

An aerial photograph of a large body of water, likely a bay or lake. In the foreground, there is a small, rocky island with some trees. The water is a deep blue-grey color. In the background, a town with many houses and trees is visible along the shoreline. The sky is filled with white clouds. The text "CITY OF CANADA BAY LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN" is overlaid in white, bold, sans-serif capital letters in the center of the image.

CITY OF CANADA BAY LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN



City of Canada Bay Local Infrastructure Contributions Plan (Amendment 1)

Prepared for



By





The purpose for which this report may be used and relied upon is limited for that which it was commissioned. Copyright in the whole and every part of this document belongs to City of Canada Bay Council and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent.

All photographs used in this document were provided by and are the property of City of Canada Bay Council.

Document History and Status

Version	Issue To	Qty	Date	Prepared by	Reviewed by
Final	Tina Kao	1e	29 June 2021	JON	GN
Amend 1	P Dewar	1e	04/01/2024	JON	GN



Table of Contents

Glossary of terms and abbreviations	v
Plan Summary	vi
Summary of contribution rates	vi
Plan overview	ix
1 Is a contribution required and how is it calculated?	1
1.1 Name and purposes of the plan	1
1.2 What land does this plan apply to?	2
1.2.1 Strathfield Triangle	3
1.2.2 Separate and additional infrastructure requirements for certain development in the Parramatta Road Corridor Urban Transformation Strategy precincts	3
1.3 What development does this plan apply to?	4
1.3.1 Development affected by the plan	4
1.3.2 What development is exempted from contributions or levies?	4
1.4 How to calculate a contribution amount	6
1.4.1 Calculating a s7.11 contribution	6
1.4.2 Calculating a s7.12 fixed development consent levy	9
1.4.3 Worked examples	10
2 How is a contribution imposed on developments?	14
2.1 Monetary contributions	14
2.2 Section 7.11 contributions	14
2.2.1 Land contributions	14
2.2.2 Cap on monetary s7.11 contributions for residential development	14
2.2.3 Adjustment to section 7.11 contribution rates	15
2.2.4 Latest section 7.11 contribution rates to be used	15
2.3 Section 7.12 fixed development consent levies	15
2.3.1 Determining the proposed cost of carrying out a development	15
2.3.2 Cost Summary Report must accompany development application	16
2.3.3 Who may provide a Cost Summary Report?	16
2.4 Obligations of accredited certifiers	16
2.4.1 Complying development certificates	16
2.4.2 Construction certificates	17



3	How and when can a contribution requirement be settled?	20
3.1	Timing of payments	20
3.2	Indexing of contribution and levy amounts in consents	20
3.3	Deferred payments	20
3.4	Can the contribution be settled by dedicating land or undertaking works?	21
4	Other administration matters	24
4.1	Relationship of this plan to other contributions plans	24
4.2	Transitional arrangements	24
4.3	Pooling of contributions funds	24
4.4	Accountability and access to information	24
4.5	Review of contributions plan	25

Tables

Table 1	Section 7.11 contribution rates for areas excluding Rhodes Peninsula and Strathfield Triangle	vi
Table 2	Section 7.11 contribution rates for the Rhodes Peninsula catchment	vii
Table 3	Section 7.11 contribution rates for the Strathfield Triangle catchment	viii
Table 4	Section 7.12 levy rates	viii
Table 5	Summary of proposed infrastructure costs (excluding Strathfield Triangle)	ix
Table 6	Assumed occupancy rates for calculation of contributions and demand credits	8

Figures

Figure 1	Canada Bay Local Government Area	2
Figure 2	Process to determine when a contribution is required	5
Figure 3	Canada Bay LGA excluding Rhodes and North Strathfield	6
Figure 4	Rhodes Peninsula	7
Figure 5	Strathfield Triangle	7

Appendices

Appendix A:	Infrastructure demand and the calculation of the contribution rates
Appendix B:	Infrastructure schedule and location maps
Appendix C:	Cost summary reports
Appendix D:	Strathfield Triangle
Appendix E:	PRCUTS Kings Bay, Homebush and Burwood North



Glossary of terms and abbreviations

Words and phrases used in this plan have the same meaning as the terms defined in the Canada Bay Local Environment Plan 2013, or the EP&A Act, except as provided for below.

In this plan, the following words and phrases have the following meanings:

Bedroom means any room or space within a dwelling capable of being used as or converted to a bedroom.

CDC means complying development certificate.

Consent authority has the same meaning as in the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.

Council means City of Canada Bay Council.

EP&A Act means the NSW Environmental Planning and Assessment Act 1979.

EP&A Regulation means the NSW Environmental Planning and Assessment Regulation 2021.

IPART means Independent Pricing and Regulatory Tribunal.

LGA means local government area.

Local infrastructure means public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services.





Plan Summary

Summary of contribution rates

The contribution rates that apply to development are as shown below.

Note regarding Minister’s Direction

At the time this plan was made, consent authorities could not impose a monetary contribution on a residential development that exceeded \$20,000 per lot or dwelling. This restriction is due to a [Direction made by the Minister for Planning on 28 August 2012](#), as amended. The consent authority therefore shall not impose a total monetary contribution under this plan that exceeds \$20,000 for each dwelling approved in the development while ever this Direction (or any similar or subsequent direction) remains in place.

Table 1 Section 7.11 contribution rates for areas excluding Rhodes Peninsula and Strathfield Triangle

Infrastructure item	Per resident*	Per independent living unit or boarding house room	Per 0 or 1 bedroom dwelling, 0 or 1 bedroom secondary dwelling	Per 2 bed dwelling, or 2 bed secondary dwelling	Per 3 or more bed dwelling, or residential allotment
Recreation	\$2,727	\$3,817	\$3,924	\$5,917	\$8,504
Public Domain	\$4,690	\$6,566	\$6,749	\$10,177	\$14,628
Community	\$740	\$1,036	\$1,065	\$1,605	\$2,307
Active Transport	\$799	\$1,119	\$1,150	\$1,735	\$2,493
Plan Administration and Management	\$103	\$144	\$148	\$223	\$320
Total	\$9,058	\$12,682	\$13,036	\$19,656	\$28,253
Total while Minister’s Direction is in place ^a					\$20,000

* the per resident rate is relevant to calculating the contributions for group homes and hostels
a see Note regarding Minister’s Direction before Table 1



Table 2 Section 7.11 contribution rates for the Rhodes Peninsula catchment

Infrastructure item	Per resident*	Per independent living unit or boarding house room	Per 0 or 1 bedroom dwelling, 0 or 1 bedroom secondary dwelling	Per 2 bedroom dwelling, or 2 bed secondary dwelling	Per 3 or more bedroom dwelling, or residential allotment
Roads and Civic Space Facilities	\$6,016	\$8,422	\$8,657	\$13,054	\$18,763
Recreation	\$2,727	\$3,817	\$3,924	\$5,917	\$8,504
Community	\$740	\$1,036	\$1,065	\$1,605	\$2,307
Active Transport	\$799	\$1,119	\$1,150	\$1,735	\$2,493
Plan Administration and Management	\$154	\$216	\$222	\$335	\$481
Total	\$10,436	\$14,610	\$15,018	\$22,645	\$32,549
Total while Minister's Direction is in place ^a				\$20,000	\$20,000

* the per resident rate is relevant to calculating the contributions for group homes and hostels

a see Note regarding Minister's Direction before Table 1





Table 3 Section 7.11 contribution rates for the Strathfield Triangle catchment

Infrastructure item	Per resident*	Per independent living unit or boarding house room	Per 0 or 1 bedroom dwelling, 0 or 1 bedroom secondary dwelling	Per 2 bedroom dwelling, or 2 bed secondary dwelling	Per 3 or more bedroom dwelling, or residential allotment
Land Acquisitions	\$16,885	\$21,781	\$21,781	\$32,081	\$42,718
Public Domain	\$12,266	\$15,823	\$15,823	\$23,305	\$31,033
Recreation	\$2,727	\$3,817	\$3,924	\$5,917	\$8,504
Community	\$740	\$1,036	\$1,065	\$1,605	\$2,307
Active Transport	\$799	\$1,119	\$1,150	\$1,735	\$2,493
Plan Administration and Management	\$248	\$320	\$320	\$471	\$628
Total	\$33,664	\$43,896	\$44,063	\$65,114	\$87,683
Total while Minister's Direction is in place ^a		\$20,000	\$20,000	\$20,000	\$20,000

* the per resident rate is relevant to calculating the contributions for group homes and hostels

a see Note regarding Minister's Direction before Table 1

Table 4 Section 7.12 levy rates

Development type*	Levy rate
Development that has a proposed cost of carrying out the development:	
up to and including \$100,000	Nil
more than \$100,000 and up to and including \$200,000	0.5% of that cost
more than \$200,000	1% of that cost

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) – Kings Bay, Homebush and Burwood North

Refer to **Appendix E** for information.



Plan overview

City of Canada Bay LGA has a population of approximately 97,200 people. Future residential development in the area is expected to accommodate over 26,000 additional residents. The development will be spread throughout the area with higher density residential development concentrated in Rhodes, North Strathfield, Burwood North, Five Dock and Kings Bay.

This population growth in Canada Bay can only be sustained by the provision of new and upgraded local infrastructure. Contributions of land, works and money from the developers of land in will be a key source of funding for this infrastructure.

Sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979 (EP&A Act) authorises councils and other consent authorities to require contributions of land or money from developments toward the provision, extension or augmentation of local infrastructure.

The local infrastructure to be provided by contributions received from developers under this plan is listed in **Appendix B** and includes:

- recreation works including playing fields, amenities buildings, playgrounds, landscaping, seating, lighting and equipment, walking trails and indoor sports recreation centres.
- community facilities including library and community spaces.
- public domain facilities including land, footpath paving, street tree planting and street lighting.
- active transport including traffic facilities, cycleways and shared paths.

A summary of the costs of local infrastructure included in this plan is shown in **Table 5**.

The costs of administering this plan will also be met by contributions imposed under this plan.

Table 5 Summary of proposed infrastructure costs (excluding Strathfield Triangle)

Type of contribution and type of local infrastructure	Total cost of works in plan*
Section 7.11 contributions	
Recreation Facilities	\$112.5m
Public Domain	\$97.0m
Community Facilities	\$45.1m
Active Transport	\$34.7m
Rhodes Peninsula facilities	\$50.3m
Section 7.12 contributions	
Local infrastructure	\$36.4m
Total	\$376.3m

* Due to section 7.11 contributions needing to account for nexus and apportionment of costs, the contributions anticipated to be made under this plan will fund only a portion of the total infrastructure costs.



Development contributions collected under s7.11 of this plan will be applied to deliver the infrastructure items listed in works schedule in Appendix B. Contributions collected under s7.12 of this plan will be applied to deliver the infrastructure items listed in the works schedule 'Section 7.12 Works List' or may also be used by Council to fund works contained in works schedule in Appendix B which are identified as 'City Wide' items.

This plan has been prepared in accordance with the EP&A Act and EP&A Regulation and having regard to the latest practice notes issued by the Planning Secretary. This plan has been divided into the following sections to allow easy navigation by Council staff, developers and private certifiers. A brief description of each section is provided below.

Section 1 – Is a contribution required and how is it calculated?

This section describes the types of developments required to make contributions, developments that are exempt from making contributions and includes a flow chart to determine if a development is subject to a contribution and what type of contribution that will be. To aid understanding, the section also provides worked examples on the calculation of contribution amounts for a selection of developments.

Section 2 – How is a contribution imposed on a development?

This section explains how conditions of consent will be used to require contributions and levies, and the ways in which contribution rates and amounts will be adjusted over time to reflect changes in infrastructure costs. It also describes accredited certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and CDCs.

Section 3 – How and when a contribution requirement can be settled?

This section explains how consent conditions requiring the payment of contributions can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as using works-in-kind agreements.

Section 4 – Other administration matters

This section outlines other administrative arrangements applying to the operation of this plan.

Appendices

Appendix A includes a discussion on the demand for local infrastructure and how the s7.11 contribution rates have been derived.

Appendix B contains the works schedule and location maps of the local infrastructure that is to be delivered under the plan.

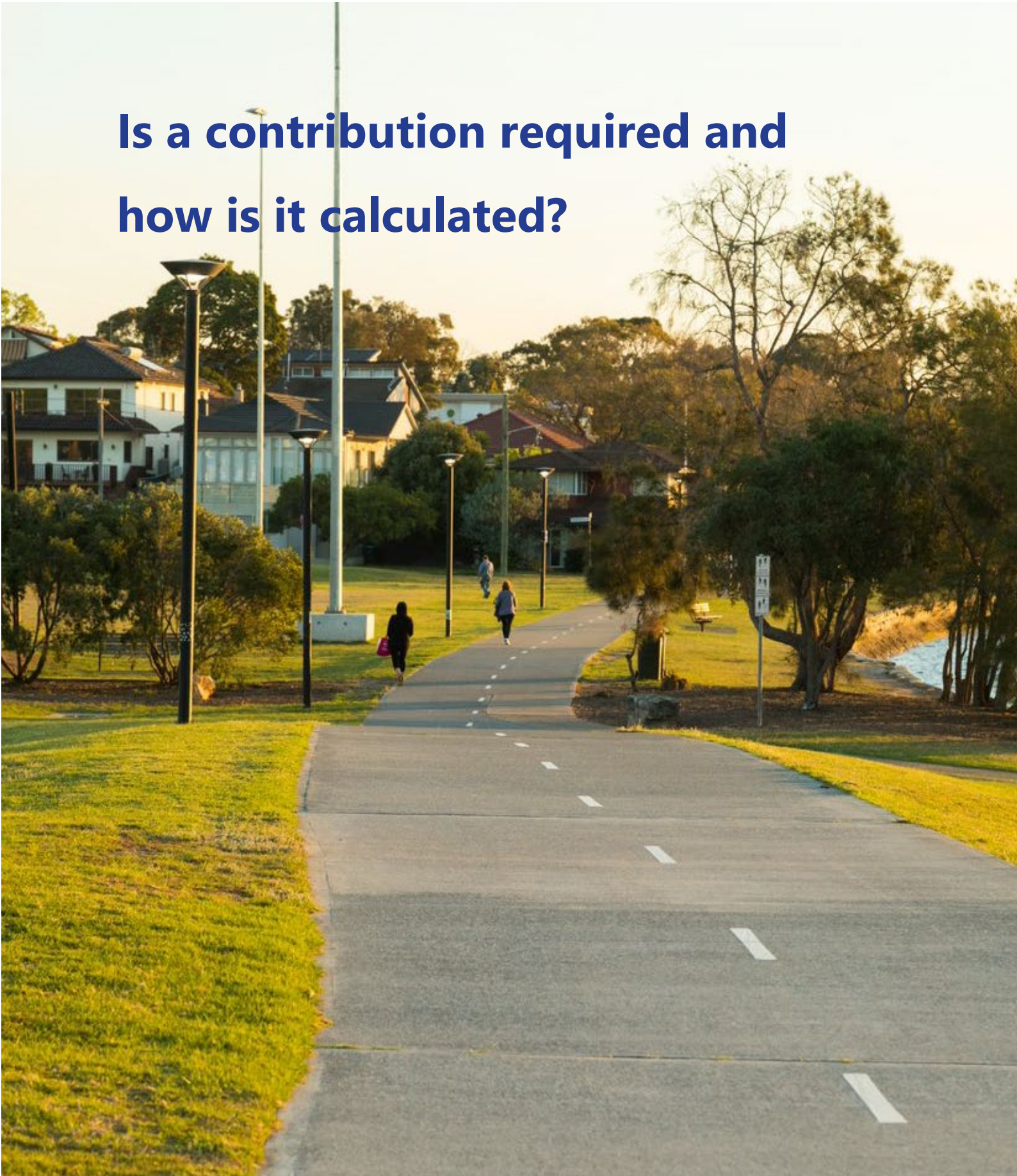
Appendix C includes cost summary reports to be used for s7.12 development cost estimates.

Appendix D includes a discussion on the demand for local infrastructure and the calculation of the contribution rate for the Strathfield Triangle.

Appendix E includes information on the Parramatta Road Corridor Urban Transformation Strategy.



Is a contribution required and how is it calculated?





1 Is a contribution required and how is it calculated?

1.1 Name and purposes of the plan

This plan is called City of Canada Bay Local Infrastructure Contributions Plan (Amendment 1).

The main purpose of this plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies; or
- the Council or an accredited certifier, when issuing a CDC for development to which this plan applies,

to require either a contribution (under s7.11 of the EP&A Act) OR a fixed development levy (under s7.12 of the EP&A Act) to be made towards the provision, extension or augmentation of local infrastructure:

- required as a consequence of development in the City of Canada Bay, or
- that has been provided in anticipation of, or to facilitate, such development.

Other purposes of this plan are as follows:

- To provide the framework for the efficient and equitable determination, collection and management of development contributions in the Canada Bay area.
- To establish the relationship between the expected development and proposed local infrastructure to demonstrate that the s7.11 contributions required under this plan are reasonable (refer to **Appendices A and D**).
- To ensure, within the constraints imposed by the NSW government, that the broader Canada Bay community is not unreasonably burdened by the provision of local infrastructure that is required as a result of development.



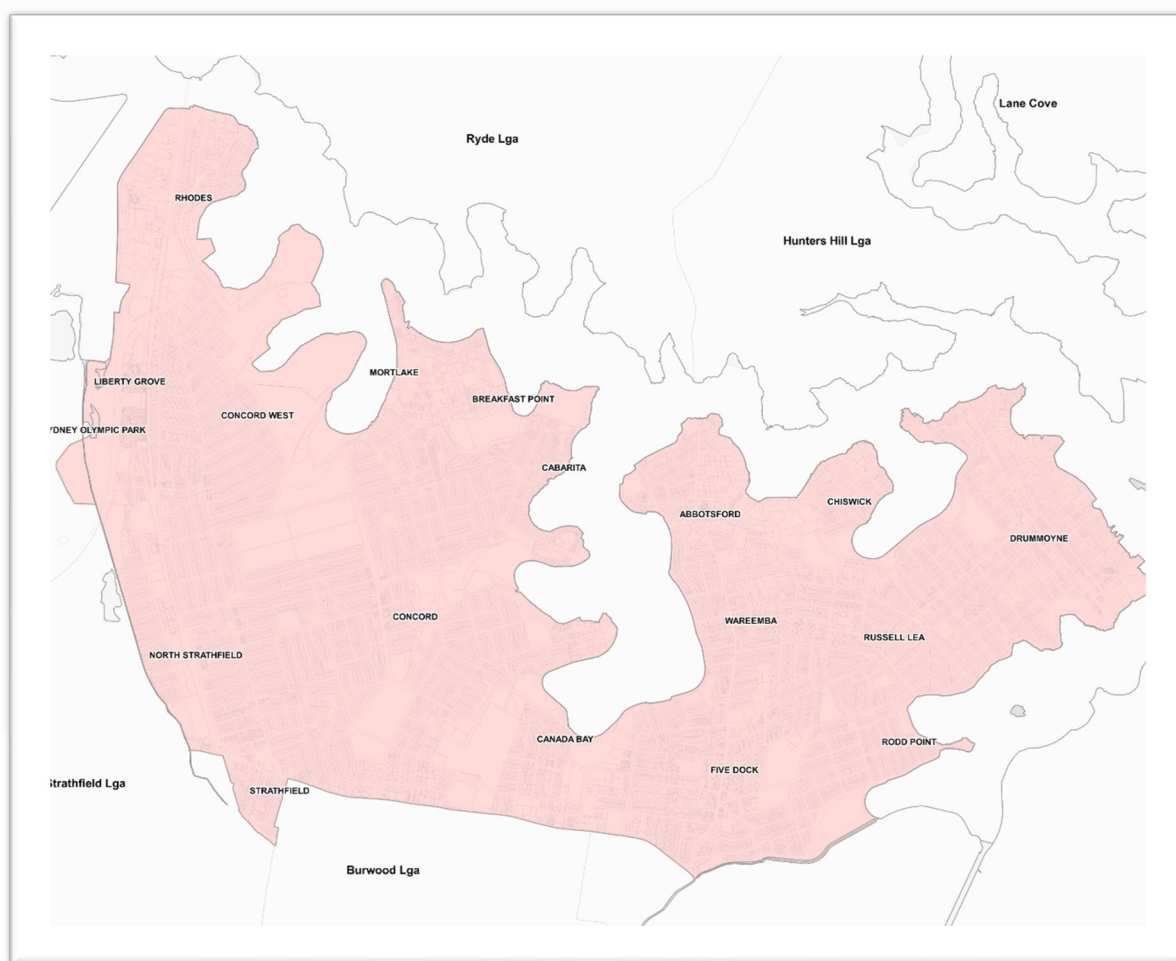
1.2 What land does this plan apply to?

This plan applies to the City of Canada Bay LGA. Refer to **Figure 1**.

The LGA has been divided into 4 catchments for the purpose of determining fair s7.11 contribution rates, namely:

- Canada Bay LGA
- Canada Bay Remainder
- Rhodes Peninsula
- Strathfield Triangle

Information and discussion on the catchments is contained in **Appendix A** and **Appendix D**.



Source: City of Canada Bay Council

Figure 1 Canada Bay Local Government Area



1.2.1 Strathfield Triangle

The infrastructure costs for Strathfield Triangle catchment have been adjusted for inflation to reflect 2023 cost estimates. No other changes to assumptions informing the contribution rates have been made.

