



SUTHERLAND SHIRE LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2026

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Sutherland Shire Local Infrastructure Contributions Plan 2026

Prepared for

SUTHERLANDSHIRE



By



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Glossary

Words, phrases and abbreviations in this plan have the same meaning as those in *Sutherland Shire Local Environment Plan 2015* and the *Environmental Planning and Assessment Act 1979*, or as otherwise specified below.

Affordable housing has the same meaning as in the EP&A Act.

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

CDC means complying development certificate.

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

Council means Sutherland Shire Council.

EP&A Act means the *NSW Environmental Planning & Assessment Act 1979*

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

Housing SEPP means the *State Environmental Planning Policy (Housing) 2021*

LGA means local government area

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

Registered community housing provider has the same meaning as in the Housing SEPP

Seniors housing has the same meaning as in the Housing SEPP

Social housing provider has the same meaning as in the Housing SEPP

Sutherland LEP 2015 means Sutherland Local Environmental Plan 2015

Summary

Why has Council prepared this plan?

Council prepared this plan as part of its commitment to balanced and sustainable growth. As the population of Sutherland Shire continues to grow and change, there is increasing demand for new, upgraded, and augmented infrastructure. Over the life of this plan (2026 – 2041), Sutherland Shire's population is expected to grow by 19,950 people.

This plan takes a strategic and evidence-based approach to ensure the right type of infrastructure is delivered at the right time and in the right locations to support growth. Consistent with the strategic planning framework and policy context, Council is planning for housing growth throughout the LGA, with a particular focus on 'infill' development around existing transport hubs and centres. Non-residential development is also expected to occur throughout the LGA, with the highest concentrations in strategic centres and corridors, employment lands, and health and education precincts.

The plan seeks to ensure that new development makes a reasonable contribution towards the cost of delivering a variety of infrastructure to meet the needs of new residents and workers. It does so by authorising consent authorities (both Council and registered certifiers) to levy Section 7.11 contributions or Section 7.12 levies as part of the development approvals process. These are the key mechanisms available to Council to cover the cost of growth-related infrastructure.

When and where does this plan apply?

Development contributions are payable under this plan where a development:

- Relates to land in the Sutherland Shire (**Figure 1**), and
- Requires development consent, including a CDC, and
- Is not identified as 'excluded development' (**Section 2.1**), and
- Is either:
 - i. development that would result in a net increase in residents on the land, in which case a section 7.11 contribution would apply, and the contribution is calculated using the calculation method in **section 2.3** of the plan, or
 - ii. other development with a cost of more than \$100,000 – in which case a section 7.12 levy would apply.

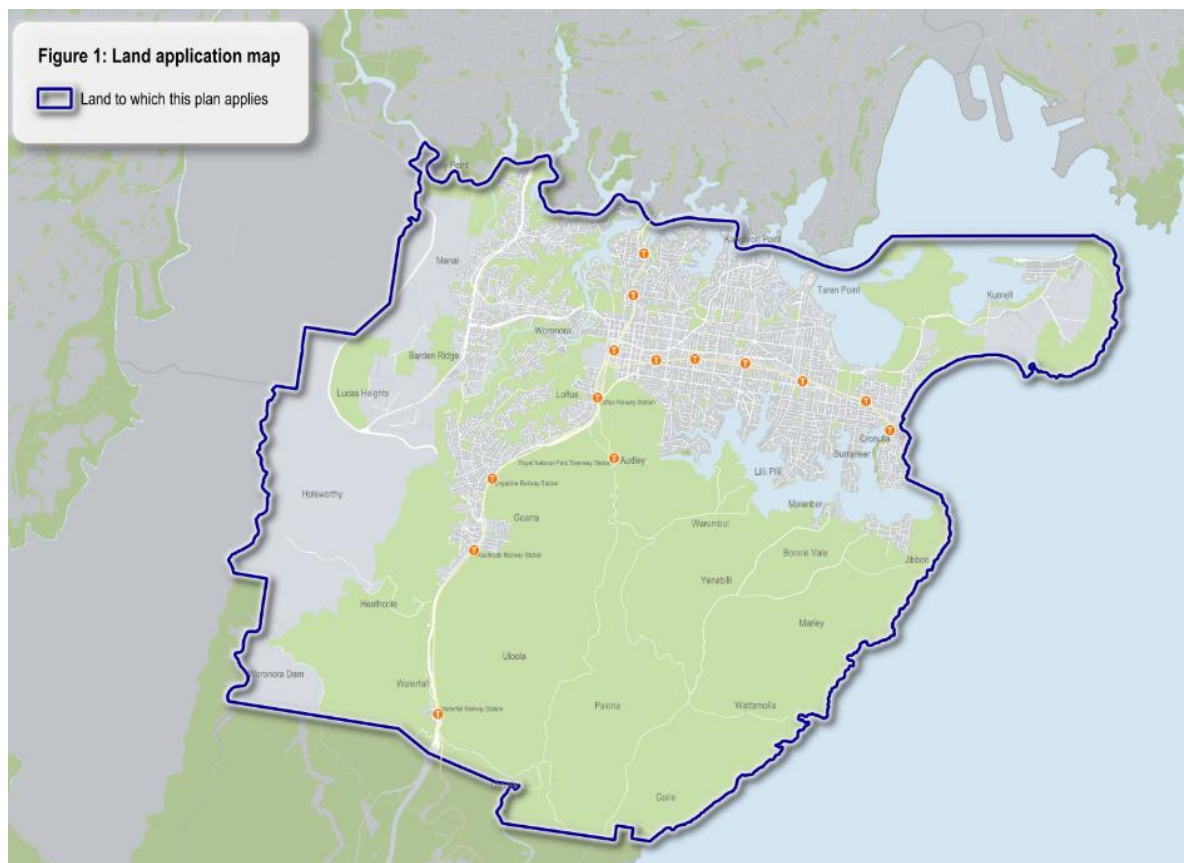


Figure 1: Land to which this plan applies

What contribution rates apply?

