

Important note

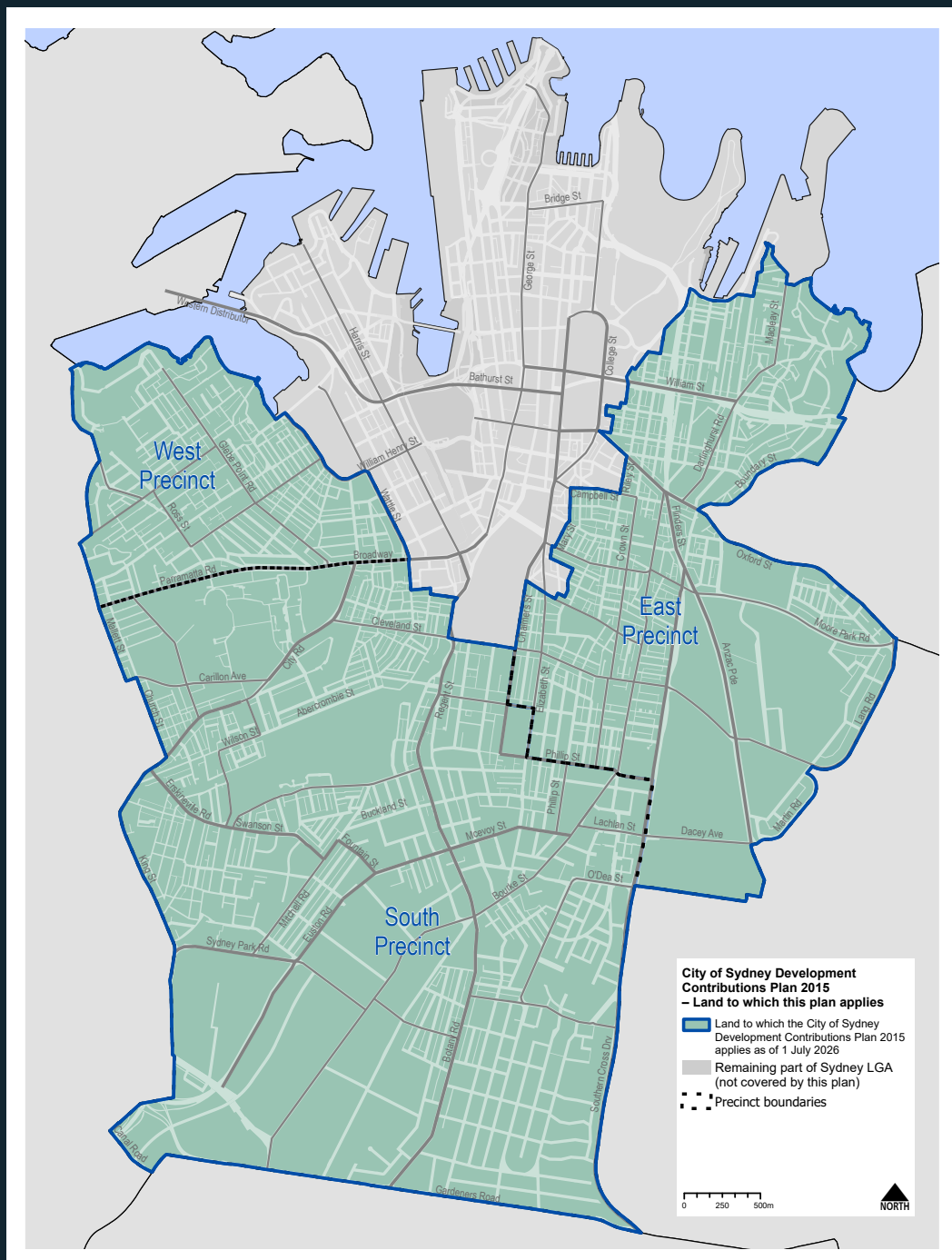
This plan no longer applies to Ultimo and Pyrmont.

The *Ultimo Pyrmont Local Infrastructure Contributions Plan 2023* commenced on 1 July 2026. It:

- replaces and repeals the City of Sydney Development Contributions Plan 2015 for land identified in Figure 1 of the Ultimo Pyrmont Local Infrastructure Contributions Plan 2023; and
- applies to development applications and applications for complying development certificates made on or after 1 July 2026.

Refer to section 1.12 of the Ultimo Pyrmont Local Infrastructure Contributions Plan 2023 for further details on transitional arrangements.

The City of Sydney Development Contributions Plan 2015 applies to the land shown in green on the map below from 1 July 2026:



City of Sydney Development Contributions Plan 2015

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

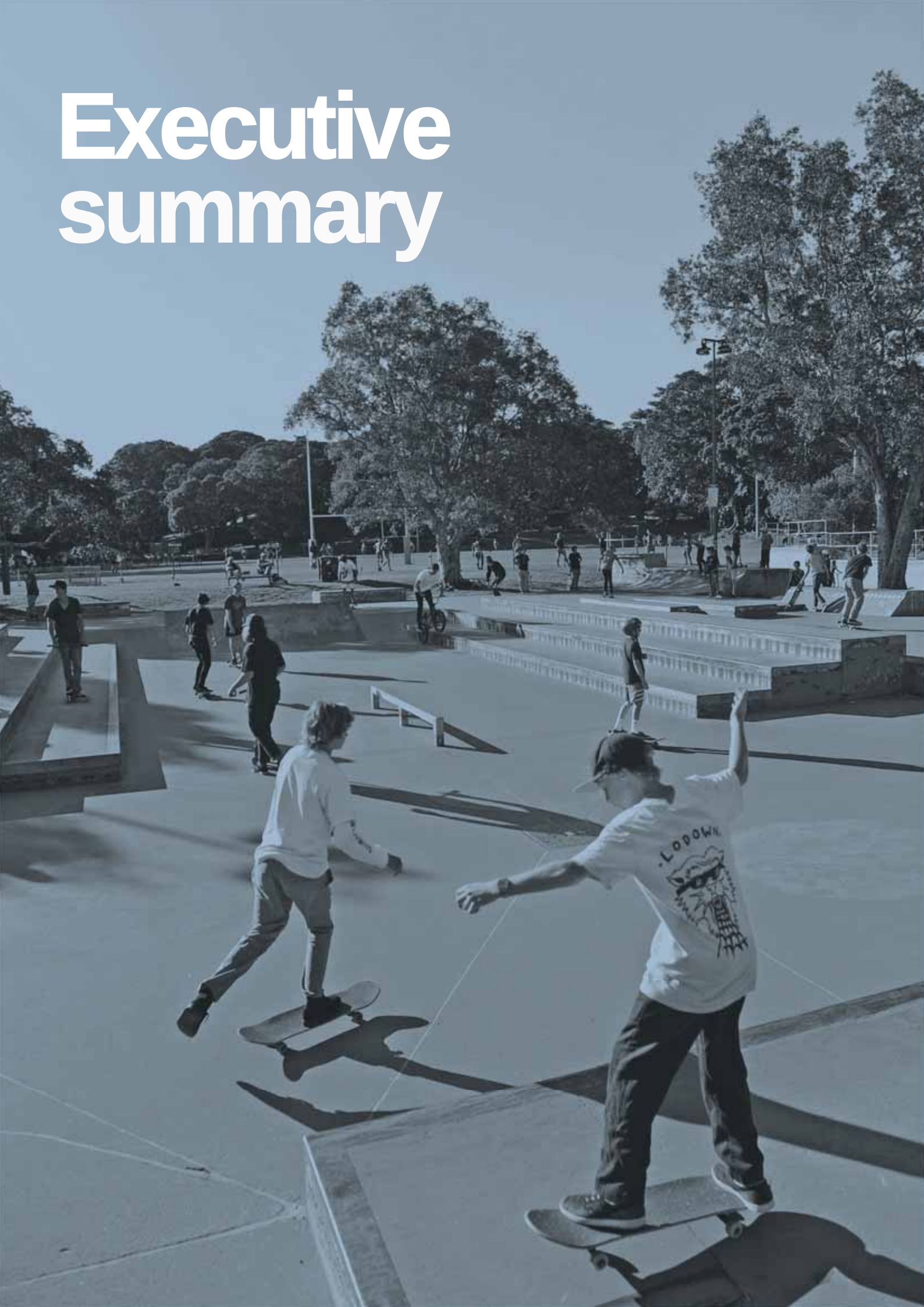
1 July 2016



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Executive summary



Executive summary

This plan authorises the City of Sydney Council ('Council') to collect contributions of money, land or both from developers to provide for local infrastructure needed by the relevant development.

The plan describes where a contribution is required, what development it applies to, and how to calculate and pay the contribution. The appendices describe how the contribution rates have been determined and what infrastructure Council will provide using the contributions.

The key steps applicants need to follow in using this plan are summarised below and at [Figure 1](#).

Demand for local infrastructure

Almost 60,000 new residents and more than 20,000 new workers are expected from new development from 2015 until 2030 in the area where this plan applies. This new population will use local infrastructure and will therefore contribute to demand for its use. If Council does not invest in new and upgraded local infrastructure to meet the needs of the people who live and work in the development, the infrastructure service levels for the existing and future population will decline.

Where this plan applies

This plan applies to all land in the Sydney local government area except Central Sydney and Darling Harbour as shown in [Figure 2](#). The plan is divided into three precincts – East, South and West – reflecting different development patterns and boundaries.

Applicable development

This plan applies to development that needs consent, including complying development, and that generates an increase in demand for local infrastructure. Certain development may be excluded in accordance with [Section 1.3](#). Examples are affordable rental housing by a community housing provider, non-profit child care centres, and alterations and additions to an existing attached dwelling, dual occupancy or dwelling house.

Calculating the contribution

Consent authorities, including Council and accredited certifiers, are responsible for determining the contribution in accordance with this plan. The consent authority will calculate the contribution using the following formula:

$$\text{Contribution} = \frac{\text{The net population increase of residents, workers and visitors} \times \text{The contribution rate per resident, worker and visitor}}{\text{The net population increase}}$$

Where the net population increase =

$$\frac{\text{The proposed residential, workforce \& visitor development population} - \text{The previous residential, workforce \& visitor development population}}{\text{The net population increase}}$$

The consent authority will determine the proposed and previous populations using the occupancy rates in [Section 2.1](#). Contribution rates per worker, per visitor and per resident in each of the three precincts are summarised in [Table 1](#).

Table 1: Contribution rates by precinct, as at 13 September 2015¹

	East	South	West
Per additional worker	\$2,544	\$4,443	\$1,777
Per additional visitor²	\$6,251	\$10,277	\$7,012
Per additional resident³	\$9,218	\$11,788	\$9,287
Per 1-bed dwelling ⁴ (assumes 1.3 residents)	\$11,984	\$15,324	\$12,073
Per 2-bed dwelling (assumes 1.9 residents)	\$17,515	\$20,000	\$17,645
Per 3+ bed dwelling (assumes 2.7 residents)	\$20,000	\$20,000	\$20,000

Requiring the contribution

If a contribution is payable, the consent authority will include a condition in the consent or complying development certificate requiring a contribution. Council will index the contribution for inflation at the time of consent and again at the time of payment using quarterly updates to the Consumer Price Index (All Groups Index) for Sydney. Applicants can use an online estimator and view up-to-date indexed contribution rates on the development contributions section of Council's website.

Paying the contribution

In the case of a development application, applicants must pay their contribution before obtaining a construction certificate. In the case of complying development, applicants must pay their contribution before commencing work.

When applicants are ready to pay their contribution, they should email Council at planningsystemsadmin@cityofsydney.nsw.gov.au to request a letter confirming the indexed contribution payable. Council's letter will be valid until the next quarterly indexation date. If applicants do not pay their contribution by this date, they will need to email Council to request another letter.

Applicants should present Council's indexation letter and pay their contribution at any of Council's Neighbourhood Service Centres, located at Town Hall House, Glebe, Green Square, Kings Cross and Redfern. Acceptable payment methods are EFTPOS (debit card only), cash or a bank cheque made payable to the City of Sydney. Personal or company cheques will not be accepted.

Council will provide applicants with a receipt upon receipt of payment. In the case of a development application, accredited certifiers must check applicants have paid their contribution before issuing the construction certificate. Applicants can provide their certifier with a copy of Council's letter and receipt as evidence of payment.

Complying development

Accredited certifiers are responsible for calculating the contribution for complying development in accordance with this plan then imposing a condition in the complying development certificate requiring the contribution.

Accredited certifiers must notify Council of their determination within two (2) days of making the determination, in accordance with section 130(4) of the *Environmental Planning and Assessment Regulation 2000*. Applicants must pay their contribution before commencing the complying development works.

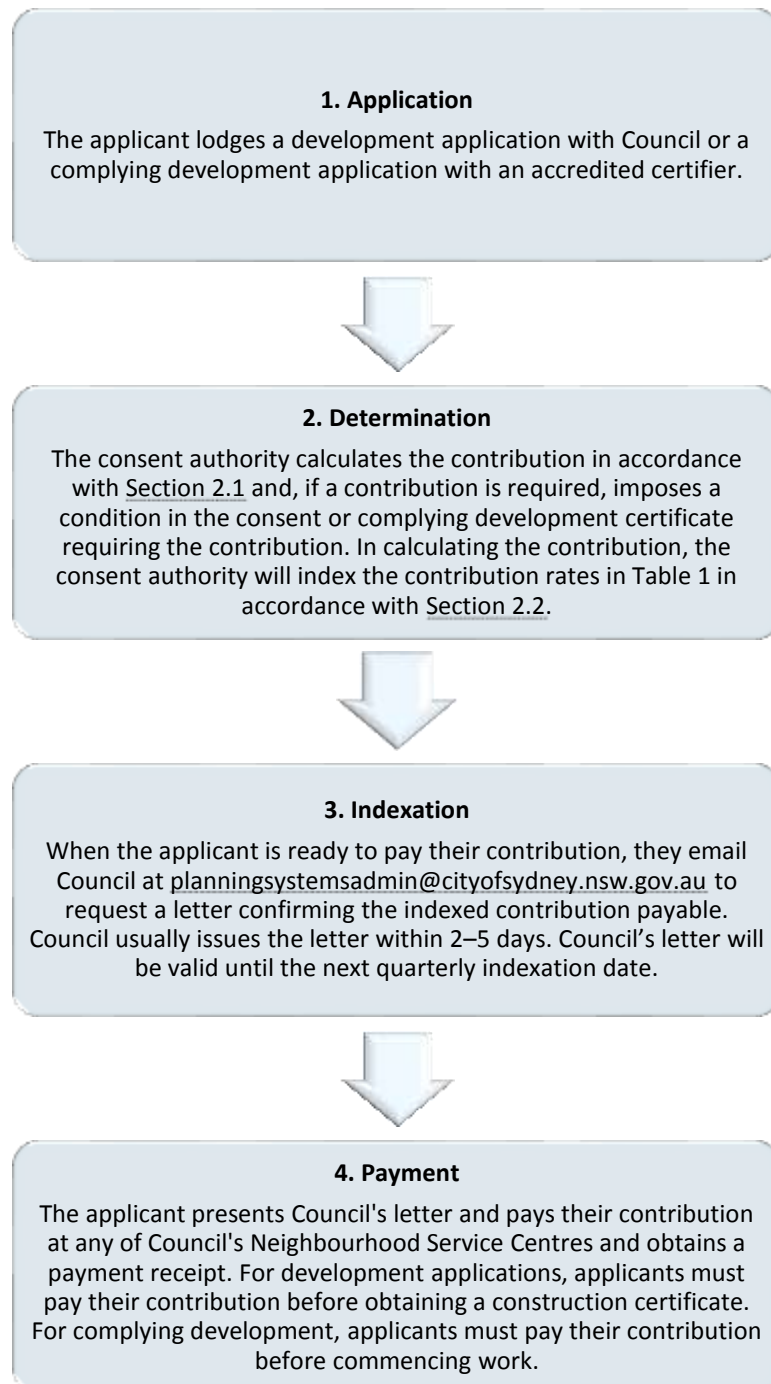
¹ On 21 August 2012, the Minister for Planning issued a direction under section 94E of the *Environmental Planning and Assessment Act 1979* that councils cannot impose section 94 contributions exceeding \$20,000 per dwelling.

² In this plan, the term 'visitor' refers to a visitor staying in tourist and visitor accommodation. This includes hotels, serviced apartments, and backpackers' accommodation. These land uses have the same meaning as in *Sydney Local Environmental Plan 2012*.

³ Residential occupancy rates derived from ABS, *Census of Population Housing data* (2011).

⁴ Includes studios and bedsits.

Figure 1: Key steps in determining and paying the contribution



Background



1. Background

This section describes the plan's purpose, where it applies and the development it applies to. It also outlines how Council will use contributions, be accountable and when it will review this plan.

1.1 Purpose of this plan

The *City of Sydney Development Contributions Plan 2015* ('the plan') commenced on 1 July 2016. It was prepared by the City of Sydney Council ('Council') under section 94 of the *Environmental Planning and Assessment Act 1979* ('the Act').

The plan's primary purpose is to authorise the Council or an accredited certifier to require a section 94 contribution to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of development.

The plan authorises these bodies to require a contribution in the following circumstances:

- The Council, when granting consent to an application to carry out development to which this plan applies;
- *An accredited certifier*, when issuing a complying development certificate for development to which this plan applies.

The plan's other purposes are to:

- Provide the framework for the efficient and equitable determination, collection and management of contributions towards local infrastructure;
- Ensure developers make a reasonable contribution toward the provision of local infrastructure required for development anticipated to occur up to 2030;
- Ensure the existing community is not unreasonably burdened by the provision of local infrastructure required either partly or fully as a result of development in the area; and
- Ensure Council's management of local infrastructure contributions complies with relevant legislation and practice notes.

1.2 Where this plan applies

This plan applies to all land in the Sydney local government area (LGA) except Central Sydney and Darling Harbour as shown in [Figure 2](#).

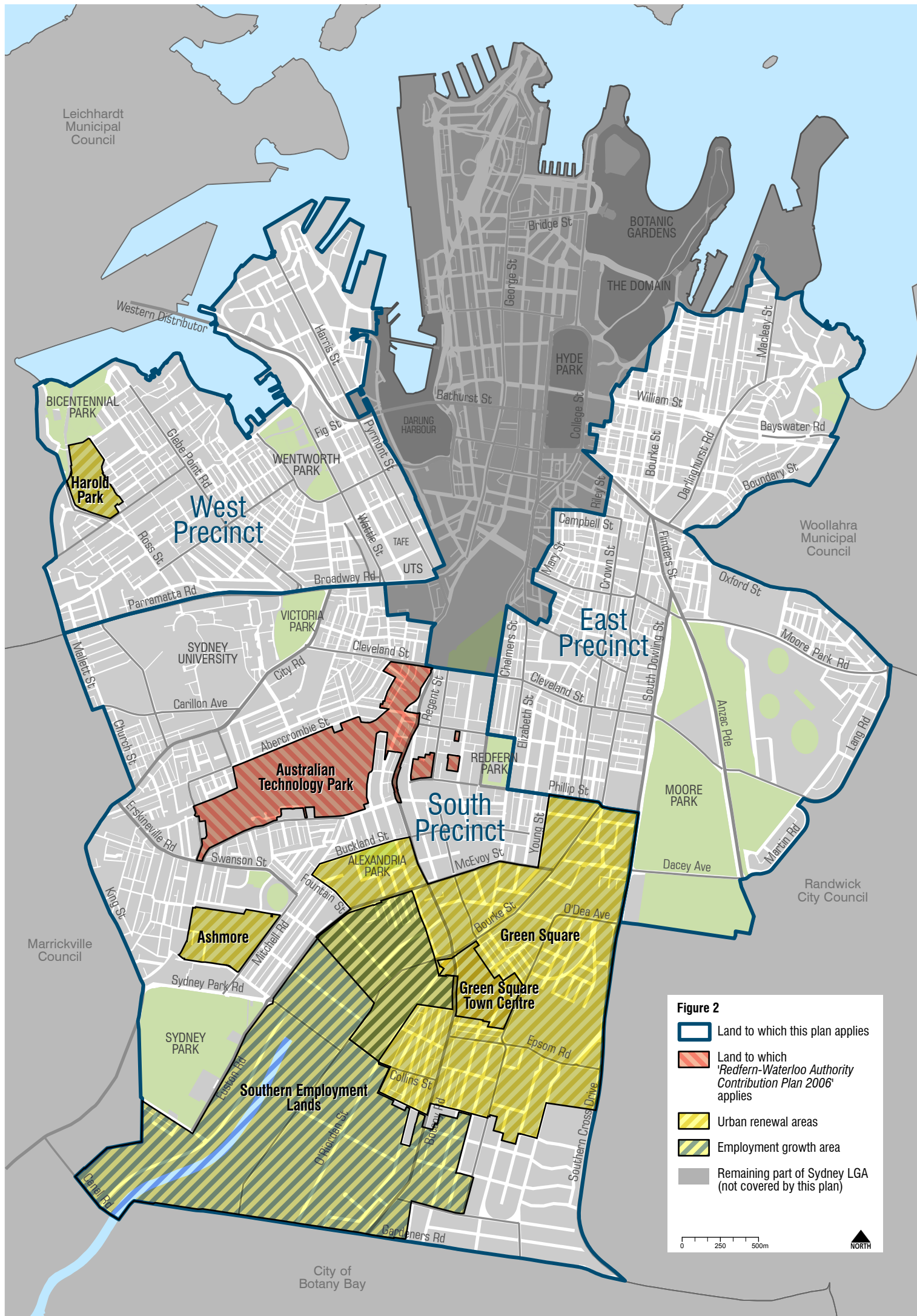
Applicants undertaking development in Central Sydney should refer to the *Central Sydney Contributions Plan 2013*, available on the development contributions page of the City's [website](#).

[Figure 2](#) also shows land to which the *Redfern-Waterloo Authority Contributions Plan 2006* (the Redfern-Waterloo Plan) applies.⁵ This plan does not apply to development to which the Redfern-Waterloo Plan applies so long as the Redfern-Waterloo Plan remains in force.

This plan is divided into three precincts – East, South and West – reflecting different development patterns, administrative boundaries and geographic features such as main roads and railway lines.⁶

⁵ Under Clause 6 of the Redfern-Waterloo Plan and Clause 4 of Schedule 6A of the Act the Redfern-Waterloo Plan applies to development that is State Significant Development or where the Minister for Planning is the authority that grants consent, by operation of clause 9A(1) of *State Environmental Planning Policy (Major Projects) 2005*.

⁶ Council can only use contributions to provide infrastructure in the precinct the contributions are collected. This assists with ensuring a reasonable geographic or spatial relationship between development and infrastructure provided under this plan to address the new population's demand for infrastructure.



1.3 Development this plan applies to

Applicable development

This plan applies to development that is located on land to which this plan applies, as shown in Figure 2, and needs consent, including complying development and Crown development. The following development requires a contribution:

- Development that results in a net population increase in accordance with section 2.1; and
- Development that is not excluded in accordance with the following subsection.

Development that is excluded

Development excluded from the need to pay a contribution is listed in Table 2. Applicants should say how their development is consistent with the relevant exclusion in their development application. If Council is satisfied the development is consistent with the relevant exclusion, it will exclude the development from the need to pay a contribution. In the case of complying development, Council must first verify any exclusions in writing.

Table 2: Development excluded from the need to pay a contribution⁷

1. Subdivision of land that does not involve building work
2. Development where a contribution has previously been paid for the same development at the subdivision stage under a predecessor plan
3. Alterations and additions to an existing attached dwelling, dual occupancy or dwelling house
4. Demolition of an existing dwelling and construction of a replacement dwelling that will not result in a net increase in the number of rooms capable of being used as a bedroom
5. Places of public worship and child care centres by or on behalf of a charity or not-for-profit organisation ⁸
6. Emergency services facilities
7. Affordable housing or social housing by a social housing provider ⁹
8. Mid-scale and below hotel and motel accommodation with an average of 45 m ² or less of gross floor area per key granted development consent before 30 June 2021 ¹⁰
9. Government schools ¹¹
10. Development undertaken by or on behalf of Council, including works listed in the works program in Appendix F of this plan
11. Development excluded from section 94 contributions by a Ministerial direction under section 94E of the <i>Environmental Planning and Assessment Act 1979</i> . ¹²

⁷ All land use terms used in this plan have the same meaning as in *Sydney Local Environmental Plan 2012*.

⁸ As registered with the Australian Charities and Not-for-profits Commission.

⁹ Affordable housing has the same meaning as in the *Environmental Planning and Assessment Act 1979*. Social housing provider has the same meaning as in *State Environmental Planning Policy (Affordable Rental Housing) 2009*. Examples are the Department of Human Services, the Land and Housing Corporation, a registered community housing provider, the Aboriginal Housing Office, and not-for-profit organisations that directly provide rental housing. If the development is mixed use, only the affordable housing/social housing component will be excluded.