However, the impact of the updated costs has substantially increased the contribution rates. The rates are well above what are allowed under the Ministerial direction that applies to s7.11 contributions. This in turn severely limits the ability to deliver all the local infrastructure needed to support the Strathfield Triangle development.

Accordingly, a review of the planning controls and infrastructure delivery arrangements has been undertaken. A planning proposal has been prepared, one of the purposes being identifying a more financially sustainable infrastructure delivery strategy.

The inclusion of the updated Strathfield Triangle infrastructure costs in this plan is an interim measure until the Strathfield Triangle planning and infrastructure strategy is finalised.

Appendix D contains the discussion on the demand for infrastructure for the Strathfield Triangle. The discussion reflects what appears in the City of Canada Bay Development Contributions Plan – Strathfield Triangle (2013).

1.2.2 Separate and additional infrastructure requirements for certain development in the Parramatta Road Corridor Urban Transformation Strategy precincts

Development on land in the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) area, as shown on the maps in Appendix E, may be subject to additional infrastructure requirements under Part 8 of the Canada Bay Local Environmental Plan 2013 (LEP) and the Parramatta Road Corridor Precincts Infrastructure Strategy (Infrastructure Strategy).

Public domain works on public land (such as footpath, utilities connections, lighting and the like) are to be undertaken by landowners, conditioned through DA development consents.

Works identified in the Infrastructure Strategy on private land (such as creation of laneways, parks, landscaping in setbacks) are to be delivered through a planning mechanism in the LEP and associated Infrastructure Strategy.

The LEP and Infrastructure Strategy sets out the requirements of development in these areas to provide infrastructure in order to enhance the amenity of the Parramatta Road Corridor, in exchange for greater land use density.

Infrastructure provided under the LEP's special provisions are separate to and independent of any infrastructure contributions imposed on developments under this contributions plan.

That is, Council will not allow the value of any infrastructure provided under the LEP's special provisions to be used as an offset or credit to partly or fully satisfy a contribution requirement under s7.11 (5) of the EP&A Act, or be regarded as a previous contribution under s7.11 (6).



1.3 What development does this plan apply to?

1.3.1 Development affected by the plan

Subject to **section 1.3.2** of this plan, this plan applies to:

- (a) Residential Accommodation development that would result in a net increase in residents on the land in accordance with **section 1.4.1**.
- (b) other development that has a proposed cost of more than \$100,000.

Type (a) developments will be subject to condition requiring a contribution imposed under section 7.11 of the EP&A Act. Refer to **section 1.4.1** for the contribution rates that apply.

Type (b) developments will be subject to a condition requiring the payment of a levy under section 7.12 of the EP&A Act. Refer to **section 1.4.2** for the levy rates that apply.

Where a single development application comprises a mix of type (a) and (b) developments, either a s7.11 contribution or a s7.12 levy will be imposed. The following procedure shall be followed to determine the type of contribution and the amount of the contribution.

- if application of a s7.12 levy to the whole development yields a higher contribution amount than application of a s7.11 contribution to the whole development, then a s7.12 levy calculated on the whole development shall be imposed; or
- if application of a s7.12 levy to the whole development yields a lower contribution amount than application of a s7.11 contribution on the whole development, then a s7.11 contribution shall be imposed.

Figure 2 over page shows the process for determining if contributions apply to development under this plan.

Refer to **Tables 1, 2, 3** and **4** for the rates that apply to different development types.

1.3.2 What development is exempted from contributions or levies?

This plan does not apply to the following types of developments:

- Development exempted from s7.11 contributions or s7.12 levies by way of a direction made by the Minister for Planning. Copies of the current directions are available to download from the Department of Planning, Housing and Infrastructure website.
- Development for the purposes of infrastructure funded by s7.11 contributions or s7.12 levies.
- Affordable housing dwellings delivered through the *Canada Bay Affordable Housing Contributions Scheme*.
- Residential care facilities.

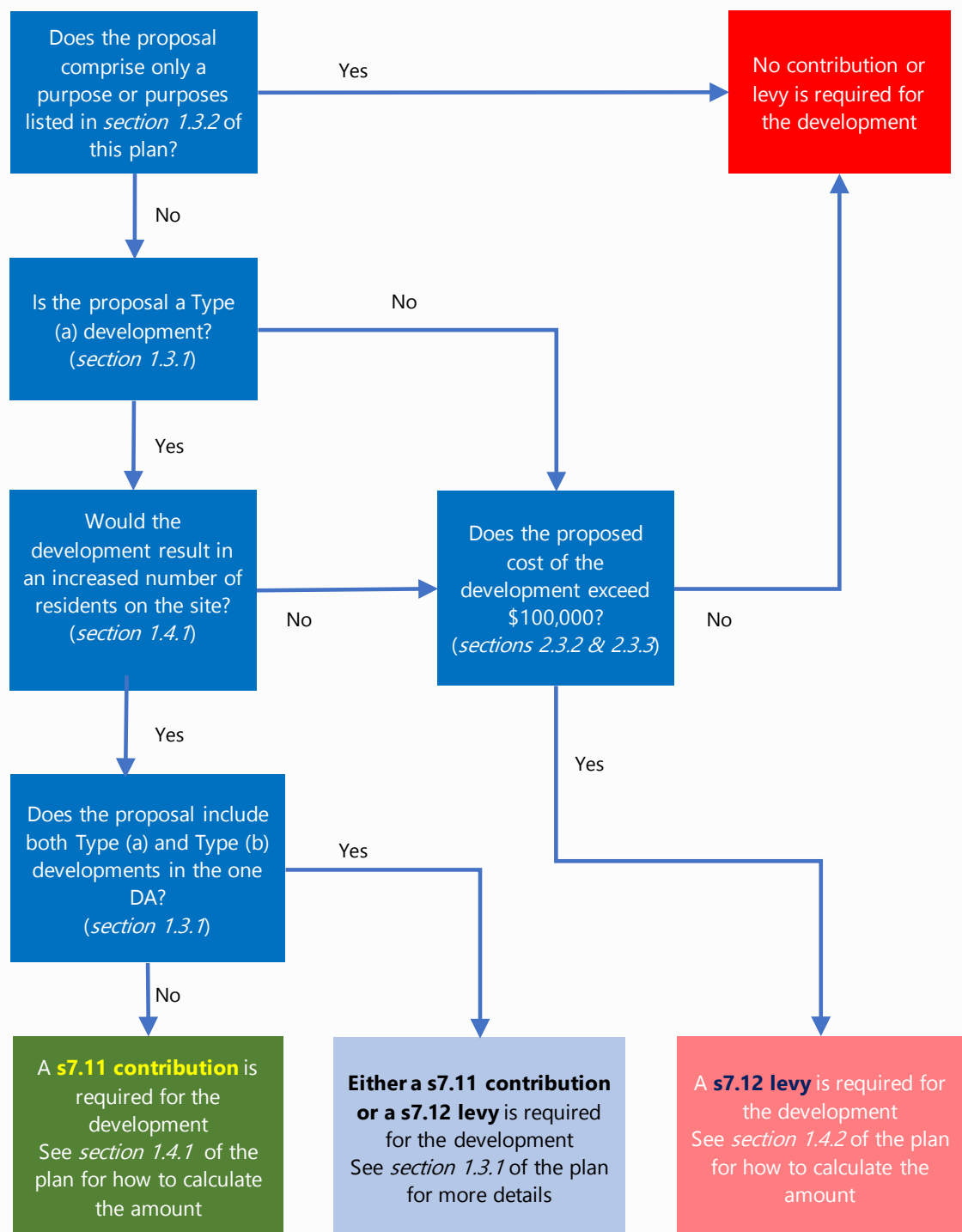


Figure 2 Process to determine when a contribution is required



1.4 How to calculate a contribution amount

Any single development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both. The process for calculating either contribution type is shown in the following sections.

1.4.1 Calculating a s7.11 contribution

For a consent authority to impose a s7.11 contribution on development under this plan, the development has to result in a net increase in the number of residents on the site. The determination of net increase will be based on the occupancy assumptions in this section.

The s7.11 contribution that applies to a development is calculated:

- according to the catchment in which the development site is located (see Figures 1, 3, 4 and 5)
- using the rates shown in **Table 1, 2 or 3**, less any allowances or credits for assumed infrastructure demand arising from existing developments, if applicable.

For developments such as Seniors Living and Boarding Houses the most appropriate rate applied is likely to be the per resident rate, however, the rate will be determined when the development application has been lodged.

Contribution catchments

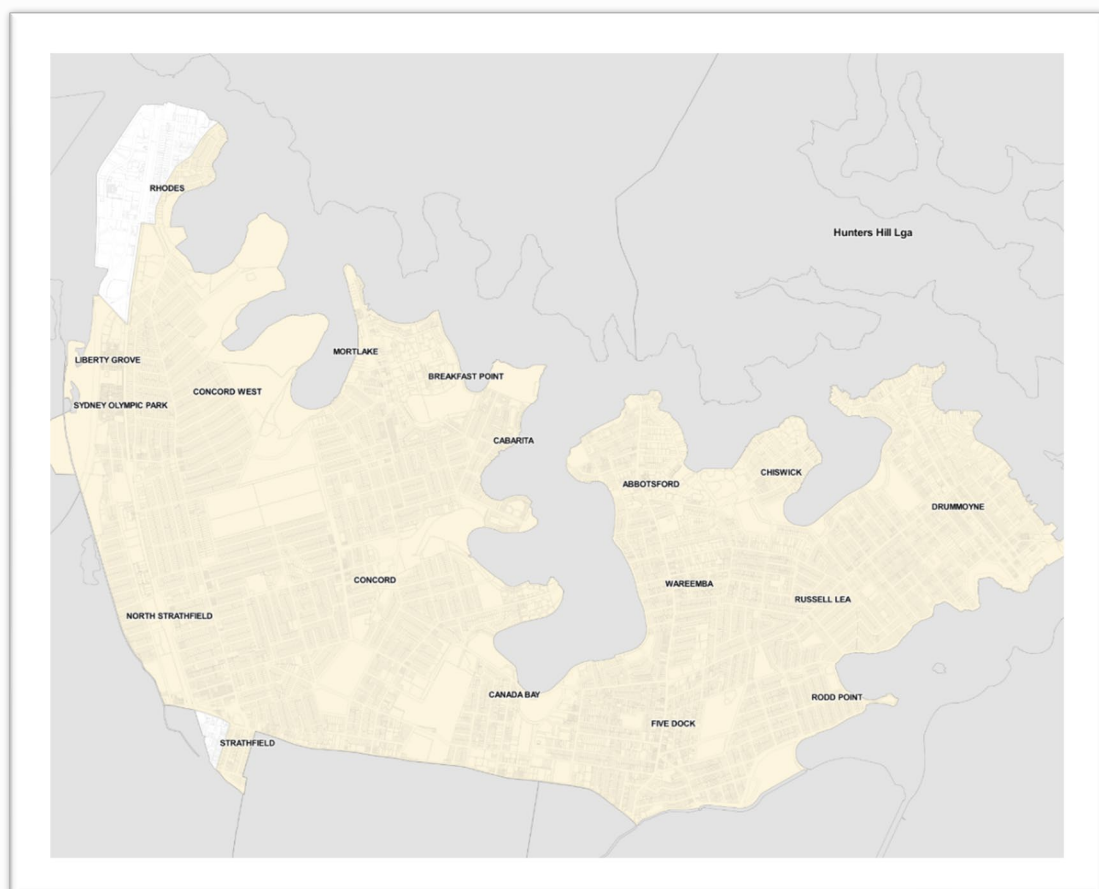


Figure 3 Canada Bay LGA excluding Rhodes and North Strathfield



Figure 4 Rhodes Peninsula



Figure 5 Strathfield Triangle



Is there a net increase in demand?

The occupancy rates included in **Table 6** reflect the estimate of future infrastructure demand attributable to proposed residential development, as well as the estimate of existing demand allowances (or credits) for existing development.

Except where provided for below, s7.11 contributions for residential accommodation development determined under this Plan will be calculated according to the estimated net increase in infrastructure demand that a development is deemed to generate.

For development sites that contain existing residential development or that have been subdivided for residential development, a credit for the existing infrastructure demand (based on the assumed existing population) relating to the development or site will be applied for the purpose of determining whether there is a net increase in population. The credit applied will be based on the rates shown in **Table 6**.

Table 6 Assumed occupancy rates for calculation of contributions and demand credits

Development type	Assumed occupancy rate Canada Bay LGA* and Rhodes Peninsula	Assumed occupancy rate Strathfield Triangle#
Dwellings with 3 or more bedrooms, or vacant allotments that have a dwelling entitlement	3.12 persons per dwelling	2.53 persons per dwelling
Dwellings and secondary dwellings with 2 bedrooms	2.17 persons per dwelling	1.9 persons per dwelling
Bed-sitters, one-bedroom dwellings and one-bedroom secondary dwellings	1.44 persons per dwelling	1.29 persons per dwelling
Self-contained seniors living dwellings	1.4 persons per dwelling	1.4 persons per dwelling
Boarding houses	1.4 persons per room	1.4 persons per room
Group homes and hostels	1 person per bed	1 person per bed

*excludes Strathfield Triangle

#occupancy rates from City of Canada Bay Development Contributions Plan – Strathfield Triangle 2013



Once it is established there is a net increase in demand, then the monetary rates in Tables 1, 2 or 3 are used to determine the contribution amount.

The amount is the difference between the contribution calculated for the proposed residential development less the credit contribution amount deemed to apply to any existing residential development, i.e.

$$s7.11 \text{ contribution } (\$) = \$ \text{ contribution Dev} - \$ \text{ contribution Credit}$$

Where:

- \$ contribution Dev** is the \$ amount determined by multiplying - for each development type listed in Tables 1, 2, or 3 (whichever is relevant) in the proposed development - the number of dwellings, persons or beds by the relevant contribution rate shown in Tables 1, 2 or 3 for each development type.
- \$ contribution Credit** is the \$ amount determined by multiplying - for each development type listed in Tables 1, 2, or 3 (whichever is relevant) that is existing on the development site - the number of dwellings, persons or beds by the relevant contribution rate shown in Tables 1, 2 or 3 for each development type.

See worked examples in **section 1.4.3** that show how this applies in practice.

1.4.2 Calculating a s7.12 fixed development consent levy

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in **Table 4** by the proposed cost of the development.

That is:

$$s7.12 \text{ contribution } (\$) = \% \text{ Rate} \times \$ \text{Cost Dev}$$

Where:

- % Rate** is the relevant rate that applies to the development as shown in Table 4.
- \$ Cost Dev** is the proposed cost of carrying out the development. Refer to **section 2.3.1** for more details.

There is no allowance for assumed existing infrastructure demand (or credit) in the calculation of any s7.12 levy.

See worked example in **section 1.4.3** that show how this applies in practice.

A cost summary report must be prepared to calculate the proposed cost of carrying out the development. Refer to **section 2.3.1** for more details.



1.4.3 Worked examples

Worked example 1 - type (a) and type (b) development

A proposed shop top housing development in Five Dock involves the demolition of an existing 3 bedroom house and construction of a mixed-use development containing 30 x 2-bedroom apartments and 300 square metres of ground floor retail GFA. The proposed cost of development has been estimated as \$11.5 million. As this development contains both type (a) and (b) development, it will be necessary to calculate both a s7.11 and s7.12 contribution to establish the higher contribution amount.

Section 7.11 contribution amount

30 x 2 bedroom dwellings	=	30 x \$19,656 (refer to Table 1) = \$589,680
Plus 300m ² ground floor retail	=	\$0 (no s7.11 contribution applies to non-residential development)
<u>less</u> 1 dwelling house	=	\$20,000 (as per Note in Table 1)
Total contribution	=	\$569,680

Section 7.12 levy amount

\$11.5 million X 1%	=	\$115,000
Total contribution	=	\$115,000

The contribution amount that would be imposed on this development would therefore be the section 7.11 amount - \$570,070 - which is higher than the section 7.12 levy amount.

Worked example 2 – type (a) development

A proposed high-density development in Rhodes involves the demolition of 3 existing dwelling houses on separate allotments and the construction of 12 storey residential building. It will provide 40 x 2 bedroom and 5 x 1 bedroom residential dwellings with basement parking. The development is a type (a) development only as there is no non-residential floorspace.

40 x 2 bedroom dwellings	=	40 x \$20,000 (refer to Table 2) = \$786,400
plus 5 x 1 bedroom dwellings	=	5 x \$15,018 = \$75,090
<u>less</u> 3 dwelling houses	=	\$20,000 x 3 = \$60,000
Total contribution	=	\$801,490

Worked example 3 – type (a) and type (b) development

A development is proposed within the Strathfield Triangle across two allotments. One is a vacant allotment and the other contains a dwelling house to be demolished. The development will comprise a 10 storey mixed-use building with 500m² ground floor retail, 4 x 3 bedroom units, 25 x 2 bedroom units and 4 x 1 bedroom units. The applicant has not been able to confirm what was contained on the allotment, as it has been vacant for over 40 years. Council records show it may have been a former vehicle repair shed. The cost of development is estimated as \$13.2 million. As this development contains both type (a) and (b) development, it will be necessary to calculate both a s7.11 and s7.12 to establish the higher contribution amount.

Section 7.11 contribution amount

4 x 3 bedroom dwellings	=	4 x \$20,000 (refer to Table 3) = \$80,000
Plus 25 x 2 bedroom dwellings	=	25 x \$20,000 (refer to Table 3) = \$500,000
Plus 4 x 1 bedroom dwellings	=	4 x \$20,000 (refer to Table 3) = \$80,000
plus 500m ² ground floor retail	=	\$0 (no s7.11 contribution applies to non-residential development)
<u>less</u> 0 for the vacant allotment	=	\$0 as there is no formal record of a dwelling being on the site and no credit for non-residential uses.
<u>less</u> 1 dwelling house		\$20,000
Total contribution	=	\$640,000

Section 7.12 levy amount

\$13.2 million x 1%	=	\$132,000
Total contribution	=	\$132,000

The contribution amount that would be imposed on this development would therefore be the s7.11 amount - \$640,000 – as it is higher than the s7.12 amount.

Following the approval of this development application, the applicant lodges a subsequent modification application to convert the proposed retail floorspace into 4 x 2 bedroom dwellings. The modification application requests Council to review and update the contributions applicable to the development.

The additional contributions that apply are:

4 x 2 bedroom dwellings	=	4 x \$20,000 (refer to Table 3) = \$80,000
less 500m ² ground floor retail	=	\$0 (no s7.11 demand credit applies to non-residential development)



4 x 2 bedroom dwellings	=	4 x \$20,000 (refer to Table 3) = \$80,000
Additional contribution	=	\$80,000

Worked example 4 – type (b) development

A proposed warehouse development in North Strathfield involves the demolition of existing improvements and the construction of a building, car parking and landscaping with a cost of construction of \$3.5 million. As there is no residential floorspace proposed, a s7.12 calculation only applies.

\$3.5 million x 1%	=	\$35,000
Total contribution	=	\$35,000



How is a contribution imposed on developments?





2 How is a contribution imposed on developments?

2.1 Monetary contributions

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring either a contribution under section 7.11 or a levy under 7.12 of the EP&A Act on that approval for:

- the provision, extension or augmentation of local infrastructure to be provided by Council; and
- the recoupment of the previous costs incurred by Council in providing existing local infrastructure.

A section 7.12 levy cannot be required in relation to development if a section 7.11 contribution is required in relation to that same development.

The types of development subject to either a contribution or levy, and the contribution or levy rates applying to different development types, are identified in **section 1.3**, and **Tables 1 - 4** of this plan.

Accredited certifiers should also refer to **section 2.4** of this plan as to their obligations in assessing and determining applications.

2.2 Section 7.11 contributions

This section of the plan applies only in respect to the calculation of s7.11 contributions for individual developments.

2.2.1 Land contributions

This plan authorises the consent authority, other than an accredited certifier¹, when granting consent to an application to carry out development to which this plan applies, to impose a condition under s7.11(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of local infrastructure to be provided by Council.

Wherever land required under this plan is situated within a development site, the consent authority will generally require the developer of that land to dedicate the land required under this plan free of cost.

2.2.2 Cap on monetary s7.11 contributions for residential development

The Minister for Planning has issued a Direction to Council that caps s7.11 contributions (or s94 as it was formerly known) for residential development in the City of Canada Bay LGA.

The Direction requires that:

¹ Note: the EP&A Act does not allow an accredited certifier other than a Council to impose a condition requiring the dedication of land free of cost.



A council (or planning panel) must not grant development consent ... subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that:

(a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or

(b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent.

Consistent with the Direction, consent authorities (including accredited certifiers) shall not issue a DA consent or a CDC that requires the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or lot.

2.2.3 Adjustment to section 7.11 contribution rates

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that contribution rates will be adjusted over time.

Council will - without the necessity of preparing a new or amending contributions plan - make changes to the section 7.11 contribution rates set out in this plan to reflect quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

2.2.4 Latest section 7.11 contribution rates to be used

The s7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary s7.11 contribution rates shown in **Tables 1, 2 and 3** reflect the contribution rates at the date that this plan commenced.

Council will publish the latest indexed rates on its website. **Section 3.2** in this plan describes the indexation method to be used.

Regardless of the above, the maximum s7.11 contribution for residential development shall not exceed \$20,000 per lot or dwelling, as per the Minister's direction.