Table 1: Section 7.11 contribution rates

Item	Per resident	Studio or 1-bed dwelling	2-bed dwelling ¹	3 or more bed dwelling or residential lot ¹
Community facilities	\$3,331.95	\$4,208.71	\$6,205.79	\$10,041.86
Open space & recreation	\$6,653.57	\$8,403.87	\$12,392.33	\$20,052.07
Public domain	\$1,195.60	\$1,509.72	\$2,226.10	\$3,602.10
Traffic, transport & access	\$1,962.30	\$2,478.65	\$3,654.80	\$5,913.83
Plan management & administration	\$196.97	\$249.02	\$367.19	\$593.30
Total	\$13,340.39	\$16,850	\$24,846.21	\$40,203.16

(1) The **maximum levy** that can be imposed on a dwelling is **\$20,000** – see note below.

Important note:

At the time this plan was prepared, consent authorities could not impose a monetary contribution on a residential development that exceeded \$20,000 per lot or dwelling. This restriction is due to a S.94E direction made by the Minister for Planning on 21 August 2012.

The consent authority therefore cannot impose a total monetary contribution under this plan that exceeds \$20,000 for each dwelling approved in the development.

Table 2: Section 7.12 levies

Development cost	Applicable section 7.12 levy
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5% of the cost of the development
More than \$200,000	1% of the cost of the development

1 Introduction

This plan is called Sutherland Local Infrastructure Contribution Plan 2026. Council endorsed this plan 22 June 2026 and it came into effect on 1 July 2026.

The plan was prepared in accordance with the EP&A Act, the EP&A Regulation, relevant Ministerial Directions and the NSW Government's Infrastructure Contributions Practice Notes (May 2025).

1.1 Purpose of this plan

The purpose of this plan is to authorise Council and registered certifiers to require either a section 7.11 contribution or 7.12 levy when:

- Granting consent to an application to carry out development to which this plan applies, or
- Issuing a CDC for development to which this plan applies.

Funds collected under this plan are to contribute towards the cost of new, upgraded or augmented local infrastructure to support new development in the Sutherland Shire, or to contribute towards existing infrastructure provided in anticipation of, or to facilitate, such development.

1.2 Structure of this plan

The plan provides a framework for the efficient and equitable collection and management of local infrastructure contributions in the Sutherland Shire. It is structured as follows:

- **Section 1: Introduction** – This section provides an overview of the plan, including how and why it was prepared, how it is structured, the types of infrastructure that it will fund, and the cost of that infrastructure.
- **Section 2: Implementing the plan** – This section confirms the geographical locations and types of development that the plan applies to; what type of contribution applies; and how contributions are to be calculated, imposed and paid.
- **Section 3: Obligations of certifiers** – This section confirms the specific obligations that registered certifiers must be aware of when levying contributions as part of the development approvals process.
- **Section 4: Other administrative matters** – This section confirms how this plan relates to other previous contributions plans endorsed by Council; use of contributions collected under this plan, and timeframes relating to the review and life of this plan.

The plan also includes the following appendices:

- **Appendix A: Works schedule & maps** – This appendix identifies and describes the infrastructure projects to be funded by this plan, including information on delivery priorities.
- **Appendix B: Nexus, apportionment and the formula for calculating contributions** – This appendix establishes the relationship or 'nexus' between expected future development and proposed local infrastructure that is to be funded by this plan, therefore

demonstrating that the Section 7.11 contributions required under this plan are reasonable. It also confirms how much of the identified infrastructure projects are to be paid for by (or 'apportioned' to) new development; and the formula utilised to calculate the contribution rates in the plan.

- **Appendix C: Proforma conditions** – This appendix contains standard wording that must be used by Council and registered certifiers when levying contributions as part of the development approvals process.

1.3 Local infrastructure to be funded by this plan

Table 2 shows that funds collected under this plan will be distributed across 4 broad infrastructure categories. **Appendix A** provides the details of specific projects to be funded by this plan.

Infrastructure funded under this plan will be apportioned to new development based on the level of demand generated by that development, as opposed to demand generated by existing residents or the wider regional population. **Appendix B** provides further information on nexus, apportionment and the formula used to calculate contributions under this plan.

Table 3: Summary of infrastructure costs

Local infrastructure category	Total cost of works	Cost attributed to new development*
Infrastructure to be funded using s7.11 contributions under this plan		
Community facilities	\$245,772,655	\$63,866,808
Open space & recreation	\$142,502,360	\$127,535,360
Public domain	\$36,283,000	\$22,909,900
Traffic, transport & access	\$66,734,246	\$37,613,341
Total	\$491,292,261	\$251,925,409
Infrastructure to be funded using s7.12 levies under this plan		
Water cycle management	\$10,200,000	Not applicable
Open space & recreation	\$8,000,000	Not applicable
Traffic, transport & access	\$8,167,000	Not applicable
Total	\$26,367,000	

* This is the anticipated total amount expected from section 7.11 contributions levied on residential development under the plan. Additional monies from section 7.12 levies levied on other development will increase the overall pool of development contributions that will be available to fund the infrastructure items covered in this plan.