¹⁰ Average room size derived from Jones Lang LaSalle, *Sydney Hotels Supply & Demand Study* (2013). For the purposes of this exclusion, GFA includes all floor space linked to the hotel use, such as restaurants, conference facilities and indoor swimming pools, but doesn't include floor space not linked to the hotel use and is a separate tenancy in a mixed use development, such as retail premises. The term 'key' includes all bedrooms in the hotel 'room'. This exclusion does not apply to serviced apartments, as defined in *Sydney LEP 2012*, including developments capable of being used as serviced apartments or being strata subdivided. If a development is excluded under this clause and a subsequent application is submitted, Council will review whether the exclusion under this clause continues to apply. If Council determines the exclusion no longer applies, Council will require the contribution that was excluded under this clause to be paid in full. If a hotel development is excluded from paying a contribution under this plan, the visitor and workforce population will not be credited in any future development of the site.

¹¹ Established under the *Education Act 1990* by the Minister for Education.

¹² Ministerial directions are available from the Department of Planning and Environment's website. At the time of this plan's commencement, the only relevant applicable development the Minister for Planning has directed to be excluded from section 94 contributions is seniors housing by a social housing provider. The Minister issued the

Complying development

This plan applies to complying development. Accredited certifiers who issue complying development certificates are responsible for calculating the contribution in accordance with this plan and, if a contribution is required, imposing a condition requiring the contribution. Applicants must pay their contribution before commencing the complying development works.

1.4 Administration

Relationship to previous plans

As of this plan's commencement date, the plan repeals the *City of Sydney Development Contributions Plan 2006* and the *Ultimo Pyrmont Section 94 Contributions Plan 1994* ('the predecessor plans'). This plan does not affect any conditions of consent that were granted under a predecessor plan.

Transitional arrangements

Applications for consent under section 78A of the Act and applications to modify a consent under section 96 of the Act made before this plan's commencement date, 1 July 2016, will be determined against the plan that applied at the date the application was submitted. Applications for consent under section 78A and applications to modify a consent under section 96 of the Act made on or after this plan's commencement date will be determined under this plan.

Use of contributions

Council will allocate contributions to local infrastructure in accordance with the works program in [Appendix F](#) and the contributions schedules in [Appendix G](#). Council will 'pool' contributions so it can deliver the works in an orderly and timely manner.

Council will generally use development contributions received under repealed plans for the same infrastructure purpose for which they were collected. Council will generally use contributions received under repealed plans to fund works program costs not apportioned to the new population from 2015 until 2030. The works program is in [Appendix F](#).

Accountability and public access to information

Council is required to comply with a range of financial accountability and public access requirements. These include: (a) maintenance of, and public access to, a contributions register, (b) maintenance of, and public access to, accounting records for contributions receipts and expenditure, (c) annual financial reporting of contributions, and (d) public access to contributions plans and supporting documents.

Any member of the public can view these records free of charge and upon request with reasonable notice at any of Council's Neighbourhood Service Centres during normal office hours. This plan and Council's Annual Report are also available on Council's [website](#).

The life of this plan

This plan is based on forecasted population growth from 2015 until 2030 that will be generated by development. Council will operate this plan until the sooner of: (i) 30 June 2030, (ii) Council has collected contributions for all works items in the works program in [Appendix F](#), or (iii) Council repeals the plan.

Review of this plan

Council will generally review this plan every five years or as required to ensure it addresses community needs, Council priorities and relevant legislation.

direction on 14 September 2007. Under the direction, seniors housing and social housing provider have the same meaning as in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

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How to use this plan

2. How to use this plan

This section describes how to calculate and pay the contribution. This includes how to index the contribution and when it needs to be paid. It also outlines Council's policy where developers offer 'works in kind' instead of a monetary contribution.

2.1 Calculating the contribution

The consent authority, either the Council or an accredited certifier, will calculate the contribution in accordance with the following:

$$\text{Contribution} = \frac{\text{The net population increase of residents, workers and visitors} \times \text{The contribution rate per resident, worker and visitor}}{\text{Where:}}$$
$$\text{The contribution rate per resident, worker and visitor} = \frac{\text{The relevant contribution rate shown in Table 3}}{\text{The net population increase} = \frac{\text{The proposed residential, workforce \& visitor development population} - \text{The previous residential, workforce \& visitor development population}}{\text{The proposed population} = \frac{\text{The proposed gross floor area, dwellings, rooms, keys and beds} \times \text{The relevant occupancy rate(s) for the proposed use from Tables 4, 5, 6 and 7}}{\text{The previous population} = \frac{\text{The previous gross floor area, dwellings, rooms, keys and beds} \times \text{The relevant occupancy rate(s) for the previous use from Tables 4, 5, 6 and 7}}$$

Table 3: Contribution rates, as at 13 September 2015^{13,14}

	East	South	West
Per additional worker	\$2,544	\$4,443	\$1,777
Per additional visitor¹⁵	\$6,251	\$10,277	\$7,012
Per additional resident³	\$9,218	\$11,788	\$9,287
Per 1-bed dwelling (assumes 1.3 residents) ¹⁶	\$11,984	\$15,324	\$12,073
Per 2-bed dwelling (assumes 1.9 residents)	\$17,515	\$20,000	\$17,645
Per 3+ bed dwelling (assumes 2.7 residents)	\$20,000	\$20,000	\$20,000

¹³ On 21 August 2012, the Minister for Planning issued a direction under section 94E of the *Environmental Planning and Assessment Act 1979* that councils cannot impose section 94 contributions exceeding \$20,000 per dwelling.

¹⁴ The consent authority will index the contribution rates and associated contribution at the time of consent and again at the time of payment using quarterly updates to the Consumer Price Index (All Groups Index) for Sydney in accordance with section 2.2.

¹⁵ In this plan, the term 'visitor' refers to a visitor staying in tourist and visitor accommodation. This includes hotels, serviced apartments, and backpackers' accommodation. These land uses have the same meaning as in *Sydney Local Environmental Plan 2012*.

¹⁶ Includes studios and bedsits.

Table 4: Residential occupancy rates – residential accommodation¹⁷

Type 1 Including attached dwellings, dual occupancy, dwelling houses, multi-dwelling housing, residential flat buildings, secondary dwellings, and shop-top housing, but excluding Type 2 residential accommodation below. ¹⁸	1-bedroom dwelling ¹⁹	1.3 residents/dwelling
	2-bedroom dwelling	1.9 residents/dwelling
	3 or more bedrooms	2.7 residents/dwelling
Type 2 Including boarding houses, seniors housing, and student housing ²⁰ , but excluding Type 1 residential accommodation above.		1 resident/room

Table 5: Visitor occupancy rates – tourist and visitor accommodation¹⁴

Including hotels, serviced apartments, and backpackers' accommodation	1 or 2 beds/key ²¹	1.3 visitors/key ²²
	3 or more beds/key	0.8 visitors/bed

Table 6: Workforce occupancy rates^{14,23,24}

Hotels with 300 rooms or less	0.4 workers/key
Hotels with more than 300 rooms	0.5 workers/key
Serviced apartments	0.1 workers/ key
Student housing ²⁰	0.1 workers/key
Backpackers' accommodation	0.1 workers/bed
Seniors housing	0.4 workers/key
Boarding houses	0 workers ²⁵

If a previous or proposed use isn't covered by the land uses specified in Tables 4, 5, 6 and 7, the consent authority will use the occupancy rate for the most similar use from the tables as determined by the consent authority.

¹⁷ Land use terms have the same meaning as in *Sydney Local Environmental Plan 2012*.

¹⁸ Occupancy rates have been derived from Australian Bureau of Statistics (2011) *Census of Population and Housing data*.

¹⁹ Includes studios and bedsits.

²⁰ The term 'student housing' is not defined in *Sydney Local Environmental Plan 2012*. For the purposes of this plan student housing is assumed as a type of residential accommodation within the meaning of *Sydney Local Environmental Plan 2012* that is used predominantly as a place of residence by students.

²¹ The term 'key' includes all bedrooms in the hotel room, suite or serviced apartment. As an example, a hotel room with 2 bedrooms would have 1 key.

²² Derived from Australian Bureau of Statistics (2013) *Tourist Accommodation, Small Area Data, New South Wales*, cat. no. 8635.1.55.001. Excluding the central Sydney business district, it indicates an average room occupancy of approximately 1.62 residents per room and an average establishment occupancy rate of approximately 80% per establishment over the five-year period from December 2007 until December 2012. Multiplying these together gives an average occupancy of 1.3 residents per hotel suite, serviced apartment or backpacker room.

²³ Occupancy rates derived from the City of Sydney (2012) *Floor space and employment survey*.

²⁴ Workers are full-time equivalent (FTE) workers. For the purposes of this plan, one (1) full-time worker is defined as working 38 hours per week. This is the maximum specified by NSW Industrial Relations.

²⁵ Boarding house occupants typically undertake worker functions and duties, removing the need to employ external workers.

Table 7: Workforce occupancy rates – other development^{26,27,28}

	Gross floor area (m ²) per worker	
Commercial premises	Office premises – in a building up to and including 3 storeys	33
	Office premises – in a building with 4 or more storeys	21
	Business premises – including banks, post offices and hairdressers	35
	Business premises – private colleges ²⁹	58
Commercial premises – retail premises	Bulky goods premises ³⁰	126
	Shops – including neighbourhood shops, excluding supermarkets	57
	Shops – supermarkets/grocery stores ³¹	46
	Kiosks	26
	Food & drink premises – restaurants, cafes & take away premises	21
	Food and drink premises – including pubs, nightclubs and bars ³²	45
	Food and drink premises – small bars	30
	Vehicle sales or hire premises	88
Industry	Light industry – including home industry and high technology	38
	General industry	61
	Heavy industry – including hazardous and offensive	106
Infrastructure – community	Educational establishment – schools ³³	94
	Tertiary institution – universities ³³	40
	Tertiary institution – TAFE ³³	58
	Health services facility – medical centres, health consulting rooms ³⁴	43
	Health services facility – hospitals ³⁴	39
	Child care centres ³⁵	38
Other uses	Entertainment facility – including cinemas and theatres	130
	Function centres	119
	Sex services premises – including brothels	28
	Registered club	132

²⁶ Land use terms have the same meaning as in *Sydney Local Environmental Plan 2012* ('Sydney LEP 2012').

²⁷ Occupancy rates derived from the City of Sydney (2012) *'Floor space and employment survey'*.

²⁸ Workers are full-time equivalent (FTE) workers. For the purposes of this plan, one (1) full-time worker is defined as working 38 hours per week. This is the maximum specified by NSW Industrial Relations.

²⁹ Private colleges are not defined in Sydney LEP 2012. For the purposes of this plan, they are assumed to be a type of business premises within the meaning of Sydney LEP 2012. Examples of private colleges are colleges that provide courses for students in business, information technology, hospitality, languages and natural therapies. Students are not included in the workforce or development population.

³⁰ Bulky goods premises has the same meaning as in Sydney LEP 2012.

³¹ Supermarkets/grocery stores are not defined in Sydney LEP 2012. For the purposes of this plan, they are assumed to be a type of shop within the meaning of Sydney LEP 2012.

³² Nightclubs and bars are not defined in Sydney LEP 2012. For the purposes of this plan, they are assumed to be a type of food and drink premises within the meaning of Sydney LEP 2012.

³³ Students are not included in the workforce or development population when calculating the contribution.

³⁴ Patients are not included in the workforce or development population when calculating the contribution.

³⁵ Children are not included in the workforce or development population when calculating the contribution.

2.2 Imposing the contribution

If the consent authority determines a contribution is required, the consent authority will impose a condition in the consent or complying development certificate requiring the contribution. The condition must specify the contribution amount payable and how the contribution amount will be indexed.

Indexation

The consent authority will index the contribution rates in [Table 3](#) and any contribution imposed under this plan for inflation at the time of consent and again at the time of payment using the following formulas:

$$C_{\text{consent}} = C_{\text{plan}} \times (CPI_{\text{consent}} \div 108.3)$$

Where:

C_{consent}	=	Contribution at time of consent
C_{plan}	=	Contribution calculated using the rates in Table 3 of this plan
CPI_{consent}	=	Consumer Price Index (All Groups Index) for Sydney at the time of calculation
108.3	=	The June 2015 value of the Consumer Price Index (All Groups Index) for Sydney

And:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

C_{payment}	=	Contribution at time of payment
C_{consent}	=	Contribution at time of consent, as calculated above
CPI_{payment}	=	Consumer Price Index (All Groups Index) for Sydney at the time of payment
CPI_{consent}	=	Consumer Price Index (All Groups Index) for Sydney at the time of calculation for the consent, as above.

Indexed contribution rates can be viewed on the development contributions section of the City's [website](#).

Modifying consents

If a consent authority grants consent to a modification application under section 96 of the Act and the applicant has already paid the original contribution, Council will only index the contribution required for the modified part of the development.³⁶ If the original contribution has not been paid, Council will index the contribution for the whole development (including the modification).

³⁶ Any application to amend a consent that will alter the contribution payable will be taken to authorise an amendment to the condition(s) relating to the development contribution.

2.3 Paying the contribution

When to pay

In the case of an approved development application, applicants must pay their contribution prior to obtaining a construction certificate. If a development requires multiple construction certificates, Council will require payment prior to the release of the first construction certificate that relates to the development consent on which the contributions were levied.

In the case of development that is complying development, applicants must pay their contribution before commencing the complying development works. Payments cannot be deferred.

How to pay

When applicants are required to pay their contribution, they should email Council at planningsystemsadmin@cityofsydney.nsw.gov.au to request a letter confirming the indexed contribution. The letter will be valid until the next quarterly update to the Consumer Price Index. If applicants don't pay their contribution by this date, they will need to obtain another letter from Council.

Once an applicant obtains the letter, the applicant should present the letter and pay their contribution at any of Council's Neighbourhood Service Centres. These are located in central Sydney, Glebe, Green Square, Kings Cross and Redfern. Applicants can pay their contribution by EFTPOS (debit card only), cash or a bank cheque made payable to the City of Sydney. Personal or company cheques are not accepted.

Council will provide a receipt confirming receipt of payment. In the case of a development application, applicants can provide a copy of the receipt to their accredited certifier to assist with obtaining a construction certificate.

Refunds

Councils are not obligated under legislation to refund a development contributions payment. Nevertheless, Council may consider refunding a development contribution payment in either of the following circumstances:

- A consent is modified under section 96 of the *Environmental Planning and Assessment Act 1979* resulting in a reduction in the contribution. In this case Council may refund the difference; or
- The applicant has not commenced the development and decides not to proceed with the consent, including cases where the consent has lapsed. In this case the applicant will need to surrender the consent in accordance with section 104A of the *Environmental Planning and Assessment Act 1979*.

In both cases, Council will only consider refunding the contribution if Council considers the refund won't materially impact on Council's cash flow and ability to deliver the works in the works program in [Appendix F](#). Except in exceptional circumstances, the applicant should also apply for the refund in writing to Council within 12 months of paying the contribution for which the refund is sought.

2.4 Alternatives to monetary contributions

Applicants can offer to enter into a planning agreement with Council to provide an alternative to a monetary contribution under this plan.³⁷

Specifically, applicants can offer to dedicate land free of cost, pay a monetary contribution, provide works in kind or provide another material public benefit, or any combination of these, to be used for or applied towards a public purpose in full or partial satisfaction of a monetary contribution under this plan.

Council may choose to accept any such offer but is not obliged to do so. Applicants considering alternatives to monetary contributions should discuss this with Council as early as possible, and before lodging a development application.

Generally, the dedication of land provided as an integral part of the development will not be accepted as a means of fully or partially satisfying the need to pay a monetary contribution under this plan unless the land dedication is specifically identified in this plan. Examples of works typically considered as an integral part of development include aspects of the development's landscaping plan, street frontages, setbacks and the like.

³⁷ In accordance with Part 4, Division 6, Subdivision 2 of the Act.

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Appendices



Appendices

The following appendices describe how the contribution rates have been determined and what infrastructure Council will provide using the contributions. A summary of each appendix is also provided below.

Appendix A: Anticipated development

Appendix A describes the forecast new population from anticipated development in each precinct from 2015 until 2030.³⁸ This includes forecast changes to the population (residents, workers and visitors), age, household sizes and dwelling occupancy rates.

The South precinct's population is forecast to increase the most, followed by that of the West precinct and then the East precinct. The residential population will increase across all age groups in the South precinct and most age groups in the East and West precincts. Household sizes and dwelling occupancy rates are forecast to remain relatively stable, indicating most residential population growth will be accommodated in new rather than existing dwellings.

Appendices B to E: Infrastructure strategies

Appendices B to E describe the strategies to provide four categories of local infrastructure in response to the new population's demand for it. The categories are: open space, community facilities, traffic and transport facilities, and stormwater drainage.

For each category, the appendices describe (1) existing facilities, (2) the new population's demand for the infrastructure, (3) what infrastructure Council will provide to address the new population's demand, and (4) how much the infrastructure will cost and how much of the cost Council will fund using contributions.

The appendices also calculate a reasonable contribution rate necessary to fund the works. Contribution rates are calculated using the following formula:

$$\text{Contribution rate (\$/equivalent resident)} = \frac{\text{Cost of works attributed to new population}}{\text{New population from 2015–2030}}$$

Appendix F: Works program and map

Appendix F contains a works program and map showing works this plan partially or fully apportions to the new population and which Council will partially or fully fund using contributions.

This plan apportions approximately \$752 million of infrastructure works to the new population. This comprises approximately \$61 million in the East precinct, \$641 million in the South and \$50 million in the West. The cost apportioned in each infrastructure category is approximately \$478 million for open space, \$102 million for community facilities, \$124 million for traffic and transport, and \$48 million for stormwater drainage.

Appendix G: Contribution schedules

Contribution schedules indicating how Council will allocate contributions per resident, worker and visitor to each infrastructure category in each precinct are shown in Appendix G.

³⁸ In this plan, 'new population' refers to forecast residents, workers and visitors from 2015 until 2030 in Table 8.

Appendix A:

Anticipated development



Appendix A: Anticipated development

This appendix describes the forecast changes to population, age, household sizes and household occupancy rates. These affect how much and what type of local infrastructure the new population needs.

This appendix is structured as follows:

- [Section A.1](#) – Forecast population
- [Section A.2](#) – Forecast households and dwellings
- [Section A.3](#) – Forecast age group and structure

A.1 Forecast population

The forecast growth in residents, workers and visitors is shown in [Table 8](#) and [Figure 3](#). Most growth is expected in the South precinct, followed by the West precinct and then the East precinct. Urban renewal in Green Square and Ashmore development precincts, as shown in [Figure 2](#), are key contributors to growth.

Table 8: Forecast population growth, 2015–2030³⁹

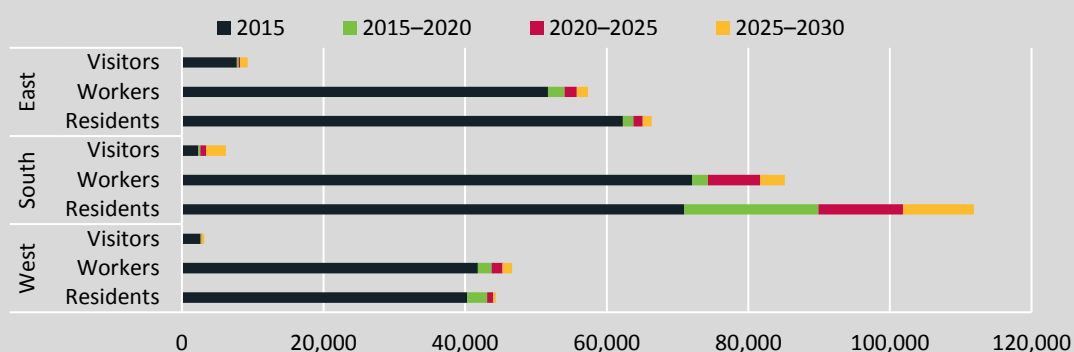
	Population	2015	2020	2025	2030	Growth, 2015–2030	Growth, 2015–2030
East	Residents	62,286	63,786	65,064	66,360	4,074	7%
	Workers	51,713	54,058	55,749	57,336	5,623	11%
	Visitors	7,769	8,016	8,214	9,294	1,525	20%
South ⁴⁰	Residents	73,707	104,891	111,007	119,787	46,080	63%
	Workers	72,055	74,318	81,661	85,169	13,114	18%
	Visitors	2,311	2,595	3,409	6,192	3,881	168%
West ⁴¹	Residents	40,285	43,094	43,974	44,312	4,027	10%
	Workers	41,817	43,757	45,258	46,645	4,827	12%
	Visitors	2,638	2,721	2,786	3,145	507	19%
All	Residents	176,278	211,771	220,045	230,459	54,181	31%
	Workers	165,586	172,133	182,668	189,150	23,564	14%
	Visitors	12,718	13,332	14,409	18,631	5,913	46%

³⁹ Residential figures prepared by .id consulting; worker and visitor figures prepared by the City of Sydney.

⁴⁰ Excludes 3,200 new residents and 18,000 new workers anticipated in the area to which the *Redfern-Waterloo Authority Contribution Plan 2006* (Redfern-Waterloo Plan) applies, as shown in the map at [Figure 2](#). Most development in this area will pay a contribution under the Redfern-Waterloo Plan rather than this plan.

⁴¹ Excludes 2,500 new residents and 256 new workers anticipated at Harold Park. Council has entered into a planning agreement for the developer to provide works in kind instead of paying a monetary contribution under this plan.

Figure 3: Forecast change in population, 2015–2030



A.2 Forecast households and dwellings

Table 9 below summarises the forecast changes to average household size and dwelling occupancy rates.⁴² Both the average household size and dwelling occupancy rates are forecast to remain relatively stable in each precinct over the life of this plan. This indicates that the forecast resident growth will be accommodated primarily in new dwellings rather than through increased household sizes or higher occupancy rates in existing dwellings.

Table 9: Forecast households and dwellings, 2016–2031⁴³

		2016	2021	2026	2031
East	Households	33,651	34,383	35,061	35,770
	Average household size	2.26	2.27	2.26	2.24
	Dwellings	36,655	37,500	38,350	39,200
	Dwelling occupancy duration	92%	92%	91%	91%
South	Households	34,535	42,124	47,728	52,382
	Average household size	2.26	2.27	2.26	2.24
	Dwellings	35,942	44,123	50,053	54,933
	Dwelling occupancy duration	96%	95%	95%	95%
West	Households	19,452	20,755	21,123	21,360
	Average household size	2.26	2.27	2.26	2.24
	Dwellings	20,638	22,157	22,607	22,857
	Dwelling occupancy duration	94%	94%	93%	93%

A.3 Forecast age group and profile

The following charts show the forecast changes to the age group and profile in each precinct.⁴⁴ These affect how much and what type of local infrastructure is needed by the new population, particularly open space and community facilities.⁴⁵

⁴² Household size is the number of people living in a dwelling; dwelling occupancy duration is the percentage of time during one year that the dwelling is occupied.

⁴³ Forecasts prepared by .id consulting for the City of Sydney. Figures were available for 2016 until 2031 and provide a close guide to changes from 2015 until 2030. Figures do not include recent changes to Green Square forecasts that are reflected in Table 9. This is not expected to affect the forecast household size or dwelling occupancy rate.

⁴⁴ Age group is the number of people in each age group; age structure is the relative proportion of each age group.

⁴⁵ In this plan, 'new population' refers to the forecast development-generated population from 2015 until 2030.

Forecast age group and profile, East precinct

Forecast changes in age group and profile in the East precinct are summarised in Figure 4 and Figure 5 below.

The population of most age groups in the East precinct are forecast to increase, particularly people aged between 35 to 49 and 60 to 84. The population of people aged between 18 to 34 years and 50 to 59 years are forecast to decrease slightly.

As a proportion of the total population, most age groups are forecast to increase their proportion. The exceptions are the 18 to 24 years, 25 to 34 years and 50 to 59 years age groups, whose proportions of the total population are forecast to decrease.