2.3 Section 7.12 fixed development consent levies

This section of the plan applies only in respect to the calculation of s7.12 levies for individual developments.

2.3.1 Determining the proposed cost of carrying out a development

Section 7.12 levies are calculated as a percentage of the cost of development. [Section 208](#) of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.



2.3.2 Cost Summary Report must accompany development application

Where a s7.12 levy is required under this plan in relation to a DA or application for a CDC, the application is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The Cost Summary Report is to be in accordance with **Appendix C**.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person referred to in **section 2.3.3** to review a Cost Summary Report submitted by an applicant.

2.3.3 Who may provide a Cost Summary Report?

The persons approved by the Council to provide an estimate of the proposed cost of carrying out development:

- where the applicant's estimate of the proposed cost of carrying out the development is between \$100,001 and \$2,000,000 – any building industry professional suitably qualified; or
- where the proposed cost of carrying out the development is in excess of \$2,000,000 – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

2.4 Obligations of accredited certifiers

2.4.1 Complying development certificates

This plan requires that, in relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan; and
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this section; and
- the terms of the condition be in accordance with this section.





Procedure for determining a s7.11 contribution amount

The procedure for an accredited certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

2. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under s7.11(6) of the EP&A Act (i.e. '\$ *contribution* Credit' that appears in the formula in **section 1.4.1** of this plan), or an exemption of part or the whole of the development under **section 1.3.2** of this plan, the accredited certifier must:
 - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
 - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.
3. Determine the unadjusted contributions in accordance with the rates included in **Table 1, 2 and 3** of this plan, taking into account any exempted development specified in **section 1.3.2** and any advice issued by the Council under paragraph 1(b) above.
4. Adjust the calculated contribution in accordance with **section 2.2.3** to reflect the indexed cost of the provision of infrastructure.
5. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development.

Procedure for determining the section 7.12 levy amount

1. Ensure that the development is not subject to a section 7.11 contribution under this plan or any other contributions plan adopted by the Council and that remains in force.
2. Determine the section 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **section 2.3.2** of this plan using the rates included in **Table 4** of this plan and taking into account any exempt development specified in **section 1.3.2**.

2.4.2 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.



The only exceptions to the requirement are where works in kind, material public benefit, dedication of land and / or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.





How and when can a contribution requirement be settled?





3 How and when can a contribution requirement be settled?

3.1 Timing of payments

A monetary contribution required to be paid by a condition imposed on the development consent in accordance with this plan is to be paid at the time specified in the condition.

Depending on when the contribution is paid, the amount shall be adjusted in accordance with **section 3.2**.

Generally, the condition will provide for payment as follows:

- (a) For development where no further approvals are required – before the development consent is issued.
- (b) For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen plan).
- (c) For development not involving subdivision, but where a construction certificate is required the contribution must be paid prior to the release of the construction certificate.
- (d) For works authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences.

3.2 Indexing of contribution and levy amounts in consents

A s7.11 monetary contribution amount required by a condition of development consent imposed in accordance with this plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Similarly, the proposed cost of carrying out development the subject of a s7.12 levy is to be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

The baseline Sydney CPI at the commencement of this plan is that published for the September 2023 Quarter.

3.3 Deferred payments

Council may accept the deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies the Council that:

- (a) compliance with the provisions relating to when contributions are payable is considered unreasonable or unnecessary in the circumstances of the case;



- (b) where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication; and
- (c) deferment of payment or allowing periodic payments does not prejudice the timing or the manner of the provision of the public facility or service for which the contribution was required as outlined in the Capital Works Program.

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

All requests to Council for deferred or periodic payments should be formulated in writing based on consultation with Council and forwarded to Council prior to the determination of a development application by Council.

Council may, if it decides to accept a deferred or periodic payment of a contribution, require the applicant to provide a bank guarantee by an Australian Bank for the contribution or the outstanding balance on condition that:

- (a) a. The bank guarantee –
 - i. Requires the bank to pay the guaranteed amount unconditionally to Council where it so demands in writing not earlier than 6 months (or a term otherwise determined by Council) from provision of the guarantee or completion of the development or stage of the development to which the contribution or part relates;
 - ii. Prohibits the bank from having recourse to the applicant or other person entitled to act upon the consent or having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount;
 - iii. Provides that the banks' obligations are discharged when either the payment is made to Council according to the terms of the bank guarantee, the related consent lapses or if Council otherwise notifies the bank in writing that the bank guarantee is no longer required; and
- (b) The applicant pays interest to Council at the commercial interest rate on the total contribution required under this Plan on and from the date when the contribution would have been payable in accordance with this Plan.

3.4 Can the contribution be settled by dedicating land or undertaking works?

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a monetary contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf, then the developer can approach this either one of two ways:



- (a) The developer may offer to enter into a planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development.
- (b) If the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement.

Any offer of works or land should also be consistent with the relevant LEP and DCP applying to the land.

The decision to accept settlement of a contribution by way of works in kind or the dedication of land is at the sole discretion of Council.

Any offer for works in kind or other material public benefit shall be made in writing to the Council and shall be made prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.

Works in kind or the dedication of land may be accepted by the Council under the following circumstances:

- Council will generally only accept offers of works or land that are items included in the schedule of local infrastructure in this plan, and
- Council determines that the works in kind are, or the land to be dedicated is, appropriate and meets a broad community need.

In assessing the request, Council will consider the following:

- The design of the facilities, and whether the design will result in facilities that are fit for purpose.
- The proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant. Land proposed to be transferred is to include site a contamination investigation report, if required remediation works and transfer of land fees.

Should an offer of works in kind or land dedication be accepted, Council will negotiate with the applicant, as relevant, the following:

- an acceptable standard for workmanship and materials
- frequency of progress works inspections
- the program for completion of the works or the dedication of the land
- landscaping management plan
- an appropriate defects liability period.



Other administration matters





4 Other administration matters

4.1 Relationship of this plan to other contributions plans

The following contributions plans are repealed by this plan:

- City of Canada Bay Section 7.11 Development Contributions Plan (November 2017)
- City of Canada Bay Section 7.12 Fixed Levy Contributions Plan (March 2018)
- City of Canada Bay Development Contributions Plan – Strathfield Triangle (April 2013)

This plan does not affect development consents applying to land in the City of Canada Bay LGA containing conditions requiring contributions or levies under the above plans.

Requests for modifications of consents under s4.55 of the EP&A Act will be assessed against the contributions plan(s) that applied at the time the original development consent was issued.

Contributions imposed on developments under the above plans and paid to or held by Council will be applied to completing the works schedules in this plan.

4.2 Transitional arrangements

This plan applies to a DA or application for a CDC that was submitted but not yet determined on the date on which this plan took effect.

4.3 Pooling of contributions funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan that is in effect in the City of Canada Bay LGA to be paid and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedule of this plan.

4.4 Accountability and access to information

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

The register will be maintained at regular intervals and will include the following:

- Particulars sufficient to identify each development consent for which contributions have been sought
- Nature and extent of the contribution required by the relevant condition of consent
- Name of the contributions plan under which the condition of consent was imposed
- Date the contribution was received, for what purpose and the amount.



Separate accounting records will be maintained for each contribution type in this plan and published every year in Council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon request.

4.5 Review of contributions plan

The contributions plan will be reviewed after five (5) years following the date of adoption. Council may review the plan prior to that time if required by changes to, planning instruments, legislation or development conditions.





APPENDIX A: INFRASTRUCTURE DEMAND AND THE CALCULATION OF THE CONTRIBUTION RATES

APPENDIX A

A1. Section 7.11 contributions must be shown to be reasonable

There are requirements for s7.11 contributions including the following:

- Contributions can only be imposed if the consent authority considers 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' (s7.11(1)).
- Contributions toward recoupment of facilities can only be imposed if the facilities were provided in preparation for or to facilitate the carrying out of development in the area and the development will benefit from the provision of those public amenities or public services (s7.11(3)).
- Contributions that are imposed must be reasonable (s7.11(2) and (4)), and that a developer may appeal to the Land and Environment Court on the grounds that contributions imposed on a development are unreasonable in the particular circumstances of the case (s7.13(3)).

These requirements mean that a contributions plan that authorises s7.11 contributions should show that the contribution rates are reasonable by explaining the relationship between the anticipated developments and the infrastructure included in the plan that is needed to meet the demands of those developments.

So that the contributions that are imposed are reasonable, the s7.11 contribution rates in this plan have been calculated having regard to the principles of nexus and fair cost apportionment. This has included consideration of:

- whether the infrastructure serves existing or new populations or both; and
- whether the infrastructure serves the Canada Bay development, specific catchments within Canada Bay or populations beyond the Canada Bay LGA boundaries.

The following sections explain the expected development in the Canada Bay LGA, the infrastructure necessary to support this development, and the way in which the s7.11 contribution rates have been calculated.

APPENDIX A

A2. Development and population context

A2.1 Area context

Canada Bay is in Sydney's inner western suburbs and part of the Eastern City District Plan. It is approximately 6 kilometres from the Sydney CBD. It is bounded by the local government areas of Parramatta and Strathfield to the west, Burwood and Inner West to the south.

The Parramatta River frames the northern part of the area and is a major recreation resource.

The Canada Bay LGA is approximately 20 square kilometres. Its residential areas consist of a mix of:

- suburban-style low density housing, or detached dwellings on lots less than 1,000 square metres;
- areas of medium density housing, such as town houses and walk-up residential flat buildings;
- high-density, high-rise housing in Rhodes and Breakfast Point.

The area also has both minor and major employment areas, the most significant being:

- Rhodes, Five Dock, Concord and Birkenhead Point, which contain a range of retail, commercial and other services; and
- Concord Hospital precinct.

A2.2 Recent development and population characteristics

Canada Bay has been experiencing high rates of residential development from medium to large sized apartment blocks in Rhodes to dual occupancies, villas and town houses throughout the suburbs. Sixty two percent of the dwellings are medium or high density dwellings.

The construction of these types of housing is likely to continue due to the area's proximity to the Sydney CBD, its central metropolitan location, its local services, amenities and employment opportunities, and plans to substantially improve its accessibility through the proposed Sydney Metro West.

Housing

Table 1 below shows the increase in number of dwellings between 2011 and 2016. The highest increase in the types of housing during this period was for medium and high-density dwellings. Over this time 4,665 dwellings were created.

Table 1 Dwelling structure comparison 2011-2016

Dwelling type	2011		2016		Change
	Number	%	Number	%	2011 to 2016
Separate house	13,920	43.4	13,547	36.8	-373
Medium density	6,380	19.9	7,504	20.4	+1,124
High density	11,555	36.0	15,160	41.2	+3,605

APPENDIX A

Dwelling type	2011		2016		Change
Caravans, cabin, houseboat	6	0	6	0	0
Other	179	0.6	380	1.0	+201
Not stated	63	0.2	171	0.5	+108
Total Private Dwellings	32,103	100	36,768	100	+4,665

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

Population

Household type

Canada Bay's household type and family structure are outlined in **Table 2** below.

Table 2 Household type 2016 census

Household type	Canada Bay 2016 (No.)	Canada Bay 2016 (%)
Couples with children	10,649	31.2
Couples without children	8,942	26.2
One parent families	2,868	8.4
Other families	516	1.5
Group household	2,052	6.0
Lone person	7,068	20.7
Other not classifiable household	1,699	5.0
Visitor only households	303	0.9
Total households	34,097	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts, September 2017

The dominant household type in Canada Bay was couples with children, accounting for 31.2% of households. Couples without children and lone households are also highly represented. This trend is expected to continue.

Household occupancy rates

The following occupancy rates were recorded across Canada Bay at the 2016 census.

APPENDIX A

Table 3 Occupancy rates Canada Bay LGA

Residential development type	Occupancy rate
0 and 1 bedroom dwellings	1.44 persons per dwelling
2 bedroom dwellings	2.17 persons per dwelling
3+ bedroom dwellings	3.12 persons per dwelling

Source: Compiled from ABS census 2016 data

Recent research compiled by PwC and the Property Council of Australia indicates that self-contained seniors living dwellings have an occupancy rate of 1.4 persons per dwelling.

Secondary dwellings and boarding houses also make up the housing mix in the LGA. The ABS census does not separate data for occupancy of these dwelling types. For the purposes of this plan, Council has assumed an average dwelling occupancy rate for secondary dwellings according to the number of bedrooms per dwelling and an average occupancy rate of 1.4 persons per boarding house room.

This plan absorbs the previous (2013) contributions plan applying to the Strathfield Triangle catchment. The occupancy rates assumed in that previous plan have been carried forward into this plan (Table 4).

Table 4 Occupancy rates Strathfield Triangle

Residential development type	Occupancy rate
0 and 1 bedroom dwellings	1.29 persons per dwelling
2 bedroom dwellings	1.9 persons per dwelling
3+ bedroom dwellings	2.53 persons per dwelling

Source: City of Canada Bay Development Contributions Plan – Strathfield Triangle 2013

Other notable community characteristics

- In 2016, 40.5% of people were born overseas compared with 36.7% in Greater Sydney.
- In Canada Bay, 40.8% of people speak a language other than English. The dominant language is Mandarin, with 9.8%.
- The most common occupations were professionals (31.1%), managers (18.4%) and clerical and administrative workers (14.8%). In combination these occupations account for 66.2% of the employed resident population.
- Compared to Greater Sydney, there is a larger proportion of high-income households (more than \$2,500 per week) and a lower proportion of low income households (less than \$650 per week).

APPENDIX A

Non-residential development

In 2016 there were approximately 33,600 persons employed in the City of Canada Bay LGA.¹ Health care and social assistance was the most represented industry group (16.5%). Financial and insurances services (with 11.8%) and professional, scientific and technical services (8.7%) were the next most represented industry groups.

The demographic characteristics assist council to plan for the additional infrastructure that may be required over the life of this contributions plan.

¹ Source: ABS Census 2016 accessed at economy.i.d.com.au/Canada-bay/employment-census?BMID

APPENDIX A

A3. Expected development and population

A3.1 Planning framework

Future development in the Canada Bay LGA is guided by number of plans and policies, including the Greater Sydney Regional Plan ('A Metropolis of Three Cities') and the Eastern City District Plan - both prepared by the Greater Sydney Commission (**GSC**); as well as the Council's City of Canada Bay Local Strategic Planning Statement (**LSPS**) and Council's Community Strategic Plan – Your Future 2030 (**CSP**).

City of Canada Bay is one of nine LGAs covered by the Eastern City District Plan. Key priorities of the plan relevant to this contributions plan are:

- enhancing local centres to provide jobs, services and amenity;
- creating walkable and well-connected centres by improving walking, cycling and public transport;
- creating and renewing great places for people while protecting heritage and local character;
- aligning growth and development with infrastructure;
- enhancing the quality and improving access to Parramatta River Foreshore and open space, and increasing biodiversity and urban tree canopy.²

A3.2 Anticipated residential development and population

Council's LSPS anticipates that the population in the LGA will grow to approximately 120,000 people. It is expected that the housing for the new population will be delivered in the planned urban transformation of the Parramatta Road Corridor³, continuing redevelopment of the Rhodes Peninsula and urban infill.⁴

The confirmation of Metro West Stations at Five Dock, Burwood and North Strathfield means areas adjacent to these stations will be attractive for urban densification. Council is commencing the Master Planning process to identify where the potential zoning changes and growth will occur. As a precautionary approach, Council has identified land acquisitions and works to cater for the growth along the Metro corridor and are contained in the works schedule. This plan will be updated when the process is completed.

Figure 1 over page shows the new metro route and stations in Canada Bay LGA.

² City of Canada Bay Local Strategic Planning Statement, p19

³ Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), UrbanGrowth NSW 2016

⁴ City of Canada Bay Local Strategic Planning Statement, p12

APPENDIX A



Source: <https://v2.communityanalytics.com.au/tfns/sydmetrowest/map> accessed on 20 August 2020

Figure 1: Sydney Metro West route and station locations

The Rhodes Peninsula and Strathfield Triangle areas are undergoing reviews by the DPIE. For the purposes of contributions calculations, these areas have been identified as individual catchments. The catchments and population assumptions are described further in section 4.2 of this Appendix.

Table 5 shows the anticipated population growth, with areas of greatest expected growth highlighted.

The data show that the suburbs of Concord, Concord West, Five Dock – Canada Bay, Rhodes and Strathfield - North Strathfield are expected to increase in population. The suburbs forecast to grow significantly in future are Rhodes (38.6%), Five Dock – Canada Bay (39.0%).

APPENDIX A

Table 5 Population forecast 2020-2036

Suburb	2020	2036	Change	
	Number	Number	Number	%
Abbotsford-Wareemba	7,314	7,325	+11	0.2%
Cabarita	2,128	2,103	-25	-1.2%
Chiswick	3,095	3,236	+141	4.4%
Concord*	15,290	19,086	+3,796	19.9%
Concord West	6,461	8,454	+1,993	23.6%
Drummoyne	13,421	13,655	+234	1.7%
Five Dock – Canada Bay**	11,644	19,102	+7,458	39.0%
Liberty Grove	2,346	2,228	-118	-5.3%
Mortlake – Breakfast Point	7,356	8,665	+1,309	15.1%
Rhodes	13,384	21,131	+7,747	36.7%
Russell Lea – Rodd Point	6,646	6,702	+56	0.8%
North Strathfield – Strathfield (part includes Strathfield Triangle)	8,146	11,917	+3,771	31.6%
Total	97,230	123,604	+26,373	+21.3%

Sources:

projection.id and Council estimates

*includes the proposed growth Burwood North – Stage 1 PRCUTS

**includes the proposed growth Kings Bay Precinct - Stage 1 PRCUTS

Age structure and households

Canada Bay is an attractive location for young and middle-aged adults who want to live close to employment and central entertainment opportunities. Approximately 40% of residents in the LGA are between the ages of 15-54 years. The notable expected changes are:

- A marginal increase in the number of working adults aged between 15-34 years
- Higher proportions of older people aged 65 years or more.

A summary of the current and expected future age profile of the Canada Bay area population is shown in **Table 6**.

APPENDIX A

Table 6 Age profile 2020 and 2036

Age group (years)	2020 Canada Bay %	2016 Greater Sydney %	2036 Canada Bay %
0 - 4	6.2	6.4	6.0
5 - 14	9.7	12.2	8.9
15 - 24	11.8	13.1	12.0
25 - 34	18.3	16.0	18.6
35 - 44	14.9	14.5	14.5
45 - 54	12.8	13.0	12.1
55 - 64	10.8	10.8	10.5
65 - 74	8.3	7.7	8.6
75 - 84	4.7	4.2	6.2
85+	2.3	2.0	2.7
Total population	100	100	100

Source: ABS Census of population and housing 2016. Compiled and presented by .id, the population experts, September 2017

A3.3 Non-residential development and worker growth

Non-residential development is expected to continue steadily until 2036. The main locations where employment is expected is Rhodes and the Concord Health precinct.

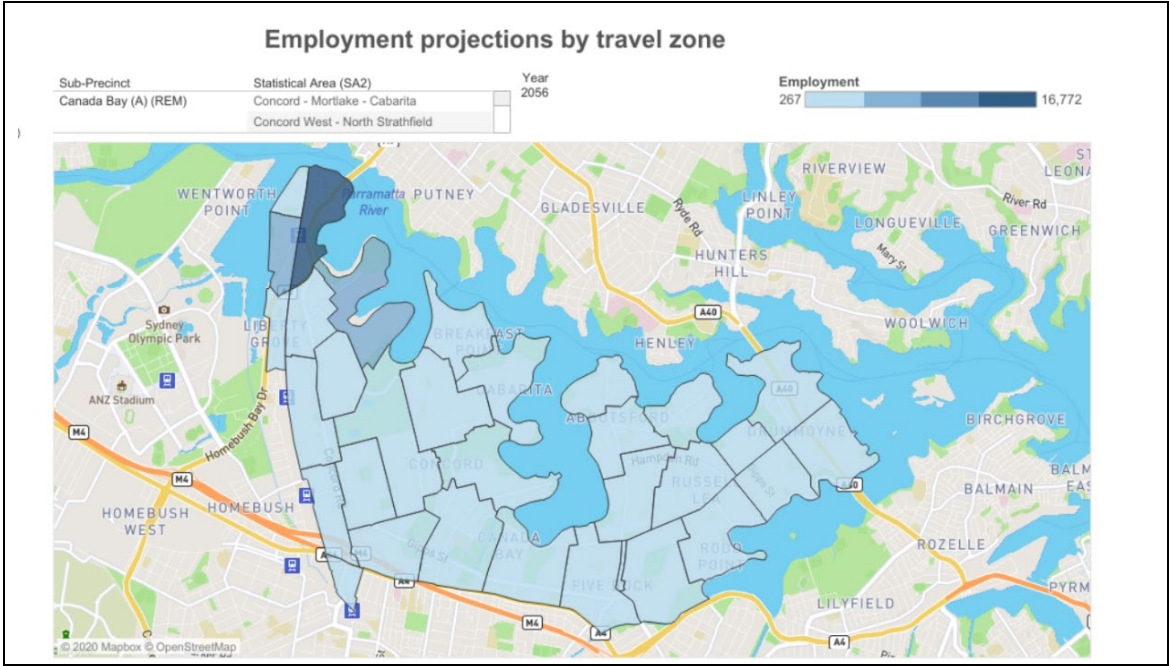
Table 7 shows worker population projections for the period up to 2036. The current geographical spread of jobs within the LGA is shown in **Figure 2**.