2 Implementing the plan

This section provides guidance on implementing the plan, including how to:

- 2.1: Confirm that the plan applies
- 2.2: Identify the applicable contribution type
- 2.3: Calculate the contribution
- 2.4: Impose a contribution
- 2.5: Pay a contribution.

2.1 Confirm that the plan applies

Development contributions are payable under this plan where a development:

- Relates to land in the Sutherland Shire (**Figure 1**), and
- Requires development consent, including a CDC, and
- Is not identified as 'excluded development', and
- Is either:
 - iii. development that would result in a net increase in residents on the land using the calculation method in section 2.3 of the plan – in which case a section 7.11 contribution would apply, or
 - iv. other development with a cost of more than \$100,000– in which case a section 7.12 levy would apply.

Excluded development

Certain developments are excluded from the application of section 7.11 contributions and 7.12 levies under this plan. The purpose of these exclusions is to:

- Ensure contributions are levied only on development that generates additional infrastructure demand, and
- Support housing diversity, affordability, and social infrastructure without imposing additional financial burdens on public authorities and certain registered organisations.

This plan DOES NOT apply if:

- The application of section 7.11 contributions or section 7.12 levies are expressly excluded by:
 - A Ministerial Direction made under the EP&A Act, or
 - An executed planning agreement made under the EP&A Act.
- The development is for:
 - A secondary dwelling

- Residential accommodation provided on a subsidised basis to vulnerable members of the community, where the accommodation is provided and managed by a not-for-profit for a minimum of 25 years and meets a recognised community need. The community organisation is to enter into a planning agreement with Council to formalise this exemption.
- Subject to land use restrictions being imposed on the land under the Conveyancing Act 1919 to ensure land uses are provided in perpetuity, the following:
 - seniors housing carried out by or on behalf of a social housing provider¹
 - affordable housing carried out by or on behalf of a social housing provider, if the affordable housing component is provided in perpetuity²
- Development carried out by or on behalf of the State for purposes of emergency services facilities
- Development undertaken by or on behalf of the Council, including but not limited to works identified in the works schedule at **Appendix A** of this plan

When seeking an exclusion, applicants must include a statement in their DA or CDC application to identify which exclusion they are seeking to apply for and to confirm why that exclusion applies.

Council is responsible for determining if the exclusion is justified and can be applied. 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, registered certifiers must obtain Council's written confirmation a development is excluded before excluding it from the need to pay a contribution under this plan.

2.2 Identify the contribution type that applies

A development may be required to pay either a section 7.11 contribution or a section 7.12 levy under this plan. Any single development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both.

- **A section 7.11 contribution is required if the development will result in a net population increase, using the calculation procedure described in the following subsection**
- **A section 7.12 levy is required if the cost of the development exceeds \$100,000.**

Examples of typical developments and the contribution type that would apply are shown in **Table 4**

¹ A social housing provider means the following – (a) Services Australia, (b) the Land and Housing Corporation, (c) a registered community housing provider, (d) the Aboriginal Housing Corporation, (e) a registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*, (f) a local government authority that provides affordable housing, (g) a not-for-profit organisation that is a direct provider of rental housing to tenant. Documentation or proof will need to be provided.

² A registered community housing provider has the same meaning as in the *Community Housing Providers (Adoption of National Law) Act 2012*, section 13; documentation or proof will need to be provided.

Table 4: Applicable contribution type

Development type	Applicable contribution type	Relevant table in this plan
Residential		
Residential subdivision creating additional building lots ^{*(1)}	s7.11 contribution	Table 1
Apartments, shop top housing	s7.11 contribution	Table 1
Dual occupancies, manor houses, multi dwelling housing	s7.11 contribution	Table 1
Secondary dwellings	s7.11 contribution	Table 1
Boarding houses, group homes, hostels, co-living houses	s7.11 contribution	Table 1
Seniors living housing (independent living units)	s7.11 contribution	Table 1
Dwelling houses on land that was not the subject of a section 7.11 contribution on the initial subdivision	s7.12 levy ⁽²⁾	Table 2
Alterations and additions to existing dwellings	s7.12 levy ⁽²⁾	Table 2
Non-residential		
Industrial and business park development	s7.12 levy ⁽²⁾	Table 2
Retail shops, business premises, commercial premises, offices, etc.	s7.12 levy ⁽²⁾	Table 2
Educational establishments	s7.12 levy ⁽²⁾	Table 2
Tourist and visitor accommodation	s7.12 levy ⁽²⁾	Table 2
Change from one non-residential use to another with or without fit out	s7.12 levy ⁽²⁾	Table 2
Mixed residential and non-residential development where the development would result in a net increase in dwellings	s7.11 contribution	Table 1
Other development		
All other development	s7.12 levy ⁽¹⁾	Table 2

(1) Development with a cost exceeding \$100,000 only

(2) Where a Development Application (DA) seeks consent for a subdivision that creates a vacant lot, a Section 7.11 development contribution will apply. If a subsequent DA is lodged for a dwelling house on that vacant lot, no additional Section 7.11 contribution will be required, as the contribution was already levied at the subdivision stage (S.94E Direction April 2016). A subsequent DA resulting in an increase in demand for public amenities or services (such as a dual occupancy development), will result in applicable Section 7.11 contributions will be applicable to account for the increased demand on local infrastructure.

Determining the net population increase – for section 7.11 contributions

A section 7.11 contribution is required if the development will result in a net population increase. The net population increase is determined as follows:

$$\text{Net population increase} = \text{new residents} - \text{existing residents}$$

The existing, new and net associated net population increase is determined using the resident occupancy rates in **Table 5**.