Figure 4: Forecast change in age group, East precinct⁴⁶

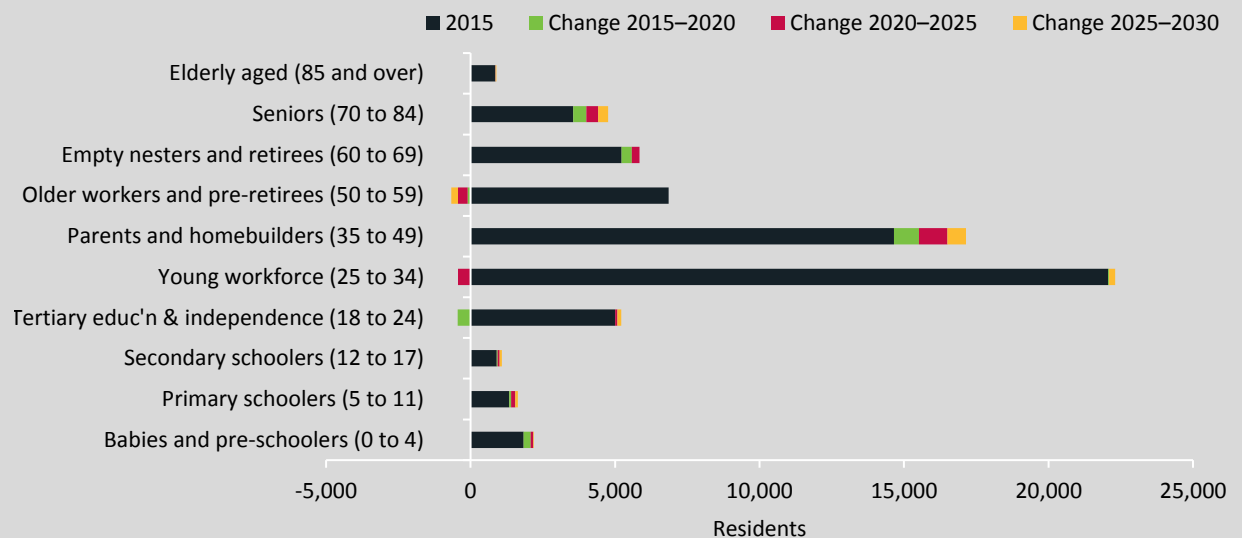
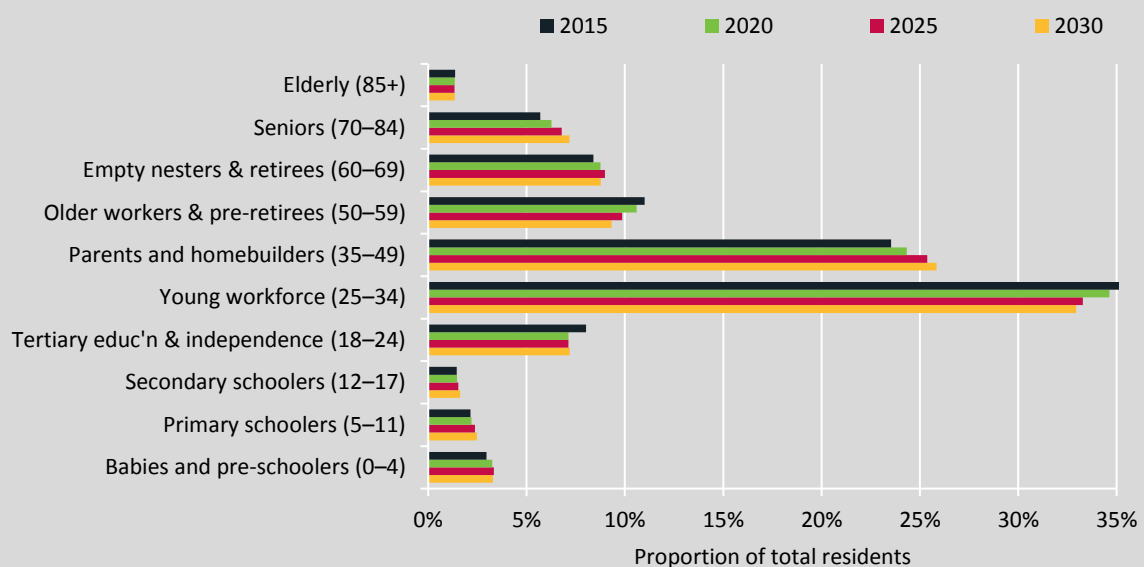


Figure 5: Forecast age profile, East precinct⁴⁶



⁴⁶ Forecasts prepared by .id consulting for the City of Sydney.

Forecast age group and profile, South precinct

Forecast changes in age group and structure in the South precinct are summarised in Figure 6 and Figure 7 below.

The population of all age groups is forecast to increase. As a proportion of the total population, most age groups are forecast to increase their proportion. The exceptions are the 18 to 24 years, 25 to 34 years and 50 to 59 years age groups, whose proportions are forecast to decrease.

Figure 6: Forecast change in age group, South precinct⁴⁶

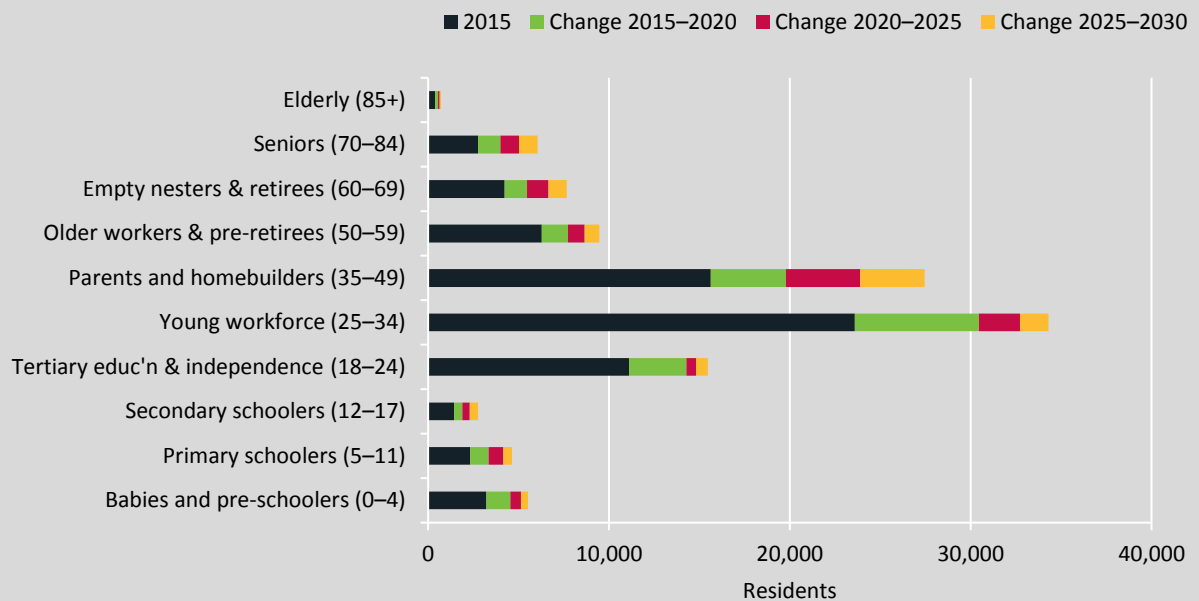
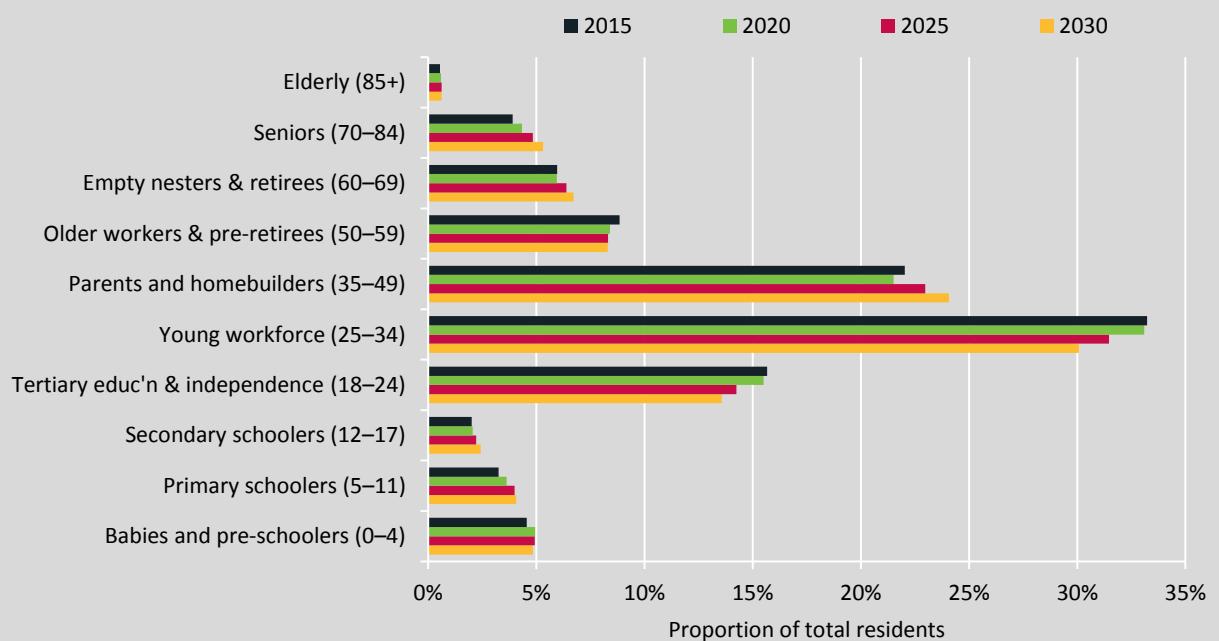


Figure 7: Forecast change in age profile, South precinct⁴⁶



Forecast age group and profile, West precinct

Forecast changes in age group and structure in the South precinct are summarised in Figure 8 and Figure 9 below.

The population of most age groups is forecast to increase. The exception is the 18 to 34 years age group, whose population is forecast to decrease slightly.

Similarly, the population of most age groups as a proportion of the total population are forecast to increase. The exception is the 18 to 24 years and 25 to 34 years age groups, whose proportions are forecast to decrease.

Figure 8: Forecast change in age group, West precinct⁴⁶

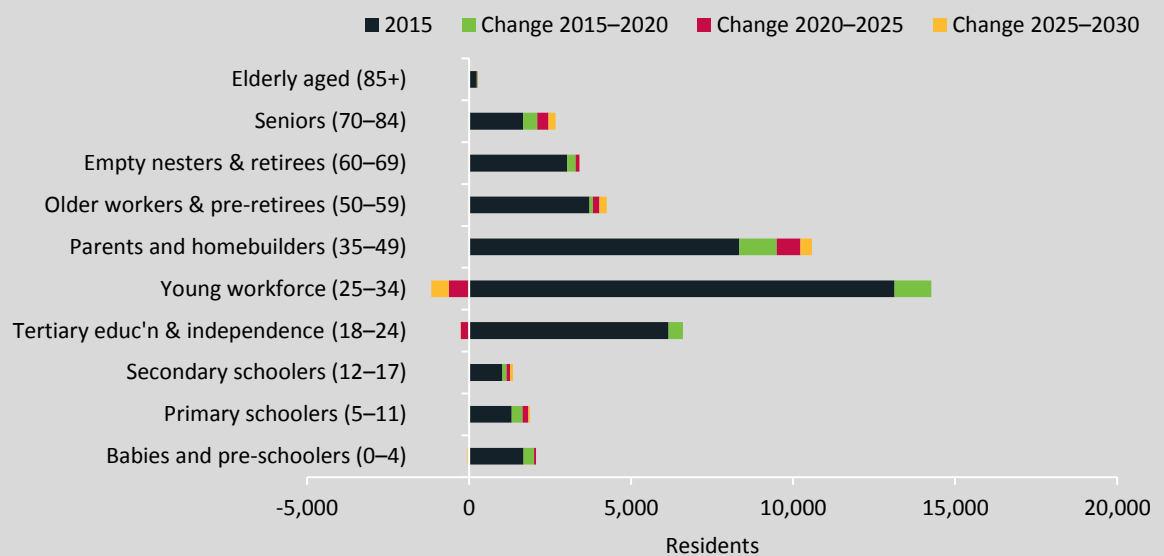
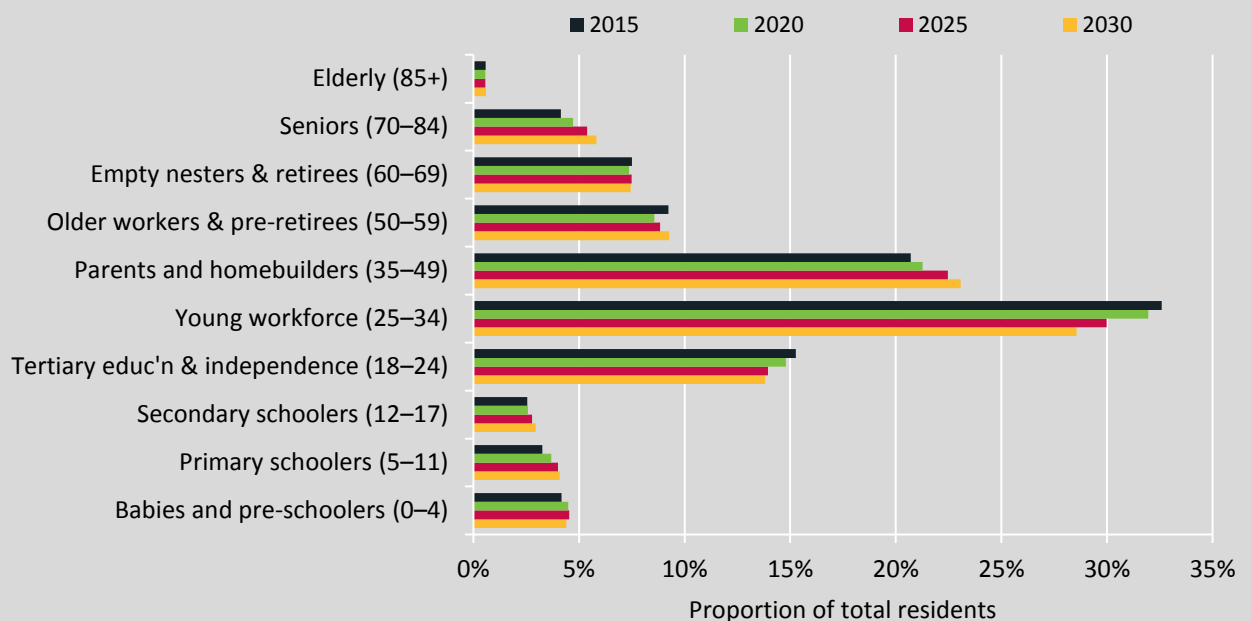


Figure 9: Forecast age profile, West precinct⁴⁶



Appendix B:

Infrastructure strategy: open space



Appendix B: Infrastructure strategy: open space

This appendix describes the new population's demand for open space and how Council will use contributions to address this demand.

High land costs in the Sydney local government area mean that contributions needed to maintain existing *local* open space provision rates are approximately \$61,000 per 2-bed dwelling in the East precinct, \$52,000 in the South and \$66,000 in the West. This excludes *regional* open space. In 2012 the government capped residential contributions at \$20,000 per dwelling. This means Council can't use contributions alone to maintain the existing provision rates.

This appendix is structured as follows:

- [Section B.1](#) – Summary
- [Section B.2](#) – Definition and benefits of open space
- [Section B.3](#) – Existing open space network
- [Section B.4](#) – Demand for open space
- [Section B.5](#) – Strategy
- [Section B.6](#) – Works program
- [Section B.7](#) – Apportionment
- [Section B.8](#) – Contribution rates.

B.1 Summary

Open space provides significant benefits for people and is essential to the healthy functioning of the urban environment. The new population will use open space and will contribute to the demand for its use.

This plan apportions approximately \$478 million of open space improvement works to the new population. This comprises approximately \$41 million in the East, \$399 million in the South and \$39 million in the West. Council will use the contributions to buy land for new open space, encourage developers to dedicate land, embellish acquired and dedicated land, and upgrade various existing open spaces.

It is anticipated Council will provide approximately 11.3 ha of new open space using contributions. This comprises approximately 5.3 ha secured through acquisition and 6.0 ha secured through dedication by developers.

This plan apportions or attributes 100% of the open space costs to the new population from 2015 until 2030. This is reasonable because the new open space will only go some of the way toward maintaining the current per capita provision of open space. It also ensures contributions are within the government's \$20,000 cap per residential dwelling.

In apportioning open space costs between residents, workers and visitors, this plan assumes one visitor generates the same demand for open space as one resident. It also assumes one worker generates demand for open space equivalent to 0.2 residents. This is derived from park user intercept surveys commissioned by the City of Sydney.

It is noted Council can only use contributions to provide new or upgraded *local* open space provided by Council. Council cannot use contributions to provide new or upgraded *regional* open space provided by state authorities. An example of a regional open space is Moore Park in the East precinct.

B.2 Definition and benefits of open space

Open space is all publicly owned land with unrestricted public access that is managed for leisure, recreation and amenity purposes. It includes all parks, reserves, playgrounds and outdoor playing fields.⁴⁷ It also includes civic spaces in commercial centres such as squares and plazas that are key community focal points for formal and informal gatherings. Open space does not include aquatic centres and indoor recreation centres. These are considered community facilities, as described in Appendix C.

Open space is essential to the healthy functioning of the community and its urban environment. It provides a range of benefits including exercise, recreation, relaxation, escape, exploration, contemplation, interaction, connection, celebration, biodiversity, cooling, ventilation, tourism, identity and community well-being.

B.3 Existing open space

The existing open space network is comprised of different-sized open spaces. Open spaces are categorised as either pocket, local, district and regional open space, based on their size.

The total number and area of different types of open spaces in each precinct are summarised in Table 10. A map of the existing open space network is shown in Figure 10.

There is a total of 214.2 ha of open space in the three precincts covered by this plan. There is 73.8 ha in the East, 90.5 ha in the South and 49.9 ha in the West.

Table 10: Existing open space, 2015^{48,49}

	East		South		West		All	
	Count	Area (ha)	Count	Area (ha)	Count	Area (ha)	Count	Area (ha)
Local								
Pocket	37	1.1	53	1.4	47	0.8	137	3.2
Local	26	2.2	27	2.5	15	1.3	68	5.9
Neighbourhood	25	8.0	32	10.8	24	9.3	81	28.1
District	3	19.4	13	34.4	4	13.9	20	67.7
Regional⁵⁰	3	43.2	1	41.5	1	24.6	5	109.3
TOTAL	94	73.8	126	90.5	91	49.9	311	214.2

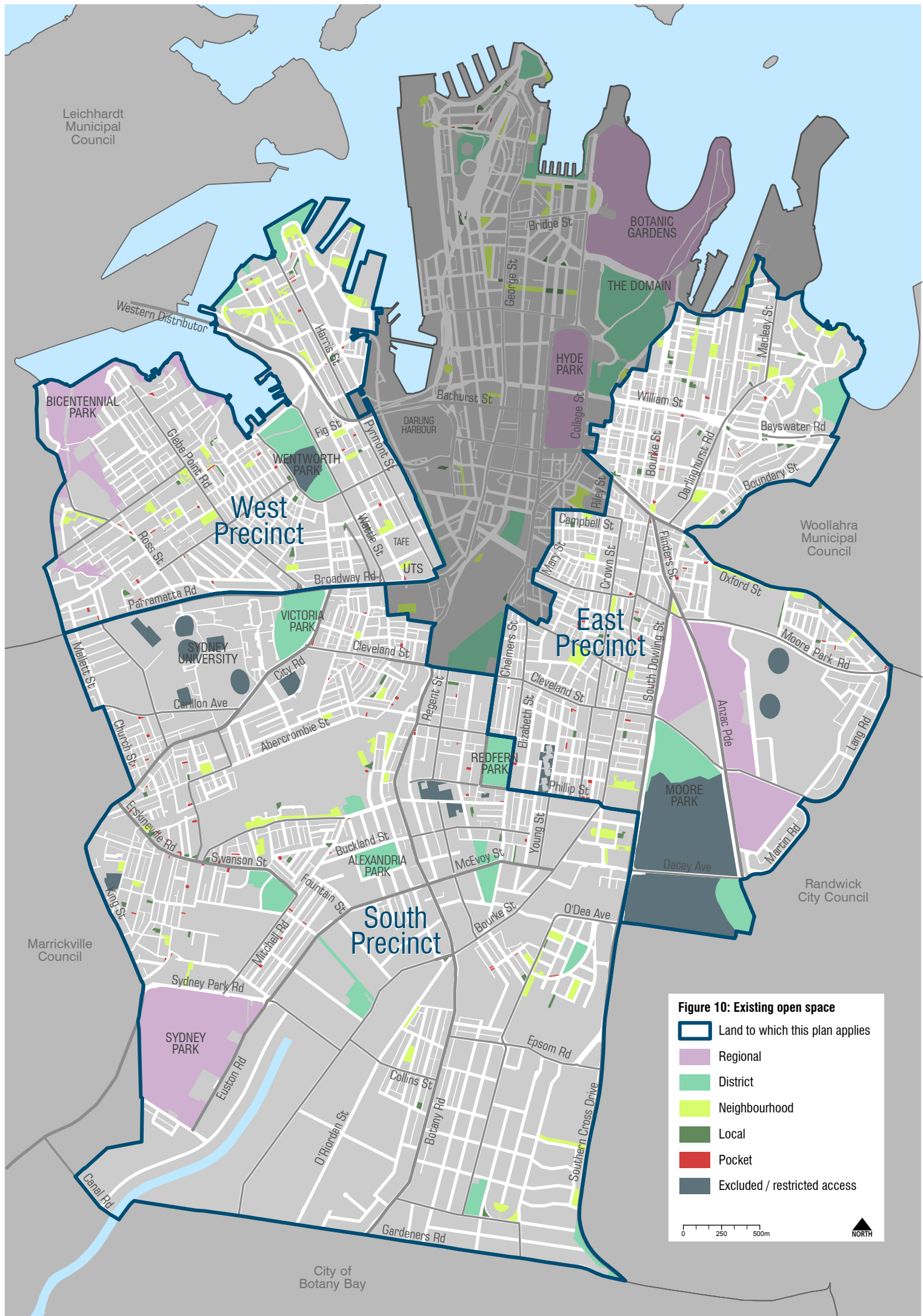
⁴⁷ NSW Department of Planning, 'Recreation and Open Space Planning Guidelines for Local Government' (2010).

⁴⁸ For the purposes of this plan, 'local' open space is all open space less than 10 ha. This is specified because the focus of section 94 contributions should be to provide adequate local open space facilities. City of Sydney intercept surveys show that parks over 10 ha generally have a regional catchment. Examples of regional open space are Moore Park, Sydney Park and the Glebe foreshore parks including Bicentennial Park. While section 94 contributions may be used for any open space facilities, priority should be allocated to open spaces that meet the local population's demand, that is, local open space.

⁴⁹ For the purposes of this plan, pocket parks are 50 to 500 m²; local parks are 500 to 2,000 m²; neighbourhood parks are 2,000 to 10,000 m² (1 ha); district parks are 10,000 to 100,000 m² (10 ha); and regional parks are more than 100,000 m² (10 ha).

⁵⁰ Includes Council and non-Council regional open spaces. As noted, Council can only use contributions to provide new or upgraded open space provided by Council. Council cannot use contributions to provide new or upgraded regional open space provided by state authorities. Examples of regional open spaces provided by the State are the Royal Botanic Gardens and Moore Park.

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Draft Open Space, Sports and Recreation Needs Study 2016

The *Draft Open Space, Sports and Recreation Needs Study 2016* ('Draft Open Space Study') found:

- The City has a large proportion of very small (pocket) parks. Their small size means they are unable to offer diverse uses to support the City's high density of residents and workers;
- There are variable levels of accessibility;
- There are significant barriers to some parks' access; and
- Competition for sports facilities is high and increasing.

In relation to new open space, the Draft Open Space Study recommends targeting, where possible:

- Sites of at least 10,000 m² to 20,000 m² to accommodate active sport and recreation;
- Smaller sites next to existing open spaces to increase their size; and
- Sites in locations where residents do not have high-quality open space within 400 metres of their homes.

Sports fields

The *Draft Open Space Study* also found almost 20 new sports fields will be needed in the Sydney local government area by 2031 compared to 2015 provision levels. The high forecast growth in people living in medium- to high-density housing is a key contributor to demand.

The Draft Open Space Study noted it is highly unlikely that the required number and size of fields is possible in the constrained urban environment of the Sydney local government area. It recommended a range of strategies to respond to this demand and constraints. Recommended strategies include:

- Providing new full-size fields where possible (120 x 75 metres, equivalent to 9,000 m²) including at Green Square, Perry Park (Alexandria) and at other new open space sites exceeding 15,000 m²;
- Providing a number of new half-size sports fields where possible (68 x 50 metres, equivalent to 3,400 m²) including at Green Square, Ashmore Estate, Federal Park and at other new open space sites exceeding 5,000 m²;
- Increasing the use of synthetic sports surfaces on existing sports field sites, subject to the community's support; and
- Continuing the enhancement program for existing natural turf fields.

B.4 Demand for open space

This section describes the new population's demand for open space. The new population includes residents, workers and visitors. This plan assumes one visitor generates the same demand for open space as one resident and one worker generates demand for open space equivalent to 0.2 residents.

The relationship between anticipated development and development-generated demand for local infrastructure is called the 'nexus'.⁵¹ Contributions plans must show the relationship between anticipated development and the demand for infrastructure. To help readers understand this plan, this plan will refer to 'development-generated demand' rather than 'nexus'.

The three precincts' population is forecast to grow significantly between 2015 and 2030.⁴⁶ This new population will use open space and will therefore contribute to the demand for its use.

Open space needs, by age

Different types of open space (OS) typically needed by people of different ages are summarised in [Table 11](#) below.

Table 11: Open space needs, by age

	Passive OS	Sports fields	Sports courts	Play-ground	Skate parks	Walking/cycling trails
Elderly (>85 years)	✓					
Seniors (70–84 years)	✓			✓ ⁵²		
Empty nesters and retirees (60–69 years)	✓		✓	✓		✓
Older works and pre-retirees (50–59 years)	✓		✓	✓		✓
Parents and homebuilders (35–49 years)	✓	✓	✓	✓		✓
Young workforce (25–34 years)	✓	✓	✓		✓	✓
Tertiary education (18–24 years)	✓	✓	✓		✓	✓
Secondary schoolers (12–17 years)	✓	✓	✓	✓	✓	✓
Primary schoolers (5–11 years)	✓	✓		✓		
Babies and pre-schoolers (0–4 years)	✓			✓		

Open space available to each existing person

The amount of open space available to each existing person is summarised in [Table 12](#). This can be used to understand the relationship between the new population's demand for open space and the open space Council can reasonably provide using contributions. The table includes both the *local* and *total* open space available to the existing population.