Table 7 Employment forecast 2020-2036

	2020	2036	Change in workers
Total workers	39,000	50,067	+11,067

Source: Transport for NSW, Bureau of Transport Statistics, Travel Zone Explorer at <http://visual.bts.nsw.gov.au/tz/>

APPENDIX A



Source: <https://www.transport.nsw.gov.au/data-and-research/forecasts-and-projections/employment>

Figure 2 Future spatial distribution of jobs in City of Canada Bay LGA

APPENDIX A

A4. Infrastructure strategies, schedules and nexus

A4.1 Background

The City of Canada Bay is a built-up locality with residential and employment areas and significant green space along the Parramatta River corridor. These land-use attributes mean that future development will take place by:

- conversion of already-developed land from one use to another (e.g. a residential use replacing a commercial use), or
- denser development of the same land use on the same parcel of land (e.g. residential flat buildings replacing detached dwelling houses).

This has significant implications in terms of planning for the infrastructure needs of the future developments in City of Canada Bay because:

- Parts of Canada Bay are well-endowed with open space, particularly along the Parramatta River foreshore and in the central areas in Concord. There are also other areas with limited public access – e.g. golf courses. Other parts of the LGA, including areas with high concentrations of apartment-dwellers including Strathfield Triangle, North Strathfield, Five Dock and Drummoyne centres have limited access to open space.
- Land costs are very high in Canada Bay, in keeping with its central metropolitan location. Developable land is a scarce resource, meaning its cost will likely continue to increase.
- These factors will mean that opportunities to enlarge infrastructure that requires significant areas of land (such as open space⁰ to meet the extra demands caused by population growth will be limited. Existing open space, recreation and community facilities assets will need to work more effectively to accommodate both current and future needs.
- Many of the people living in future developments will be almost exclusively apartment-dwellers who will have access to a very limited amount of private open space. Increasingly, apartments are being occupied by couples with children and lone person households who, despite living side by side, have limited interaction with each other. The availability of high-quality, ground-level public open space areas that are within walking distance will be important to the future population's quality of life.
- Development will increasingly be in vertical form, which will create the opportunity for floors within the new buildings to be used for community purposes such as libraries, community centres and, in the case of rooftops, outdoor sports courts⁵ and other open space.

Council has identified a schedule of local infrastructure items to meet the needs of the current and future (2036) population. This schedule including estimated costs and staging, and location maps are included in **Appendix B**.

⁵ Vertical approach to social infrastructure provision is reflected in the NSW Government's strategy to develop vertical primary and secondary schools in Sydney

APPENDIX A

The works schedule in this plan has been based on various studies, mostly focused on the need for various types of social infrastructure such as recreation and community facilities. These studies include, but are not limited to:

- Local Strategic Planning Statement 2019
- Social Infrastructure (Community) Strategy and Action Plan 2019
- Social Infrastructure (Open Space and Recreation) Strategy and Action Plan 2019
- Foreshore Access Strategy
- Parramatta Road Urban Transformation Strategy
- Pedestrian and Mobility Plan (PAMP) 2004
- Smart City Action Plan

A4.2 Contribution catchments

Catchment boundaries

To calculate reasonable contribution rates, this plan determines contributions on the basis of 4 catchments, namely:

- Canada Bay LGA
- Canada Bay Remainder
- Rhodes Peninsula
- Strathfield Triangle (refer to **Appendix D** for details)

The catchments are shown in **Figures 3 to 6**.

The contribution catchments and the infrastructure to be levied within each are described below.

Canada Bay LGA

The catchment is the entire LGA of Canada Bay. The infrastructure facilities that are levied for include recreation, community and active transport. Expected residential development in all areas will contribute to these facilities.

APPENDIX A

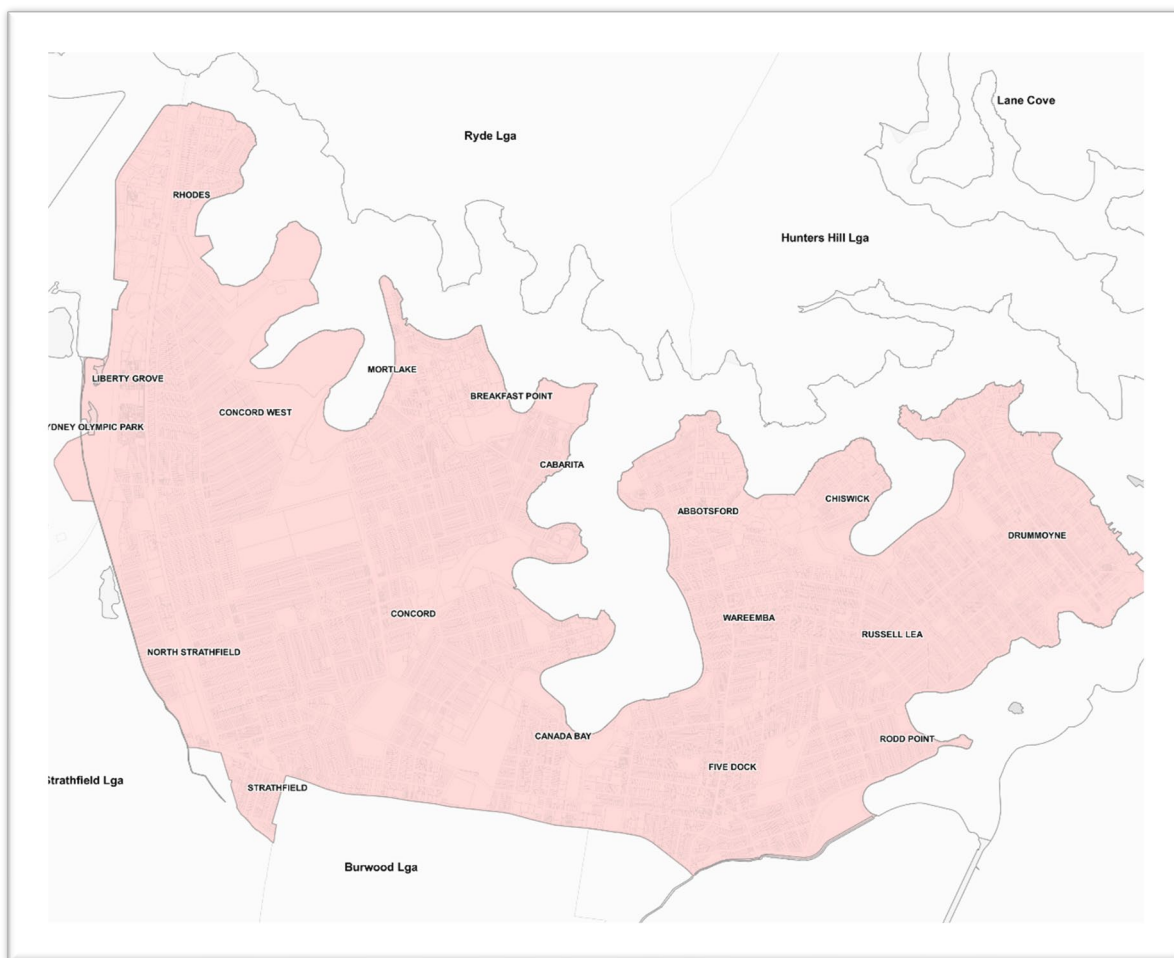


Figure A: Canada Bay LGA

Canada Bay Remainder

This catchment is the Canada Bay LGA excluding the Rhodes Peninsula and Strathfield Triangle. Expected residential development in this catchment will be levied for public domain facilities located outside Rhodes and Strathfield Triangle catchments.

APPENDIX A



Figure B: Canada Bay LGA excluding Rhodes and Strathfield Triangle

Rhodes Peninsula

Rhodes Peninsula catchment includes Rhodes East and West. Expected residential development in this catchment will be levied for proposed roads and public domain within the Rhodes Peninsula catchment. The population data used to determine contribution rates for facilities specific to this catchment is the population that is expected at full development, which is likely to be after 2036.⁶

⁶ The population growth to built-out stage has been assumed for the purposes of determining contribution rates for catchment – specific facilities in the Rhodes Peninsula catchment (i.e local roads and public domain). It is expected that Rhodes Peninsula will accommodate an extra 8400 residents at full development, which will occur after 2036. Contribution rate for LGA catchment facilities (recreation, active transport, community) has been based on growth up to 2036 (i.e. growth projections shown in Table 5). Expected population growth in Rhodes Peninsula to 2036 is 6647.

APPENDIX A

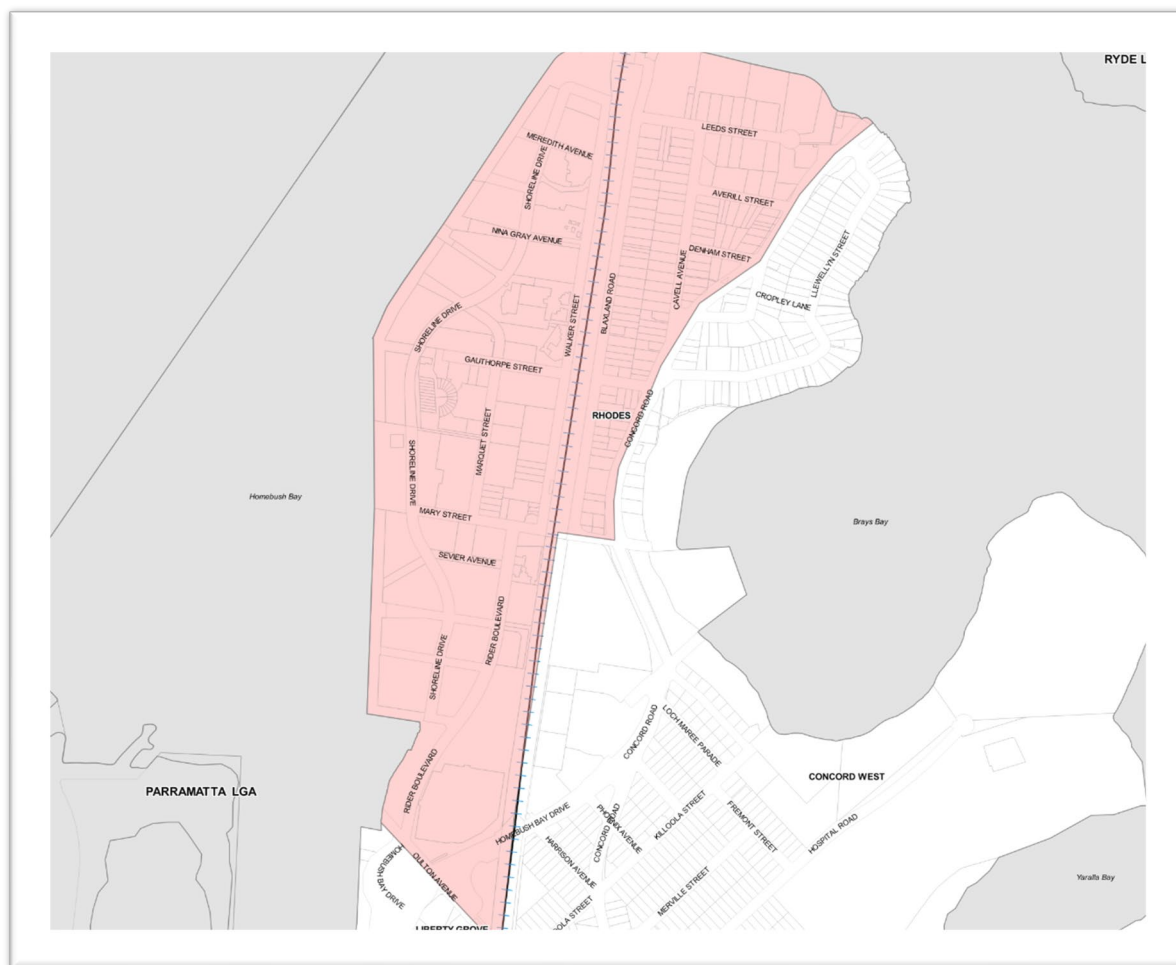


Figure C: Rhodes Peninsula

Strathfield Triangle

The Strathfield Triangle catchment reflects the area covered by the previous 2013 contributions plan for the Strathfield Triangle area. Expected residential development in this catchment will be levied for land acquisition and public domain. More information on the infrastructure needs for the Strathfield Triangle precinct is contained in **Appendix D**.

APPENDIX A



Figure D: Strathfield Triangle

Infrastructure demand by contribution catchment

S7.11 contribution rates are based on the cost of a facility divided by the anticipated demand for a facility. In this plan, demand is expressed in persons (specifically, residents). Demand differs according to whether the facility:

- is primarily to meet the needs of a local catchment population (e.g. Rhodes Peninsula), or the LGA as a whole
- is primarily to meet the needs of future residents, or the needs of both existing and future populations.

The demand values used in contribution rates formulas included in sections A4.3 to A4.7 are the various resident populations that will demand each facility. A summary of the demand populations is shown in **Table 8**.

The calculation of demand population for each catchment is shown in **Table 9**.

APPENDIX A

Table 8 Summary of demand populations by contribution catchment

Contribution catchment	Infrastructure types levied	Where the infrastructure demand <i>is attributable to the growth</i> in residents to 2036	Where the infrastructure demand <i>is attributable to the expected total number of residents</i> in 2036
Canada Bay LGA*	Recreation Active Transport Community	26,373	123,604
Canada Bay Remainder^	Public Domain	17,086	98,030
Rhodes Peninsula^	Roads Public Domain	7,747	NA
Strathfield Triangle^	Land acquisitions Public Domain	1,540	NA

* All residential development throughout the LGA contributes towards these facilities

^ Only residential development in the relevant catchment contributes to these local area facilities

The calculations for demand populations are shown in **Table 9**.

Table 9 Demand population calculations

Demand resident result	Explanation
Canada Bay LGA Growth in residents = 26,373	Resident growth to 2036 = 123,604 - 97,230 = 26,373
Remainder Canada Bay Growth in residents = 17,086	Resident growth to 2036 = 26,373 minus Growth residents in Rhodes = 7,747 Minus Growth residents in Strathfield Triangle = 1,540 26,373 – 7,747 – 1,540 = 17,086
Growth in residents Rhodes Peninsula = 7,747	The number of residents is based on the latest available growth assumptions provided by the DPIE for Rhodes Peninsula. Rhodes Peninsula extra dwellings @ full development is 4,200 dwellings (DPIE 2020) Assume only 85% of full development opportunities are taken up – i.e. 0.85 X 4,200 = 3,570 3,570 dwellings x 2.17 average occupancy rate = 7,747
Growth in residents Strathfield Triangle = 1,540	The growth in residents within the Strathfield Triangle is based on the 2013 Contributions Plan. The number of dwellings expected is 700 x 2.2 occupancy rate = 1,540

APPENDIX A

Demand resident result	Explanation
Canada Bay Remainder Total residents = 98,030	Canada Bay LGA population 2036 = 123,604 minus Rhodes Peninsula and Strathfield Triangle population estimates 2036 (21,131 + 4,443 = 25,574) 123,604 – 25,574 = 98,030
Canada Bay LGA Total residents = 123,604	Canada Bay LGA population 2020 = 97,230 plus Profile ID growth projection for suburbs including Kings Bay Precinct but excluding Rhodes and Strathfield Triangle = 17,086 plus Growth in Rhodes = 7,747 plus Growth in Strathfield Triangle = 1,540 97,230 + 17,086 + 7,747 + 1,540 = 123,603

A4.3 Open space and recreation facilities

Objectives

Provide a range of recreation facilities that will meet the demand of future residents.

Needs assessment

Canada Bay has 348 hectares⁷ and manages 239 hectares of open space. The area comprises natural areas including, river foreshores and structured recreation areas.

Open space contains various active and passive recreation facilities including:

- district and local parks and playgrounds
- sporting fields and courts
- foreshore areas
- tracks, paths and cycleways
- leisure and aquatic centres

The Canada Bay community currently enjoys provision of a range of facilities – the current rates of provision are included in **Table 10**.

⁷ Including Crown land, private land and golf courses.

APPENDIX A

Table 10 Current local infrastructure provision in City of Canada Bay

Facility	Current provision	Current rate of provision
Open space	239ha	27.2m ² per person
Sportsfields (rectangular)	28	1 per 3,500 people
Sportsfields (ovals)	5	1 per 20,000 people
Baseball diamonds	4	1 per 24,300 people
Mini fields	15	1 per 6,500 people
Hockey (synthetic)	1	1 per 97,200 people
Indoor recreation centres (with courts)	1	1 per 97,200 people
Playgrounds	49	1 per 2,000 people
Netball courts (14 grass, 24 hard)	38	1 per 2,600 people
Cricket pitches (15 synthetic, 5 turf)	20	1 per 5000 people
Fitness stations	3	1 station per 32,400 people
Outdoor courts (multi-purpose)	4	1 per 24,300 people
Dog off-leash areas	17	1 per 5,700 people
Community gardens	4	1 per 24,300 people
Skate parks/ youth spaces	2	1 per 48,600 people
Aquatic facilities (Cabarita & Drummoyne)	2	1 per 48,600 people
Off road cycleways	18km	185m per 1,000 people
On road cycleways	21km	216m per 1,000 people

Source: Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan 2019

Council's Social Infrastructure (Open Space and Recreation) Strategy and Action Plan 2019 (Cred Consulting 2019) provides the future directions for Council's open space and recreation facilities.

Table 11 presents an analysis of the recreation needs of occupants of future developments drawn from the Strategy.

Table 11 Analysis of demand for open space and recreation

Demand issue	Implications for service demand in Canada Bay LGA
Cultural diversity	North Strathfield/Strathfield Triangle, Rhodes and Liberty Grove have the most culturally diverse residents, many recent arrivals are from China and Korea. Open space facilities can help in the formation of cross-cultural relationships and new connections for recently arrived residents. These residents may also have different recreation needs such as badminton, swimming, dancing and walking.
Seniors	The proportion of older people will increase significantly by 2036. There will be a need for open space and recreation facilities that support activities for older people and facilities should be designed to be accessible as people become frailer.

APPENDIX A

Demand issue	Implications for service demand in Canada Bay LGA
Children and families	Need access to open space and recreation to play, exercise and relax. Recreation programs and activities for parents and babies are important. Five Dock-Canada Bay, Concord and North Strathfield/Strathfield Triangle will experience the highest growth in the number of children aged 0 to 4 and Rhodes, Concord and Five-Dock will experience the highest growth in children 5 to 11 years.
Young people and students	The population of young people aged 12 to 24 is expected to increase significantly. This age group are looking for open space and recreation facilities that offer a place of play, study and social development. There will also be a need for access to unstructured and informal recreation facilities. Rhodes, North Strathfield – Strathfield Triangle and Five Dock are going to have the highest growth in this age group.
Density and household change	The areas of Rhodes, Strathfield Triangle, Breakfast Point – Mortlake have much higher population densities than the average across the LGA. Open space away from home is critical for health and wellbeing. Open space needs to meet a range of recreation needs in a limited space. It needs to minimise conflict between users and neighbours and functions as a 'backyard' for residents living in apartments.
Accessibility	A high proportion of residents in Canada Bay enjoy a low level of disadvantage compared to Greater Sydney, as they are employed and earn moderate to high incomes. There are also some areas with higher disadvantage, so open space programs should also cater for these people. Additionally, some areas including Drummoyne and North Strathfield- Strathfield Triangle have poor access to public transport, making it difficult for residents to reach facilities and programs that are not in walking distance of their homes.

Source: Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan 2019

Metro Sydney West will be completed during the life of this plan. It will have a significant impact upon the way people move to, through and within the City of Canada Bay. There will be new Metro stations located at Five Dock, Burwood North and North Strathfield, around which new housing and workplaces will be developed. Five Dock and North Strathfield already have limited access to open space.⁸

Infrastructure strategy

A practical approach to providing open space and recreation opportunities

Future development and the additional populations in those developments will create greater demand for open space and recreation facilities. Most of the new residents will be apartment-dwellers with access to very little private open space.

⁸ Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan 2019, p66

APPENDIX A

The current resident population of Canada Bay is supplied with council-owned open space at the rate of 2.6 hectares per 1,000 residents, which is slightly below the traditional standard of 2.8 ha per 1,000 persons. The open space supplies multiple recreation experiences and are the key areas to support the populations' active and sports recreation needs. The location of the space varies widely across the LGA. Some suburbs like North Strathfield have very low levels while Concord has very high.

For new residents of Canada Bay to enjoy the same level of open space as that enjoyed by the existing residents, a further 58 hectares of open space would need to be provided for the projected growth of 26,373 people.

Additional open space is provided by State or local governments acquiring land by purchasing it from existing owners. Purchasing land in Canada Bay is very expensive. At current land prices⁹, 58 ha of new open space land would cost \$1.7 billion. This would translate to a s7.11 contribution of over \$170,000 for a typical 2-bedroom dwelling. Such a high contribution rate is not feasible as it would make new developments unaffordable. Further, a Ministerial Direction also limits a maximum contribution of \$20,000 per dwelling¹⁰.

A more realistic approach will be for Council to pursue an approach that requires:

- (a) Acquiring, or negotiating with developers to provide, a limited number of local open space areas in strategic locations.
- (b) Increasing the recreation carrying capacity of existing Council and other public land (i.e. making existing assets work more effectively).