Table 5: Assumed occupancy rates for calculating section 7.11 contributions

Development type	Assumed occupancy rate
Detached dwelling houses, dwellings with 3 or more bedrooms	3.01 persons per dwelling
Vacant allotments that have a dwelling entitlement	3.01 persons per dwelling
Dwellings with 2 bedrooms	1.86 persons per dwelling
Secondary dwellings	1.26 persons per dwelling
Bed-sitters	1.26 persons per dwelling
One-bedroom dwellings	1.26 persons per dwelling
Seniors living housing	1.26 persons per dwelling
Boarding houses, Group homes, hostels, co-living housing	1 person per single bed and 2 persons per double bed

The existing resident population is calculated using the number of bedrooms in the existing development on the site, if any.

If the lot or lots comprising the development site is vacant at the time that the application is lodged, then the number of existing residents will be deemed to be the number of (vacant) lots multiplied by occupied by the number of residents assumed to occupy a 3+ bedroom dwelling in Table 5.

If the number of new residents exceeds the number of existing residents using the occupancy rates in Table 5 then the proposed development will be deemed to result in a net population increase, and this plan authorises the consent authority to impose a section 7.11 contribution on that development.

The method for calculating the contribution amount is outlined in **section 2.3**.

If no net population increase, and the development has a cost of more than \$100,000, this plan authorises a section 7.12 levy to be imposed on that development. The process for determining the development cost is outlined in **section 2.3**.

2.3 Calculating the contribution

Section 7.11 contributions

Where a section 7.11 contribution is required, it is calculated using the following formula:

$$\begin{aligned} \text{Section 7.11 contribution} = & \\ & (\text{No. of 1 bedroom dwellings} \times \text{contribution rate in Table 1, as indexed}) + \\ & (\text{No. of 2 bedroom dwellings} \times \text{contribution rate in Table 1, as indexed}) + \\ & (\text{No. of 3 or more bedroom dwellings} \times \text{contribution rate in Table 1, as indexed}) + \\ & (\text{No. of future residents in other residential accommodation} \\ & \quad \times \text{per resident contribution rate in Table 1, as indexed}) \end{aligned}$$

The amount calculated using the formula above will be reduced by the contribution applicable to existing development on the development site, calculated in accordance with **section 2.2**.

The contribution rates shown in **Table 1** are current as of the date this plan comes into effect. This plan authorises for these rates to be indexed at the time of consent, and again at the time of payment.

Council will, without the need to prepare a new or amended contributions plan, make changes to section 7.11 contribution rates set out in this plan to reflect quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics. The section 7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The latest contribution rates will be published on Council's website.

Contribution rates must not exceed \$20,000 for each dwelling

Table 1 shows the full contribution rates, including rates exceeding \$20,000 per dwelling.

The Minister for Planning and Public Spaces has issued a direction that requires that a council or planning panel must not grant development consent subject to a condition under section 7.11 requiring the payment of a monetary contribution that:

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

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

Consistent with the direction, consent authorities (including registered certifiers) shall not issue a development application consent or a complying development certificate that requires the applicant to pay an amount greater than \$20,000 for each dwelling authorised by the consent or CDC.

Section 7.12 levies

As section 7.12 levies are based on the cost of carrying out development, it is vital that the estimated cost of those works is true and accurate.

Section 208 of the EP&A Regulation entitled 'Determination of proposed cost of development...' sets out how the proposed cost of carrying out development is to be determined.

Cost Summary Reports

The development cost is determined by completing the relevant Cost Summary Report shown in **Table 6**. Copies can also be downloaded from the development contributions section of Council's website.

Table 6: Type of Summary Reports by development cost and authorised person

Type	Development cost	Authorised person
Cost Summary Report	\$100,000 to \$1,000,000	Any suitably qualified building professional
Detailed Cost Summary Report	More than \$1,000,000	A quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method.

Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a suitably qualified and experienced person, such as a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors, to review the applicant's Cost Report.

Cost Summary Reports for complying development must be signed-off by a Council staff member before the CDC can be issued.

2.4 Imposing a contribution

This plan authorises Council and registered certifiers to impose contributions when exercising their decision-making functions under the EP&A Act.

When issuing a development consent or CDC, the relevant consent authority must specify the details of contributions payable under this plan, including:

- the type of contribution payable
- the monetary value of the contribution
- how the contribution amount will be indexed for inflation
- when the contribution needs to be paid
- how to pay the contribution (acceptable payment methods).

Relevant proforma conditions are included in **Appendix C**. There are separate proforma conditions to be used for section 7.11 and section 7.12 contributions.

2.5 Paying a contribution

Obtain an invoice

Prior to payment, please contact Council's development contributions staff for a tax invoice. This will confirm the amount payable and include details of the various methods of payment available.

Phone: 02 9710 0333

Email: ssc@ssc.nsw.gov.au

Timing of payments

The payment of contributions required by a condition of development consent shall be made prior to the issue of the construction certificate for the development.

Council may allow deferred or periodic payment of monetary section 7.11 contributions subject to consideration of a section 4.55 modification of consent. This application must specify the payment method. The Section 4.55 application must be made before the payment of the contribution is due.

In deciding whether to allow deferred or periodic payment of a monetary section 7.11 contribution, the Council will take into consideration the following matters:

- The reasons provided by the applicant requesting a deferred or periodic payment
- Whether allowing the deferred or periodic payment is likely to prevent the public facility being provided in a timely manner
- Whether the applicant has provided the Council with adequate security in relation to the deferred or periodic payment
- Any other relevant circumstances of the case.