⁵¹ Department of Infrastructure Planning and Natural Resources, *Development contributions practice notes* (2005).

⁵² Many seniors have carer responsibilities that typically include taking their grandchildren to playgrounds.

Table 12: Open space available to each equivalent resident, 2015

	Formula	East	South	West	All
Local open space (<10 ha), ha	A	30.6	49.0	25.3	104.9
Regional open space (>10 ha), ha	B	43.2	41.5	24.6	109.3
Total open space, ha	C = A + B	73.8	90.5	49.9	214.2
Equivalent residents, 2015 ⁵³	D	80,398	90,429	51,286	222,113
Local OS provision rate (m²/equiv. res.)	E = A × 10,000 ÷ D	3.8	5.4	4.9	4.7
Total OS provision rate (m²/equiv. res.)	F = C × 10,000 ÷ D	9.2	10.0	9.7	9.6

The current amount of *total* open space available to each equivalent resident is 9.2 m² in the East precinct, 10.0 m² in the South precinct and 9.7 m² in the West precinct. The current amount of *local* open space available to each equivalent resident is 3.8 m² in the East precinct, 5.4 m² in the South precinct and 4.9 m² in the West precinct.

The City's *Open Space and Recreation Needs Study* (2007) found that the provision of open space is at the lower end of the range compared to other municipalities. It is also below a commonly used benchmark of 24.3 m², which originated from the United Kingdom's National Playing Fields Association in the early 20th century.

The amount of open space available to each person indicates that the existing population's demand on existing open space is high. It also indicates that existing open cannot absorb all of the new population's demand.

Open space and contributions needed to maintain 2015 provision rates

Given that the amount of open space available to the existing population is not excessive, a reasonable strategy under this plan would be to maintain existing provision rates. Table 13 calculates the amount of open space needed to maintain existing (2015) provision rates.

Council would need to provide 62.5 ha of new open space across the three precincts to maintain the existing *total* open space provision rates or 30.6 ha to maintain the existing *local* open space provision rates. For reference, Sydney Park is approximately 40 ha and Hyde Park is approximately 16 ha.

Table 13: New open space needed to maintain 2015 provision rates

	Formula	East	South	West	All
Local open space provision, 2015 (m ² /equiv. res.)	A	3.8	5.4	4.9	4.7
Total open space provision rate, 2015 (m ² /equiv. res.)	B	9.2	10.0	9.7	9.6
Equivalent resident growth, 2015–2030	C	6,724	52,584	5,499	64,807
OS needed to maintain 2015 local provision (ha)	D = A × C	2.6	28.5	2.7	30.6
OS needed to maintain 2015 total provision (ha)	E = B × C	6.2	52.6	5.4	62.5

Table 14 calculates the contribution needed in each precinct to maintain existing *local* open space provision rates. The required contributions per two-bedroom dwelling would be \$61,468 in the East precinct, \$51,519 in the South precinct and \$65,610 in the West precinct. These exceed the government's \$20,000 cap per residential dwelling. The contributions needed to maintain *total* open space provision rates would be around double these contributions.

⁵³ Assumes one visitor equals one equivalent resident and one worker equals 0.2 equivalent residents.

Table 14: Contribution needed to maintain 2015 local open space provision rates

	Formula	East	South	West
Local OS provision rate, 2015 (m ² /equiv. res.)	A	3.8	5.4	4.9
Equiv. res. increase, 2015–2030 ⁵³	B	6,724	52,584	5,499
Land needed for equiv. res. increase (ha)	$C = A \times B \div 10,000$	2.6	28.5	2.7
Average acquisition cost (\$/m ²) ⁵⁴	D	\$7,500	\$4,000	\$6,000
Acquisition cost (\$M)	$E = C \times 10,000 \times D$	\$192M	\$1141M	\$163M
Embellishment cost (\$/m ²) ⁵⁵	F	\$1,000	\$1,000	\$1,000
Embellishment cost (\$M)	$G = C \times 10,000 \times F$	\$26M	\$285M	\$27M
Acquisition & embellishment cost (\$M)	$H = E + G$	\$218M	\$1426M	\$190M
Theoretical contribution (\$/equiv. res.)	$I = H \div B$	\$32,352	\$27,115	\$34,532
Theoretical contribution (\$/2-bed dwelling)	$J = I \times 1.9^{56}$	\$61,468	\$51,519	\$65,610

B.5 Strategy

Summary

The limited amount of open space available to the existing population indicates a reasonable strategy would be to maintain existing provision rates. However, the high cost of land means this strategy would result in contributions that would exceed the government's \$20,000 cap per residential dwelling.

So that contributions remain as reasonable as possible, Council will use contributions to deliver as much open space as possible given the government's \$20,000 cap and the other local infrastructure needs of the community. While this won't maintain existing provision rates, upgrading various existing open spaces to improve their capacity will assist with providing for the new population's demand.

In delivering open space, Council will use contributions to acquire land and encourage developers to dedicate land instead of paying a monetary contribution. It is anticipated Council will be able to acquire approximately 5.3 ha and developers will dedicate a further 6.0 ha for an approximate total of 11.3 ha.⁵⁷

This acquisition and dedication will deliver the following approximate amount of open space:

- *East precinct* – approximately 0.7 m² per new equivalent resident;
- *South precinct* – approximately 2.0 m² per new equivalent resident; and
- *West precinct* – approximately 0.6 m² per new equivalent resident.

Council will attribute or apportion 100% of the open space works costs to the new population. This strategy is reasonable since the resultant contributions are less than needed to maintain existing low provision rates. It also ensures contributions are within the government's \$20,000 cap per residential dwelling.

The open space acquisition, dedication and upgrade strategies are outlined in the following subsections.

⁵⁴ Acquisition costs are estimated average costs and are derived from CIVAS NSW Pty Ltd, *Land valuations for section 94 acquisitions* (2014). In practice, actual acquisition costs will vary above or below the estimated average cost.

⁵⁵ Embellishment costs are derived from recent open space embellishment projects completed by Council.

⁵⁶ Occupancy rate for two-bedroom dwelling derived from Australian Bureau of Statistics, *Census of Population and Housing data* (2011).

⁵⁷ The amount of open space Council will provide is related to the cost and availability of suitable land in each precinct.

Acquisition strategy (open space)

This plan apportions approximately \$235 million of open space acquisition costs to the new population from 2015 until 2030. This comprises approximately \$34 million in the East precinct, \$184 million in the South, and \$17 million in the West.

Based on estimated average land costs, it is anticipated Council will acquire approximately 5.3 ha of land for new open space using contributions. More specifically, it is expected Council will acquire between four and 11 sites comprising:

- *East precinct* – between one and three sites totalling approximately 0.45 ha;
- *South precinct* – between two and five sites totalling approximately 4.61 ha; and
- *West precinct* – between one and three sites totalling approximately 0.28 ha.

Council will acquire the most land in the South precinct as it will have the highest population growth and greatest open space demand and it contains the most number of suitable sites at the least cost.

In acquiring sites, Council will have regard to the recommended site suitability criteria in the Draft Open Space Study. As noted, the Draft Open Space Study recommends targeting sites where possible of at least 10,000 m² to 20,000 m² unless adjoining an existing open space. It also recommends targeting sites where possible of at least 15,000 m² for a full-sized playing field and 5,000 m² for a half-sized playing field.

Council will acquire sites progressively between 2015 and 2030 as contributions are received and as suitable sites become available.

Dedication strategy

Applicants may offer to dedicate part of their land to Council for use as public open space in full or partial satisfaction of a monetary contribution under this plan. Any such offer will need to be secured through a planning agreement in accordance with Section 2.4.

Applicants commonly offer to dedicate land for open space when redeveloping large sites for residential purposes. The land dedicated for open space may be needed in these sites by the development's population, the land may provide strategic value as open space or it may not be possible to use the dedicated land for residential purposes, for example, due to flooding or urban design constraints.

Anticipated dedication sites are identified in the works program in Appendix F and are generally based on Sydney DCP 2012. Other sites may be identified through future development and master planning processes by Council or proponents.

Where applicants offer to dedicate land for open space and the floor space is transferred to the remaining part of the site without loss, Council may provide a credit for the land dedication against the contribution required under this plan. The credit will generally be calculated by \$200/m².⁵⁸

In deciding whether to accept an applicant's offer to dedicate land instead of paying a monetary contribution, Council will have regard to the site suitability criteria in the Draft Open Space Study.

Upgrade strategy (open space)

Council will use contributions to upgrade various existing open spaces to improve their capacity to absorb the new population's demand. This is reasonable because the total amount of land Council will secure through acquisition and land dedication using contributions won't be sufficient to maintain the amount of open space available to the existing population.

The open spaces that Council will upgrade are identified in the works program and map in Appendix F.

⁵⁸ This is derived from AEC Group, *Review of community infrastructure contributions and land dedication* (2015).

B.6 Works program

Open space works Council will deliver using contributions under this plan are summarised in Table 15. Appendix F contains additional detail including an itemised list of works and a map showing the works' locations.

Table 15: Summary of open space works program

	East		South		West		All precincts		
	Ha	Cost	Ha	Cost	Ha	Cost	Ha	Cost	%
Acquisition	0.45	\$34.1M	4.61	\$184.2M	0.28	\$16.9M	5.34	\$235.2M	49%
Dedication	0	\$0M	5.88	\$28.2M	0.07	\$0.1M	5.95	\$28.4M	6%
Embellishment	0.45	\$4.5M	14.5	\$160.7M	0.85	\$7.5M	15.81	\$172.7M	36%
Upgrade	NA	\$2.1M	NA	\$25.9M	NA	\$13.9M	NA	\$42.0M	9%
	\$40.8M		\$399.0M		\$38.5M		\$478.2M		100%
	9%		83%		8%		100%		

B.7 Apportionment

This plan apportions 100% of the open space works' costs to the new population from 2015 until 2030. This is reasonable as the amount of local open space available to the existing population is not excessive and the new open space won't increase the amount of open space currently available to the existing population.

B.8 Contribution rates

Open space contribution rates in each precinct are calculated using the following formula below. Table 16 applies the formula above to calculate the contribution rates.

Contribution rate per equivalent resident

$$= \frac{\text{Cost of works attributable to the new population from 2015 until 2030}}{\text{New population from 2015 until 2030}}$$

Where the cost of works attributable to the new population from 2015 until 2030 =

Acquisition costs + dedication costs + embellishment costs + upgrade costs

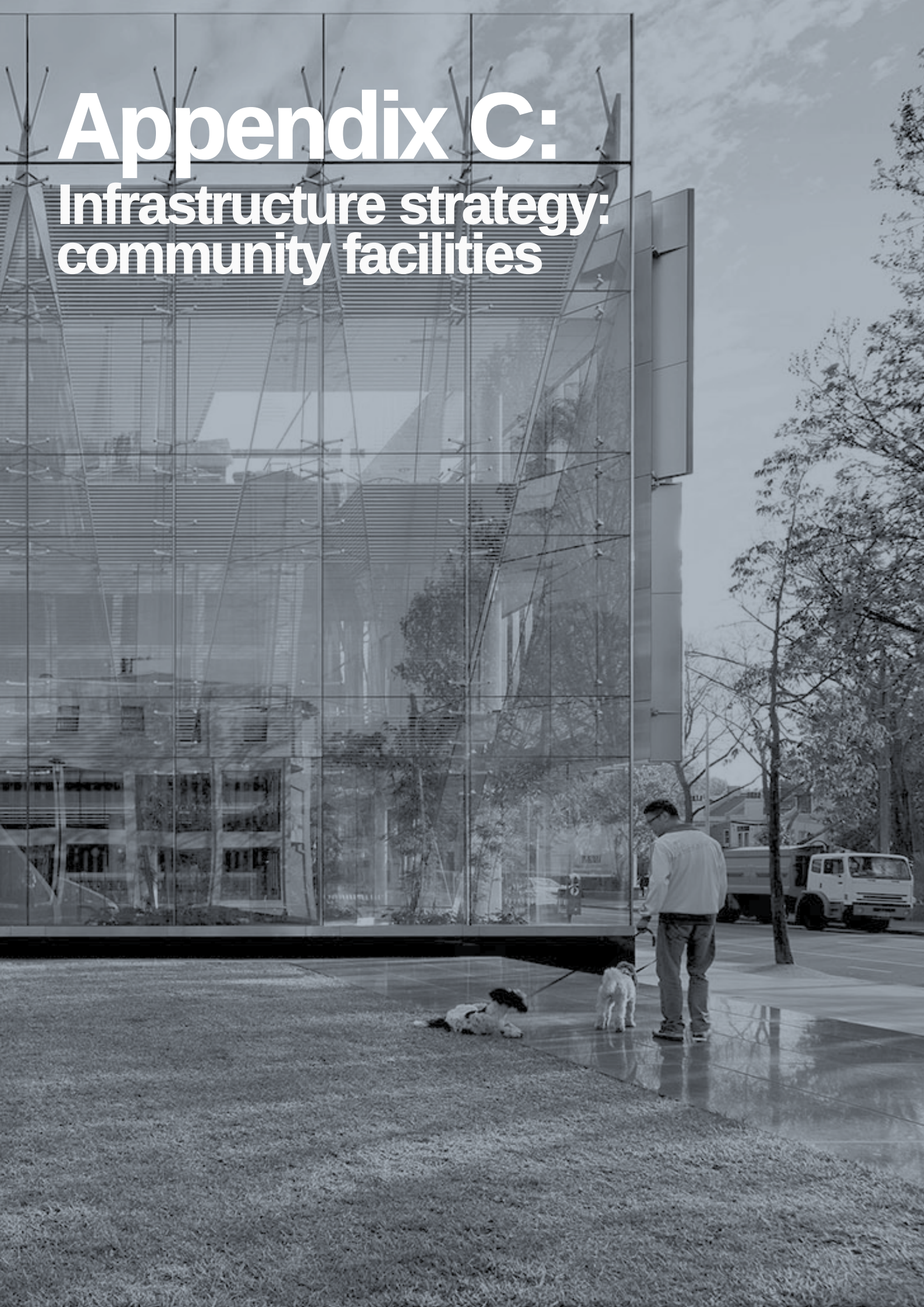
Table 16: Open space contribution rates

	Formula	East	South	West
Cost of works attributable to the new population, 2015–2030	A	\$40,753,706	\$399,019,067	\$38,460,676
New population, 2015–2030 (equivalent residents) ⁵³	B	6,724	52,584	5,499
Contribution rates				
Per equiv. res.	C = A ÷ B	\$6,061	\$7,588	\$6,994
Per worker	D = C ÷ 5	\$1,212	\$1,518	\$1,399
Per visitor	E = C	\$6,061	\$7,588	\$6,994
Per resident	F = C	\$6,061	\$7,588	\$6,994

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Appendix C:

Infrastructure strategy: community facilities



Appendix C: Infrastructure strategy: community facilities

This appendix describes the new population's demand for community facilities and how Council will use contributions to address this demand.

This appendix is structured as follows:

- [Section C.1](#) – Summary
- [Section C.2](#) – Existing community facilities
- [Section C.3](#) – Demand for community facilities
- [Section C.4](#) – Strategy
- [Section C.5](#) – Works program
- [Section C.6](#) – Apportionment
- [Section C.7](#) – Contribution rates.

C.1 Summary

Community facilities include child care centres, integrated multipurpose facilities, local community centres, libraries and indoor recreation centres including aquatic centres.

Community facilities are vital to the fabric of urban life and how people feel connected to each other. They provide spaces for the City's diverse communities of residents and workers to enjoy entertainment, creative and recreational pursuits, education and training, and rest and respite, in an increasingly dense inner city environment. Council's recognition of the critical importance of community facilities for supporting city life is embedded in its long-term vision, *Sustainable Sydney 2030*.

This plan applies peer-reviewed benchmarks to identify the infrastructure and costs that can be reasonably apportioned to development and the new population.⁵⁹ The plan apportions approximately \$102 million of community facilities to the new population from 2015 until 2030. This comprises approximately \$19 million in the East precinct, \$73 million in the South and \$11 million in the West.

Costs apportioned to the new population from 2015 until 2030 are 100% for child care, 51% for works in the South precinct urban renewal areas and 23% for all other works outside the Green Square urban renewal area. South precinct urban renewal areas comprise Green Square and the Southern Employment Lands. These are shown in [Figure 2](#).

The plan assumes residents generate demand for all types of community facilities, workers generate demand for child care centres and aquatic centres only and visitors don't generate demand for any types of community facilities. The plan assumes workers generate demand for child care centres equivalent to 0.6 residents and aquatic centres equivalent to 0.1 residents.⁶⁰

This plan relates only to community facilities Council will fund using contributions. Council may co-fund or provide additional community facilities using other funding sources.

⁵⁹ Elton Consulting, *Peer review of community facilities planning benchmarks* (2015).

⁶⁰ The 0.6 conversion factor is derived from a comparison of the peer-reviewed benchmarks for child care while the 0.1 conversion factor is derived from Parkland Planners and Strategic Leisure Group, *Sports Facilities Demand Study* (2015), which estimated workers generate demand for indoor recreation centres equivalent to 0.1 residents.

C.2 Existing community facilities

The number of Council and non-Council community facilities in each precinct are summarised in Table 17 below. The number of Council facilities by precincts and by villages are summarised in Table 18. There are 213 Council and non-Council community facilities in the three precincts comprising 68 facilities in the East, 98 facilities in the South, and 47 facilities in the West. Council provides 73 facilities and non-Council organisations provide 140 facilities.

Table 17: Existing Council and non-Council community facilities, by precinct, 2015⁶¹

	Owner	Child care centres	Integrated facilities	Libraries	Local facilities	Indoor recreation	Total
East	Council	7	3	1 (2)	9	0 (1)	20 (3)
	Non-Council	11	0	2	22	10	45
	Total	18	3	3 (2)	31	10 (1)	65 (3)
South	Council	7	1	3	17	3	31
	Non-Council	31	0	9	17	10	67
	Total	38	1	12	34	13	98
West	Council	6	1	1 (1)	7	2 (1)	17 (2)
	Non-Council	15	0	1	7	5	28
	Total	21	1	2 (1)	14	7 (1)	45 (2)
All	Council	20	5	5 (3)	33	5(2)	68(5)
	Non-Council	57	0	12	46	25	140
	Total	77	5	17 (3)	79	30 (2)	208 (5)

Table 18: Existing Council facilities, by village, 2015⁶¹

	Village	Child care centres	Integrated facilities	Libraries	Local facilities	Indoor recreation	Total
East	Macleay St	2	2	0 (1)	3	0 (1)	7 (2)
	Oxford St	2	0	1	5	0	8
	Crown St	3	1	0 (1)	1	0	5 (1)
	Total	7	3	1 (2)	9	0 (1)	20 (3)
South	Redfern St	6	1	1	7	1	16
	King St	0	0	1	5	1	7
	Green Square	1	0	1	5	1	8
	Total	7	1	3	17	3	31
West	Harris St	4	1	0 (1)	2	1 (1)	8 (2)
	Glebe Pt Rd	2	0	1	5	1	9
	Total	6	1	1 (1)	7	2 (1)	17 (2)
All		20	5	5 (3)	33	5 (2)	68 (5)

⁶¹ Figures refer to standalone facilities. Figures in brackets refer to facilities within an integrated multipurpose facility. These are in addition to standalone facilities.

C.3 Demand for community facilities

The following subsections describe the new population's demand for the following types of community facilities:

- Child care centres
- Integrated multipurpose facilities
- Libraries
- Local community centres
- Indoor recreation centres.

This plan uses peer-reviewed planning benchmarks for community facilities to differentiate between the existing and new population's demand for community facilities.⁶² The benchmarks are summarised in Table 19 below.

The benchmarks are generally related to the residential and workforce population. As noted, this plan assumes residents generate demand for all types of community facilities, workers generate demand for child care centres and aquatic centres only, and visitors don't generate demand for any types of community facilities. Workers are assumed to generate demand for child care centres equivalent to 0.6 residents and aquatic centres equivalent 0.1 residents.⁶³

Table 19: Community facilities planning benchmarks

Child care centres/pre-schools	Provision is recommended at a village level, based on the following: - Residents: one (1) child care place per 2 children (aged 0–5 years), equivalent to one (1) place per 48 residents outside the CBD; and - <i>Workers outside CBD</i>: one (1) child care place per 75 workers.
Integrated multipurpose facilities	- A minimum of one (1) integrated multipurpose facility per village⁶⁴ of 20,000–30,000 residents; and - A minimum floor space of 2,000 m² per facility, aiming for at least 2,500 m² where possible, increasing with the size of the catchment's population.
Libraries Libraries may be co-located in an integrated multipurpose facility. This excludes branch libraries not provided by Council.	- A minimum of one (1) substantial branch library in each village of 20,000–30,000 residents, based on NSW State Library standards applied to this population size; and - Minimum of 1,400 m² per branch library (can be part of an integrated multipurpose facility) aiming for at least 1,500 m² where possible, increasing with the catchment's population.
Local community centres	- 3–4 centres per village of 20,000–30,000 residents; and - A minimum floor space of 400 m² per centre, increasing with the size of the catchment's population.
Indoor recreation facilities Excludes private gyms and clubs.	- At least one (1) indoor courts facility and one (1) general indoor recreation facility per precinct of 30,000–50,000 people and one (1) indoor swimming pool facility per 50,000–100,000 people.⁶⁵

⁶² Elton Consulting, *Peer review of community facilities planning benchmarks* (2015).

⁶³ The 0.6 conversion is derived from Cred Community Planning, *City of Sydney Child Care Needs Analysis* (2013) while the 0.1 conversion is derived from Parkland Planners and Strategic Leisure Group, *Sports Facilities Demand Study* (2015).

⁶⁴ Villages are identified in Council's *Community Strategic Plan*.

⁶⁵ 'Indoor courts facilities' provide at least two (2) indoor sports of at least 2,000 m² and may also provide ancillary health and fitness and other community spaces of at least 400 m². 'General indoor recreation facilities' are indoor gyms and other flexible spaces of at least 400 m² dedicated to health and fitness and which are ancillary to other facilities. 'Indoor swimming pool facilities' are at least 6,000 m² and incorporate a 25–50 m pool and learn-to-swim/children's swimming spaces, with or without ancillary health and fitness spaces.

Demand for child care centres

Child care centres are purpose-built for early childhood education and care. They exclude out-of-hours school and vacation care. They also exclude early childhood health centres, which are generally the responsibility of state government. This section identifies the demand for child care centres, and the required provision for their future use.

Development is forecast to lead to a significant increase in the number and proportion of 'parents and homebuilders' aged 35 to 49 years and 'babies and pre-schoolers' aged 0 to 4 years in each of the plan's three precincts. This includes increasing numbers of families and children living in high-density dwellings. The new population will need child care centres and will therefore contribute to demand for its use.⁶⁶

For many families in the Sydney local government area, child care is not a luxury or choice. It is a necessity. Some parents are prevented from returning to the workforce, or work less than they want to, if they can't get the care they need. Others juggle a number of different types of care. Council has the added pressure of providing places to support an increasing proportion of children aged 0 to 5 years, which are more costly to provide, but also of increasing numbers of workers that use local services.

In Australia, responsibility for the planning, funding and provision of child care falls across all three tiers of government. The provision of child care is also open to private, for-profit operators and independent not-for-profit operators. In the City about two thirds of child care places are provided by the private and not-for-profit sectors.

Under the *Local Government Act 1993*, councils contribute to planning for and providing child care but the creation of adequate and appropriate child care requires a whole-of-government approach. Council's recognition of the critical importance of child care is embedded in its *Sustainable Sydney 2030* vision. Council's target under the vision is that every resident will be within reasonable walking distance to most local services, including child care. Families often cite access to child care as an important factor influencing where they choose to live.

City of Sydney Child Care Needs Analysis 2013

The *City of Sydney Child Care Needs Analysis 2013*⁶⁷ ('the Child Care Study') found that in 2013 there were 65 child care centres in the three precincts covered by this plan with 3,145 places. Of these, Council owns 23 centres with 1,061 places, or 34% of the total places, with an average of 46 places in each Council-owned centre. Council either directly operates the centres or leases them, with most leased to not-for-profit providers.

The Child Care Study developed benchmarks and applied these to resident and worker population growth projections to identify the gap between supply and demand in 2016 and 2031. The benchmarks are:

- *Resident demand* – 1 child care place per 2 children (aged 0–5 years) in each village, equivalent to 1 place per 48 residents outside the central business district; and
- *Worker demand* (outside the central business district) – 1 child care place per 75 workers in each village.

Comparing the benchmarks above, 1 worker generates demand for child care places equivalent to 0.64 residents (48 divided by 75), say 0.6 residents. As noted, this plan assumes visitors don't generate demand for child care.