Open space in strategic locations

Eighty percent of the anticipated population growth in Canada Bay is expected to occur in and around Concord, Five Dock – Canada Bay, Rhodes and North Strathfield – Strathfield Triangle (refer **Table 5**). Most, if not all this growth will be accommodated in apartments with limited private open space.

The Eastern City District Plan prepared by the Greater Sydney Commission has also set a priority to promote and encourage connectivity and upgrade and increase public open spaces. Council intends to focus efforts to increase the amount of developed open space in the areas of highest projected population growth.

Council will do this by doing one or more of the following:

- facilitating or directly providing linkages between existing and new public open space areas
- embellishing areas dedicated by developers at ground level for passive recreation purposes

⁹ Assumed acquisition cost of \$3,000 per m², which in turn is derived from a typical 600m² lot having an average market value of \$1.78 million. This amount was the mean price for a non-strata dwelling in Canada Bay (refer to NSW Rent and Sales Report, June Quarter 2019, prepared by Family and Community Services NSW)

¹⁰ The Department of Planning, Industry and Environment has released a discussion paper for review *"Improving the infrastructure contributions system"* that proposes increasing the threshold.

APPENDIX A

Principles for facility provision

The 2019 Strategy identified the following principles for meeting open space and recreation needs:

1. Address current and future gaps by realising the capacity of existing open space and recreation facilities.
2. Deliver open space and recreation facilities, services and programs to cater for the informal and formal recreation needs of the diversity of age groups, cultures and genders.
3. Improve accessibility and connectivity to open space and recreation facilities, services and programs through green streets, active transport links, affordable access, universal design, and equitable distribution.
4. Work in partnership and plan collaboratively with the private sector, government agencies, peak bodies and local sporting clubs to share space and deliver new open space and recreation facilities.
5. Be adaptable and future-proof open space for growth through co-located, multipurpose, shared use, diverse and flexible spaces.
6. Be sustainable and provide quality open space, recreation facilities and programs that cater for identified recreation needs, minimise environmental impact and support connected communities.¹¹

Open space and recreation priorities are shown in **Figure 7** over page. These priorities have informed the works schedule (**Appendix B**).

Nexus and apportionment

This plan levies s7.11 contributions on residential accommodation development.

As the recreation facilities and associated embellishment works that increase carrying capacity of existing open space are to accommodate new demand from new residents, it is reasonable that the contribution rate calculation for those works assumes that the costs be met entirely by the growth populations.

New playgrounds and playground upgrade embellishments have been apportioned to and will be met by the growth population.

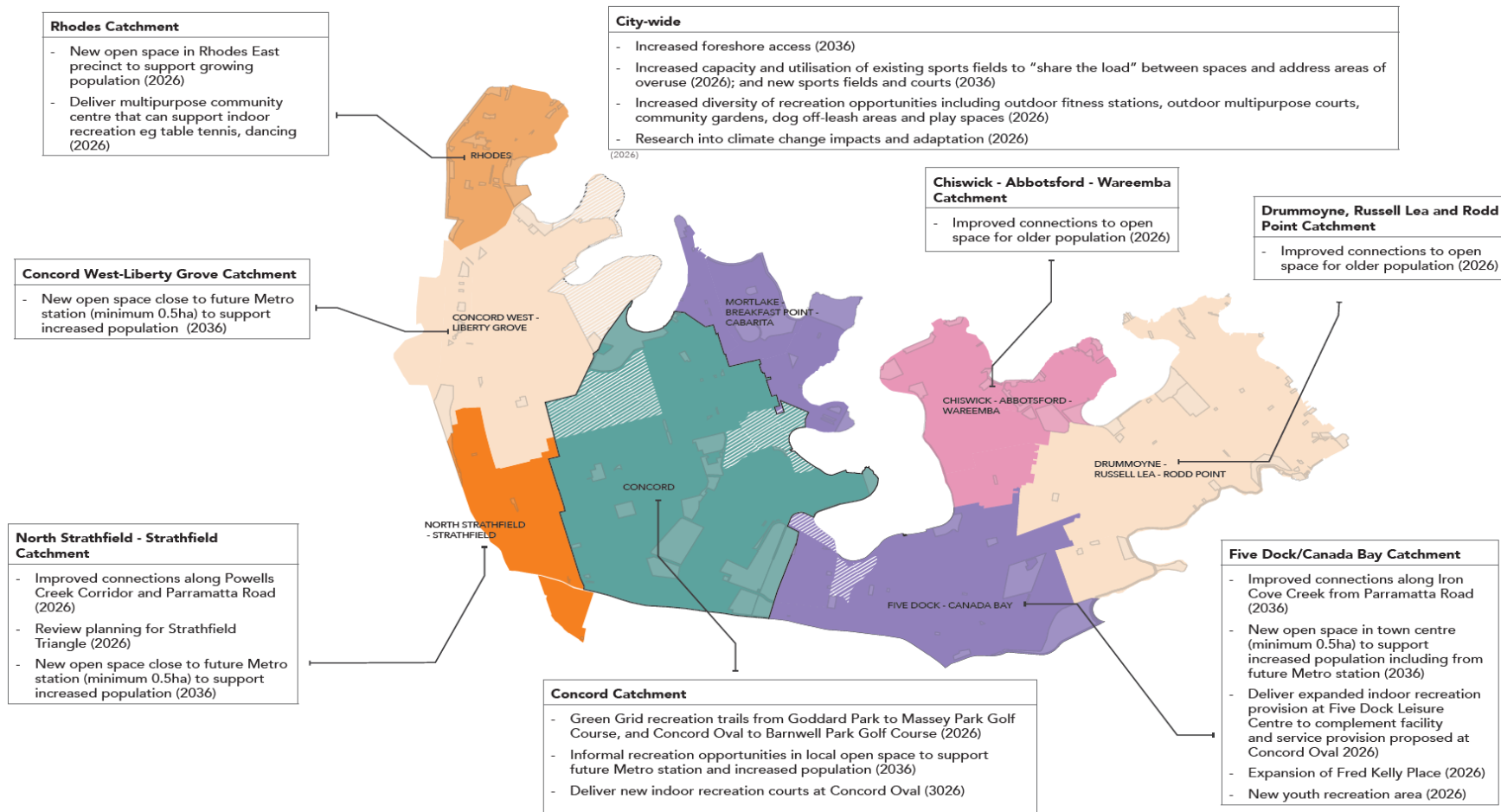
All other works have been apportioned to the existing and growth populations of the City of Canada Bay LGA. This means the new population will only provide a portion of the cost of the works. The balance of the funds will be met by other funding sources.

The demand populations used to calculate the contribution amounts are those shown in **Table 9** of this Appendix.

¹¹ Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan 2019, p101

City of Canada Bay Local Infrastructure Contributions Plan

APPENDIX A



Source: Cred Consulting (2019)

Figure 7: Open space and recreation priorities

APPENDIX A

Contribution rates calculation

The contribution formula for open space and recreation infrastructure can be expressed as follows:

$$\text{Contribution per person (\$)} = \sum \left(\frac{\$INF}{P} \right)$$

Where:

$\$INF$ is the apportioned estimated cost of providing each of the recreation infrastructure items required to meet the development of the Canada Bay LGA (refer works schedule in Appendix B).

P is the expected persons that will generate the demand for the open space and recreation infrastructure (refer to Table 9 for values – either 26,373 LGA growth or 123,604 total future population in LGA).

To determine the contribution rate per dwelling, multiply the contribution rate per person by the relevant assumed occupancy rate shown in **Table 3**.

A4.4 Community facilities

Objectives

Provide a range of community facilities and services to meet the demands created by future residents.

Needs assessment and infrastructure strategy

Council currently provides the following community facilities and services:

- library services
- child services and childcare
- community centres, halls and meeting spaces
- youth facilities operated out of the library

Council has recently undertaken an audit¹² of all Council community facilities to establish the location and extent of deficiencies.

Community floor space

Council owns 14 buildings that are classified as community centre floor space, including staffed community centres, venues for hire, senior citizens centres, food services and leased maker spaces. Function centres leased to clubs for commercial uses and scout/guide halls are excluded.

¹² Canada Bay Social Infrastructure (Community) Strategy and Action Plan 2019

APPENDIX A

There is 3,538m² of Council owned floor space across the LGA. There is an inequitable distribution across the LGA, with North Strathfield/ Strathfield and Concord West having zero floor space.

The benchmark commonly used to determine the demand is 80m² per 1000 people. There is currently 39m² of floorspace per 1000 people which is low and means there is an existing undersupply of floor space. To meet the benchmark, by 2036 Council will need to deliver an additional 6,075m² of community floorspace.

Libraries

Council runs 3 libraries with a total of 4,082m² of floor space. The Five Dock Library, Concord Library and The Learning Space which is part of the multi-purpose community centre at Rhodes.

The commonly used approach for benchmarking for libraries is the State Library of NSW People Places calculator. New benchmarks were released in April 2019 and were applied to forecast demand for future library space in the existing catchments of Rhodes, Concord and Five Dock.

Nexus and apportionment

This plan levies s7.11 contributions on residential accommodation development.

Community floor space

It is reasonable for the cost of additional floorspace generated by new demand to be met by the future population. Using the planning benchmark¹³ rate of provision of 80m² per 1000 people, the population growth will generate a demand for 1,810 m² of multipurpose community space.

Council is intending to provide a combination of new and replacement community floorspace.

New floorspace will be provided at Rhodes East and either Concord West or North Strathfield. The cost of these works will be met entirely by the growth population.

The remainder of the works will comprise replacement or additional works to address the existing undersupply. The cost of these works has been apportioned to both the existing and new growth population. The balance of the funds will be met by other funding sources.

Libraries

It is reasonable for the cost of additional library floorspace generated by new demand to be met by the future population.

Application of the State Library calculator has established the following:

- Concord Library currently has capacity to accommodate population growth until 2026. Beyond that, an additional 121m² will be required by 2036.
- Five Dock Library has a current undersupply of floor space. The expected population growth will create a demand for an additional 373m² by 2036.

¹³ Source: Canada Bay Social Infrastructure (Community) Strategy and Action Plan 2019, page 51.

APPENDIX A

- The Rhodes catchment has a current undersupply of floor space. The expected population growth will create demand for an additional 450m² by 2036.

The total additional demand created by new population growth is 944m² of floor space¹⁴. The cost of this floorspace will be met entirely by the growth population. It will completely fund the new library space at Rhodes East (500 m²) and approximately 65% (444 m²) of the additional floor space proposed at Five Dock Library. The remaining 35% of the funds will be met by other funding sources.

Contribution rates calculation

The contribution formula for community facilities infrastructure can be expressed as follows:

$$\text{Contribution per person (\$)} = \sum \left(\frac{\$INF}{P} \right)$$

Where:

\$INF is the apportioned estimated cost of providing each of the community facilities infrastructure items required to meet the development of the Canada Bay LGA (refer works schedule in Appendix B).

P is the expected persons that will generate the demand for the community facilities infrastructure (refer to Table 9 for values – either 26,373 LGA growth or 123,604 total future population in LGA).

To determine the contribution rate per dwelling, multiply the contribution rate per person by the relevant assumed occupancy rate shown in **Table 3**.

A4.5 Active transport

Objectives

Provide improvements to the existing road network and an array of active transport to meet the demands of the future resident population.

Needs assessment and infrastructure strategy

The additional development expected in Canada Bay LGA over the next 16 years will create additional vehicle trips on the existing road network.

There is currently a high reliance on private vehicle for most travel within the area despite the existence of a reliable bus service and train services from Rhodes and North Strathfield. It is expected that the construction of the proposed Sydney Metro West will divert some of the trips made by private vehicle to public transport. Council wants to encourage healthier lifestyles by making it more attractive for residents and workers to use active transport modes for shorter trips.

¹⁴ Source: Canada Bay Social Infrastructure (Community) Strategy and Action Plan 2019 Table 12, p58. This amount excludes the current undersupply of floor space that exists in 2020. The current undersupply is 597m².

APPENDIX A

Canada Bay Bike Plan 2004 (reviewed 2014) identified several new routes to augment the existing network. Many of the proposed works have been delivered and council is preparing a new Bike Plan¹⁵. Council is committed to extend both on-road and off-road facilities within Canada Bay, to provide a comprehensive and connected network that meets the needs of pedestrian and cyclists of all abilities and ages and links with the wider metropolitan network.

Rhodes Peninsula is undergoing significant transformation from an employment and low-density residential area, to a higher high-density residential place. This transformation requires significant local street and classified road upgrades and improvements.

Strathfield Triangle requires a significant reconfiguration of the existing road network to provide adequate access into the proposed higher density residential development.

Nexus and apportionment

Roads and traffic management - Rhodes Peninsula

The works are to augment the existing network to help accommodate new traffic generated by the redevelopment of site. These works are required as the result of the proposed increase in workers and residents to the area. It is reasonable for the purpose of determining the contribution rate that the costs of the infrastructure works are apportioned to the new growth population in Rhodes Peninsula only.

Roads and traffic management – Strathfield Triangle

The works are to reconfigure the road network and provide additional road capacity that will help accommodate the extra traffic derived from the proposed redevelopment of sites. These works are required as the result of the proposed increase in residents to the area. It is reasonable for the purpose of determining the contribution rate that the costs of the infrastructure works are apportioned to the new resident population in Strathfield Triangle.

Roads and traffic management – Canada Bay LGA

Council will provide new traffic facilities, LATMs, pedestrian crossings and bus stops to improve circulation and accessibility. Many of the works will address existing traffic issues, which will be exacerbated by the additional developments. It is reasonable that for the purposes of determining the contribution rate the cost of these works are apportioned to the total future (existing and new) population of the LGA.

Cycleways and shared paths

Council has a program of works to extend the cycle and share-path network. The program includes new works required by new demand and improvements to the existing infrastructure. It is reasonable that for the purposes of determining the contribution rate the cost of:

- new works required by new demand are apportioned to the new growth population (in accordance with the current standard of provision; and

¹⁵ Draft Bike Plan exhibited in July 2019.

APPENDIX A

- augmentation and improvement to existing infrastructure are apportioned to both the existing and new population.

Footpaths

Council is committed to providing new footpath links. The works will augment the existing network and will benefit the existing and future additional population. It is reasonable for the purposes of determining the contribution rate, that the cost of infrastructure is apportioned to all the future (existing and new) population.

Contribution rates calculation

The contribution formula for active transport can be expressed as follows:

$$\text{Contribution per person (\$)} = \sum \left(\frac{\$INF}{P} \right)$$

Where:

$\$INF$ is the apportioned estimated cost of providing each of the active transport infrastructure items required to meet the development of the Canada Bay LGA (refer works schedule in Appendix B).

P is the expected persons that will generate the demand for the active transport infrastructure (refer to Table 9 for values – 26,373 LGA growth or 123,604 total future LGA population or Rhodes Peninsula growth 7,477 or Strathfield Triangle growth 1,540).

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 3** or, in the case of development in Strathfield Triangle, **Table 4**.

A4.6 Public domain**Objectives**

Provide upgrades to public domain facilities to meet the demands created by future residents.

Needs assessment and infrastructure strategy

The quality of the public domain in Canada Bay LGA varies from centre to centre. The anticipated increase in population will create demand in local centres due to the increased levels of activity. Additional works will provide a higher standard to improve the level of comfort, convenience and amenity.

Council intends to increase the level of amenity in the high growth areas by improvement of pedestrian pavements, the widening of pedestrian areas (where possible), implementation of street furniture, lighting, public art, signage and landscaping.

Additional open space / public domain in the form of civic squares and local parks will be needed to meet the needs of apartment-dwellers in the centres likely to accommodate new apartments - North

APPENDIX A

Strathfield, Burwood North, Five Dock. Council intends to acquire land to create new open space / civic space areas each with an area of 5,000 square metres within 2-3 minute walk of most new dwellings.

Nexus and apportionment

Larger and more usable public domain will be important for the growth populations as these facilities will help offset the lack of private open space available in the apartments. As the land and works in the Five Dock, North Strathfield and Burwood North are to meet the demand from new residents, it is reasonable that the contribution rate calculation assumes that the costs are met entirely by the future demand population in areas excluding Rhodes Peninsula and Strathfield Triangle (these last two areas will be subject to separate contributions for public domain in their individual contribution catchments).

Public domain works have also been identified for those other centres in Canada Bay LGA where more subdued residential growth is expected. The centres include Concord West, Drummoyne and Wareemba. The works are required to augment the existing public spaces and cost of the works will be shared between the existing and future population.

Rhodes Peninsula

Significant public domain works are proposed for Rhodes, both east and west of the railway. The works are to meet the demand from new residents in this location. It is reasonable that the contribution rate calculation assumes the costs are met entirely by the growth population of Rhodes Peninsula.

Strathfield Triangle

Significant public domain works are proposed within Strathfield Triangle. The works are to meet the demand from new residents in this location. It is reasonable that the contribution rate calculation assumes the costs are met entirely by the growth population of Strathfield Triangle.

Contributions rate calculation

The contribution formula for public domain facilities can be expressed as follows:

$$\text{Contribution per person (\$)} = \sum \left(\frac{\$INF}{P} \right)$$

Where:

\$INF is the apportioned estimated cost of providing each of the public domain infrastructure items required to meet the development of the Canada Bay LGA (refer works schedule in Appendix B).

P is the expected persons that will generate the demand for the public domain infrastructure (refer to Table 9 for values – either 17,086 LGA Remainder growth or 98,030 future LGA Remainder population, Rhodes Peninsula growth 7,477 or Strathfield Triangle growth 1,540).

APPENDIX A

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 3** or, in the case of development in Strathfield Triangle, **Table 4**.

A4.7 Plan administration

Objectives

Implement and manage this plan so that the contributions remain reasonable over the life of the plan, and that the infrastructure is provided in a reasonable time.

Strategy

This plan has been prepared in order to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules.

Additionally, Council is required to manage, monitor and maintain the contributions plan. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions.
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules.
- Monitoring and programming works identified in the works schedules including design works and land acquisition.
- Determining the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications.
- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Reviewing and determining the suitability of any works in kind and material public benefits proposed by a developer.
- Preparing and making available the accountability information as required by the EP&A Regulation.
- Providing advice to applicants and the general public regarding the operation of the plan.
- Commissioning of consultant studies and advice in relation to the efficacy of the development and demand assumptions of the contributions plan.
- Plan reviews

Nexus, apportionment and contribution rates calculation

As plan administration costs arise directly as a result of the future development, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area. Costs associated with the ongoing administration and management

APPENDIX A

of the contributions plan will be levied on all applications that are required to make a contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark¹⁶ of an allowance equivalent to 1.5% of the cost of construction works that are to be met by development approved under this plan.

Contributions rate calculation

The contribution formula for plan administration can be expressed as follows:

$$\text{Contribution per person (\$)} = \sum (\$ \text{Works rate}_{\text{per person}} \times 1.5\%)$$

Where:

$\$ \text{Works rate}_{\text{per person}}$ is the per person contribution rate for each of the infrastructure items (except land acquisition) in Appendix B that the development is contributing towards.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 3** or, in the case of development in Strathfield Triangle, **Table 4**.