The decision to accept a deferred or periodic payment is at the sole discretion of Council. If Council determines to allow the application, the arrangements relating to the deferred or periodic payment will not take effect until the applicant has entered into a written agreement with Council.

If approved, the following condition relating to the deferred or periodic payment will be placed on the amended development consent:

Deferred or periodic payment arrangements shall be made in accordance with a Deed of Agreement, and in accordance with Council requirements, and the provisions of the plan. The Deed of Agreement must be executed prior to the issue of a construction certificate. Full payment of outstanding contributions is required prior to the issue of the occupation certificate or within 12 months of the Deed of Agreement, whichever comes first. Note: Interest is payable at the current Council overdraft rate. This arrangement is subject to indexation which is charged on the 1st July each year on the balance outstanding at the time.

Deferred or periodic payment is subject to indexation which is charged on the 1st of July each year on the balance outstanding at the time. Applicants may apply to defer the payment of contributions two ways:

- 12-month deferral - by way of a bank guarantee, or
- 12-month periodic payments.

Both methods require full payment within 12 months of the date of issue of the construction certificate or prior to issue of the occupation certificate. These deferral methods are detailed below.

Set time-period deferment & bank guarantee

A set time-period deferment requires contributions to be paid within 12 months of the date of issue of the construction certificate or prior to issue of the occupation certificate, whichever comes first.

A deferred payment will only be accepted by way of a bank guarantee from an Australian bank for the total or outstanding contribution amount plus interest.

A Deed of Agreement entered into by the applicant and Council must be executed prior to the release of the construction certificate.

The guarantee requires the bank to unconditionally pay the guaranteed sum to Council at the time stipulated in the agreement. All costs incurred in the establishment, operation, administration or discharge of the bank guarantee, are borne by the applicant. The bank's obligations are discharged when payment to the Council is made in accordance with the guarantee, or when Council notifies the bank in writing that the guarantee is no longer required, or if the related consent lapses

The formula applied to all bank guarantees for section 7.11 contributions is as follows:

$$\text{Bank guarantee amount} = C(1 + i)^n + A$$

Where:

C Section 7.11 contribution that is due

i interest foregone by Council calculated at the current overdraft rate (%)

n period of deferral in years

A Council's current administration charge

Periodic payment

A periodic payment deferment requires contributions to be paid within 12 months of the date of issue of the construction certificate or prior to issue of the occupation certificate, whichever comes first.

A Deed of Agreement entered into by the applicant and Council must be executed prior to the release of the Construction Certificate and a payment schedule created and administered by Council.

The formula applied to all periodic payments for section 7.11 contributions is as follows:

$$\text{Bank guarantee amount} = \frac{C (1 + i)^n + A}{12}$$

Where:

C Section 7.11 contribution that is due

i interest foregone by Council calculated at the current overdraft rate (%)

A Council's current administration charge

Indexation of contribution at time of payment

A section 7.11 monetary contribution amount required by a condition of development consent imposed in accordance with this plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

The relevant proforma s7.11 condition of consent in **Appendix C** will identify the base CPI quarter used when indexing contribution amounts at the time of payment.

Similarly, the proposed cost of carrying out development that is the subject of a section 7.12 levy is to be indexed between the date the cost summary estimate was prepared and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

3 Obligations of certifiers

This section confirms specific obligations of certifiers, in relation to:

- 3.1: Confirming excluded development
- 3.2: Complying development
- 3.3: Construction certificates
- 3.4: Confirmation of development cost

3.1 Confirming excluded development

Certain types of development may be excluded from the need to pay a contribution, as identified in **section 2.1** of this plan. Certifiers must obtain Council's written confirmation that a development is excluded before excluding the development.

A certifier must not, under any circumstances, exclude a development from the need to pay a contribution without this written confirmation.

3.2 Complying development

This plan applies to complying development. If a proposed development is classified as complying development and applicants apply for a CDC through a registered certifier, the certifier is responsible for determining the CDC in accordance with this plan. This includes:

- Determining the contribution type, that is, whether a section 7.11 contribution or section 7.12 levy is required for a development, per **section 2.2** of this plan.
- Calculating either the section 7.11 contribution or section 7.12 levy, per **section 2.3**.
- Imposing the contribution, per **section 2.4**.
- Ensuring that the contributions are paid before any work authorised by the CDC commences.

3.3 Construction certificates

When issuing a construction certificate for building work or subdivision work, it is the certifier's responsibility to ensure that each condition requiring the payment of a monetary contribution before the certificate is issued has been complied with.

The certifier must obtain and cite the receipt (or receipts) issued by Council confirming that the required contributions have been paid in full and received by Council. Copies of these receipts must be included with copies of the certified plans provided to the Council in accordance with section 134 of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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

3.4 Confirmation of development cost for a s7.12 levy

Registered certifiers must not calculate the section 7.12 levy unless they have obtained a copy of Council's written verification of the development cost.

Where under this plan a section 7.12 levy applies to a DA or CDC, applicants must complete the relevant development cost summary form and submit this to Council for verification.

All other steps that need to be followed in applying this plan to complying development are the same as for other development types that are not classified as complying development.

If a section 7.11 contribution or section 7.12 levy is required, certifiers must calculate the contribution in accordance with this plan and impose a condition in the complying development using the relevant proforma condition in **Appendix C**.

Certifiers must notify Council of their determination of the CDC within 2 days of making the determination, as per section 141(4) of the EP&A Regulation entitled 'Notice of determination of complying development certificate application.'

Applicants must pay their contribution before commencing the complying development works.