In the three precincts covered by this plan, the Child Care Study identified a projected shortfall of 2,384 places in 2016 and 4,204 places in 2031. Assuming the Council continues to provide 34% of the total places, Council would need to provide 1,418 additional places by 2031 to meet the benchmarks. At the current average of 46 places per Council-owned centre, this equates to 31 new centres.

⁶⁶ In this plan, 'new population' refers to forecast residents, workers and visitors from 2015 until 2030 in [Table 8](#).

⁶⁷ Cred Community Planning, *City of Sydney Child Care Needs Analysis* (2013).

Child care centres needed to maintain 2015 provision rates

When considering what child care facilities Council should provide using contributions to meet the new population's needs, a reasonable approach is to ensure the new population does not reduce the number of child care places available to each existing resident and worker. Table 20 identifies the number of Council-owned child care places and centres in 2015. Table 21 and Table 22 identify the number of Council-owned child care places Council would need to provide to maintain 2015 rates of Council places per resident and per worker respectively.

Council needs to provide 279 new places to ensure new residents from 2015 until 2030 do not reduce places available to residents in 2015. For workers, Council needs to provide 151 new places. For residents and workers, Council needs to provide 430 new places, equivalent to approximately 5–6 new centres. As noted, this plan assumes visitors don't generate demand for child care centres.

Table 20: Council child care places and centres in 2015⁶⁸

	Formula	East	South	West	All
Child care centres, 2013	A	18	29	18	65
Child care places, 2013	B	767	1,479	899	3,145
Council child care centres, 2013	C	6	8	9	23
Council child care places, 2013	D	258	347	456	1,061
Places per Council centre, 2013	E	43	43	51	46
Council child care centres, 2015⁶⁹	F = C	6	8	9	23
Council child care places, 2015⁶⁹	G = D	258	347	456	1,061

Table 21: Council centres needed to maintain 2015 rates of Council places per resident⁶⁸

	Formula	East	South	West	All
Council child care places, 2015	A	258	347	456	1,061
Residents, 2015	B	62,286	73,707	40,285	176,278
Council provision rate, 2015 (places/ res.)	C = A ÷ B	0.004	0.005	0.011	0.006
New residents, 2015–2030	D	4,074	46,080	4,027	54,181
Council places needed, 2015–2030	E = C × D	17	217	46	279

Table 22: Council centres needed to maintain 2015 rates of Council centres per worker⁶⁸

	Formula	East	South	West	All
Council child care places, 2015	A	258	347	456	1,061
Workers, 2015	B	51,713	72,055	41,817	165,585
Council provision rate, 2015 (places/ worker)	C = A ÷ B	0.005	0.005	0.011	0.006
New workers, 2015–2030	D	5,623	13,114	4,827	23,564
Council places needed, 2015–2030	E = C × D	28	63	53	151

⁶⁸ Figures derived from Cred Community Planning, *City of Sydney Child Care Needs Analysis 2013* (2013).

⁶⁹ The 2015 figures are the same as the 2013 figures, as Council did not provide any new child care centres or places between 2013 and 2015.

Demand for integrated multipurpose facilities

Integrated multipurpose facilities include a range of facilities integrated on the same site or co-located in close proximity. They act as a community focal point due to their scale, quality and diversity of services. Facilities typically comprise multipurpose community meeting and activity space integrated or co-located with libraries, children's services and indoor recreation facilities such as rooftop courts.

The City's peer-reviewed benchmarks for providing integrated multipurpose facilities are:

- A minimum of 1 facility per village of 20,000 to 30,000 residents; and
- Each facility with at least 2,000 m² of multipurpose floor space, aiming for at least 2,500 m² where possible, increasing with size of the village's population. Library, child care centres and recreation components are additional.

This plan assumes visitors and workers don't generate demand for integrated multipurpose facilities.

East precinct

The East precinct contains three villages: Macleay Street and Woolloomooloo, Oxford Street, and Crown and Baptist Streets. It contains three integrated multipurpose facilities: two in the Macleay Street and Woolloomooloo Village and one in the Crown and Baptist Street Village. The Oxford Street Village does not contain an integrated facility.

The Macleay Street and Woolloomooloo Village does not need any additional multipurpose facilities, although both existing facilities are smaller than the recommended benchmark. An integrated facility is needed in the Oxford Street Village to meet the existing population's needs. The size of the new population in the East precinct will be relatively minor and most of the demand for the new or upgraded facilities is from the existing population.⁷⁰

South precinct

The South precinct contains three villages: Redfern Street, King Street and Green Square. The South precinct contains one (1) high-quality integrated facility in the Redfern Street Village that meets the benchmark size. The King Street and Green Square Villages do not contain an integrated facility. Therefore, the Redfern Street Village is adequately provided for while the King Street and Green Square Villages are underprovided for.

The new population in the South precinct will place additional demand on the existing facility and generate demand for two new facilities: one in the Green Square Village and one in the King Street Village. As there are no existing facilities in these villages, the new population's demand can only be met by providing new facilities.

The integrated facilities are needed to serve the rapidly growing needs of all age groups, particularly the 18–24, 25–34, 35–49 and 60–84 year old age groups, whose populations are forecast to almost double in the South precinct. This includes university students, young adults, and families with young children living and working in the inner city, and seniors.

West precinct

The West precinct contains two villages: Harris Street and Glebe Point Road. The Harris Street Village, including Ultimo and Pyrmont, contains one integrated multipurpose facility that meets the City's benchmarks. The Glebe Point Road Village does not contain an integrated facility.

A new integrated facility is needed in the Glebe Point Road Village to meet the existing population's needs. The new population in the West precinct will further increase demand for a new integrated multipurpose facility.

⁷⁰ In this plan, 'new population' refers to forecast residents, workers and visitors from 2015 until 2030 in Table 8.

Demand for libraries

Libraries may be standalone facilities or co-located within an integrated multipurpose facility; they often form the core component of such complexes.⁷¹ Branch libraries typically include community meeting rooms and other ancillary community meeting spaces.

The City's benchmarks for providing libraries are:

- A minimum of one substantial branch library in each village of 20,000 to 30,000 residents;⁷² and
- A minimum floor space of 1,400 m² per branch library (can be part of an integrated multipurpose facility) aiming for at least 1,500 m² where possible, increasing with the size of the village's population.

As noted, this plan assumes workers and visitors don't generate demand for libraries. Gaps between existing supply and demand and demand that can be reasonably attributed to the new population are described below.

East precinct

The East precinct contains three branch libraries, one in each village. The two libraries in the Macleay Street and Woolloomooloo Village and Crown and Baptist Street Village are each integrated within a multipurpose facility. The two libraries in the Oxford Street Village and Macleay Street and Woolloomooloo Village are each less than half the recommended benchmark size. The new population will contribute to the need to expand these facilities.⁷³

South precinct

The South precinct contains three Council-owned libraries and nine non-Council libraries, for example, at the University of Sydney. Each village contains one Council library, but these do not meet the recommended benchmark size; some have less than half the recommended benchmark floor space.

The new population will generate significant demand for a new library in Green Square and contribute to demand for a new library in the King Street Village.

West precinct

The West precinct contains two Council libraries and one non-Council library. Of the two Council libraries, the Harris Street Village contains one library integrated within a multipurpose facility and the Glebe Point Road Village contains one standalone facility that is less than half the 1,500 m² benchmark.

A larger branch library is needed within the Glebe Point Road Village to meet the existing population's needs, ideally as the core of an integrated multipurpose facility. The new population in the West precinct will contribute to increased demand for this facility.

⁷¹ An example of a library integrated within a multipurpose facility is the Surry Hills Community Centre.

⁷² Based on NSW State Library standards applied to this population size.

⁷³ In this plan, 'new population' refers to forecast residents, workers and visitors from 2015 until 2030 in Table 8.

Demand for local community facilities

Local community facilities are typically small or single-use facilities. Small facilities include multipurpose facilities that are smaller than the City's benchmark of 1,200 m². Single-use facilities include standalone neighbourhood service centres and single purpose youth and over 55s centres.

The City's benchmarks for local community facilities are:

- 3–4 facilities per village of 20,000 to 30,000 residents; and
- A minimum floor space of 400 m² per facility.

This plan assumes visitors do not generate demand for local community facilities. Gaps between existing supply and demand reasonably attributed to the new population are described below.

East precinct

The East precinct contains 31 local community facilities including nine Council-owned facilities and 22 non-Council facilities. Of the nine Council facilities, three are located in the Macleay Street and Woolloomooloo Village, five are in the Oxford Street Village, and one is in the Crown and Baptist Street Village. Most Council facilities meet the City's floor space benchmarks and some are significantly larger.

Local community facilities in the Macleay Street and Woolloomooloo Village meet the City's benchmarks and existing population's needs. Most Council facilities in the Oxford Street Village and Crown and Baptist Street Village are leased out through the Accommodation Grants Program and cannot be used by the general public. Overall, major investment in new local community facilities is not required to meet either the existing or new population's needs, however, the East Sydney Community and Arts Centre in the Oxford Street Village is in need of upgrading.

South precinct

The South precinct contains 34 local community facilities comprising 17 Council-owned facilities and 17 non-Council facilities. Of the 17 Council facilities, seven are located in the Redfern Street Village, five are located in the King Street Village and five are located in the Green Square Village. Many of the facilities in the Green Square Village are smaller than the recommended 500 m².

Existing local community facilities meet the City's benchmarks and existing population's needs in the Redfern Street and King Street Villages but not the Green Square Village. Significant growth is forecast in the Green Square Village; this growth will increase demand on existing facilities and generate demand for at least one new facility.

West precinct

The West precinct contains 15 local community facilities comprising seven Council-owned facilities and seven non-Council facilities. Of the seven Council facilities, five are in the Glebe Point Road Village and one is in the Harris Street Village.

Facilities meet the City's benchmarks and existing population's needs in the Glebe Point Road Village but not in the Harris Street Village. The new population in the Harris Street Village will be relatively modest and won't generate significant additional demand for local community facilities. The Harris Street Village also contains an integrated multipurpose facility.

While local community facilities in the Glebe Point Road Village meet the existing population's needs, the village does not contain an integrated multipurpose facility. Additionally, the new population will increase demand on existing local community facilities and contribute to demand for a new local community facility.

A developer has dedicated 500 m² of floor space to Council in the Harold Park tram sheds in connection with the Harold Park development. Council will fit out the space as a new local community facility. This will serve the needs of both the existing and new population.

Demand for indoor recreation centres

Indoor recreation facilities include indoor courts facilities, general indoor recreation facilities and indoor swimming pool facilities. 'Indoor courts facilities' provide at least two indoor sports of at least 2,000 m² and may also provide ancillary health and fitness and other community spaces of at least 400 m². 'General indoor recreation facilities' are indoor gyms and other flexible spaces of at least 400 m² dedicated to health and fitness and which are ancillary to other facilities. 'Indoor swimming pool facilities' are at least 6,000 m² and incorporate a 25–50 m pool and learn-to-swim/ children's swimming spaces, with or without ancillary health and fitness spaces.

The City's planning benchmarks for indoor facilities are:

- At least one indoor courts facility and one general indoor recreation facility per precinct of 30,000–50,000 people; and
- At least one indoor swimming pool facility per 50,000–100,000 people.

As noted, this plan assumes workers generate demand for swimming pool/ aquatic centres equivalent to 0.1 residents and visitors don't generate demand for aquatic centres. Demand for new indoor recreation facilities and the extent of demand that can be reasonably attributed to the new population is described below.

East precinct

The East precinct contains one (1) indoor recreation facility in the Macleay Street and Woolloomooloo Village. It is integrated within a multipurpose facility but is smaller than the 3,000 m² benchmark. The Cook and Phillip Aquatic Centre is outside the precinct but close to the Macleay Street and Woolloomooloo Village.

Forecast population growth in the East precinct is relatively modest. Most of the demand for new facilities is from the existing population.

South precinct

The South precinct contains three moderately sized indoor recreation facilities: one each in the Redfern, Green Square and King Street Villages.

Overall, the number and type of facilities do not meet the City's benchmarks and the existing population's needs. A new large multipurpose facility of at least 3,000 m² is needed in Green Square to meet the existing population's needs in the precinct. Substantial growth is forecast in the South precinct and this will contribute significantly to demand for the multipurpose facility.

West precinct

The West precinct contains four indoor recreation facilities: three in the Harris Street Village and one in the Glebe Point Road Village. The Harris Street Village includes the large multipurpose Ian Thorpe Aquatic Centre. The Glebe Point Road Village also has good access to Victoria Park Pool. This is outside the precinct but close to the Glebe Point Road Village.

Overall, existing facilities in the precinct largely meet the City's benchmarks and the existing population's needs. Forecast population growth in the West precinct is relatively modest and most of the demand for new facilities is from the existing population.

C.4 Strategy

Summary of the new population's demand for community facilities

The previous subsections indicate new residents and workers will generate demand for the following types of community facilities:

- *Child care* – Council needs to provide approximately 430 new places equivalent to approximately 5–6 new centres to ensure the new population does not reduce the number of places available to the existing population.
- *Integrated multipurpose facilities* – the new population will generate demand for one new facility in the South precinct (in the Green Square Village), contribute to demand for three new facilities in the King Street Village (South precinct), Oxford Street Village (East precinct) and Glebe Point Road Village (West precinct), and contribute to demand for upgrading the existing facility in the Macleay Street and Woolloomooloo Village (East precinct).
- *Libraries* – The new population will generate demand for three new libraries and contribute to demand for upgrading two libraries. Of the three new libraries, two are needed in the South precinct (in the Green Square and King Street Villages) and one is needed in the West precinct (in the Glebe Point Road Village). Both of the libraries that need upgrading are in the East precinct, in the Oxford Street Village and Macleay Street and Woolloomooloo Village.
- *Local community centres* – The new population will generate demand for one new facility in the South precinct (in the Green Square Village), contribute to demand for one new facility in the West precinct (in the Glebe Point Road Village), and contribute to demand for updating one existing facility in the East precinct (in the Oxford Street Village).
- *Indoor recreation/aquatic centres* – The new population will contribute significantly to demand for one new aquatic centre in the South precinct, in the Green Square Village.

Strategy to address the new population's demand

Council will use contributions under this plan to provide as many of the community facilities works as possible to address the new population's demand given the government's \$20,000 cap, high land costs and the other infrastructure needs of the community. Council will use contributions to partially or wholly fund the following:

- *Child care centres* – Council will provide five new centres: one in the East precinct, three in the South and one in the West. Council will use contributions to fund 100% of the costs.
- *Integrated multipurpose facilities* – Council will provide two new facilities and upgrade one existing facility. Specifically, Council will use contributions to fund 51% of the cost of a new facility in the South precinct (in the Green Square Village), 23% of the cost of a new facility in the West precinct (in the Glebe Point Road Village) and 23% of the cost of upgrading an existing facility in the East precinct (in the Macleay Street and Woolloomooloo Village).
- *Libraries* – Council will not use contributions to provide any new standalone libraries but will provide three new libraries, one in each of the three new integrated multipurpose facilities above.
- *Local community centres* – Council will provide two new facilities and upgrade one existing facility. Specifically, Council will use contributions to fund 51% of the cost of a new facility in the South precinct (in the Green Square Village), 23% of the cost of a new facility in the West precinct (in the Glebe Point Road Village) and 23% of the cost of upgrading an existing facility in the East precinct (in the Oxford Street Village).
- *Indoor recreation/aquatic centres* – Council will use contributions to fund 51% of the cost of one new facility in the South precinct, in the Green Square Village.

Council may provide additional community facilities works using other funding sources.

C.5 Works program

The community facilities Council will provide using contributions under this plan are summarised in Table 23. More detail is provided in the works program and map at Appendix F.

Table 23: Summary of community facilities works program

	Description	Estimated total cost	Apportionment	Apportioned cost
East	1 new child care centre at 277 Bourke St, Darlinghurst (works only)	\$14,171,007	100%	\$14,171,007
	Upgrade of 1 existing integrated multipurpose facility in the Macleay Street and Woolloomooloo Village	\$8,555,751	23%	\$1,967,823
	Upgrade of 1 existing local community facility in the Oxford Street Village	\$10,294,000	23%	\$2,367,620
	\$33,020,758			\$18,506,450
South	3 new child care centres (works only)	\$15,096,014	100%	\$15,096,014
	1 new integrated multipurpose facility in Green Square Village (works only)	\$49,619,601	51%	\$25,305,997
	1 new aquatic centre in Green Square Village (works only)	\$63,329,608	51%	\$32,298,100
	\$128,045,223			\$72,700,111
West	1 new child care centre in Glebe Point Road Village (works only)	\$4,156,373	100%	\$4,156,373
	1 new integrated multipurpose facility in Glebe Point Road Village (land and works)	\$28,125,000	23%	\$6,468,750
	1 new local community centre in Glebe Point Road Village (works only)	\$1,200,000	23%	\$276,000
	\$33,481,373			\$10,901,123
All		\$194,547,354		\$102,107,683

C.6 Apportionment

Council will apportion the cost of community facilities works to the new population from 2015 until 2030 as follows:

- *Child care centres* – Council will apportion 100% of costs to the new population in each precinct;
- *New integrated multipurpose facility and new aquatic facility in Green Square* – Council will apportion 51% of the costs to the new population in the South precinct; and
- *All other works* – Council will apportion 23% of the costs to the new population in each precinct.

Apportionment of child care costs

This plan apportions 100% of the cost of the five new child care centres to the new population from 2015 until 2030. This is reasonable as current provision rates are below the City's recommended benchmark provision rates and the works will not increase the amount of child care available to the existing population over the life of this plan. The *City of Sydney Development Contributions Plan 2006*, which this plan replaced, also apportioned 100% of child care costs to the incoming population.

Apportionment of Green Square works' costs, excluding child care

Council will use contributions to provide a new integrated multipurpose facility and a new aquatic centre in Green Square. This plan assumes residents and workers generate demand for aquatic centres but only residents generate demand for integrated multipurpose facilities. It assumes one worker generates demand for aquatic centres equivalent to 0.1 residents.⁷⁴

This plan apportions 100% of the costs of these works to the new population from 1996 until 2030 in the South precinct, recognising the entire population growth from the start of the urban renewal program to its expected completion. The effective apportionment to the new population from 2015 until 2030 in the South precinct is 51%, as shown in Table 24 and Table 25 below. This is reasonable because development since 1996 has accounted for about half of the expected population growth over the entire urban renewal in the South precinct to 2030.

The *City of Sydney Development Contributions Plan 2006*, which this plan replaced, apportioned 100% of Green Square works costs to the new population from 1996 until 2021. The effective apportionment to the new population from 2006 until 2021 was 67%.

Table 24: Apportionment of Green Square integrated facility costs to the new population⁷⁵

	Formula	Calculation
South precinct residents, 1996	A	30,158
South precinct residents, 2015	B	73,707
South precinct residents, 2030	C	119,787
South precinct residents growth, 1996–2030	D = C - A	89,629
South precinct residents growth, 2015–2030	E = C - B	46,080
South precinct res. growth, 2015–2030 ÷ South precinct res. growth, 1996–2030	F = E ÷ D	51.4% say 51%

Table 25: Apportionment of Green Square aquatic centre costs to the new population⁷⁶

	Formula	Calculation
South precinct equivalent residents, 1996	A	35,831
South precinct equivalent residents, 2015	B	80,913
South precinct equivalent residents, 2030	C	128,304
South precinct equivalent residents growth, 1996–2030	D = C - A	92,473
South precinct equivalent residents growth, 2015–2030	E = C - B	47,391
South precinct equivalent residents growth, 2015–2030 ÷ South precinct equivalent residents growth, 1996–2030	F = E ÷ D	51.2% say 51%

⁷⁴ This is derived from Parkland Planners and Strategic Leisure Group, *Sports Facilities Demand Study* (2015), which estimated workers generate demand for indoor recreation centres equivalent to 0.1 residents.

⁷⁵ Assumes residents generate demand for integrated multipurpose facilities, but workers and visitors don't.

⁷⁶ Assumes 1 worker = 0.1 residents and 1 visitor = 0 residents.

Apportionment of all other community facilities works' costs

Other works Council will provide using contributions include a new integrated multipurpose centre and a new local community centre in the Glebe Point Road Village, a new integrated multipurpose facility in the King Street Village, upgrade of an existing multipurpose centre in the Macleay Street and Woolloomooloo Village, and upgrade an existing local community centre in the Oxford Street Village. This plan assumes residents generate demand for these facilities but not workers or visitors.

Council will apportion 23% of the cost of these works to the new population in each precinct from 2015 until 2030, as shown in Table 26 below. This is calculated by dividing (a) the new resident population in the three precincts from 2015 until 2030, by (b) the resident population in the three precincts in 2030. This approach is reasonable for works outside of Green Square as a lower level of population growth and associated infrastructure demand is anticipated outside of Green Square.

The *City of Sydney Development Contributions Plan 2006* apportioned 24% of the cost of community facilities works outside of Green Square to the new population from 2006 until 2021. This was calculated by dividing (a) the new population across the three precincts from 2006 until 2021, by (b) the total equivalent resident population in the three precincts in 2021.

Table 26: Apportionment of all other community facilities works' costs

	Formula	Calculation
All precincts residents 2015	A	176,278
All precincts residents, 2030	B	230,459
All precincts resident growth, 2015–2030	C = B - A	54,181
All precincts resident growth, 2015–2030 ÷ All precincts residents, 2030	D = C ÷ B	23.5% say 23%

C.7 Contribution rates

This plan calculates community facilities contribution rates in each precinct using the formula below. Contribution rates and their calculations are shown in the tables below.

$$\text{Contribution rate (\$/equiv.res.)} = \frac{\text{Cost of works attributable to new population}}{\text{New population, 2015 – 2030}}$$

Table 27: Contribution rates for child care works⁷⁷

	Formula	East	South	West
Child care works attributable to the new population, 2015–2030	A	\$14,171,007	\$15,096,014	\$4,156,373
New population, 2015–2030 (equiv. res.)	B	7,448	53,948	6,923
Contribution per equiv. res	C = A ÷ B	\$1,903	\$280	\$600
Contribution per worker	D = A × 0.6	\$1,142	\$168	\$360
Contribution per visitor	E = 0	\$0	\$0	\$0
Contribution per resident	F = C	\$1,903	\$280	\$600

⁷⁷ This plan assumes residents and workers generate demand for child care but visitors don't, that is 1 worker = 0.6 residents and 1 visitor = 0 residents. This is derived from peer-reviewed benchmarks for child care in Cred Community Planning, *City of Sydney Child Care Needs Analysis 2013* (2013).

Table 28: Contribution rates for Green Square aquatic centre, excluding child care⁷⁸

	Formula	East	South	West
Cost of Green Square works attributable to the new population, 2015–2030	A	\$0	\$32,298,100	\$0
New population, 2015–2030 (equiv. res.)	B	4,636	47,391	4,510
Contribution per resident	C = A ÷ B	\$0	\$682	\$0
Contribution per visitor	D = 0	\$0	\$0	\$0
Contribution per worker	E = C × 0.1	\$0	\$68	\$0

Table 29: Contribution rates for Green Square multipurpose facility, excluding child care⁷⁹

	Formula	East	South	West
Cost of Green Square works attributable to the new population, 2015–2030	A	\$0	\$25,305,997	\$0
New population, 2015–2030 (equiv. res.)	B	4,074	46,080	4,027
Contribution per resident	C = A ÷ B	\$0	\$549	\$0
Contribution per visitor	D = 0	\$0	\$0	\$0
Contribution per worker	E = 0	\$0	\$0	\$0

Table 30: Contribution rates for all other works, excluding Green Square and child care⁸⁰

	Formula	East	South	West
Cost of all other works attributable to the new population, 2015–2030	A	\$4,335,443	\$0	\$6,744,750
New population, 2015–2030 (equiv. res.)	B	4,074	46,080	4,027
Contribution per resident	C = A ÷ B	\$1,064	\$0	\$1,675
Contribution per visitor	D = 0	\$0	\$0	\$0
Contribution per worker	E = 0	\$0	\$0	\$0

Table 31: Total contribution rates for all community facilities⁸¹

	East	South	West
Contribution per resident	\$2,967	\$1,511	\$2,275
Contribution per visitor	\$0	\$0	\$0
Contribution per worker	\$1,142	\$236	\$360

⁷⁸ This plan assumes residents and workers generate demand for aquatic centres but visitors don't. One (1) worker is assumed to generate demand for aquatic centres equivalent to 0.1 residents. This is derived from Parkland Planners and Strategic Leisure Group, *Sports Facilities Demand Study* (2015).

⁷⁹ This plan assumes residents generate demand for integrated multipurpose facilities, but workers and visitors don't.