¹⁶ Independent Pricing and Regulatory Tribunal of New South Wales (2014), Local Infrastructure *Benchmark Costs*, page 63



APPENDIX B: INFRASTRUCTURE SCHEDULE AND LOCATION MAPS

Canada Bay Local Infrastructure Contributions Plan

Active Transport

Item	Description 1	Description 2	Project reference	Works cost	Nexus	Demand	\$ rate per person
R1	LGA Wide	Kerbs and footpaths (PAMP Projects) \$100K per year for 16 years	PAMPS	\$ 1,833,586	Existing and future	123604	\$ 15
R2	Mortlake	Mortlake foreshore walk (includes land acquisition)	Delivery program	\$ 6,875,949	Existing and future	123604	\$ 56
R3	LGA Wide	Bike paths and shared pathways Council's bikeplan	Bike Plan	\$ 4,125,570	Existing and future	123604	\$ 33
R4	LGA Wide	Traffic facilities improvement (allow 2 or 3 per year)	Capital works program	\$ 458,397	Existing and future	123604	\$ 4
R5	LGA Wide	LATMs (allow 2 or 3 per year @\$250K)	Capital works program	\$ 1,260,591	Existing and future	123604	\$ 10
R6	Timbrell Park	Timbrell Park pedestrian and cycle bridge (cycleway connection)	Capital Works	\$ 1,145,992	Existing and future	123604	\$ 9
R7	Five Dock	Laneway construction First and Second Avenue Five Dock (6m wide)	Five Dock Town Centre Strategy	\$ 1,241,567	Existing and future	123604	\$ 10
R8	Five Dock	New north-south laneway to improve access to adjoining sites	Five Dock Town Centre Strategy	\$ 205,602	Existing and future	123604	\$ 2
R9	Five Dock	Pedestrian link to East Street (embellishment)	Five Dock Town Centre Strategy	\$ 70,261	Future residents	26373	\$ 3
R10	Concord West	Shareway construction – western extension of Concord Avenue	Concord West Masterplan	\$ 191,996	Future residents	26373	\$ 7
R11	Concord West	Landscaped area and new path – western end of Station Avenue to western end of Victoria Avenue	Concord West Masterplan	\$ 427,707	Future residents	26373	\$ 16
R12	Concord West	Three landscaped areas and new paths – between George Street and Powells Creek Reserve	Concord West Masterplan	\$ 81,168	Future residents	26373	\$ 3
R13	Concord West	Street improvements including new road surface, paths, drainage and landscaping – George Street and Rothwell Avenue	Concord West Masterplan	\$ 1,311,198	Future residents	26373	\$ 50
R14	Concord West	Shareway construction – Station Avenue from Concord Avenue to King Street	Concord West Masterplan	\$ 327,663	Future residents	26373	\$ 12
R15a	North Strathfield	Upgrade of intersection George Street and Pomeroy Street works	Capital works program	\$ 15,012,500	Future residents	26373	\$ 569
R15b		Upgrade of intersection George Street and Pomeroy Street land		\$ 152,500	Future residents	26373	\$ 6
Total Costs				\$ 34,722,247			\$ 805

Canada Bay Local Infrastructure Contributions Plan

Community Facilities

Ref	Description 1	Description 2	Project reference	Works cost	Nexus	Demand	\$ rate per person
C1	Concord West or North Strathfield	New 400 m2 multipurpose community space	Social Infrastructure Strategy	\$1,432,489	Future residents	26373	\$54
C2	Drummoyne	Replacement of existing building. Provide new multipurpose community centre (including office space for Drummoyne Neighbourhood Centre, community meeting rooms, kitchen, and 200 person capacity community hall)	Social Infrastructure Strategy	\$11,459,916	Existing and future	123604	\$93
C3	Concord or Five Dock	District level staffed multipurpose community centre with 400 person capacity hall, community office space, and creative space.	Social Infrastructure Strategy	\$11,459,916	Existing and future	123604	\$93
C4	Rhodes East	New multipurpose local community venue in Rhodes East (900m²) including library floor space (500m²) include external embellishment of public domain space (350sqm)	Social Infrastructure Strategy	\$9,167,932	Future residents	26373	\$348
C5	Five Dock or Drummoyne	Additional library floor space (684m2) floor space in the Five Dock library catchment.	Social Infrastructure Strategy	\$3,527,362	Existing and future	26373	\$87
C6	LGA Wide	New or existing open space improvements - spaces for community and cultural activities such as: Event ready spaces (WiFi & Powerpoints (500m2)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$687,595	Existing and future	123604	\$6
C7	Concord	Event ready civic space at Central Park, connected to Concord Library	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$1,902,724	Existing and future	123604	\$15
C8	LGA Wide	Upgrades to community buildings (allow for \$300K per year)	Disability Inclusion Action Plan	\$5,500,759	Existing and future	123604	\$45
TOTAL COST				\$45,138,694			\$740

Canada Bay Local Infrastructure Contributions Plan

Public Domain

Item	Location	Description	Project reference	Works cost	Nexus	Demand	\$ rate per person	Priority
Land acquisition								
PD1	North Strathfield	Metro station - new open space 5000sqm (unrelated to PRCUTS)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 28,649,789	Future residents	17086	\$ 1,677	Medium
PD3	Five Dock	Metro Station - new open space 1300sqm (unrelated to PRCUTS)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 7,448,945	Future residents	17086	\$ 436	Medium
Embellishment of new public space								
PD4	Concord West	Embellishment of new local Park of 5000m2 north-east of train station	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 5,156,962	Future residents	17086	\$ 302	Medium
PD5	Five Dock Town Centre	Deliver new open space in Five Dock Town Centre / Fred Kelly Place (east)	Five Dock Town Centre Strategy	\$ 5,285,344	Future residents	17086	\$ 309	Medium
PD6	Five Dock Metro Station Precinct	Deliver new open space in Five Dock Town Centre (3000m2)	Social Infrastructure (Open Space and Recreation) Strategy and	\$ 3,594,034	Future residents	17086	\$ 210	High
PD7	North Strathfield Metro Station Precinct	Embellishment of new local Park (unrelated to PRCUTS)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 5,156,962	Future residents	17086	\$ 302	High
Embellishment of existing public space								
PD9	Concord/Concord West	Deliver Streetscape improvements connecting from residential areas along the train line in Concord, and Concord West to Henley Park, Central Park and the Walker Estates.	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 115,500	Future residents	17,086	\$ 7	Medium
PD10	Five Dock	New Town Square – including raised threshold and Waterview Street link	Five Dock Town Centre Strategy	\$ 1,030,785	Future residents	17,086	\$ 60	Short
PD11	Five Dock	Five Dock Public Domain Streetscape (Stage 2 - Southern end)	Five Dock Town Centre Strategy	\$ 4,583,966	Existing and future	98,030	\$ 47	Short
PD12	Wareemba	Wymstone Parade - Improve existing walkway and provide a separate cycleway.	Foreshore Access Strategy	\$ 1,146,270	Existing and future	98,030	\$ 12	Short
PD13	Concord West Station	Concord West Station Plaza embellishment (500sqm)	Concord West Masterplan	\$ 630,295	Future residents	17086	\$ 37	Medium
PD14	Church Street, Drummoyne	Public Space on Church Street	Victoria Road Urban Design Strategy	\$ 1,661,688	Future residents	98,030	\$ 17	Medium
PD15	Formosa Street, Drummoyne	Public Space on Formosa Street	Victoria Road Urban Design Strategy	\$ 1,747,637	Future residents	98,030	\$ 18	Medium
PD16	Formosa Street, Drummoyne	Formosa Street Upgrade (blisters and street trees)	Victoria Road Urban Design Strategy	\$ 114,599	Future residents	98,030	\$ 1	Medium
PD17	Drummoyne	Public Domain Plan	Victoria Road Urban Design Strategy	\$ 687,595	Future residents	98,030	\$ 7	Medium
PD18	Drummoyne	Undergrounding/bundling electricity and replacement poles (per pole including installation - 30 poles)	Victoria Road Urban Design Strategy	\$ 2,291,983	Future residents	98,030	\$ 23	Medium
PD19	Drummoyne	Public domain works - include furniture, paving, landscaping	Victoria Road Urban Design Strategy	\$ 4,583,966	Future residents	98,030	\$ 47	Medium
PD20	Concord West	176 George Street raising and overland flow path	Concord West Master Plan	\$ 458,397	Future residents	17,086	\$ 27	Short
PD21	LGA Wide	Pedestrian crossing Safety Improvement Program (Allowance of \$300K per year for 10 years)	Disability Inclusion Action Plan	\$ 3,437,975	Existing and future	98,030	\$ 35	Short
PD22	Mortlake	Develop Stanton Reserve as a Town Square for Mortlake	Mortlake Place Plan	\$ 143,249	Future residents	98,030	\$ 1	Short
PD23	Homebush North	George Street - works include footpaths, landscaping, lighting, furniture	Parramatta Road Select Precincts Public Domain Plan 2020	\$ 7,042,547	Future residents	17,086	\$ 412	Long
PD24	Homebush North	Victoria Avenue - works include footpaths, landscaping, lighting, furniture	Parramatta Road Select Precincts Public Domain Plan 2020	\$ 2,849,680	Future residents	17,086	\$ 167	Long
PD25	Homebush North	Station Avenue - works include footpaths, landscaping, lighting, furniture	Parramatta Road Select Precincts Public Domain Plan 2020	\$ 743,449	Future residents	17,086	\$ 44	Long
PD26	Homebush North	King Street - works include footpaths, landscaping, lighting, furniture	Parramatta Road Select Precincts Public Domain Plan 2020	\$ 6,595,963	Future residents	17,086	\$ 386	Long
PD27	Homebush North	Station Square - works include footpaths, landscaping, lighting, furniture	Parramatta Road Select Precincts Public Domain Plan 2020	\$ 1,105,587	Future residents	17,086	\$ 65	Long
PD28	Homebush North	Victoria Avenue Gates - works include footpaths, landscaping, lighting, furniture	Parramatta Road Select Precincts Public Domain Plan 2020	\$ 712,218	Future residents	17,086	\$ 42	Long
Total Costs				\$ 96,975,385			\$ 4,690	

Canada Bay Local Infrastructure Contributions Plan

Open space and recreation

Item	Location	Description	Project reference	Estimated cost	Nexus	Demand	\$ rate per person
Multi-purpose courts - New							
OS1	Cabarita-Mortlake-Breakfast Point	Multipurpose Courts (2No)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 607,891	Future residents	26373	\$ 23
OS2	Chiswick-Abbotsford-Wareemba	Multipurpose Courts (2No)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 607,891	Future residents	26373	\$ 23
OS3	North Strathfield	Multipurpose Courts (2No)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 607,891	Future residents	26373	\$ 23
OS4	Drummoyne	Multipurpose Courts (2No)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 607,891	Future residents	26373	\$ 23
OS5	Concord	Multipurpose Courts (2No)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 607,891	Future residents	26373	\$ 23
OS6	Rhodes	Multipurpose Courts (2No) - through future Rhodes East Public School; reconfiguration of carparking	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 607,891	Future residents	26373	\$ 23
Sportsfields - to meet new demand							
OS7	LGA	Conversion of existing to synthetic to increase capacity for extra fields	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 4,354,768	Future residents	26373	\$ 165
Green Grid and walking connections							
OS8	Concord, Concord West	Hard and Soft Landscaping, street furniture (100m)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 115,500	Existing and future	123604	\$ 1
OS9	Five Dock	Streetscape improvements to improve walkability (100m)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 115,500	Existing and future	123604	\$ 1
OS10	Wareemba	Embellish Wymstone Parade Walkway (980m)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 1,375,190	Existing and future	123604	\$ 11
OS11	Five Dock - Canada Bay : Concord	Green Grid connections and open space as part of the PRUTS; improved connections from Parramatta Road (2,000m) Item 9	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 4,228,276	Existing and future	123604	\$ 34
OS12	Five Dock - Canada Bay : North Strathfield	Green Grid connections and open space as part of the PRUTS; improved connections from Parramatta Road (2,000m) Item 10	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 4,228,276	Existing and future	123604	\$ 34
OS13	LGA Wide	Improved open space connections - Burwood Green Link (Burwood Park to Hen and Chicken Bay) - 1.5km	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 211,414	Existing and future	123604	\$ 2
OS14	LGA Wide	Improved open space connections - St Lukes Park and Concord Oval corridor, Bicentennial Park / Sydney Olympic Park -	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 105,707	Existing and future	123604	\$ 1
Sports Ovals							
OS15	Concord	Redevelopment of Concord Oval	Recreation Facilities Strategy / POM	\$ 20,971,646	Future residents	26373	\$ 795
OS16	Concord	Redevelopment and expansion of Timbrell Park playing fields	Recreation Facilities Strategy / POM	\$ 4,583,966	Future residents	26373	\$ 174
Indoor Facilities							
OS17	Concord Oval	Increase provision of indoor recreation (x 2)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 1,215,782	Future residents	26373	\$ 46
OS18	Five Dock Leisure Centre	Reconfiguration to increase provision of indoor gymnastics (1000m2)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 1,375,190	Future residents	26373	\$ 52
OS19	Rhodes Recreation Centre	Increase provision of indoor recreation (x 4)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 10,772,321	Future residents	26373	\$ 408
Other works							
OS20	LGA Wide	Local parks upgrades (allow 2 parks per year @\$150K each for the life of the plan)	Delivery program	\$ 5,500,759	Existing and future	123604	\$ 45
OS21	Five Dock Skate Park	Transform into a youth recreation area	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 2,309,987	Existing and future	123604	\$ 19
OS22	LGA Wide	New recreation facilities (E.g. new fitness stations, Bay Run)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 607,891	Existing and future	123604	\$ 5
OS23	Rhodes	River activation at Mclwaine Park and swimsite activation at Bayview Park	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 5,729,958	Existing and future	123604	\$ 46
OS24	LGA Wide	Let's All Play Strategy upgrades to parks - locations include: Queen Elizabeth park Hentley Park WA McInnes Park Fred Kelly Park Maple Park Chiswick Park Allow 3 parks per year over the life of the plan (\$150,000 per park)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 8,251,139	Future residents	26373	\$ 313
OS25	LGA Wide	Deliver using mapping, sensing and gaming technology embedded into benches, information stations, signage , lighting and other furnishings	Discover Homebush Bay Wayfiding and Songlines Project	\$ 252,118	Existng and future	123604	\$ 2
OS26	LGA Wide	New or existing open space improvements - spaces for community and cultural activities such as: pavement surfaces to allow for a variety of uses. (2000m2)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 1,948,186	Existing and future	123604	\$ 16
OS27	LGA Wide	New or existing open space improvements - spaces for community and cultural activities such as: outdoor amphitheatre (5oom2)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	\$ 859,494	Existing and future	123604	\$ 7
OS28	Abbotsford	Hen and Chicken Bay Foreshore renewal	Delivery program	\$ 4,583,966	Existing and future	123604	\$ 37
OS29	Kings Bay	Seawall repair, improve access from Regatta Rd along Kings Bay to Friend Avenue	Foreshore Access Strategy	\$ 3,500,000	Existing and future	123604	\$ 28
OS30	Rickard Street and Nash's Lane, Concord	Boardwalk	Foreshore Access Strategy	\$ 2,028,533	Existing and future	123604	\$ 16

Item	Location	Description	Project reference	Estimated cost	Nexus	Demand	\$ rate per person
OS31	St Luke's Canal, Concord	Pedestrian bridge over St Luke's Canal	Foreshore Access Strategy	\$ 306,377	Existing and future	123604	\$ 2
OS32	Barnwell Park Golf Course	Shared, publicly accessible foreshore path	Foreshore Access Strategy	\$ 572,996	Existing and future	123604	\$ 5
OS33	Leeds Street Foreshore Park to Mcllwaine Park	Inland path between Leeds Street Foreshore Park to Mcllwaine Park	Foreshore Access Strategy	\$ 1,145,992	Existing and future	123604	\$ 9
OS34	Iron Cove Bridge, Drummoyne	Upgrade pedestrian and cycle paths - 4 m wide with lighting to connect Iron Cove Bridge to Bay Run	Foreshore Access Strategy	\$ 4,010,970	Future residents	26373	\$ 152
OS35	Drummoyne Oval	Upgrade pathways connecting Drummoyne Oval to buses on Lyons Road - Cometrowe Street	Foreshore Access Strategy	\$ 261,515	Existing and future	123604	\$ 2
OS36	Drummoyne Oval	Upgrade pathways connecting Drummoyne Oval to buses on Lyons Road - Dempsey Place	Foreshore Access Strategy	\$ 324,376	Existing and future	123604	\$ 3
OS37	LGA Wide - Foreshore area (Drummoyne priority)	Close existing road reserves to protect existing pocket parks and/or create new ones with views to water.	Foreshore Access Strategy	\$ 572,996	Existing and future	123604	\$ 5
OS38	Five Dock	Five Dock Park Upgrade works and Amenities Building upgrade	Five Dock Town Centre Strategy	\$ 6,039,376	Existing and future	123604	\$ 49
OS39	Mortlake	Wangal Park Upgrade	Wangal Park POM	\$ 572,996	Future residents	26373	\$ 22
OS40	Rodd Point	Landscaping and art	Rodd Park Masterplan	\$ 515,696	Exisitng and future	123604	\$ 4
OS41	Concord	Rothwell Park rebuild and additional wicket	Delivery program	\$ 991,283	Exisitng and future	123604	\$ 8
OS42	Cabarita	Cabarita Park Forshore path and landcaping works	Delivery program	\$ 1,718,987	Exisitng and future	123604	\$ 14
OS43	Rhodes	Walk and Run Track	Homebush Bay Circuit Plan	\$ 343,797	Existing and future	123604	\$ 3
OS44	Rhodes	Mcllwaine Park upgrade works to park with allowance to reconfigure existing carpark	Rhodes East Masterplan	\$ 1,145,992	Future residents	26373	\$ 43
OS45	Rhodes	Kokoda Track Improvements, car parking, lighting upgrades, storage facilities	Rhodes POM	\$ 572,996	Existing and future	123604	\$ 5
Total Indicative Cost			With land	\$ 111,969,259			\$ 2,722

Canada Bay Local Infrastructure Contributions Plan

Rhodes Peninsula

Ref	Location	Description	Project reference	Works cost	Nexus	Demand	\$ rate per person	Priority
RH1	Blaxland Road	Upgrades to create a Commuter Street, including surface treatments, in ground service works, pavements, planting, rain gardens and street furniture	Rhodes East Master Plan	\$ 5,214,262	Rhodes Future residents	7747	\$ 673	Medium
RH2	Cavell Avenue	upgrades to create a Community Spine including surface treatments, in ground service works, pavements, planting, rain gardens and street furniture	Rhodes East Master Plan	\$ 5,787,257	Rhodes Future residents	7747	\$ 747	Medium
RH3	Leeds Street	upgrades to create a Destination Street including surface treatments, in ground service works, pavements, planting, rain gardens and street furniture	Rhodes East Master Plan	\$ 4,870,464	Rhodes Future residents	7747	\$ 629	Medium
RH4	Other local streets	Upgrades required to Local Streets including surface treatments, in ground service works, pavements, planting, rain gardens and street furniture	Rhodes East Master Plan	\$ 3,667,173	Rhodes Future residents	7747	\$ 473	Medium
RH5	New Road	Embellishment of new road Blaxland Road to Cavell Avenue (south) including demolition, surfacing, planting, rain gardens and street furniture	Rhodes East Master Plan	\$ 2,521,181	Rhodes Future residents	7747	\$ 325	Long
RH6	New Road	Blaxland Road to Cavell Avenue (central) - New local road embellishment. Costs include demolition, surfacing	Rhodes East Master Plan	\$ 2,463,882	Rhodes Future residents	7747	\$ 318	Long
RH7	New Road	Blaxland Road to Cavell Avenue (north) - New local road recommended to improve connectivity. Costs include demolition, surfacing,	Rhodes East Master Plan	\$ 2,463,882	Rhodes Future residents	7747	\$ 318	Long
RH8	Averill Street and Concord Rd	New left turn lane at intersection including 100 sqm part land acquisition	Rhodes East Master Plan	\$ 3,845,398	Rhodes Future residents	7747	\$ 496	Medium
RH9	Cavell Street and Averill Street	New single lane roundabout	Rhodes East Master Plan	\$ 916,793	Rhodes Future residents	7747	\$ 118	Medium
RH10	Cavell Street and Leeds Street	Minor widening at intersection	Rhodes East Master Plan	\$ 1,375,190	Rhodes Future residents	7747	\$ 178	Medium
RH11	Leeds Street	Linemarking- new	Rhodes East Master Plan	\$ 183,359	Rhodes Future residents	7747	\$ 24	Medium
RH12	Leeds Street	Connections to foreshore embellishment - New pedestrian access recommended to improve connectivity. Costs include demolition, surfacing,	Rhodes East Master Plan	\$ 401,097	Rhodes Future residents	7747	\$ 52	Medium
RH13	Averill Street	Pedestrian link to Leeds Street - Costs include demolition, surfacing, planting and furniture embellishment	Rhodes East Master Plan	\$ 343,797	Rhodes Future residents	7747	\$ 44	Medium
RH14	Blaxland Road Terminus	North end - works include resurfacing, planting, recreation facilities and new on-site rain water detention / retention facilities	Rhodes East Master Plan	\$ 1,317,890	Rhodes Future residents	7747	\$ 170	Long
RH15	Corner Plazas	Embellishment includes paving, street furniture, way-finding, signage and lighting	Rhodes East Master Plan	\$ 916,793	Rhodes Future residents	7747	\$ 118	Medium
RH16	Rhodes	Rhodes East Public Domain - Concept design and masterplan	Rhodes Precinct Plan	\$ 1,145,992	Rhodes Future residents	7747	\$ 148	Short
RH17	Rhodes West	Station precinct and Walker Street intersections	Rhodes Precinct Plan	\$ 9,167,932	Rhodes Future residents	7747	\$ 1,183	Medium
Total Costs				\$ 46,602,343			\$ 6,016	

Canada Bay Local Infrastructure Contributions Plan

Strathfield Triangle

Ref	Description	Project reference	Works cost	Nexus	Demand	\$ rate per person	Priority
Land Acquisition							
ST1	8 Hilts Road	Strathfield s94 Plan	\$ 1,976,835	Strathfield Δ Future residents	1,540	\$ 1,283.66	1
ST2	10 Hilts Road	Strathfield s94 Plan	\$ 2,830,599	Strathfield Δ Future residents	1,540	\$ 1,838.05	1
ST3	12 Hilts Road	Strathfield s94 Plan	\$ 2,824,869	Strathfield Δ Future residents	1,540	\$ 1,834.33	1
ST4	14 Hilts Road	Strathfield s94 Plan	\$ 2,830,599	Strathfield Δ Future residents	1,540	\$ 1,838.05	1
ST5	12 Leicester Avenue	Strathfield s94 Plan	\$ 4,927,764	Strathfield Δ Future residents	1,540	\$ 3,199.85	1
ST6	Part 10 Leicester Avenue	Strathfield s94 Plan	\$ 2,200,304	Strathfield Δ Future residents	1,540	\$ 1,428.77	1
ST7	Part 27 Leicester Avenue	Strathfield s94 Plan	\$ 4,400,608	Strathfield Δ Future residents	1,540	\$ 2,857.54	1
ST8	36 Leicester Avenue	Strathfield s94 Plan	\$ 4,010,970	Strathfield Δ Future residents	1,540	\$ 2,604.53	1
Public Domain							
ST9	Site preparation and bulk earthworks	Strathfield s94 Plan	\$ 1,099,503	Strathfield Δ Future residents	1,540	\$ 713.96	2
ST10	Cooper Street	Strathfield s94 Plan	\$ 4,159,242	Strathfield Δ Future residents	1,540	\$ 2,700.81	2
ST11	Chapman Street Park	Strathfield s94 Plan	\$ 825,002	Strathfield Δ Future residents	1,540	\$ 535.72	5
ST12	Leicester Lane	Strathfield s94 Plan	\$ 1,175,764	Strathfield Δ Future residents	1,540	\$ 763.48	6
ST13	Leicester Avenue (includes pedestrian access to Leicester Lane from Hilts Road)	Strathfield s94 Plan	\$ 1,092,049	Strathfield Δ Future residents	1,540	\$ 709.12	2
ST14	Hilts Road	Strathfield s94 Plan	\$ 1,054,381	Strathfield Δ Future residents	1,540	\$ 684.66	3
ST15	Clarence Street	Strathfield s94 Plan	\$ 791,516	Strathfield Δ Future residents	1,540	\$ 513.97	3
ST16	Parramatta Road	Strathfield s94 Plan	\$ 625,362	Strathfield Δ Future residents	1,540	\$ 406.08	3
ST17	Bakers Lane Park	Strathfield s94 Plan	\$ 1,590,977	Strathfield Δ Future residents	1,540	\$ 1,033.10	3
ST18	Electrical services	Strathfield s94 Plan	\$ 773,668	Strathfield Δ Future residents	1,540	\$ 502.38	N/A
ST19	Preliminaries, Overheads and Margin	Strathfield s94 Plan	\$ 1,690,946	Strathfield Δ Future residents	1,540	\$ 1,098.02	N/A
ST20	Contingency	Strathfield s94 Plan	\$ 4,010,970	Strathfield Δ Future residents	1,540	\$ 2,604.53	N/A
Total Costs			\$ 44,891,929			\$ 29,150.60	

