heights, densities, dwelling mixes and types;
 - (7) Subdivision into no more than 100 Torrens Title Lots; and
 - (8) Subdivision into no more than 1,189 strata subdivision lots (for residential dwellings) subject to compliance with the conditions of this approval.
- Modification:** Breakfast Point Concept Plan MOD 3 for a change to Condition 9 requiring a Community Enhancement Plan.

SCHEDULE 2

CONDITIONS

The above approval is modified as follows:

- a) Condition 9 is amended by deletion of the struck out words and insertion of the **bold and underlined** words and deletion of ~~struck-out~~ words as follows:

9. Other Monetary Contributions

In the event that the Applicant obtains approval from the Director General to increase the gross floor area (pursuant to Condition No. 7 – Additional Floor Space of this approval), a further monetary contribution for community enhancement will be levied for all additional dwellings resulting from that increase. This Contribution will be levied at a rate of \$7, 200.00 per dwelling regardless of size (equating to \$1.44 million if the maximum of 200 dwellings is achieved).

The Contributions shall be administered ~~by the Applicant~~ through the establishment of a Trust Fund or other appropriate mechanism.

*~~The Applicant shall prepare and submit a~~ **A Community Enhancement Plan shall be prepared and submitted** for the approval of the Minister. The Community Enhancement Plan shall be prepared in consultation with ~~Council~~, and the local community and nominate funding for community projects and infrastructure within the suburbs of Concord, Mortlake, Breakfast Point, and Cabarita. The Community Enhancement Plan shall also determine a works program, timing and means through which the Contribution delivered through this condition is accessed.*