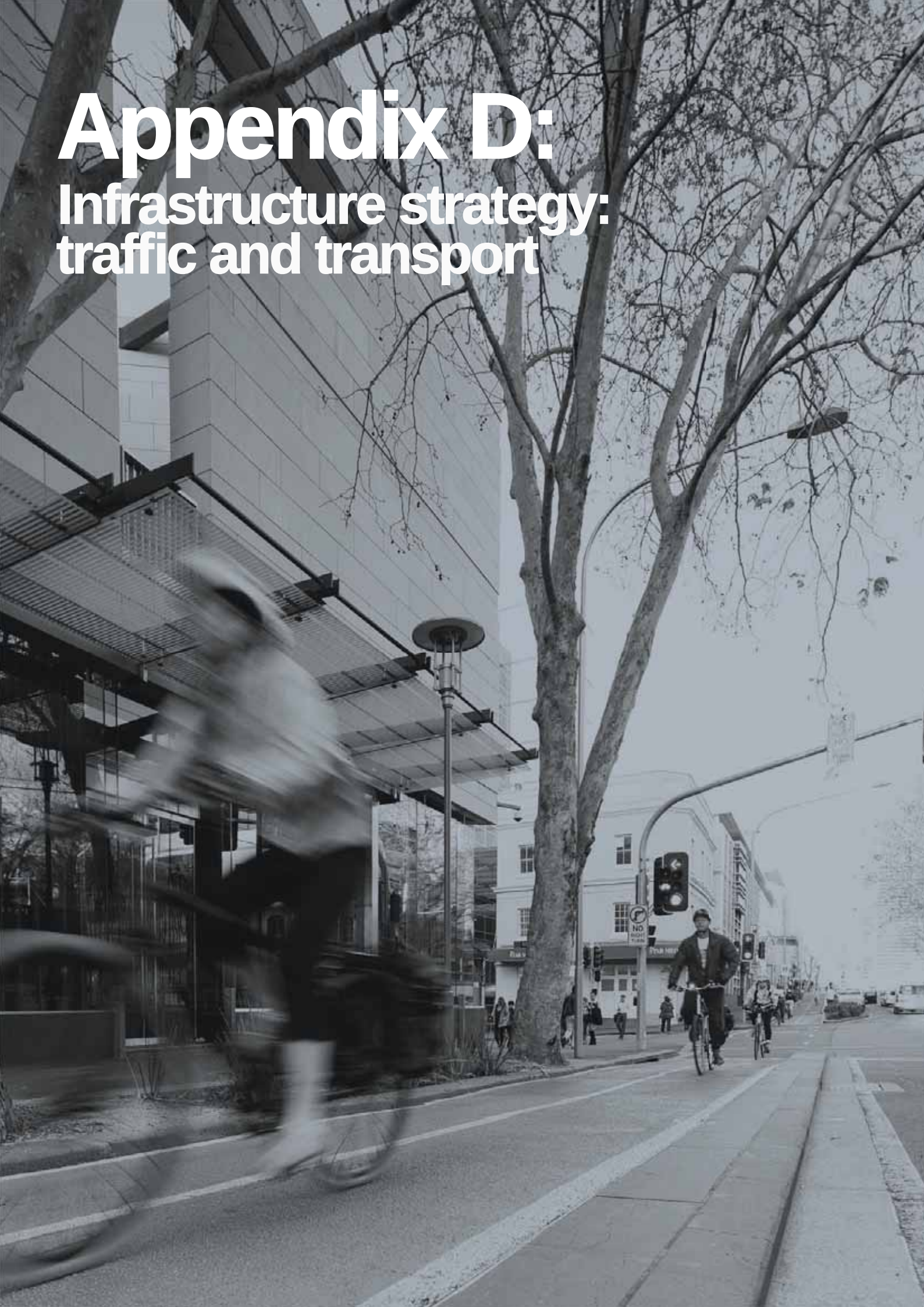
⁸⁰ Other works include a new integrated multipurpose centre and a new local community centre in the Glebe Point Road Village and a new integrated multipurpose facility in the King Street Village. This plan assumes residents generate demand for these types of facilities but workers and visitors don't.

⁸¹ The total contribution rates for community facilities are the sum of the contribution rates in the previous tables.

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Appendix D:

Infrastructure strategy: traffic and transport



Appendix D: Infrastructure strategy: traffic and transport

This appendix describes how Council will use contributions to address the new population's demand for traffic and transport facilities.

This appendix is structured as follows:

- [Section D.1](#) – Summary
- [Section D.2](#) – Demand
- [Section D.3](#) – Strategy
- [Section D.4](#) – Works program
- [Section D.5](#) – Apportionment
- [Section D.6](#) – Contribution rates.

D.1 Summary

Traffic and transport facilities include pedestrian, cycling and traffic calming (PCTC) works, intersection upgrades, traffic lights, and new and upgraded local roads. PCTC works include footpath widening, pedestrian crossings, shared paths and separated cycleways.

The new population will walk, cycle, use public transport and drive, and therefore contribute to the demand for traffic and transport facilities that enable travel by these modes. As more people walk, cycle, use public transport and drive, competition between the various modes of travel increases as road space is limited. This increases demand for infrastructure works to better manage transport needs including:

- *Pedestrian, cycling and traffic calming (PCTC) works* – to support walking, cycling and public transport, ease congestion, and reduce demand on the road network;
- *Traffic lights and intersection upgrades* – to reduce conflicts and improve reliability and safety; and
- *New roads* – to increase connectivity of the road network.

If Council does not adequately cater for the new population's transport needs, amenity and accessibility levels will decline for both the existing and new population.

Urban renewal areas such as Green Square, Harold Park and Ashmore generate area-specific demand, while smaller developments generate cumulative demand over longer time periods. Council needs to provide new and upgraded traffic and transport facilities to assist the existing and new population reach their destinations in a safe, efficient and reliable manner.

This plan apportions approximately \$124 million of traffic and transport works to the new population from 2015 until 2030. This comprises approximately \$2 million in the East precinct, \$121 million in the South precinct and less than \$1 million in the West precinct.

Costs apportioned to the new population generally range from 50% for works inside the South precinct urban renewal areas to 19% for all other works outside the urban renewal areas. Exceptions are when developers dedicate land or undertake works as works in-kind. In these cases, costs are fully offset against the contributions.

The plan assumes each resident, worker and visitor generates the same demand for traffic and transport facilities. This is reasonable since they each need equal access to the transport network.

Council can only use contributions to provide new and upgraded Council traffic and transport facilities. Council cannot use contributions to provide new and upgraded *state* roads provided by state authorities or public transport services.

D.2 Demand

Pedestrian, cycling and traffic calming (PCTC) works

As the population increases and the road network is finite, moderating demand on the road network provides time and cost savings. An effective way to moderate demand is by encouraging people to walk and cycle instead of driving. Active transport modes such as walking and cycling are the most efficient means of moving people in congested urban areas.

Walking accounts for over 92% of all trips in the city centre and plays a major role in the local economy and transport network.⁸² A total of 29% of residents in the City of Sydney walk to work.⁸³ In the future, walking is expected to become even more popular with the number of people walking forecast to double between 2006 and 2030.⁸⁴

Additionally, more and more Sydneysiders are riding bikes for transport, with a 100% increase over the past three years. Twice as many people ride bikes for transport than the national average, with 31,600 City residents riding in a typical week.⁸⁵

The new population will want to walk, and will therefore increase demand for infrastructure that supports walking. The provision of new and upgraded pedestrian and cycling facilities encourages people to walk or cycle rather than use private motorised vehicles, particularly for shorter trips.

PCTC works help to improve the flow of vehicle and pedestrian traffic generated by the new population. PCTC works provide safer access for all modes of transport by managing these conflicts, particularly where the movement of either pedestrians or vehicles is constrained by the movement of the other. PCTC works help to maintain an acceptable standard of service to all users.

Continued investment in active transport modes provides benefits for all road network users. Council's aim is to create a walking and cycling environment which is convenient, connected and coherent by providing safe facilities and traffic management controls.

Public transport links

As the population increases, the links between various transport modes or services need to be convenient and attractive to facilitate the flow of passengers and avoid congestion on the network. While the NSW Government has primary responsibility for public transport, Council actively supports improving access and links to public transport to encourage its use.

Roads and intersections

When urban renewal areas such as Green Square are redeveloped for residential uses, Council needs to provide new local roads to enable vehicle access. In already developed areas, Council may need to upgrade existing local roads to maintain access.

When providing new or upgraded local roads, Council may need to upgrade associated intersections. All major intersections in urban renewal areas require either signalisation or other traffic management devices such as roundabouts. In existing areas, certain intersections may need to be upgraded to cater for their increased capacity and pedestrian safety. An example includes replacing a roundabout with traffic signals.

⁸² Transport for NSW, *Sydney City Centre Access Strategy*, 2013.

⁸³ Bureau of Transport Statistics, *Journey to Work*, 2011.

⁸⁴ City of Sydney, *Connecting Our City: Summary Report*, 2012.

⁸⁵ 2013 Australian Bicycle Council survey.

D.3 Strategy

Council will use contributions to fund the following traffic and transport facilities:

- *Traffic and transport facilities inside the South precinct urban renewal areas* – the plan apportions 50% of the cost of the works to the new population in the South precinct from 2015 until 2030; and
- *Traffic and transport facilities outside the South precinct urban renewal areas* – the plan apportions 19% of the cost of all other works to the new population in each precinct from 2015 until 2030.

Dedication of land for new roads

Applicants may offer to dedicate part of their land to Council for use as a new road in full or partial satisfaction of a monetary contribution under this plan. Any such offer will need to be secured through a planning agreement in accordance with [section 2.4](#).

Applicants commonly offer to dedicate land for new roads when redeveloping large sites. New roads may be needed in these sites by the development's population. In some cases, it may be possible to transfer the dedicated land's floor space so the site's overall development capacity is not reduced. Anticipated dedication sites are identified in the works program in [Appendix F](#).

Where applicants offer to dedicate land for major roads and the floor space is transferred, Council will generally provide a credit for the dedication against contributions under this plan. The credit will generally be calculated at \$200/m² of land dedicated.⁸⁶

D.4 Works program

[Table 32](#) summarises the traffic and transport works program while [Appendix F](#) contains a consolidated works program and map including the works. The plan apportions approximately \$123 million of traffic and transport works to the new population from 2015 until 2030.

Table 32: Summary of traffic and transport works program⁸⁷

	Description	Estimated total cost	Apportionment	Apportioned cost
East	32 PCTC works	\$6.2M	19%	\$1.2M
	2 cycleways	\$5.0M	19%	\$1.0M
		\$11.2M		\$2.1M
South	24 PCTC works	\$20.0M	19–50%	\$9.0M
	6 new cycleways	\$22.5M	19–50%	\$8.0M
	13 new roads	\$163.9M	50% ⁸⁸	\$104.6M
		\$206.4M		\$121.5M
West	10 PCTC works	\$0.9M	19%	\$0.2M
		\$0.9M		\$0.2M
All		\$218.6M		\$123.8M

⁸⁶ This approach is derived from AEC Group, *Review of community infrastructure contributions and land dedication* (2015).

⁸⁷ In the summary table, costs are rounded to the nearest \$100,000.

⁸⁸ Except where developers dedicate land or undertake the works as works in-kind. In these cases, 100% of the cost is offset against contributions.

D.5 Apportionment

Costs apportioned to the new population generally range from 50% for works inside the South precinct urban renewal areas to 19% for all other works outside the urban renewal areas. Exceptions are when developers dedicate land or undertake works as works in-kind. In these cases, costs are fully offset against the contributions.

Works in the South precinct urban renewal areas

The plan apportions 100% of the cost of traffic and transport works in the South precinct's urban renewal areas to new population in the South precinct from 1996 until 2030. Works include PCTC works, cycleways and new roads. The effective apportionment to the new population in the South precinct from 2015 until 2030 is 50%, as shown in Table 33. This is reasonable because the urban renewal of these areas and associated demand for new roads did not substantially commence until 1996.

The *City of Sydney Development Contributions Plan 2006*, which this plan replaced, apportioned 100% of new roads in Green Square to the new population from 1996 until 2021. The effective apportionment to the new population from 2006 until 2021 was 67%.

Table 33: Apportionment of works in the South precinct urban renewal areas⁸⁹

	Formula	Calculation
South precinct equiv. res., 1996	A	86,889
South precinct equiv. res., 2015	B	148,073
South precinct equiv. res., 2030	C	211,148
South precinct equiv. res. growth, 1996–2030	D = C - A	124,259
South precinct equiv. res. growth, 2015–2030	E = C - B	63,075
South precinct equiv. res. growth, 2015–2030 ÷ South precinct equiv. res. growth, 1996–2030	F = E ÷ D	50.8% say 50%

Works outside the South precinct urban renewal areas

The plan apportions 19% of the cost of works outside the South precinct urban renewal areas to the new population in each precinct from 2015 until 2030. This calculation is shown in Table 34.

The *City of Sydney Development Contributions Plan 2006* apportioned 24% of the cost of PCTC works outside of Green Square to the new population from 2006 until 2021. This was calculated by dividing (a) the new population across the three precincts from 2006 until 2021, by (b) the total equivalent resident population in the three precincts in 2021.

Table 34: Apportionment of works outside the South precinct urban renewal areas⁸⁹

	Formula	Calculation
All precincts equiv. residents 2015	A	354,582
All precincts equiv. residents, 2030	B	438,240
All precincts equiv. res. growth, 2015–2030	C = B - A	83,658
All precincts equiv. res. growth, 2015–2030 ÷ All precincts equiv. residents, 2030	D = C ÷ B	19.1% say 19%

⁸⁹ Assumes workers and visitors generate the same demand for traffic and transport facilities as residents, that is, 1 worker = 1 resident and 1 visitor = 1 resident.

D.6 Contribution rates (traffic and transport)

Traffic and transport contribution rates are calculated using the following formula:

$$\text{Contribution rate (\$/equivalent resident)} = \frac{\text{Cost of works attributed to new population}}{\text{New population, 2015 – 2030}}$$

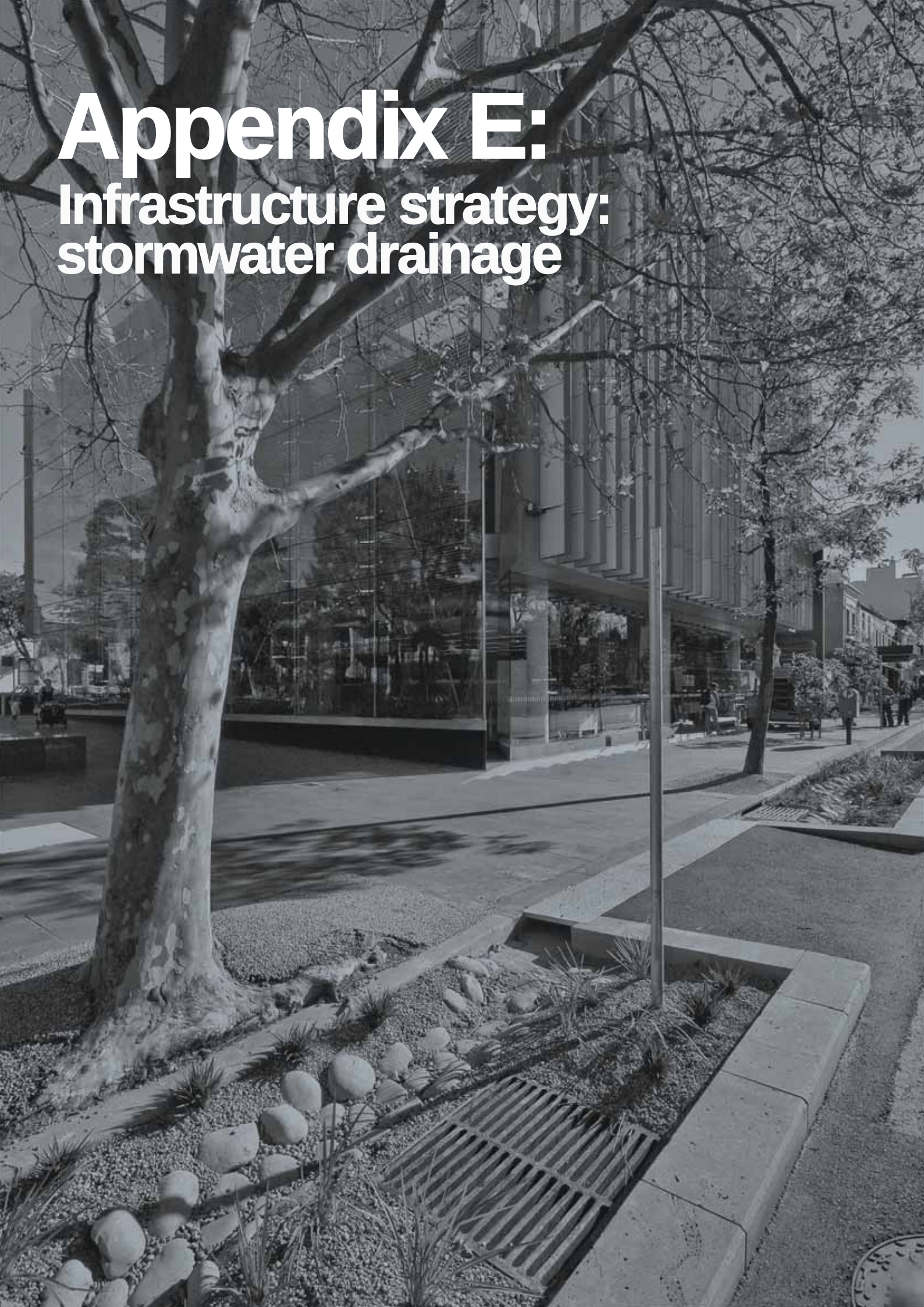
Table 35 below applies this formula to calculate a traffic and transport contribution rate in each precinct.

Table 35: Contribution rates, traffic and transport

	Formula	East	South	West
Cost of works attributable to the new population, 2015–2030	A	\$2,131,115	\$121,530,981	\$171,000
New population 2015–2030 (equiv. res.)	B	11,222	63,075	9,361
Contribution rates				
Per equiv. res	C = A ÷ B	\$190	\$1,927	\$18
Per worker	D = C ÷ 5	\$190	\$1,927	\$18
Per visitor	E = C	\$190	\$1,927	\$18
Per resident	F = C	\$190	\$1,927	\$18

Appendix E:

Infrastructure strategy: stormwater drainage



Appendix E: Infrastructure strategy: stormwater drainage

This appendix describes how Council will use contributions to address development-generated demand for stormwater drainage facilities.

This appendix is structured as follows:

- [Section E.1](#) – Summary
- [Section E.2](#) – Existing stormwater drainage
- [Section E.3](#) – Demand
- [Section E.4](#) – Strategy
- [Section E.5](#) – Works program
- [Section E.6](#) – Apportionment
- [Section E.7](#) – Contribution rates.

E.1 Summary

‘Stormwater drainage’ is large pipes, culverts and channels that collect stormwater runoff in a catchment area and conveys it to receiving waters to prevent damage to property or risk to human life.

The South precinct contains the Sheas Creek catchment and the Munni Street catchment. These occupy approximately two thirds of the South precinct’s area. Both catchments are significantly flood-affected. To mitigate flooding to an acceptable standard that permits further development, Council will use contributions to fund stormwater drainage works in the South precinct. Specifically, Council will provide new trunk drains and upgrade existing drains.

The works will address a need both within and outside the catchments, across the wider precinct. Within the catchment, the works will provide sufficient capacity to convey runoff and mitigate flooding. This will:

- Reduce risks to human life and property;
- Ensure that roads in the catchment remain accessible during large storm events; and
- Reduce the minimum floor level required for development, thereby enabling additional development;

Outside the catchments, the works will allow people in the wider precinct to travel by road both into and through the catchments during large stormwater events. The catchments contain a number of important existing and planned roads that serve a precinct rather than a catchment-based area. Examples are Botany Road, Maddox Street and Huntley Street in Alexandria, Bourke Road, Joynton Avenue, Epsom Road and Link Road in Zetland and Mitchell Road, Erskineville.

The works will also allow the Southern Employment Lands, Green Square town centre and associated open space and community facilities to be provided and ensure road access across the precinct is maintained. These facilities will serve the whole precinct.

This plan apportions approximately 50% of the drainage works’ costs to the new population from 2015 until 2030. The cost apportioned to the new population is approximately \$48 million.

The plan assumes each resident, worker and visitor generates the same demand for drainage works.

E.2 Existing stormwater drainage, South precinct

Sheas Creek catchment

The suburbs of Zetland and Alexandria largely fall within the catchment known as Sheas Creek, Victoria Branch. The stormwater drain for this catchment commences at the upper reaches of the catchment in west Kensington within the Randwick local government area. The drain traverses the Epsom Park and Green Square town centre development precincts and joins Sheas Creek in Bowden Street, before discharging into Alexandra Canal. The Lachlan development precinct also discharges into the existing stormwater drain at Joynton Avenue. The existing stormwater drain through the City of Sydney is owned by Sydney Water. It is mainly of masonry and concrete channel construction.

Munni Street catchment

The Ashmore development precinct falls within the Munni Street catchment. This catchment commences to the north of the Ashmore precinct in Newtown. Existing stormwater drainage enters the Ashmore precinct from the west via Macdonald Street and from the north via Ashmore Street. It traverses through the Ashmore precinct to a low point in Coulson Street near Mitchell Road then discharges to Alexandra Canal southeast of the Ashmore precinct. The stormwater drainage is predominantly of buried circular or oviform pipe construction. The exception is the lower reaches through Sydney Park to Alexandra Canal which comprise open channel sections.

Flooding issues

Both the Sheas Creek catchment and Munni Street catchment are significantly flood-affected. The capacity of the existing stormwater drain is limited to frequent storm events. When the capacity of the existing stormwater drainage is exceeded, runoff flows overland and floods private property and trapped low points in roads. Key areas inundated include Joynton Avenue, Botany Road, O'Riordan Street, Bourke Road, Mandible Street, Bowden Street and low-lying land between these roads. The depth of existing flooding within the major low point in Coulson Street means that development in the lower half of the Ashmore precinct is only feasible if Council undertakes stormwater drainage improvements.

E.3 Demand

Stormwater drainage was investigated as part of the *Green Square–West Kensington Floodplain Risk Management Study*, the *Green Square Catchment Floodplain Risk Management Plan*, the *Alexandra Canal Floodplain Risk Management Study* and the *Alexandra Canal Floodplain Risk Management Plan*. These studies recommended the construction of the stormwater drainage.

Without the proposed stormwater drainage, opportunities for further development will be substantially curtailed, including at major development precincts such as Green Square. This is because without the stormwater drainage works, development will worsen flooding and associated risks to property and people. Property damage, disruption to traffic, and hazard to human life will be high and beyond acceptable standards.

E.4 Strategy

To mitigate flooding to an acceptable standard that permits further development, Council will provide two new trunk drains and upgrade two existing stormwater drains. This plan apportions 50% of the cost of the works to the new population from 2015 until 2030.

The works will address a need both within the catchments and across the wider precinct. Within the catchment, the works will provide sufficient capacity to convey runoff and mitigate flooding. This will reduce risks to human life and property, ensure that roads in the catchment remain accessible during large storm events and reduce the minimum floor level required for development, thereby enabling additional development.

Across the wider precinct, the works will allow people to travel both into and through the catchments during large stormwater events. The catchments contain a number of important existing and planned roads that serve the whole precinct. The works will also allow the Southern Employment Lands, Green Square town centre and associated open space and community facilities to be provided. These will also serve the whole precinct.

E.5 Works program

Stormwater drainage works are summarised in Table 36 and in the consolidated works program and map in Appendix F.

Table 36: Summary of stormwater drainage works program

	Description	Estimated cost ⁹⁰	Apportionment	Apportioned cost
South	<u>New trunk drain</u> – Green Square and Joynton Avenue to Alexandra Canal	\$58,375,000	50%	\$29,187,500
	<u>New trunk drain</u> – Ashmore to Alexandra Canal	\$20,000,000 ⁹¹	50%	\$10,000,000
	<u>Upgrade existing drainage</u> - Joynton Avenue	\$13,880,000	50%	\$6,940,000
	<u>Upgrade existing drainage</u> – O’Dea Avenue	\$3,880,000	50%	\$1,940,000
		\$96,135,000		\$48,067,500

E.6 Apportionment

The plan apportions 100% of stormwater drainage costs to the new population in the South precinct from 1996 until 2030. The effective apportionment to the new population from 2015 until 2030 in the South precinct is 50%, as shown in Table 37. This apportionment is reasonable because the urban renewal of the catchments did not substantially commence until around 1996 and there was insufficient demand before this for the stormwater drainage works.

It is reasonable to apportion the stormwater drainage works costs to the new population in the South precinct because the works will benefit the population in the catchments and outside the catchments in the wider precinct. Within the catchments, the stormwater drainage works will reduce flooding and facilitate development. In the wider precinct, the works will maintain access across the precinct during periods of heavy rainfall when the catchments would otherwise be flooded and inaccessible. They will also maintain road access to new open spaces and community facilities that will provide a precinct wide benefit. Examples are the new integrated multipurpose facility and aquatic centre to be provided in the Green Square Village.

⁹⁰ Costs include costs to Council but do not include Costs to Sydney Water.

⁹¹ Includes an allowance for net land acquisition costs, allowing for subsequent land sales.