Canada Bay Local Infrastructure Contributions Plan

Section 7.12 Works List

Ref	Location	Description	Project reference	Estimated cost
W1	Brett Park Accessible Public Toilets	Brett Park Accessible Public Toilets	Strategy/Council report required	\$ 572,996
W2	Cabarita Pool	Cabarita Pool heat pumps and solar	Delivery Program	\$ 148,979
W3	Drummoyne Park, Drummoyne Oval & Taplin Park	Implement Access Plan	Drummoyne Park, Drummoyne Oval & Taplin Park - POM	\$ 171,899
W4	Exile Bay South Catchment - drainage amp	Exile Bay South Catchment - drainage amplification	Exile Bay Flood Study / Floodplain Risk Mgmt Study	\$ 114,599
W5	Five Dock Park Barnstaple Rd frontage footpath	280m footpath along park frontage	Five Dock Park Plan of Management	\$ 57,300
W6	Five Dock Park Ingham Ave footpath	390m Footpath along park frontage	Five Dock Park Plan of Management	\$ 80,219
W7	Goddard Park	Goddard Park Amenities Building Upgrade, accessible toilets		\$ 236,980
W8	LGA Wide	Improvement to foreshore facility (In accordance with the AMP seawalls and the Parramatta River EMP)	Parramatta River Foreshore Asset Management Plan	\$ 9,167,932
W9	LGA Wide	Buildings Renewal	Delivery Program	\$ 1,611,150
W10	LGA Wide	Seawall Renewal	Delivery Program	\$ 687,595
W11	LGA Wide	Street Tree Replacement Program	Urban Tree Canopy Strategy	\$ 1,145,992
W12	LGA Wide	Dog Off Leash - Site improvements	Delivery Program	\$ 206,278
W13	Majors Bay Res Accessible Public Toilets	Majors Bay Reserve Accessible Public Toilets	Disability Inclusion Plan	\$ 1,171,443
W14	Mcllwaine Park Accessible Public Toilets	Mcllwaine Park Accessible Public Toilets	Disability Inclusion Plan	\$ 572,996
W15	Pomeroy Street, Concord West	Pomeroy Street Bridge upgrades	Delivery Program	\$ 572,996
W16	Powells Ck Reserve	Implement POM	Powells Ck Reserve - POM	\$ 1,718,987
W17	Prince Edward Park	Implement POM	Prince Edward Park - POM	\$ 171,899
W18	Quarantine Reserve	Implement POM	Quarantine Reserve - POM	\$ 286,498
W19	Rodd Point Accessible Public Toilets	Rodd Point Accessible Public Toilets	Rodd Point POM	\$ 572,996
W20	LGA Wide	Annual Shade Renewal Program	Delivery Program	\$ 57,300
W21	Various locations	Create branding identity for different recreation trails	Foreshore Access Strategy	\$ 57,300
W22	Chiswick, Cabarita, Bayview Park, Mcllwaine Park	Promote swimming locations along foreshore	Foreshore Access Strategy	\$ 11,460
W23	Yaralla and Rivendell Estates	Wayfinding around public access on Yaralla and Rivendell Estates	Foreshore Access Strategy	\$ 5,730
W24	Raymond Avenue Reserve	Increase wayfinding to the foreshore	Foreshore Access Strategy	\$ 17,190
W25	LGA Wide - Foreshore area	Increase wayfinding to the foreshore	Foreshore Access Strategy	\$ 114,599
W26	Arthur Walker Reserve Accessway	Arthur Walker Reserve Accessway	Delivery Program	\$ 28,650
W27	Road Pavement Renewal Cap	Road Pavement Renewal Cap	Delivery Program	\$ 3,147,810
W28	Kerb/Gutter Renewal program	Kerb/Gutter Renewal program	Delivery Program	\$ 699,399
W29	Drainage Renewal Program	Drainage Renewal Program	Delivery Program	\$ 932,493
W30	Environmental Programs	Water security (stormwater mining scheme to provide irrigation to parks, playing fields and golf courses)	Council Report	\$ 11,459,916
W31	Abbotsford	The Terrace to Werrell Reserve crossing point		\$ 45,840
W32	LGA Wide	Bus stops (allow a number per year)	Delivery program	\$ 572,996
Total Cost				\$ 36,420,413



City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_001

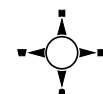
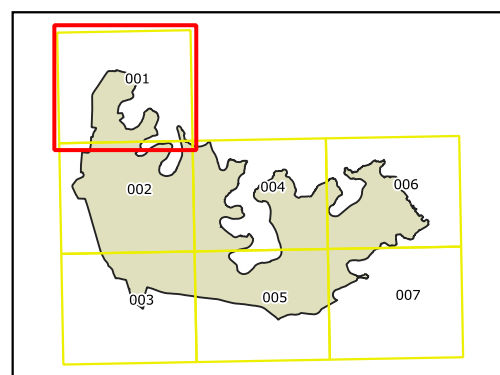
Contributions Plan

- S7.11 Active transport and roads
- S7.11 Community facilities
- S7.11 Open space and recreation
- S7.11 Public domain
- S7.11 Rhodes precinct
- S7.11 Strathfield triangle
- S7.12 Works

The following items are not shown on the map and are applicable to the whole LGA:
R1, R2, R3, R4, R5, R6, R7, R8, R9
OS9, OS15, OS16, OS22, OS24, OS26, OS27
OS28, OS29, OS40, PD25, C6, W15, W16, W17
W18, W19, W20, W33, W34, W38, W40, W41, W42, W43

Cadastre

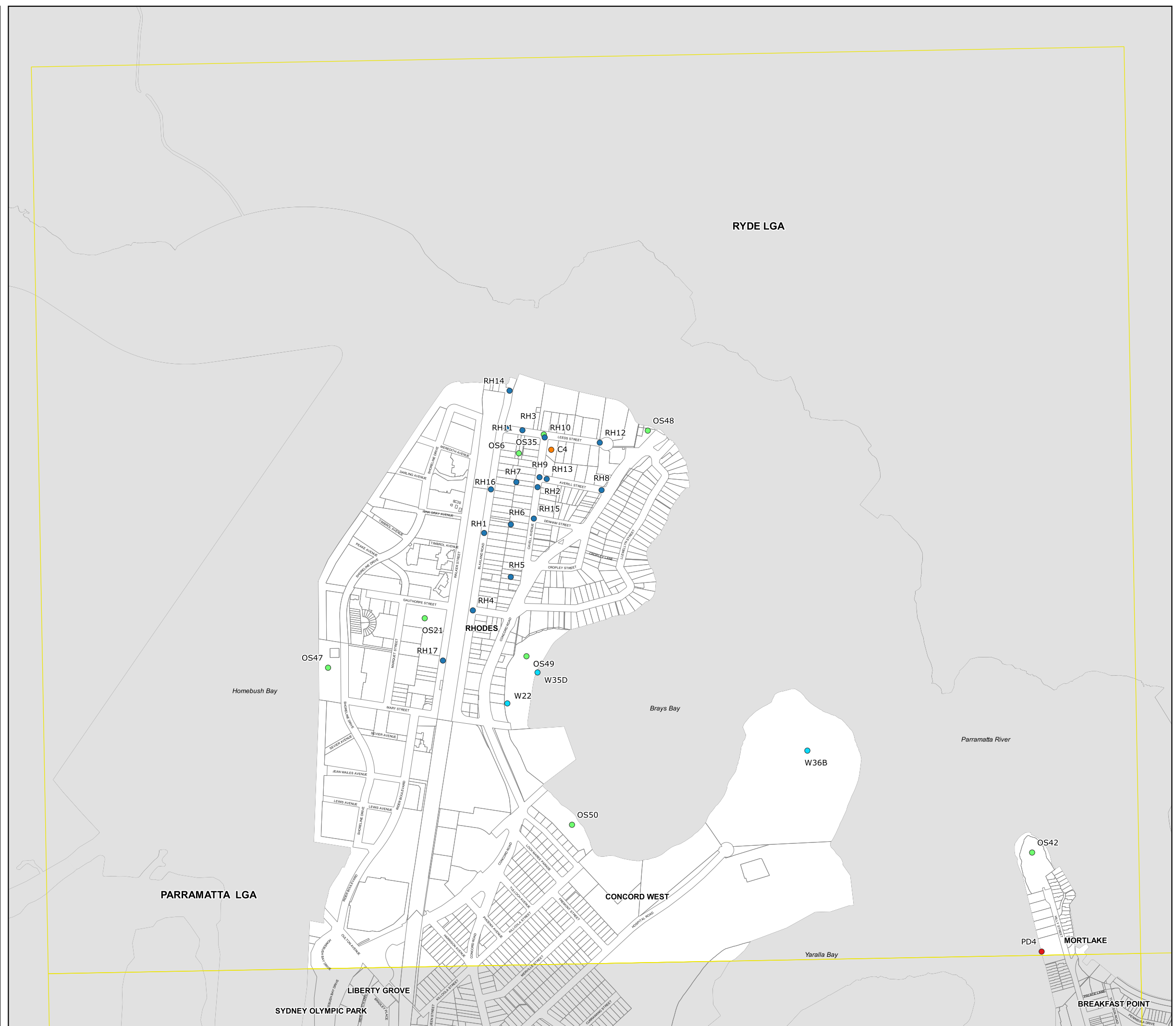
Cadastre 08/10/2020 © Spatial Services



0 200 400 m

Projection GDA 1994
MGA Zone 56

Scale 1:10,000 @A3

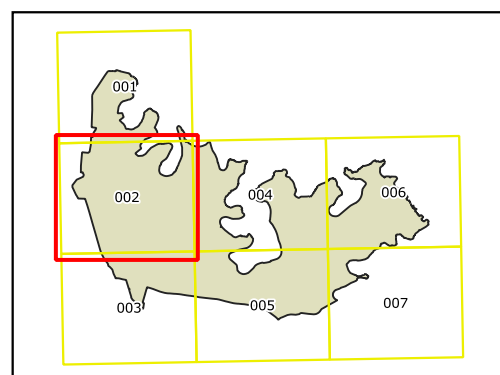


Contributions Plan

- S7.11 Active transport and roads
- S7.11 Community facilities
- S7.11 Open space and recreation
- S7.11 Public domain
- S7.11 Rhodes precinct
- S7.11 Strathfield triangle
- S7.12 Works

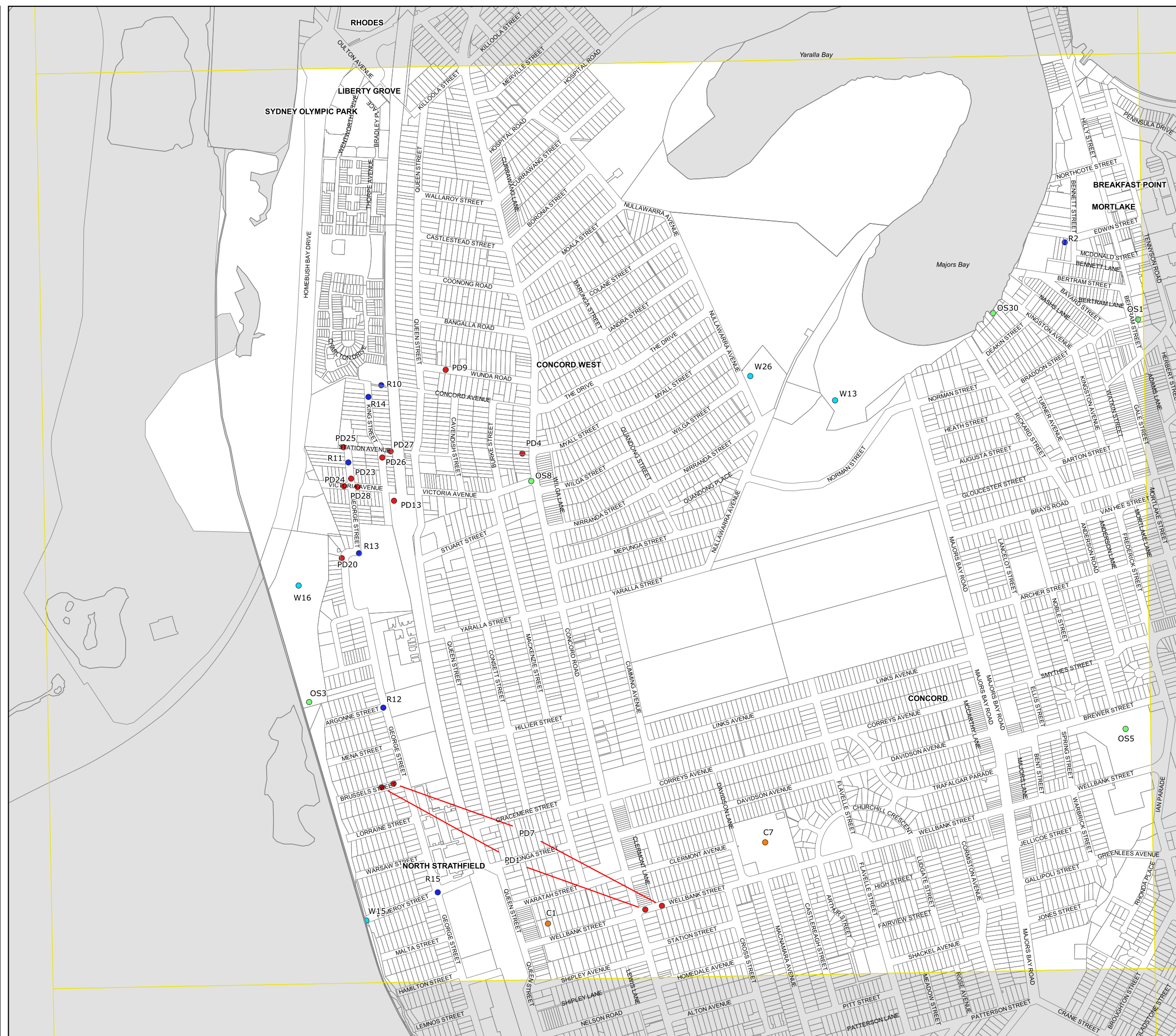
W8, W9, W10, W11, W12, W20, W21 W25, W27
W28, W29, W30, W32

Cadastre 08/10/2020 © Spatial Services



Projection GDA 1994
MGA Zone 56

Scale 1:10,000 @A3





City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_003

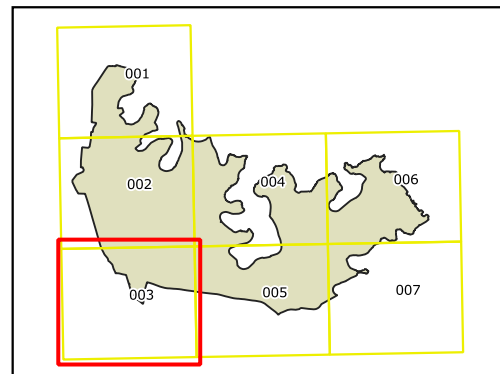
Contributions Plan

- S7.11 Active transport and roads
- S7.11 Community facilities
- S7.11 Open space and recreation
- S7.11 Public domain
- S7.11 Rhodes precinct
- S7.11 Strathfield triangle
- S7.12 Works

The following items are not shown on the map and are applicable to the whole LGA:
R1, R2, R3, R4, R5, R6, R7, R8, R9
OS9, OS15, OS16, OS22, OS24, OS26, OS27
OS28, OS29, OS40, PD25, C6, W15, W16, W17
W18, W19, W20, W33, W34, W38, W40, W41, W42, W43

Cadastral

Cadastral 08/10/2020 © Spatial Services



0 200 400 m

Projection GDA 1994
MGA Zone 56

Scale 1:10,000 @A3





City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_004

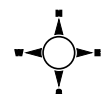
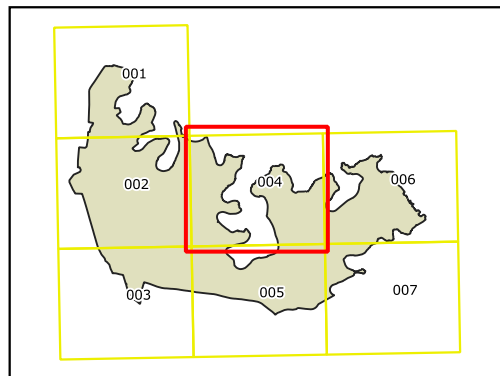
Contributions Plan

- S7.11 Active transport and roads
- S7.11 Community facilities
- S7.11 Open space and recreation
- S7.11 Public domain
- S7.11 Rhodes precinct
- S7.11 Strathfield triangle
- S7.12 Works

The following items are not shown on the map and are applicable to the whole LGA:
R1, R2, R3, R4, R5, R6, R7, R8, R9
OS9, OS15, OS16, OS22, OS24, OS26, OS27
OS28, OS29, OS40, PD25, C6, W15, W16, W17
W18, W19, W20, W33, W34, W38, W40, W41, W42, W43

Cadastre

Cadastre 08/10/2020 © Spatial Services



Projection GDA 1994
MGA Zone 56

0 200 400 m

Scale 1:10,000 @A3





City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_005

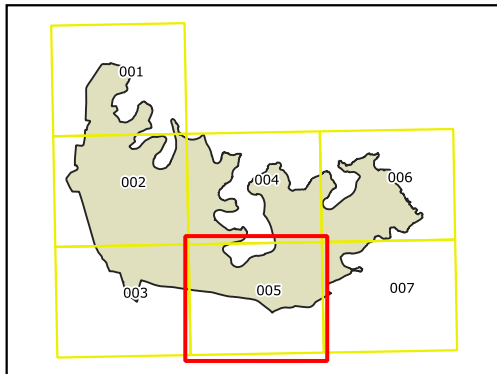
Contributions Plan

- S7.11 Active transport and roads
- S7.11 Community facilities
- S7.11 Open space and recreation
- S7.11 Public domain
- S7.11 Rhodes precinct
- S7.11 Strathfield triangle
- S7.12 Works