4 Other administrative matters

This section provides information on other administrative matters, including:

- 4.1: Relationship of this plan to other contributions plans
- 4.2: Use of contribution funds
- 4.3: Review and life of this plan

4.1 Relationship to other contributions plans

This plan repeals the following plans:

- Sutherland Shire Section 7.11 Plan 2016 Amendment 3 (Edition 4)
- Sutherland Shire Section 7.12 Plan 2016 Amendment 5 (Edition 6)

This plan does not affect existing development consents applying to land in the Sutherland Shire containing conditions requiring contributions or levies under the above Plans.

Contributions imposed on and paid by developments under the above Plans will be applied toward the Council's co-contribution obligations in this plan.

4.2 Use of contribution funds

This plan requires monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan that is in effect in the Sutherland Shire to be paid and applied progressively for those purposes.

Under current legislation:

- Council may pool contributions funds and apply them progressively to facilitate the provision of infrastructure.³
- Council should endeavour to pool contributions to progressively provide infrastructure identified in contributions plans.⁴
- Council should ensure they are satisfied that pooling will not prevent them from delivering, within a reasonable time, the infrastructure for which the contribution was originally collected.⁵

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedule of this plan, as required by section 212(1)(h) of the EP&A Regulation.

³ Section 7.3(2) of the EP&A Act

⁴ Environmental Planning & Assessment (Local Infrastructure Contributions - Pooling of contributions) Direction 2020

⁵ Section 212(6) of the EP&A Regulation

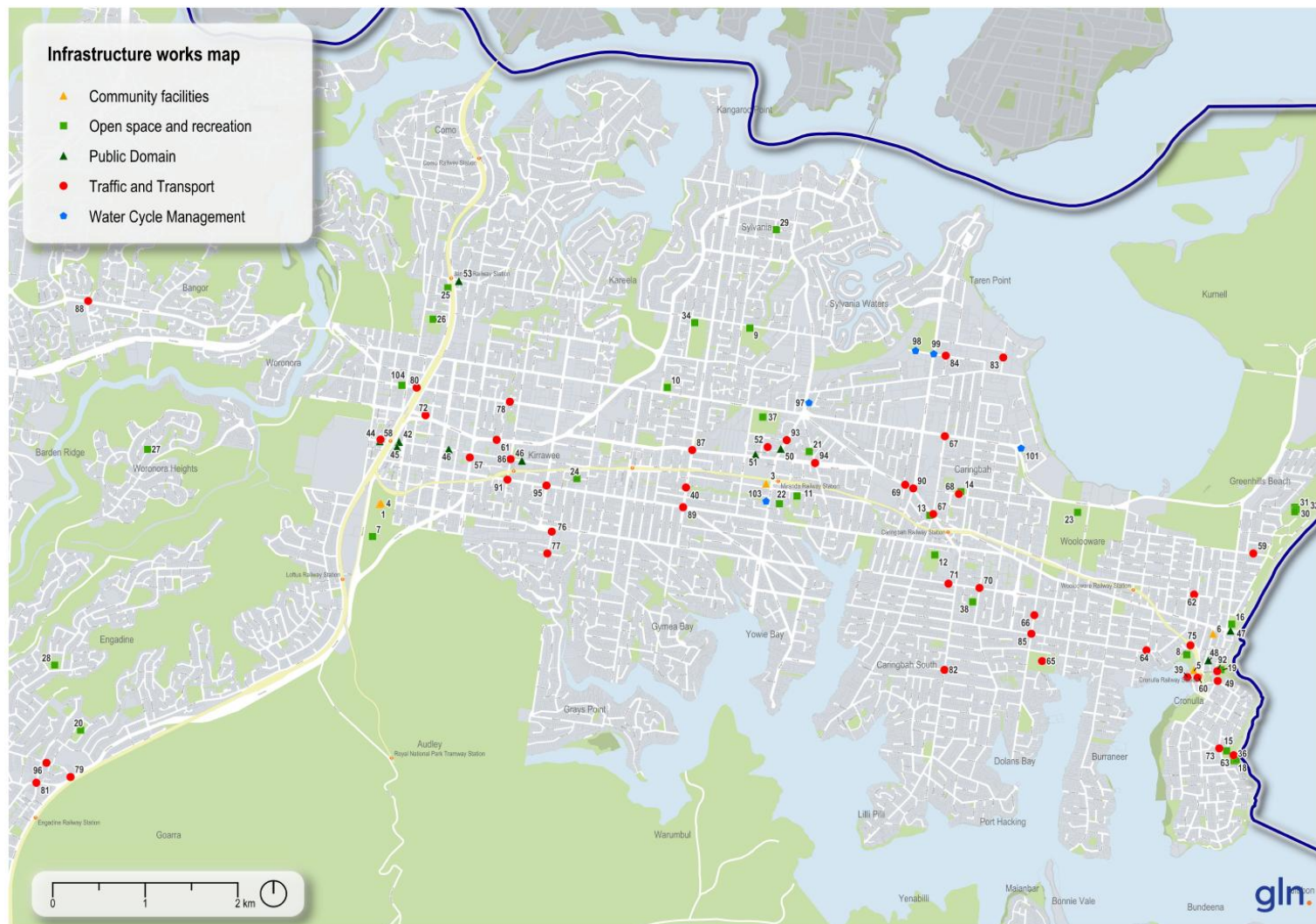
4.3 Review and life of this plan

This plan is based on forecast development generated population growth, infrastructure demand and cost from 2026 to 2041.

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

Council may also elect to review the plan before five years if needed because of changes to planning instruments, legislation or development conditions.