Table 37: Apportionment of stormwater drainage costs, South precinct⁹²

	Formula	Calculation
Equivalent residents, 1996	A	86,889
Equivalent residents, 2015	B	148,073
Equivalent residents, 2030	C	211,148
Equiv. res. growth, 1996–2030	D = C - A	124,259
Equiv. res. growth, 2015–2030	E = C - B	63,075
Equiv. res. growth, 2015–2030 ÷ equiv. res. growth 1996–2030	F = E ÷ D	50.8% say 50%

E.7 Contribution rates

Open space contribution rates are calculated using the following formula:

$$\text{Contribution rate (\$/equiv.res.)} = \frac{\text{Cost of works attributable to new population}}{\text{New population, 2015 – 2030}}$$

Table 38 applies this formula to calculate the South precinct contribution towards stormwater drainage works. Appendix G contains schedules indicating how Council will allocate contributions to each works category including stormwater drainage.

Table 38: Contribution rate for stormwater drainage, South precinct

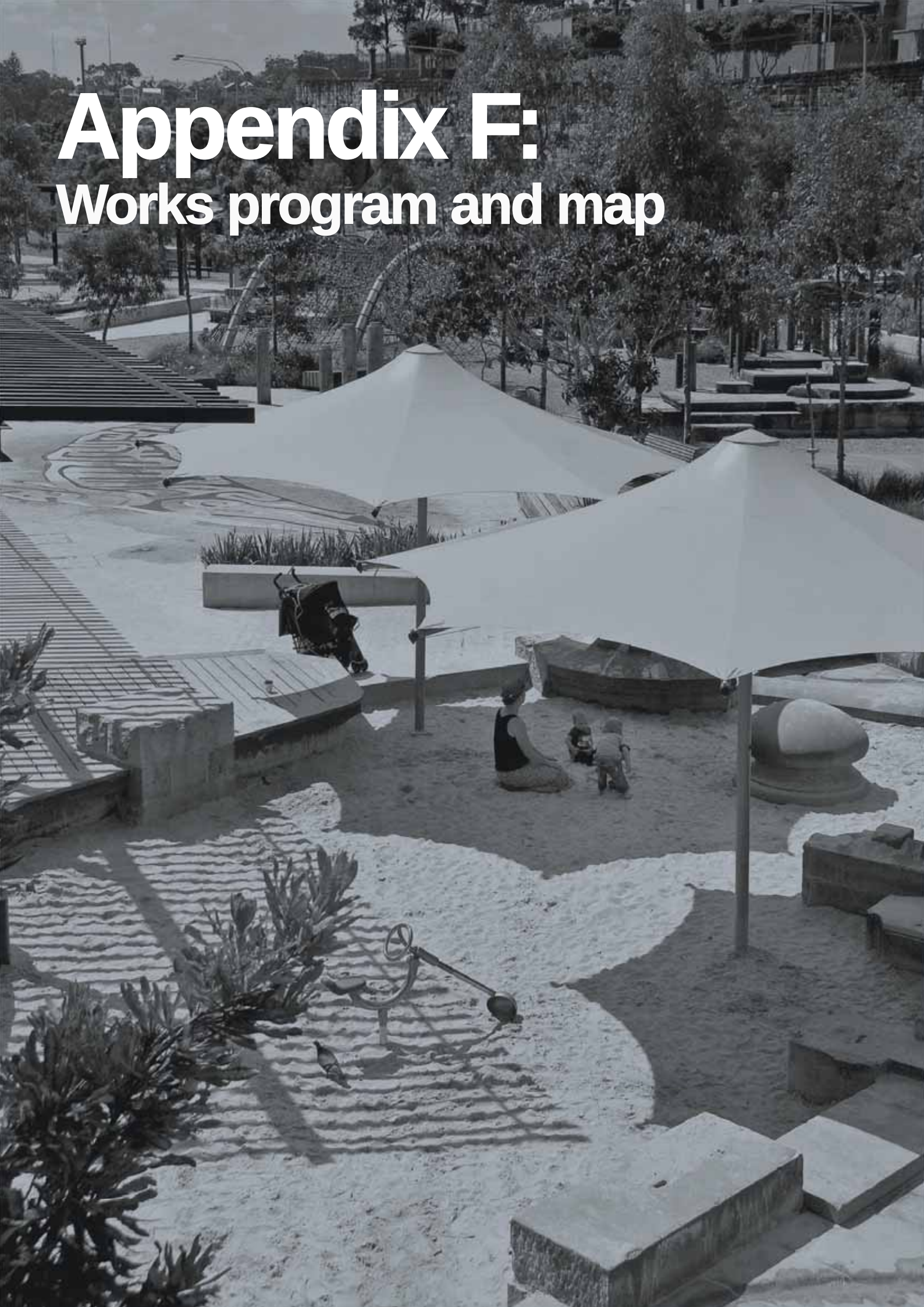
	Formula	Value
Cost of works attributable to the new population , 2015–2030	A	\$48,067,500
New population, 2015–2030 (equiv. res.) ⁹²	B	63,075
Contribution rates		
Per equiv. res	C = A ÷ B	\$762
Per worker	D = C ÷ 5	\$762
Per visitor	E = C	\$762
Per resident	F = C	\$762

⁹² Assumes 1 resident = 1 worker = 1 visitor.

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Appendix F:

Works program and map



Appendix F: Works program and map

This appendix contains a works program and map that identify the works Council will provide using contributions under this plan.

This appendix is structured as follows:

- Section F.1 – Apportionment summary
- Section F.2 – Works category totals
- Section F.3 – Works program
- Section F.4 – Works map.

F.1 Apportionment summary

The proportion of each works category cost apportioned to the new population from 2015 until 2030 is summarised in Table 39 below. The rationale behind each apportionment rate is described in the infrastructure strategies in Appendices B–E.

Table 39: Proportion of each works category to be funded from contributions⁹³

	Works	East	South	West
Open space	All open space works	100%	100%	100%
Community facilities	Childcare centres	100%	100%	100%
	Green Square facilities	N/A	51%	N/A
	All other facilities	23%	23%	23%
Traffic and transport	South precinct urban renewal works	N/A	50%	N/A
	All other works	19%	19%	19%
Stormwater drainage	Stormwater drainage	N/A	50%	N/A

F.2 Works program summary

The total cost of works apportioned to the new population from 2015 until 2030 in each works category is summarised in Table 40 below.

Table 40: Works program costs apportioned to the new population from 2015 until 2030⁹⁴

	East	South	West	Total (\$)	Total (%)
Open space	\$40.8M	\$399.0M	\$38.5M	\$478.2M	64%
Community facilities	\$18.5M	\$72.7M	\$10.9M	\$102.1M	14%
Traffic & transport	\$2.1M	\$121.5M	\$0.2M	\$123.8M	16%
Stormwater drainage	\$0M	\$48.1M	\$0M	\$48.1M	6%
Total (\$)	\$61.4M	\$641.3M	\$49.5M	\$752.2	100%
Total (%)	8%	85%	7%	100%	

⁹³ Exceptions are where developers dedicate land for the works or undertake the works as works in-kind, rather than Council undertaking the works. In these cases, costs will be fully offset against contributions.

⁹⁴ In the summary table, costs are rounded to the nearest \$100,000.

F.3 Works program

The following tables provide an itemised list of works Council will provide using contributions:

- Table 41: Open space
- Table 42: Community facilities
- Table 43: Traffic and transport
- Table 44: Stormwater drainage.

F.4 Works map

The location of each works program item is shown in the map at Figure 11.

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Table 41: Works program – open space

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ⁹⁷	Apportioned cost ⁹⁸	Priority ⁹⁸
East	1. <u>Acquisition</u> – 0.45 ha approx. – locations to be determined (refer to section B.5)	\$34,080,863 ⁹⁹	100%	\$34,080,863	1,2,3
	2. <u>Embellishment</u> – Embellishment of acquired land, 0.45 ha approx.	\$4,544,115 ¹⁰⁰	100%	\$4,544,115	1,2,3
	3. <u>Upgrade</u> – Shannan Reserve, Surry Hills – park refurbishment including playground, seating, lighting, paving, landscape treatments	\$1,090,000	100%	\$1,090,000	1
	4. <u>Upgrade</u> – Install shading at various existing playgrounds e.g. Oatley Rd Reserve, Paddington	\$572,728	100%	\$572,728	1
	5. <u>Upgrade</u> – Elizabeth McCrae Park, Redfern – refurbishment including playground, seating, lighting, paving and landscape treatments	\$466,000	100%	\$466,000	1
		\$40,753,706		\$40,753,706	
South	6. <u>Acquisition</u> – 4.61 ha approx. – locations to be determined (refer to section B.5)	\$184,234,879 ¹⁰¹	100%	\$184,234,879	1,2,3
	7. <u>Embellishment</u> – Embellishment of acquired land, 4.61 ha approx.	\$46,058,720 ¹⁰⁰	100%	\$46,058,720	1,2,3
	8. <u>Dedication</u> – Sydney Water Site, 903–921 Bourke St, Waterloo, 0.6ha	\$1,200,000 ¹⁰²	100%	\$1,200,000	1

⁹⁵ Dedication sites' areas and costs are estimates only. Dedication sites' actual areas and costs will be negotiated in the context of planning agreement discussions. Costs will be indexed in accordance with quarterly updates to the *Consumer Price Index (All Groups Index)* for Sydney.

⁹⁶ All costs are current as at the time of drafting, 13 September 2015. Council will index costs for inflation using the *Consumer Price Index (All Groups Index)* for Sydney.

⁹⁷ Appendix B describes the apportionment strategy for open space.

⁹⁸ Priority 1 = 2016–2020; Priority 2 = 2021–25; Priority 3 = 2026–2030.

⁹⁹ Based on an expected average acquisition cost of \$7,500/m². This is derived from CIVAS NSW Pty Ltd, *Land valuations for section 94 acquisitions* (2014). It is assumed acquisition sites will have an area of approximately 1,500–3,000 m² and a floor space ratio of approximately 2:1–2.5:1.

¹⁰⁰ Based on an expected average embellishment cost of 1,000/m². This is derived from recent embellishment works completed by Council.

¹⁰¹ Based on an expected average acquisition cost of \$4,000/m². This is derived from CIVAS NSW Pty Ltd, *Land valuations for section 94 acquisitions* (2014). It is assumed acquisition sites will have an area of approximately 1,500–10,000 m² and a floor space ratio of approximately 1:1–1.5:1.

¹⁰² Based on \$200/m² derived from AEC Group, *Review of community infrastructure contributions and land dedication* (2015).

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ⁹⁷	Apportioned cost ⁹⁶	Priority ⁹⁸
9.	<u>Dedication</u> – The Rope Walk (stage 3), 20 O’Dea Ave, Waterloo, 0.25 ha	\$1,661,000 ¹⁰³	100%	\$1,661,000	1
10.	<u>Dedication</u> – Zetland Avenue Park, Zetland, 0.125 ha	\$250,000 ¹⁰²	100%	\$250,000	2
11.	<u>Dedication</u> – Bivanbing Park, Zetland, 0.048 ha	\$96,000 ¹⁰²	100%	\$96,000	1,2
12.	<u>Dedication</u> – Mulgu Park, Zetland, 0.28 ha	\$560,000 ¹⁰²	100%	\$560,000	2
13.	<u>Dedication</u> – 904 Bourke St, Zetland, 0.265 ha	\$2,650,000 ¹⁰⁴	100%	\$2,650,000	1
14.	<u>Dedication</u> – Rosebery Park, North Rosebery, 0.45 ha	\$900,000 ¹⁰²	100%	\$900,000	1
15.	<u>Dedication</u> – Kimberly Grove Park (extension), North Rosebery, 0.055 ha	\$110,000 ¹⁰²	100%	\$110,000	1
16.	<u>Dedication</u> – McPherson Park, Erskineville, 0.74 ha	\$7,400,000 ¹⁰⁴	100%	\$7,400,000	1
17.	<u>Dedication</u> – Carters Park, Erskineville, 0.055 ha	\$550,000 ¹⁰⁴	100%	\$550,000	1
18.	<u>Dedication</u> – Kooka Walk, Erskineville, 0.74 ha	\$7,400,000 ¹⁰⁴	100%	\$7,400,000	1
19.	<u>Dedication</u> – 30–32 Bowden St, Alexandria, 0.26 ha	\$520,000 ¹⁰²	100%	\$520,000	1
20.	<u>Dedication</u> – 10–24 Ralph St, Alexandria, 0.55 ha	\$1,100,000 ¹⁰²	100%	\$1,100,000	2
21.	<u>Dedication</u> – Multiple sites to be identified in the Southern Employment Lands, 1 ha approx.	\$2,000,000 ¹⁰²	100%	\$2,000,000	1
22.	<u>Embellishment</u> – Embellishment of items 8–21 above, 5.42 ha approx.	\$54,180,000 ¹⁰⁰	100%	\$54,180,000	1,2,3
23.	<u>Dedication</u> – Lincon portion of Gunyama Park, Zetland, 0.46 ha	\$1,838,143	100%	\$1,838,143	1
24.	<u>Embellishment</u> – Gunyama Park, Zetland, 1.5 ha	\$16,697,789	100%	\$16,697,789	1

¹⁰³ Per the voluntary planning agreement.

¹⁰⁴ Based on 25% of \$4,000/m². It is expected the development contributions offset will be negotiated before this plan commences, using 25% of the market value in accordance with the City of Sydney Development Contributions Plan 2006, but the offset will be accounted for after this plan commences.

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ⁹⁷	Apportioned cost ⁹⁶	Priority ⁹⁸
25.	<u>Embellishment</u> – Drying Green, Zetland, 0.62 ha	\$7,440,000	100%	\$7,440,000	1
26.	<u>Embellishment</u> – Matron Ruby Grant Park, 0.26 ha	\$1,820,000	100%	\$1,820,000	1
27.	<u>Embellishment</u> – Dyrallya Square, Waterloo, 0.23 ha	\$3,000,000	100%	\$3,000,000	1
28.	<u>Embellishment</u> – 41 Mandible Street, East Alexandria, 0.8 ha	\$5,600,000 ¹⁰⁰	100%	\$5,600,000	1
29.	<u>Embellishment</u> – Green link b'n Bourke Rd & Euston Rd (Sydney Water site), Alexandria, 1.07 ha	\$7,490,000 ¹⁰⁰	100%	\$7,490,000	2
30.	<u>Embellishment</u> – New Green Square plaza opposite new Green Square integrated facility	\$18,381,080	100%	\$18,381,080	1
31.	<u>Upgrade</u> – Alexandria Park, Alexandria – various upgrades including turf playing fields	\$10,000,000	100%	\$10,000,000	1
32.	<u>Upgrade</u> – Waterloo Park, Waterloo – various upgrades including turf playing fields	\$5,000,000	100%	\$5,000,000	1
33.	<u>Upgrade</u> – Victoria Park, Camperdown – pathway and lighting upgrades and landscape treatments	\$4,850,000	100%	\$4,850,000	1,2
34.	<u>Upgrade</u> – Amy St Reserve, Erskineville – park upgrade, playground	\$720,000	100%	\$720,000	1
35.	<u>Upgrade</u> – Renwick St , Alexandria – refurbishment including playground, seating, lighting, paving and landscape treatments	\$466,000	100%	\$466,000	1
36.	<u>Upgrade</u> – South Sydney Rotary Park, Erskineville – new fitness station	\$350,000	100%	\$350,000	1,2
37.	<u>Upgrade</u> – Turruwul Park, Rosebery – upgrade fields (subject to community support) and new fitness station	\$1,850,000	100%	\$1,850,000	1
38.	<u>Upgrade</u> – Alexandria Park Community school – upgrade playing fields, subject to community support	\$1,500,000	100%	\$1,500,000	1,2
39.	<u>Upgrade</u> – Install shading at various existing playgrounds, e.g. Mary O'Brien Reserve, Zetland, and Thomas Street Reserve, Darlington	\$1,145,456	100%	\$1,145,456	1,2
		\$399,019,067		\$399,019,067	

West

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ⁹⁷	Apportioned cost ⁹⁶	Priority ⁹⁸
40.	<u>Acquisition</u> – 0.56 ha approx. – locations to be determined (refer to section B.5)	\$14,767,152 ¹⁰⁵	100%	\$14,767,152	1,2,3
41.	<u>Embellishment</u> – Embellishment of acquired land, 0.56 ha approx.	\$2,461,192 ¹⁰⁰	100%	\$2,461,192	1,2,3
42.	<u>Dedication</u> – Dedication of land for a new square at Mary Ann St and Omnibus Ln, Ultimo, 0.07 ha approx.	\$140,000 ¹⁰²	100%	\$140,000	2
43.	<u>Embellishment</u> – Embellishment of dedicated land for a new square at Mary Ann St and Omnibus Ln, 0.07 ha approx.	\$490,000 ¹⁰⁰	100%	\$490,000	1,2,3
44.	<u>Embellishment</u> – Bank St foreshore, Pyrmont, 0.5 ha approx.	\$4,200,000	100%	\$4,200,000	2
45.	<u>Upgrade</u> – Quarry Green Park, Ultimo – refurbishment including seating, lighting, paving and landscape treatments	\$1,103,816	100%	\$1,103,816	1
46.	<u>Upgrade / embellishment</u> – new open space at The Crescent, Annandale, and refurbishment of Federal Park Playground	\$7,100,000	100%	\$7,100,000	1
47.	<u>Upgrade</u> – Pirrama Park, Pyrmont – new fitness station	\$400,000	100%	\$400,000	2
48.	<u>Upgrade</u> – upgrade playing fields (subject to community support) and/or improve drainage at Wentworth Park, Glebe (4 fields) and Federal Park/Crescent Lands, Annandale	\$4,000,000	100%	\$4,000,000	1
49.	<u>Upgrade</u> – Install shading at various existing playgrounds, e.g. James Watkinson Reserve, Pyrmont, and Minogue Crescent, Forest Lodge	\$1,336,365	100%	\$1,336,365	1,2
		\$38,460,676		\$38,460,676	
		\$478,233,449		\$478,233,449	

¹⁰⁵ Based on an expected average acquisition cost of \$6,000/m². This is derived from CIVAS NSW Pty Ltd, *Land valuations for section 94 acquisitions* (2014). It is assumed acquisition sites will have an area of approximately 1,500 m² and a floor space ratio of approximately 1:1–1.5:1.

Table 42: Works program – community facilities

	Item	Description	Estimated cost ⁹⁶	Apportionment ¹⁰⁶	Apportioned cost ⁹⁶	Priority ⁹⁸
East	1.	<u>Child care</u> – New child care centre, 277 Bourke St, Darlinghurst (works only)	\$14,171,007	100%	\$14,171,007	1
	2.	<u>Integrated multipurpose facility</u> – Upgrade Juanita Nielsen Community Centre	\$8,555,751	23%	\$1,967,823	1
	3.	<u>Local community facility</u> – Upgrade East Sydney Community and Arts Centre	\$10,294,000	23%	\$2,367,620	1
			\$33,020,758		\$18,506,450	
South	4.	<u>Child care</u> – New centre at Sydney Park, St Peters (works only)	\$3,848,356	100%	\$3,848,356	1
	5.	<u>Child care</u> – New centre at 3 Joynton Ave, Zetland, in the Green Square Town Centre (works only)	\$7,830,000	100%	\$7,830,000	1
	6.	<u>Child care</u> – New centre at Huntley Street, Alexandria (works only)	\$3,417,658	100%	\$3,417,658	1
	7.	<u>Integrated multipurpose facility</u> – New facility including library at Green Square (works only)	\$49,619,601	51%	\$25,305,997	1
	8.	<u>Aquatic centre</u> – New aquatic centre at Gunyama Park, Green Square (works only)	\$63,329,608	51%	\$32,298,100	1
			\$128,045,223		\$72,700,111	

¹⁰⁶ Appendix C describes the apportionment strategy for community facilities.

Item	Description	Estimated cost ⁹⁶	Apportionment ¹⁰⁶	Apportioned cost ⁹⁶	Priority ⁹⁸
West					
9.	<u>Child care</u> – New child care centre at 7 The Crescent, Annandale (works only)	\$4,156,373	100%	\$4,156,373	1
10.	<u>Integrated multipurpose facility</u> – New facility in Glebe Point Road Village, location to be determined (works only)	\$18,750,000 ¹⁰⁷	23%	\$4,312,500	2
11.	<u>Integrated multipurpose facility</u> – New facility in Glebe Point Road Village, location to be determined (land acquisition)	\$9,375,000 ¹⁰⁸	23%	\$2,156,250	2
12.	<u>Local community facility</u> – New facility in Harold Park tram sheds (works only)	\$1,200,000	23%	\$276,000	1
		\$33,481,373		\$10,901,123	
		\$194,547,354		\$102,107,683	

Table 43: Works program – traffic and transport

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ¹⁰⁹	Apportioned cost ⁹⁶	Priority ⁹⁸
East					
1.	<u>PCTC</u> – additional pedestrian crossing facilities at signals, Burton St at Victoria St, Darlinghurst	\$150,000	19%	\$28,500	2
2.	<u>PCTC</u> – Shared zone, Little Burton St, Darlinghurst	\$150,000	19%	\$28,500	1
3.	<u>PCTC</u> – Upgrade traffic signals – remove left slip lane, Darlinghurst Rd and Oxford St, Darlinghurst	\$250,000	19%	\$47,500	1
4.	<u>PCTC</u> – Shared zone, Chapel St, Woods and Liverpool Lanes, Darlinghurst	\$100,000	19%	\$19,000	2
5.	<u>PCTC</u> – Shared zone, Farrell Ave between Darlinghurst Rd and Kirkton Rd, Darlinghurst	\$43,665	19%	\$8,296	2

¹⁰⁷ Based on a 2,500 m² facility and a cost of \$7,500/m².¹⁰⁸ Assumes a 1,250 m² site with a floor space ratio of 2:1 will be acquired at a cost of \$7,500/m². This acquisition cost is derived from CIVAS NSW Pty Ltd, Land valuations for section 94 acquisitions (2014).¹⁰⁹ Appendix D describes the apportionment strategy for traffic and transport facilities.

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ¹⁰⁹	Apportioned cost ⁹⁶	Priority ⁹⁸
6.	<u>PCTC</u> – Shared zone, Seale Lane/Printers Lane, Darlinghurst	\$100,000	19%	\$19,000	2
7.	<u>PCTC</u> – Shared zone, Flinders St, South Dowling St and Oxford St	\$250,000	19%	\$47,500	1
8.	<u>PCTC</u> – Kerb extension and landscaping to north east corner of Selwyn St at Albion Ave intersection, Paddington	\$100,000	19%	\$19,000	2
9.	<u>PCTC</u> – Kerb extension, north east corner, Josephson St at Selwyn St, Paddington	\$100,000	19%	\$19,000	2
10.	<u>PCTC</u> – Kerb extensions, north east and north west corners, Moore Park Rd at Regent St, Paddington	\$100,000	19%	\$19,000	2
11.	<u>PCTC</u> – Shared zone treatment, Rosebud Lane, Iona Lane and Verona St, Paddington	\$250,000	19%	\$47,500	1
12.	<u>PCTC</u> – Additional signalised crossings – Stage 1, Driver Triangle area – across South Dowling St at Flinders St, Paddington	\$126,058	19%	\$23,951	1
13.	<u>PCTC</u> – Additional signalised crossings – Stage 2, Driver Triangle area, Paddington	\$300,000	19%	\$57,000	1
14.	<u>PCTC</u> – Signalised crossing, Oxford St on eastern side of South Dowling St, Paddington	\$150,000	19%	\$28,500	1
15.	<u>PCTC</u> – Additional signalised crossings, Oxford St/Moore Park Rd/Lang Rd/Queen St intersection, Paddington	\$300,000	19%	\$57,000	2
16.	<u>PCTC</u> – Pedestrian facilities, South Dowling St at/near Napier St, Paddington	\$300,000	19%	\$57,000	1
17.	<u>PCTC</u> – Shared zone, Earl St, Earl Place, Springfield Lane, Potts Point	\$150,000	19%	\$28,500	2
18.	<u>PCTC</u> – Raised pedestrian crossing and kerb extensions, Manning St and Hughes St at Macleay St, Potts Point	\$100,000	19%	\$19,000	2
19.	<u>PCTC</u> – Speed humps (raised platforms) outside Crown Street Public School, Crown St – Albion St to Campbell St, Surry Hills	\$50,000	19%	\$9,500	2
20.	<u>PCTC</u> – Signalised pedestrian crossing facilities, Devonshire St/Elizabeth St, Surry Hills	\$140,000	19%	\$26,600	1
21.	<u>PCTC</u> – Raised platform and kerb extensions, Devonshire St/High Holborn St, Surry Hills	\$126,073	19%	\$23,954	1
22.	<u>PCTC</u> – Raised platform, kerb extension, Devonshire St/Steel St, Surry Hills	\$140,933	19%	\$26,777	1

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ¹⁰⁹	Apportioned cost ⁹⁶	Priority ⁹⁸
23.	<u>PCTC</u> – speed humps (raised platforms) either side of Goodlet St, Marlborough St – speed hump Goodlet St, Surry Hills	\$50,000	19%	\$9,500	1
24.	<u>PCTC</u> – Shared zone, Nichols St, Surry Hills	\$100,000	19%	\$19,000	1
25.	<u>PCTC</u> – Shared zone treatment, Bennett St, Surry Hills	\$100,000	19%	\$19,000	1
26.	<u>PCTC</u> – Shared zone treatment, McElhone Pl, Surry Hills	\$100,000	19%	\$19,000	1
27.	<u>PCTC</u> – Kerb extensions, Albion St between Mary St and Crown St, Surry Hills	\$300,000	19%	\$57,000	2
28.	<u>PCTC</u> – Kerb extension, Chalmers St – Belvoir St to Devonshire St, Surry Hills	\$400,000	19%	\$76,000	2
29.	<u>PCTC</u> – Pedestrian traffic signals (pelican operation), Chalmers St north Belvoir St, Surry Hills	\$100,000	19%	\$19,000	2
30.	<u>PCTC</u> – Kerb extensions, Crown St – Devonshire St to Oxford St, Surry Hills	\$800,000	19%	\$152,000	2
31.	<u>PCTC</u> – Kerb extensions, Elizabeth St – Bedford St to Devonshire St, Surry Hills	\$150,000	19%	\$28,500	2
32.	<u>PCTC</u> – St Margaret's East local area traffic management ¹¹⁰	\$600,000	19%	\$114,000	2
33.	Cycleway – Part section of William St separated bi-directional cycleway between Yurong St and College St, Darlinghurst	\$1,666,666 ¹¹¹	19%	\$316,667	2
34.	Cycleway – Cycleway connections to eastern adjoining council areas, e.g. Moore Park Rd and Oxford St, Paddington, New South Head Rd and Bayswater Rd, Bayswater Rd and Kings Cross Rd, Rushcutters Bay, O'Dea Ave and Todman Ave, Zetland, Epsom Rd and Lenthall St, Roseberry	\$3,372,998	19%	\$640,870	2
		\$11,216,393		\$2,131,115	

¹¹⁰ Includes road closure of Hill Street (between Short Place and Clare Street), footpath widening in Short Street, shared zones in Short Place, Hill Street and Mary Place and possible changes to one way movements in Flood Place, Mary Place, Clare Street and Hill Street.