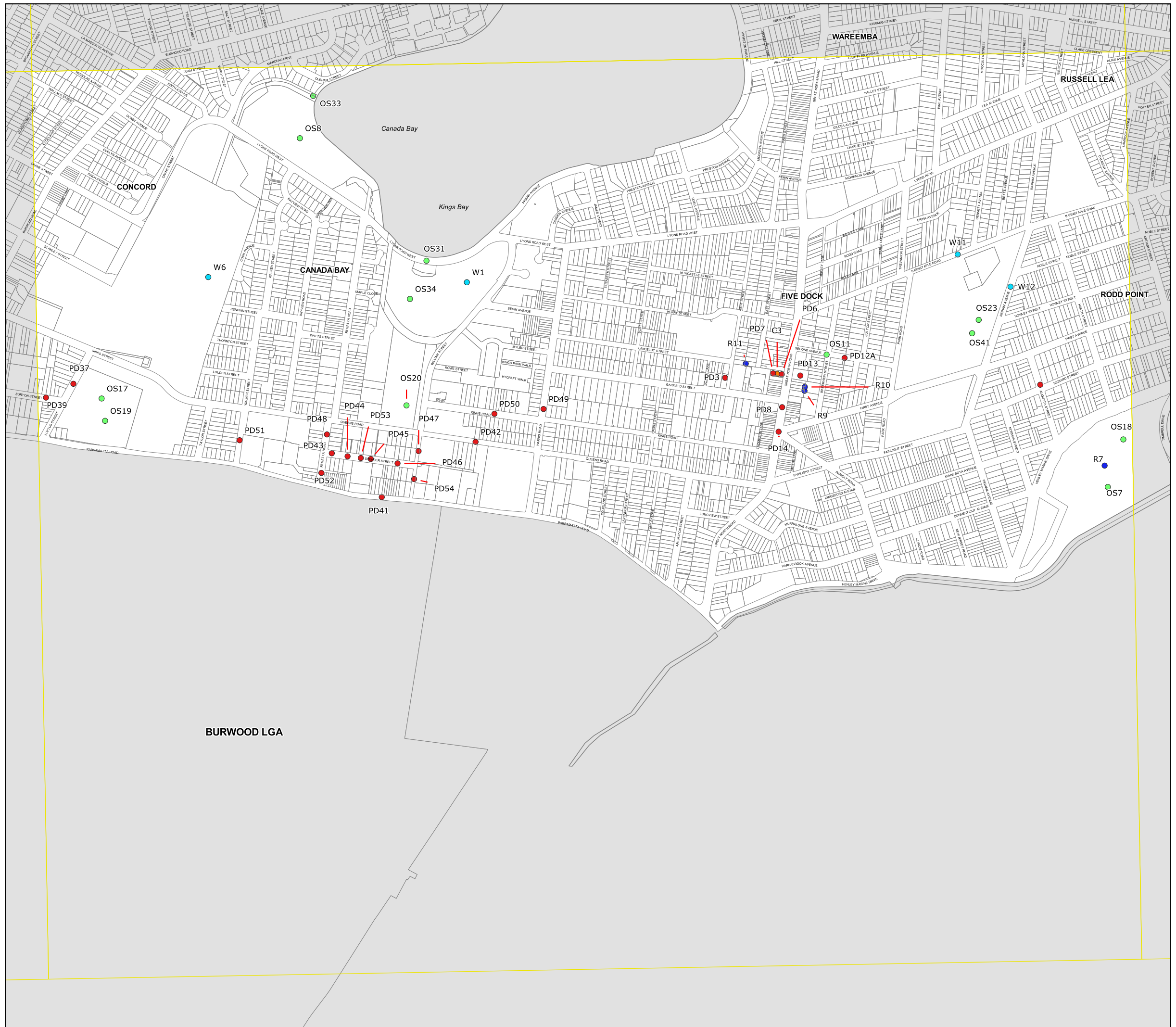
The following items are not shown on the map and are applicable to the whole LGA:
R1, R2, R3, R4, R5, R6, R7, R8, R9
OS9, OS15, OS16, OS22, OS24, OS26, OS27
OS28, OS29, OS40, PD25, C6, W15, W16, W17
W18, W19, W20, W33, W34, W38, W40, W41, W42, W43

Cadastre

Cadastre 08/10/2020 © Spatial Services



Projection GDA 1994
MGA Zone 56
Scale 1:10,000 @A3





City of Canada Bay Local Infrastructure Contributions Plan 2020

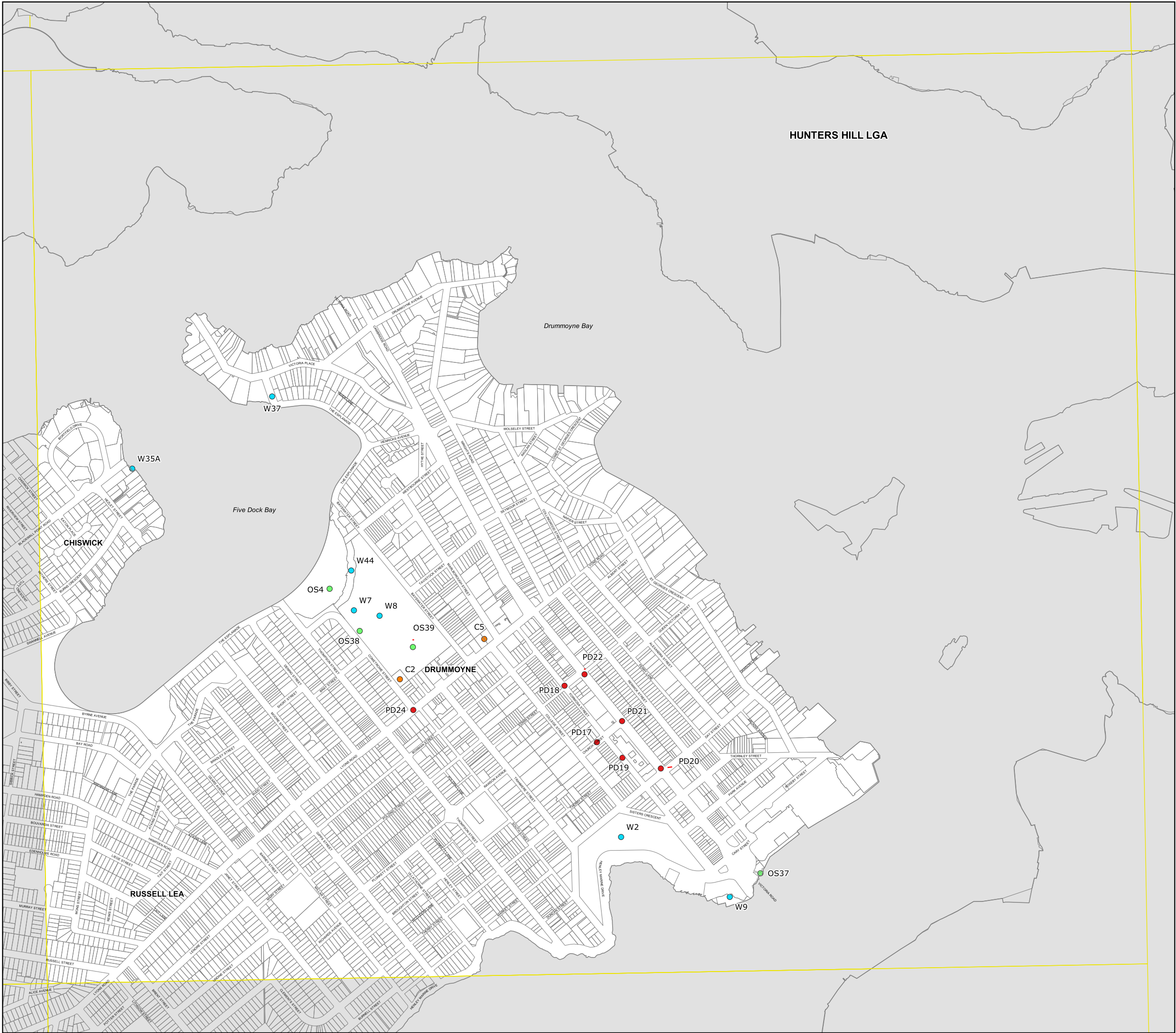
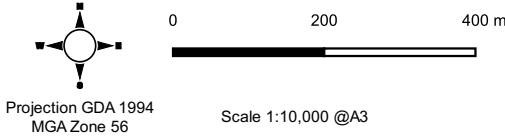
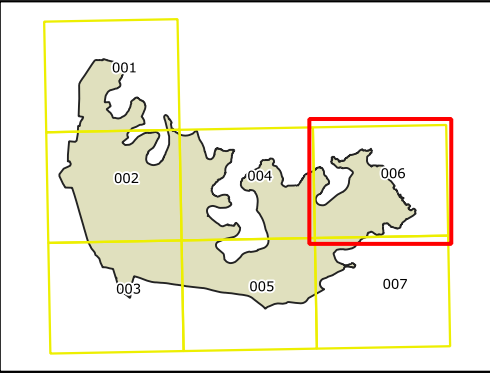
Works Schedule - Sheet LIC_006

Contributions Plan

- S7.11 Active transport and roads
- S7.11 Community facilities
- S7.11 Open space and recreation
- S7.11 Public domain
- S7.11 Rhodes precinct
- S7.11 Strathfield triangle
- S7.12 Works

The following Items are not shown on the map and are applicable to the whole LGA:
R1, R2, R3, R4, R5, R6, R7, R8, R9
OS9, OS15, OS16, OS22, OS24, OS26, OS27
OS28, OS29, OS40, PD25, C6, W15, W16, W17
W18, W19, W20, W33, W34, W38, W40, W41, W42, W43

Cadastral
Cadastral 08/10/2020 © Spatial Services





City of Canada Bay Local Infrastructure Contributions Plan 2020

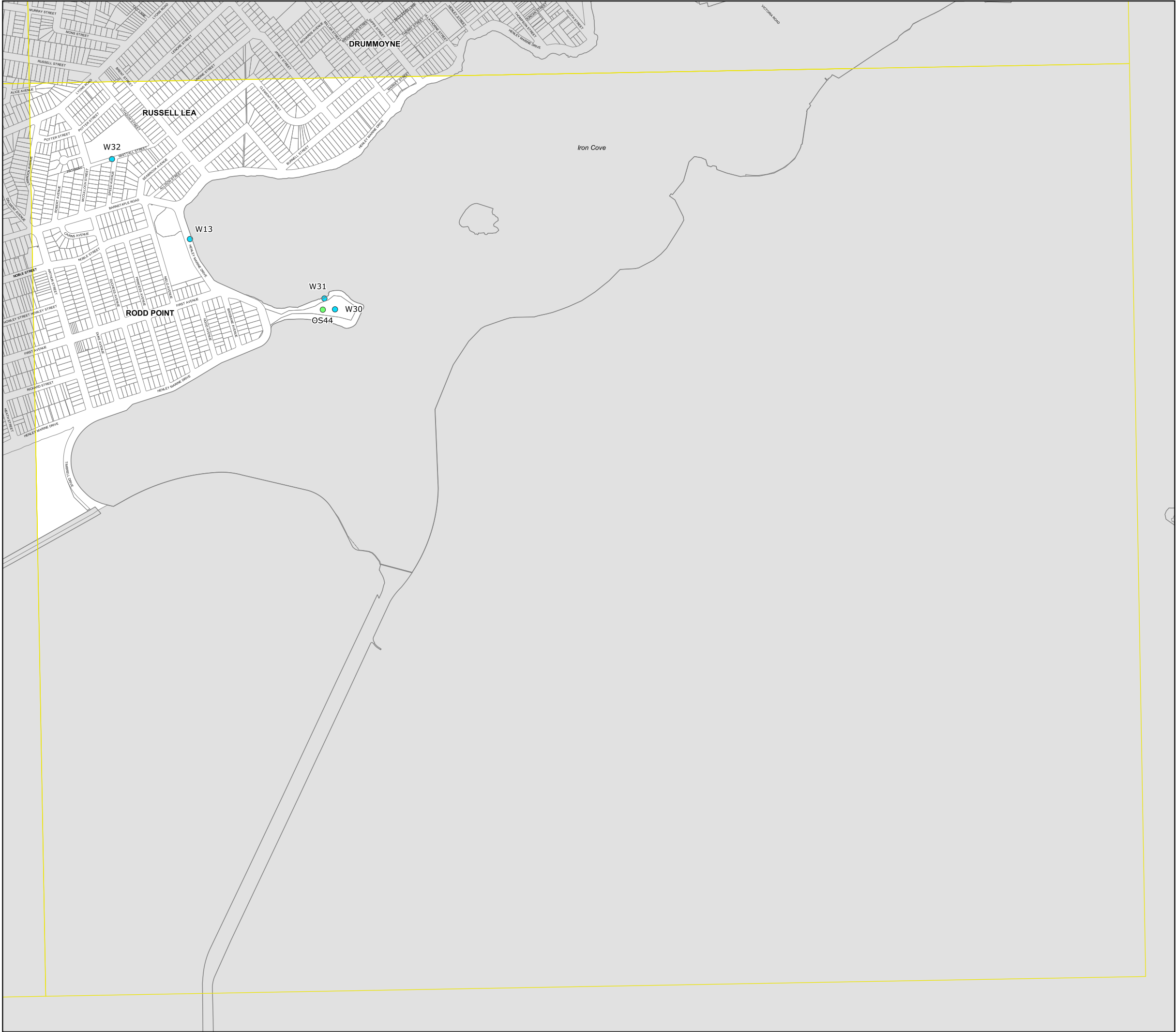
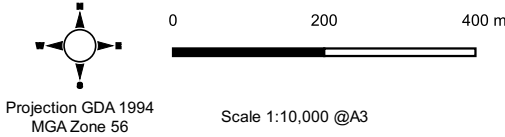
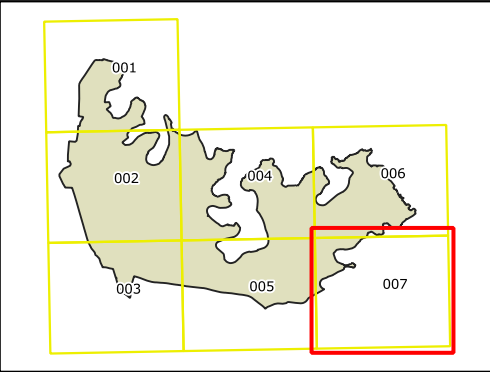
Works Schedule - Sheet LIC_007

Contributions Plan

- S7.11 Active transport and roads
- S7.11 Community facilities
- S7.11 Open space and recreation
- S7.11 Public domain
- S7.11 Rhodes precinct
- S7.11 Strathfield triangle
- S7.12 Works

The following items are not shown on the map and are applicable to the whole LGA:
R1, R2, R3, R4, R5, R6, R7, R8, R9
OS9, OS15, OS16, OS22, OS24, OS26, OS27
OS28, OS29, OS40, PD25, C6, W15, W16, W17
W18, W19, W20, W33, W34, W38, W40, W41, W42, W43

Cadastral
Cadastral 08/10/2020 © Spatial Services





APPENDIX C: COST SUMMARY REPORTS

COST SUMMARY REPORT

Development Cost from \$100,001 to \$2,000,000

DEVELOPMENT APPLICATION No: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: _____

CONSTRUCTION CERTIFICATE No: _____ Date: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

DEVELOPMENT COSTS:

Demolition and alterations	\$
Hydraulic services	\$
Structure	\$
Mechanical services	\$
External walls, windows and doors	\$
Fire services	\$
Internal walls, screens and doors	\$
Demolition and alterations	\$
Lift services	\$
Wall finishes	\$
External works	\$
Floor finishes	\$
External services	\$
Ceiling finishes	\$
Other related work	\$
Fittings and equipment	\$
Preliminaries and margin % =	\$
Subtotal	\$
Consultant fees	\$
Other related development costs	\$
Goods and services Tax	\$
TOTAL DEVELOPMENT COST	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.

- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included GST in the calculation of development costs.

Signed: _____ Date: _____

Name: _____

Position and Qualifications: _____

REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT

Development Cost more than \$2,000,001

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No: _____ Reference: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: _____

CONSTRUCTION CERTIFICATE No: _____ Date: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

DEVELOPMENT DETAILS:

Gross Floor Area – commercial	m ²	Gross Floor Area – other	m ²
Gross Floor Area – residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – retail	m ²	Total site area	m ²
Gross Floor Area – car parking	m ²	Total car parking spaces	
Total development cost	\$		
Total construction cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of development cost		Cost per m ² of site area	
% of construction cost		Car Park	
Demolition and Site Preparation		Cost per m ² of site area	
Cost per m ² of site area		Cost per space	
Construction Commercial		Fit out – Commercial	
Cost per m ² commercial area		Cost per m ² of commercial area	
Construction Residential		Fit-out - Residential	
Cost per m ² of residential area		Cost per m ² of residential area	
Construction Retail		Fit out - Retail	
Cost per m ² of retail area		Cost per m ² of retail area	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.

- Calculated the development costs in accordance with the definition of development costs in section 25(J) of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: _____ Date: _____

Name: _____

Position and Qualifications: _____



APPENDIX D: STRATHFIELD TRIANGLE

1 Land to which this section applies

This section of the plan applies to land identified as the Strathfield Triangle, located within the Canada Bay Local Government Area as shown on Figure 1.



Figure 1 Land known as Strathfield Triangle

2 Development and population context

2.1 Past population growth and demographics

At the ABS Census in 2006, the estimated population for the North Strathfield – Strathfield area was 4,754 with 1,928 total dwellings and an average household size of 2.65. In 1996, the enumerated population was estimated at 3,060 with 1,213 dwellings and an average household size of 2.7. This shows an increase in the number of dwellings by 715, of population by 1,694 and a slight reduction in the average household size which is a trend likely to continue.

The highest growth in age groups was in the 18-49yr age bracket, with significant growth from 18% to 23% in the 35-49yr age bracket. Population aged 50-85yrs and over showed a decline from 1996 to 2006; with a slight decline also shown in the 5-17yrs bracket.

2.2 Expected growth

The Strathfield Triangle Planning Proposal and Development Control Plan estimates an additional 700 dwellings with an average household size of 2.2 people. It is expected that there will be an additional 1,540 residents.

2.2.1 Estimated dwellings

Tables 1, 2 and 3 below show the dwelling mix and occupancy rates assumed for the Strathfield Triangle.

Table 1 Estimated apartment mix

Apartment type	Proportion of total
Studio/one bedroom	15%
Two bedrooms	70%
Three + bedrooms	15%

Table 2 Estimated apartment size

Apartment type	Size
Studio/one bedroom	55m ²
Two bedrooms	77m ²
Three + bedrooms	105m ²

Table 3 Occupancy rates

Dwelling type	Number of people
Studio/one bedroom	1.29
Two bedrooms	1.9
Three + bedrooms	2.53

3 Infrastructure strategy, schedules and nexus

The proposed infrastructure is an integral part of the redevelopment of the Strathfield Triangle and a requirement of the Roads and Traffic Authority (now Transport for NSW).

The new vehicle and pedestrian intersection at Leicester Avenue will provide one of the main points of entry and exit into and from the Triangle, the new area of public open space, the rear land adjacent to Leicester Avenue, the new pedestrian link from Hilts Road to Leicester and drainage works benefits all development within the Triangle and as such, a direct nexus between the development and the need for the proposed works is established.

The proposed infrastructure is required to provide a reasonable amenity to the residents of the Strathfield Triangle.

The works include:

- Acquisition of land (refer to Figure 2)
- Construction of a new section of Cooper Street running between Leicester Avenue and Chapman Street which includes the provision of traffic lights at the intersection of Leicester Avenue, widening of remaining section of Cooper Street and the closing of the redundant section at the bottom of Leicester Avenue
- Provision of a pedestrian access way from Hilts Road to Leicester Avenue to provide increased permeability in and through site
- Construction of a new area of public open space at the corner of Hilts Road and Cooper Street with the inclusion of Bakers Lane
- Construction of a small pocket park following the closure of Chapman Street,
- Construction of a 9.5m wide rear lane to the properties that face Leicester Avenue to provide safe access to proposed development
- Widening the northern section of Cooper Street
- Drainage works

Further detail on specific items, their estimated costs and staging, and location maps are included in **Appendix B**.

The cost of the works is to be funded by the development within the Strathfield Triangle and will be costed to the development yield.

Funds received from development that was subject to the preceding *Section 94 Contributions Plan for the Strathfield Triangle*, have been carried forward and deducted from the cost of this section of the plan.

Land required for acquisition

The following map outlines those lots identified for compulsory acquisition, for works including:

- Lane way construction and new pedestrian path link Leicester Avenue with Hilts Road
- New recreational park including the consolidation of Bakers Lane
- Realignment of Cooper Street



Figure 2 Land required for acquisition

Land required for dedication in lieu of development contributions

The following map outlines those lots required for dedication in lieu of development contributions:

- Lane way construction parallel to Leicester Avenue; and
- Widening of Cooper Street



Figure 3 Land to be dedicated in lieu of development contributions

Land proposed for sale

The following map outlines 1A Chapman Street, which has been closed and proposed for future sale.



Figure 4 Land proposed for future sale

What formula is used to determine the contribution?

The formula used to determine the contributions for high density residential development is:

$$\text{Total contribution (CT)} = \$\text{Cap} + \$\text{Land} - \$\text{Econ} - \$\text{Road}$$

then

$$\text{Contribution per dwelling type CDT} = \text{CT/P} \times \text{OR}$$

Where:

\$CAP = sum of capital costs for facilities which have been or which are to be provided

\$Land = sum of land costs which have been or are to be acquired to provide the required facilities

\$Econ = sum of any existing contributions which have been previously paid towards the provision of the public facility or are anticipated to be paid

\$Road = the sum received from the sale of Chapman Street

P = anticipated increase in population as a result of the new development

OR = occupancy rate for dwelling types

To calculate the contribution rates, the following components have been included:

- The capital costs of the proposed works¹;
- The cost of acquiring land at current average market prices²; and
- The sale of land at current average market prices

To calculate the contribution rates, the following components have been excluded:

- Any development contributions which have been collected previously or are anticipated to be collected for the provision of work under the *City of Canada Bay Contributions Plan – Strathfield Triangle* which has not yet been expended;
- Any assured grants, subsidies or funding from other sources which may be payable in respect of any nominated work (deducted as \$Grant in the general formula)

¹ Works costs have been updated to 2020 estimates

² Land costs have been updated to 2020 costs

- Any recoverable work funding which has been provided for works which may have otherwise been provided under section 7.11;
- Costs associated with ongoing or routine maintenance, staff resources or other recurrent expenses, other than where these are required as part of a contract to provide a program or service; and
- Any facilities or services which may be required by the population, which another organisation or government agency is responsible for providing.



APPENDIX E: PRCUTS KINGS BAY, HOMEBUSH AND BURWOOD NORTH



CONCORD

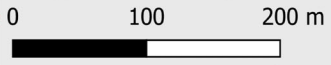
CANADA BAY

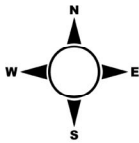
FIVE DOCK

Kings Bay

CROYDON

HABERFIELD





HOMEBUSH

Homebush

NORTH STRATHFIELD

CONCORD

STRATHFIELD