APPENDIX A: WORKS LOCATION MAP & WORKS SCHEDULE



Work Schedule – Project Location Map

Work Schedule – Community Facilities

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
1	Community facilities	Indoor recreation	Sutherland Leisure Centre - end of life replacement - Upgrade Gym - Recovery area - Indoor Sports Centre - Additional courts to 8-10 courts	Sutherland	s7.11		\$169,394,000	\$169,394,000	10%	\$16,939,400	Medium (6-10) years
2	Community facilities	Multi-purpose floor space	Miranda Community HUB (Regional Library/Community leased space/ Community venue + open space) - 4160sqm GFA Kiora Park - 97 Karimbla Road, MIRANDA	Miranda	s7.11		\$58,363,000	\$58,363,000	66%	\$38,519,580	Medium (6-10) years
3	Community facilities	Public amenities	New DDA Inclusive Amenities Block - Upgrade Council Land	Miranda	s7.11		\$500,000	\$500,000	10%	\$50,000	Medium (6-10) years
4	Community facilities	Public amenities	New DDA Inclusive Amenities Block - Upgrade Council Land	Sutherland	s7.11		\$500,000	\$500,000	10%	\$50,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
5	Community facilities	Public amenities	New DDA Inclusive Amenities Block - Upgrade Council Land	Cronulla	s7.11		\$500,000	\$500,000	10%	\$50,000	Medium (6-10) years
6	Community facilities	Multi purpose community facility/Public Domain Improvements	Cronulla Plaza/ Community Hub & Library Integrating the Cronulla central library into the Plaza as per Cronulla Master Plan	Cronulla	s7.11		\$16,515,655	\$16,515,655	50%	\$8,257,828	Long (11-15) years