¹¹¹ This is the estimated cost for the 191 metre section (approx.) of the cycleway that is within the area covered by this plan. It is based on a standard lineal rate of \$8,726/m.

South

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ¹⁰⁹	Apportioned cost ⁹⁶	Priority ⁹⁸
35.	<u>PCTC</u> – Traffic calming, Shepherd St, Chippendale	\$100,000	19%	\$19,000	2
36.	<u>PCTC</u> – Shared zone, Teggs Ln/Little Queen St, Chippendale	\$120,000	19%	\$22,800	2
37.	<u>PCTC</u> – Traffic calming, Wiley St, Chippendale	\$250,000	19%	\$47,500	2
38.	<u>PCTC</u> – Remove raised platform and channelisation of the intersection using kerb extensions and road narrowing, Charles St and Albert St, Erskineville	\$250,000	19%	\$47,500	2
39.	<u>PCTC</u> – Footpath widening, Erskineville Rd between George St and rail bridge, Erskineville	\$80,000	19%	\$15,200	2
40.	<u>PCTC</u> – Shared zone, Amy St, Erskineville	\$380,000	19%	\$72,200	1
41.	<u>PCTC</u> – Shared zone treatment, Bucknell St, Newtown	\$100,000	19%	\$19,000	1
42.	<u>PCTC</u> – Kerb extension, Brown St at Bruce Ln, Newtown	\$100,000	19%	\$19,000	2
43.	<u>PCTC</u> – Raised pedestrian crossing, Burren Street, Newtown	\$150,000	19%	\$28,500	1
44.	<u>PCTC</u> – Additional signalised crossings in King St/Union St, King St and Union St, Newtown	\$250,000	19%	\$47,500	1
45.	<u>PCTC</u> – Additional signalised crossings in King St/Alice St, King St and Alice St, Newtown	\$100,000	19%	\$19,000	1
46.	<u>PCTC</u> – Additional signalised crossings in King St/ Georgina St, King St and Georgina St, Newtown	\$234,463	19%	\$44,548	1
47.	<u>PCTC</u> – Additional signalised crossings in King St/Queen St, King St and Queen St, Newtown	\$100,000	19%	\$19,000	1
48.	<u>PCTC</u> – Additional signalised crossings in King St/ Carillon Av, King St and Carillon Av, Newtown	\$100,000	19%	\$19,000	1
49.	<u>PCTC</u> – Additional signalised crossings in City Rd/Cleveland St, City Rd and Cleveland St, Newtown	\$100,000	19%	\$19,000	1
50.	<u>PCTC</u> – Upgrade signals for pedestrians and cyclists at intersection of Mitchell Rd and Sydney Park Rd	\$150,000	19%	\$28,500	2
51.	<u>PCTC</u> – Upgrade signals for pedestrians and cyclists at intersection of Mitchell Rd and Copeland St	\$150,000	19%	\$28,500	2
52.	<u>PCTC</u> – Mid-block signalised pedestrian and cycling crossing on Sydney Park Rd at Bamal Way	\$250,000	19%	\$47,500	2
53.	<u>PCTC</u> – Upgrade signals for pedestrians and cyclists at King St, Bray St and Darley St, Erskineville	\$400,000	19%	\$76,000	2

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ¹⁰⁹	Apportioned cost ⁹⁶	Priority ⁹⁸
54.	<u>PCTC</u> – Upgrade signals for pedestrians and cyclists at intersection of Joynton Ave and O'Dea Ave, Waterloo	\$150,000	50%	\$75,000	2
55.	<u>PCTC</u> – Upgrade signals for pedestrians and cyclists at intersection of Bourke St and O'Dea Ave, Waterloo	\$1,000,000	50%	\$500,000	2
56.	<u>PCTC</u> – Related to Ashmore urban renewal for the streets bounded by Rochford St, King St, Sydney Park Rd, Mitchell Rd, Swanson St and Erskineville Rd	\$5,500,000	50%	\$2,750,000	2
57.	<u>PCTC</u> – Related to Green Square urban renewal for the streets bounded by O'Riordan St, Beaconsfield St and Botany Rd	\$5,000,000	50%	\$2,500,000	2
58.	<u>PCTC</u> – Related to Green Square urban renewal for the streets bounded by South Dowling St, Epsom Rd, Botany Rd, Hayes Rd and Trevilyan Ave	\$5,000,000	50%	\$2,500,000	2
59.	<u>Cycleway</u> – Separated bi-directional cycleway along Lawson St between Little Eveleigh St and Regent St, Redfern	\$1,690,000 ¹¹²	19%	\$321,100	1
60.	<u>Cycleway</u> – Completion of Bourke St shared path between Phillip St and Wyndham St, Waterloo	\$4,675,000 ¹¹³	50%	\$2,337,500	1
61.	<u>Cycleway</u> – Separated bi-directional cycleway along Epsom Rd from Portman St to South Dowling St, Rosebery	\$7,242,000 ¹¹²	50%	\$3,621,000	1
62.	<u>Cycleway</u> – Separated bi-directional cycleway along Harley St and Ashmore St between McEvoy St, Alexandria, and Bridge St, Erskineville	\$3,181,000	19%	\$604,390	2
63.	<u>Cycleway</u> – Separated bi-directional cycleway in Burren St, Erskineville	\$1,745,000 ¹¹²	19%	\$331,550	1
64.	<u>Cycleway</u> – Bicycle boulevard connecting Wilson St, Darlingston, to Broadway, Ultimo, along Shepherd St, Myrtle St, Meagher St and Balfour St	\$3,982,000	19%	\$756,580	1

¹¹² 50% of the total will be funded from an external grant.

¹¹³ Budget for the 2015-16 financial year for completion of the project.

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ¹⁰⁹	Apportioned cost ⁹⁶	Priority ⁹⁸
65.	<u>New road</u> – North-South Rd (Gadigal Ave) – Lachlan Precinct (works)	\$7,819,714 ¹¹⁴	100% ¹¹⁵	\$7,819,714	1
66.	<u>New road</u> – North-South Rd (Gadigal Ave) – Lachlan Precinct (land dedication)	\$2,750,000 ¹¹⁴	100% ¹¹⁵	\$2,750,000	1
67.	<u>New road</u> – East-West Relief Route – west of Green Square Town Centre (GSTC) (works)	\$18,300,000	50%	\$9,150,000	1
68.	<u>New road</u> – East-West Relief Route – west of GSTC (land acquisition, 0.481 ha)	\$8,177,000 ¹¹⁶	50%	\$4,088,500	1
69.	<u>New road</u> – Geddes Ave – within GSTC (works)	\$20,500,000	50%	\$10,250,000	1
70.	<u>New road</u> – East-West Boulevard (Zetland Ave), east of GSTC, adjacent to Gunyama Park (works)	\$7,000,000	50%	\$3,500,000	1
71.	<u>New road</u> – East-West Boulevard (Zetland Ave), east of GSTC, remaining portion (works, 0.91 ha)	\$9,679,000	100% ¹¹⁵	\$9,679,000	2
72.	<u>New road</u> – East-West Boulevard (Zetland Ave) – east of GSTC, remaining portion (land dedication, 0.91 ha)	\$1,820,000 ¹⁰²	100% ¹¹⁵	\$1,820,000	2
73.	<u>New road</u> – East-West Boulevard (Zetland Ave) – within GSTC (works)	\$17,500,000	50%	\$8,750,000	1
74.	<u>New road</u> – George Julius Ave – south of new Zetland Ave (land dedication, 0.59 ha approx.)	\$1,180,780 ¹⁰²	100% ¹¹⁵	\$1,180,780	2,3
75.	<u>New road</u> – George Julius Ave – south of new Zetland Ave (works)	\$3,790,391	100% ¹¹⁵	\$3,790,391	2,3
76.	<u>New road/cycleway</u> – Ashmore Estate – Macdonald St extension, between new Hadfields St and Mitchell Rd (works)	\$5,000,000	100% ¹¹⁵	\$5,000,000	2,3
77.	<u>New road/cycleway</u> – Ashmore Estate – Macdonald St extension, between new Hadfields St and Mitchell Rd (land dedication, 0.37 ha)	\$3,145,000 ¹⁰²	100% ¹¹⁵	\$3,145,000	2,3

¹¹⁴ Amount specified is the amount estimated to be offset against contributions under this plan only. It is estimated half the cost will be offset against bonus floor space contributions and the remaining half will be offset against contributions under this plan. The land dedication rate is \$200/m². This is derived from AEC Group, *Review of community infrastructure contributions and land dedication* (2015).

¹¹⁵ This works item will be delivered by the developer with 100% of the cost offset against contributions under this plan.

¹¹⁶ Assumes acquisition land-zoned B7 Business Park with a maximum floor space ratio of 2.5:1 (including bonus floor space) and an expected acquisition cost of \$1,700/m². The acquisition cost is derived from CIVAS NSW Pty Ltd, *Land valuations for section 94 acquisitions* (2014).

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ¹⁰⁹	Apportioned cost ⁹⁶	Priority ⁹⁸
78.	<u>New road</u> – Ashmore Estate – Macdonald St widening, between Hadfield St and Bridge St (works)	\$5,000,000	50%	\$2,500,000	1
79.	<u>New road</u> – East-west collector road in Southern Employment Lands as per Sydney Development Control Plan 2012, 138–196 Bourke Road, Alexandria (Sydney Corporate Park), 1.18 ha approx. (works)	\$9,103,233	50% ¹¹⁷	\$4,551,617	2
80.	<u>New road</u> – East-west collector road in Southern Employment Lands as per Sydney DCP 2012, 138–196 Bourke Road, Alexandria (Sydney Corporate Park), 643m, 1.18 ha (land dedication)	\$2,360,000 ¹⁰²	100%	\$2,360,000	2
81.	<u>New road</u> – East-west collector road in Southern Employment Lands as per Sydney DCP 2012, from O’Riordan St to Bourke Rd, between Doody St and Collins St, Alexandria, 21m x 242m (works)	\$4,324,782	50% ¹¹⁷	\$2,162,391	2
82.	<u>New road</u> – East-west collector road in Southern Employment Lands as per Sydney DCP 2012, from O’Riordan St to Bourke Rd, Alexandria between Doody St and Collins St, Alexandria, 0.5 ha approx. (land dedication)	\$1,000,000 ¹⁰²	100%	\$1,000,000	2
83.	<u>New road</u> – East-west local road in Southern Employment Lands as per Sydney DCP 2012, Sydney Water easement road extension from O’Riordan St to Bourke St, Alexandria between Collins St and east-west relief route, 20m x 215m (works)	\$3,659,300	50% ¹¹⁷	\$1,829,650	2
84.	<u>New road</u> – East-west local road in Southern Employment Lands as per Sydney DCP 2012, Sydney Water easement road extension from O’Riordan St to Bourke St, Alexandria between Collins St and east-west relief route, 0.43 ha (land dedication)	\$860,000 ¹⁰²	100%	\$860,000	2
85.	<u>New road</u> – North-south collector road in Southern Employment Lands as per Sydney DCP 2012, Gardeners Rd to Sydney Water easement road extension, Alexandria, 21m x 1,402m (works)	\$25,055,142	50% ¹¹⁷	\$12,527,571	3
86.	<u>New road</u> – North-south collector road in Southern Employment Lands as per Sydney DCP 2012, Gardeners Rd to Sydney Water easement road extension, Alexandria, 2.94 ha approx. (land dedication)	\$5,880,000 ¹⁰²	100%	\$5,880,000	3
		\$206,433,805		\$121,530,981	

¹¹⁷ This plan assumes Council will do the works, though this may change.

Item	Description ⁹⁵	Estimated cost ⁹⁶	Apportionment ¹⁰⁹	Apportioned cost ⁹⁶	Priority ⁹⁸
87.	<u>PCTC</u> – Continuous footpath treatment, Charles St, just west of Ross St, Forest Lodge	\$50,000	19%	\$9,500	1
88.	<u>PCTC</u> – Shared zone, Rock Lane, Glebe	\$50,000	19%	\$9,500	2
89.	<u>PCTC</u> – Shared zone, Alfred Rd, Glebe	\$75,000	19%	\$14,250	2
90.	<u>PCTC</u> – Shared zone, Wigram Lane between Walsh Ave and Ross St, Glebe	\$50,000	19%	\$9,500	1
91.	<u>PCTC</u> – Shared zone, Walsh Ave between Wigram Rd and Wigram Lane, Glebe	\$75,000	19%	\$14,250	1
92.	<u>PCTC</u> – Shared zone, Charlton Way, Glebe	\$100,000	19%	\$19,000	1
93.	<u>PCTC</u> – Shared zone, Cotter Lane, Glebe	\$50,000	19%	\$9,500	1
94.	<u>PCTC</u> – Shared zone, Herbert/Church/Mansfield Lanes, Glebe	\$150,000	19%	\$28,500	2
95.	<u>PCTC</u> – Shared zone, Park Avenue/Avenue Road, Glebe	\$150,000	19%	\$28,500	2
96.	<u>PCTC</u> – Upgrade traffic signals – dedicated left-turn arrow from William Henry St into Bay St, Glebe	\$150,000	19%	\$28,500	1
		\$900,000		\$171,000	
		\$218,550,198		\$123,833,096	

West

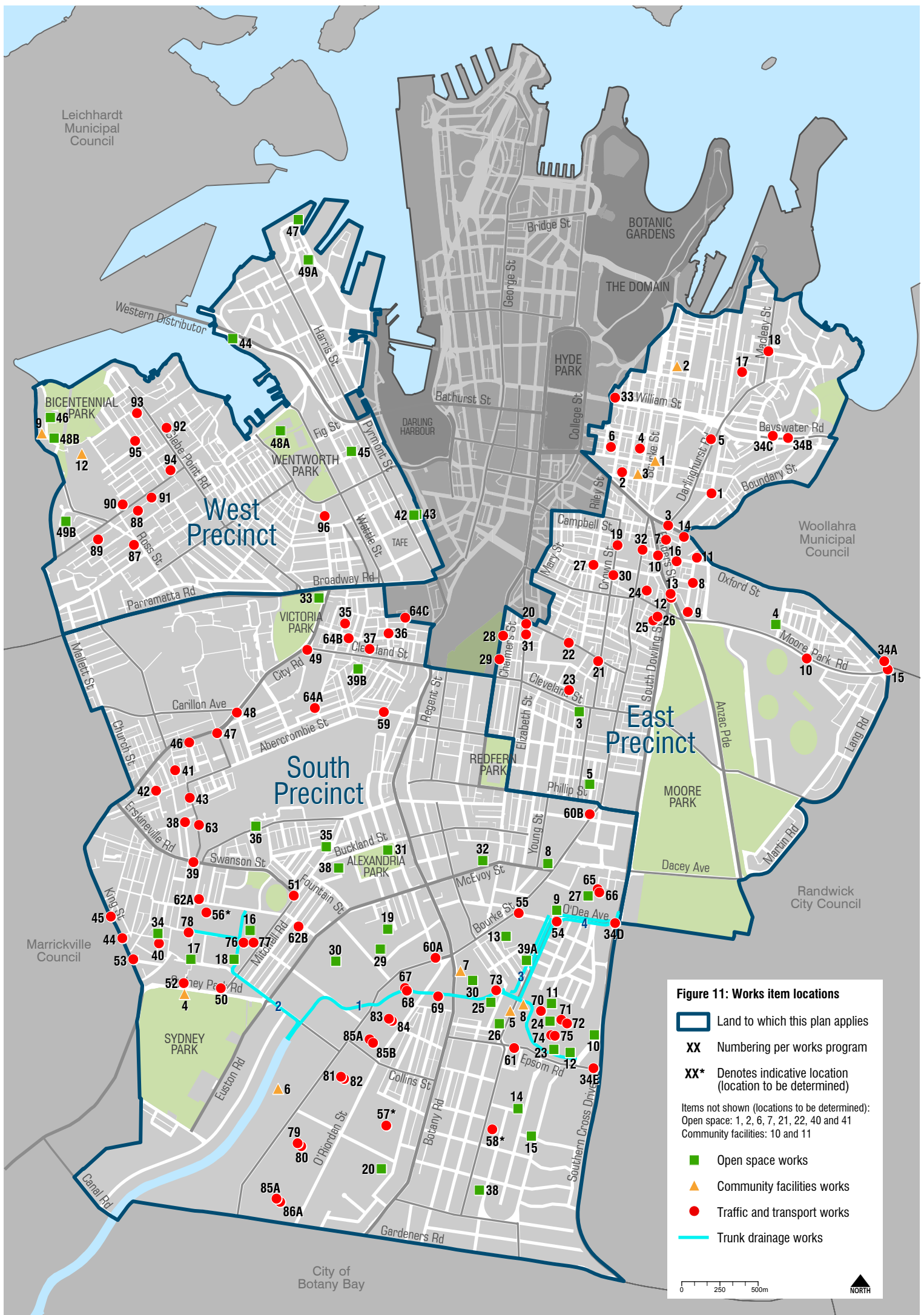
Table 44: Works program – stormwater drainage

Item	Description	Estimated cost ¹¹⁸	Apportionment ¹¹⁹	Apportioned cost	Priority ⁹⁸
South	1. <u>New trunk drain</u> – Green Square and Joynton Avenue to Alexandra Canal	\$58,375,000	50%	\$29,187,500	1
	2. <u>New trunk drain</u> – Ashmore to Alexandra Canal	\$20,000,000 ¹²⁰	50%	\$10,000,000	1
	3. <u>Upgrade existing drainage</u> - Joynton Avenue	\$13,880,000	50%	\$6,940,000	1
	4. <u>Upgrade existing drainage</u> – O’Dea Avenue	\$3,880,000	50%	\$1,940,000	1
		\$96,135,000		\$48,067,500	

¹¹⁸ Includes costs to Council but excludes costs to Sydney Water.

¹¹⁹ Appendix E describes the apportionment strategy for stormwater drainage works.

¹²⁰ Includes an allowance for net land acquisition costs, allowing for subsequent land sales.



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Appendix G:

Contributions rates schedules



Appendix G: Contribution rates schedules

This appendix describes how Council will allocate contributions collected from development to each works category.

G.1 Contribution rates, allowing for \$20,000 cap

In 2012 the Minister for Planning issued a direction under *section 94E of the Environmental Planning and Assessment Act 1979* that councils cannot impose section 94 contributions exceeding \$20,000 per dwelling. So long as the Minister's direction remains in force, Council will allocate the contributions received to each works category in accordance with the schedules below.¹²¹

Table 45: Contribution schedule, East precinct¹²²

	Per worker	Per visitor	Per resident	Per 1-bed dwelling ¹²³	Per 2-bed dwelling	Per 3+bed dwelling
Open space	\$1,212	\$6,061	\$6,061	\$7,880	\$11,517	\$13,151
Community facilities	\$1,142	\$0	\$2,967	\$3,857	\$5,637	\$6,437
Traffic and transport	\$190	\$190	\$190	\$247	\$361	\$412
Stormwater drainage	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,544	\$6,251	\$9,218	\$11,984	\$17,515	\$20,000

Table 46: Contribution schedule, South precinct¹²²

	Per worker	Per visitor	Per resident	Per 1-bed dwelling	Per 2-bed dwelling	Per 3+bed dwelling
Open space	\$1,518	\$7,588	\$7,588	\$9,865	\$12,875	\$12,875
Community facilities	\$236	\$0	\$1,511	\$1,964	\$2,563	\$2,563
Traffic and transport	\$1,927	\$1,927	\$1,927	\$2,505	\$3,269	\$3,269
Stormwater drainage	\$762	\$762	\$762	\$991	\$1,293	\$1,293
Total	\$4,443	\$10,277	\$11,788	\$15,324	\$20,000	\$20,000

Table 47: Contribution schedule, West precinct¹²²

	Per worker	Per visitor	Per resident	Per 1-bed dwelling	Per 2-bed dwelling	Per 3+bed dwelling
Open space	\$1,399	\$6,994	\$6,994	\$9,092	\$13,288	\$15,061
Community facilities	\$360	\$0	\$2,275	\$2,958	\$4,323	\$4,900
Traffic and transport	\$18	\$18	\$18	\$24	\$35	\$39
Stormwater drainage	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,777	\$7,012	\$9,287	\$12,073	\$17,645	\$20,000

¹²¹ Appendices B to E describe how the contribution rates for each type of infrastructure have been calculated. In some cases, the total residential contributions per 1-bed, 2-bed or 3+bed dwelling exceeds the government's \$20,000 cap per residential dwelling. In these cases, contributions to each infrastructure category have been proportionally reduced to ensure the total complies with the government's \$20,000 cap. These will be used so long as the Minister's direction remains in force.

¹²² Council will index the schedules for inflation at the time of consent and again at the time of payment in the same way it will index contribution rates as outlined in Section 2.2.

¹²³ Includes studios and bedsits.

G.2 Contribution rates, not allowing for \$20,000 cap

If after this plan commences the Minister amends or revokes the 2012 direction so that contributions can exceed \$20,000 per dwelling, the consent authority will impose contributions in accordance with the schedules below to the extent it complies with the amended direction or any other directions issued by the Minister. The contributions below will only be applied to applications, including section 96 applications, made after the date on which the amendment or revocation of the direction applies. This clause prevails over other provisions in this plan relating to the contribution rates that will be imposed, to the extent of any inconsistency.

Table 48: Contribution schedule, East precinct¹²⁴

	Per worker	Per visitor	Per resident	Per 1-bed dwelling ¹²⁵	Per 2-bed dwelling	Per 3+bed dwelling
Open space	\$1,212	\$6,061	\$6,061	\$7,880	\$11,517	\$16,366
Community facilities	\$1,142	\$0	\$2,967	\$3,857	\$5,637	\$8,011
Traffic and transport	\$190	\$190	\$190	\$247	\$361	\$513
Stormwater drainage	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,544	\$6,251	\$9,218	\$11,984	\$17,515	\$24,889

Table 49: Contribution schedule, South precinct¹²²

	Per worker	Per visitor	Per resident	Per 1-bed dwelling	Per 2-bed dwelling	Per 3+bed dwelling
Open space	\$1,518	\$7,588	\$7,588	\$9,865	\$14,418	\$20,488
Community facilities	\$236	\$0	\$1,511	\$1,964	\$2,870	\$4,078
Traffic and transport	\$1,927	\$1,927	\$1,927	\$2,505	\$3,661	\$5,202
Stormwater drainage	\$762	\$762	\$762	\$991	\$1,448	\$2,058
Total	\$4,443	\$10,277	\$11,788	\$15,324	\$22,396	\$31,827

Table 50: Contribution schedule, West precinct¹²²

	Per worker	Per visitor	Per resident	Per 1-bed dwelling	Per 2-bed dwelling	Per 3+bed dwelling
Open space	\$1,399	\$6,994	\$6,994	\$9,092	\$13,288	\$18,882
Community facilities	\$360	\$0	\$2,275	\$2,958	\$4,323	\$6,143
Traffic and transport	\$18	\$18	\$18	\$24	\$35	\$49
Stormwater drainage	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,777	\$7,012	\$9,287	\$12,073	\$17,645	\$25,075

¹²⁴ Council will index the schedules for inflation at the time of consent and again at the time of payment in the same way it will index contribution rates as outlined in Section 2.2.

¹²⁵ Includes studios and bedsits.



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