Work Schedule – Open Space and Recreation

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
7	Open space and recreation	Sportsfields	Waratah Sports Precinct - Irrigation, Drainage & Lighting Upgrade of the Waratah Sports Complex with improved drainage, automated irrigation and lighting to meet Australian Standards. Enhancements will cover the athletics track, upper and lower fields, supporting athletics, gridiron, rugby, baseball and football.	Sutherland	s7.11		\$3,645,000	\$3,645,000	100%	\$3,645,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
8	Open space and recreation	Sportsfields	Tonkin Oval Sports Precinct - Resurfacing, Drainage, Irrigation and Lighting This project will upgrade Tonkin Oval, premier cricket venue, by improving the playing surface, drainage, irrigation and lighting, in turn enhancing the playing conditions. Home to Sutherland Cricket Club (Grade Cricket) lower division teams, the upgrades aim to improve the field's quality and support higher level competition. These improvements will ensure a more durable, high performance surface and increasing usage	Cronulla	s7.11		\$2,800,000	\$2,800,000	100%	\$2,800,000	Medium (6-10) years
10	Open space and recreation	Sportsfields	Community Nursery relocation and new sportsfield Relocation of the nursery - to enable the creation of playing field on site and relocating	Gymea	s7.11		\$2,000,000	\$2,000,000	100%	\$2,000,000	Long (11-15) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			the sporting function (regional) with Kareela Oval								
11	Open space and recreation	Playground	Sutherland Shire Centenary Park Playground Upgrade Upgrade of the existing playground at Sutherland Shire Centenary Park at 66-74 Karimbla Road, Miranda to a Regional all-abilities playground. The current regional level classification is proposed to be retained. Planning with Design in 2025/26 and 26/27. Tender and construction will occur in 2027/28.	Miranda	s7.11		\$2,244,724	\$2,244,724	100%	\$2,244,724	Short (1-5) years
12	Open space and recreation	Open space embellishment	Embellishment of Breen Park, Caringbah The redesigned park is to include an improved entrance and interface of park to Burns Lane and a walking track. The park is to meet the recreation needs of the	Caringbah	s7.11		\$1,500,000	\$1,500,000	100%	\$1,500,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			increased residential population anticipated in the centre.								
13	Open space and recreation	Open space embellishment	Caringbah Town Centre Park -Stage 2 Further land acquisition for 4-6 lots within Caringbah Centre - analysis done as part of the Play Strategy has demonstrated that this area is currently underserved. Expansion of the Caringbah Town Centre Park provides greater opportunity to provide quality civic and town centre park for broader range of recreation services.	Caringbah	s7.11	\$11,000,000	\$4,257,136	\$15,257,136	100%	\$15,257,136	Medium (6-10) years
14	Open space and recreation	Outdoor sports courts	Dianella Street Reserve BMX track or multi-sport court BMX track or multi-purpose court facilities at existing park/reserve	Caringbah	s7.11		\$800,000	\$800,000	100%	\$800,000	Long (11-15) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
15	Open space and recreation	Foreshore access and recreation	Shelly Park Ocean Pool Accessible Ramp and Pavilion Upgrade Shelly Park Amenities Building Renewal - Renewal of public amenities in Shelly Park Pavilion with Café and kiosk options in line with the Heritage aspects of the building & Shelly Park Ocean Pool Accessible Ramp Renewal - Improve the amenity accessibility of the rock pool and pavilion	Cronulla	s7.11		\$5,750,000	\$5,750,000	10%	\$575,000	Short (1-5) years
18	Open space and recreation	Foreshore access and recreation	Cronulla to North Cronulla Esplanade Upgrade - Stage 1 Development of a masterplan - 2028/29 Widening of the Esplanade between Cronulla and North Cronulla is proposed to address deterioration of the current structure and improve public access. Lateral access to the rock platform and Cronulla Beach could	Cronulla	s7.11		\$180,000	\$180,000	10%	\$18,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			be improved by incorporating access ramps and bleachers.								
19	Open space and recreation	Open space embellishment	Cronulla Park upgrade Embellishment of park to increase recreational options. Construct shade structures to allow increased use in centre. Construction scheduled for 2028/29.	Cronulla	s7.11		\$575,000	\$575,000	100%	\$575,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
20	Open space and recreation	Sportsfields	Dobell Road Sports Precinct - Resurfacing, Irrigation and Lighting This project will upgrade Dobell Road playing field through improved drainage, irrigation and lighting, enhancing the quality and capacity of the field. As an overflow field for larger football clubs in Engadine, these upgrades will increase field durability, support greater usage, and relieve pressure on overused facilities. The project aligns with the Sport Strategy, ensuring sustainable growth of sport and related facilities.	Engadine	s7.11		\$1,633,000	\$1,633,000	100%	\$1,633,000	Medium (6-10) years
21	Open space and recreation	Open space acquisition & embellishment	Expansion of Ascot Place Reserve with Land Acquisition Land Acquisition to enlarge Ascot Place Reserve	Miranda	s7.11	\$11,000,000	\$3,943,000	\$14,943,000	100%	\$14,943,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
22	Open space and recreation	Open space acquisition & embellishment	Creation of open space and recreation link between Ewey Creek and Centenary Park - Land acquisition within easement and bonus provisions	Miranda	s7.11	\$12,000,000	\$4,105,000	\$16,105,000	100%	\$16,105,000	Medium (6-10) years
23	Open space and recreation	Sportsfields	Captain Cook Sports Precinct - Lighting Upgrade This project will renew the lighting system at Captain Cook Playing Fields, a high-use regional facility catering to softball, league and oztag.Situated on the boarder of a high growth area with increasing residential density, these upgrades are essential to meet rising demand. The new lighting will meet Australian Standards, improve safety, and support year round play, ensuring the facility remains a vital community sport hub, aligned with the Sport Strategy.	Woollooware	s7.11		\$1,300,000	\$1,300,000	100%	\$1,300,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
24	Open space and recreation	Playground	Bidurgal Avenue Reserve - New Playground - Kirrawee Installation of new playground in 2028/29	Kirrawee	s7.11		\$440,000	\$440,000	100%	\$440,000	Short (1-5) years
25	Open space and recreation	Open space embellishment	Jannali Town Centre Park Plan, design and construct new town centre park. Construction in 2030/31 with potential land acquisition and consolidation of community centre	Jannali	s7.11		\$1,765,500	\$1,765,500	100%	\$1,765,500	Medium (6-10) years
26	Open space and recreation	Sportsfields	Jannali Oval - Drainage, Irrigation, Field resurfacing & Lighting Installation of irrigation and drainage and surface upgrade to improve playing capacity. Lighting upgrades will allow for night games to be played and to meet Australian Standards Tender and construction in 2027/28	Jannali	s7.11		\$4,315,000	\$4,315,000	100%	\$4,315,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
27	Open space and recreation	Sportsfields	Kingswood Road Oval New Irrigation & Drainage Installation of irrigation and drainage to improve playing capacity. Tender and construction in 2027/28	Engadine	s7.11		\$525,000	\$525,000	100%	\$525,000	Short (1-5) years
28	Open space and recreation	Open space embellishment	Lantana Road Reserve Exercise equipment and multi-sport court or skate facility New exercise equipment and multi-purpose sport court or skate facility for existing reserve	Engadine	s7.11		\$297,000	\$297,000	100%	\$297,000	Short (1-5) years
29	Open space and recreation	Open space acquisition & embellishment	Southgate - Land acquisition for open space opportunities Future land acquisition dependent on Southgate plans/density implications	Sylvania	s7.11	\$5,000,000	\$1,362,000	\$6,362,000	100%	\$6,362,000	Long (11-15) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
30	Open space and recreation	Open space embellishment	Don Lucas Reserve Stage 1 Upgrade and consolidate existing carpark at the southeast entrance, incorporating provision for Murdock Street pedestrian crossing, lighting improvements and natural shade. Relocate helipad to northeast of consolidated carpark, including provision for emergency access route. Construction will be in 2030/31.	Cronulla	s7.11		\$5,000,000	\$5,000,000	100%	\$5,000,000	Medium (6-10) years
31	Open space and recreation	Open space embellishment	Don Lucas Reserve Stage 2 Upgrade and extend existing playground area, incorporating provision for picnic and/or bbq facilities. Upgrade 500m walking/running circuit. Construction will be in 2031/32	Cronulla	s7.11		\$3,500,000	\$3,500,000	100%	\$3,500,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
32	Open space and recreation	Open space embellishment	Don Lucas Reserve Stage 3 Consolidate and extend multi-use court area, incorporating provision for picnic and/or bbq facilities. Consider provision for extension to public amenities, including provision for beach shower at Beach Access #5. Complete walkway connection to heritage dune maintenance access route in keeping with provisions of Besmaw development conditions. Construction will be in 2032/33.	Cronulla	s7.11		\$5,627,000	\$5,627,000	100%	\$5,627,000	Long (11-15) years
33	Open space and recreation	Multi-purpose floor space	Gymea Bay Baths - Stage 3 Stage 3 involves the following line items from the adopted master plan. Multi-purpose building upgrade and relocated toilet amenities	Gymea	s7.11		\$3,000,000	\$3,000,000	10%	\$300,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
34	Open space and recreation	Sportsfields	Box Road Reserve No. 3 & 4 and Garnet Road Playing Fields Drainage, Irrigation , Surface renewal and floodlights Design/construct 2029/30 This project will resurface the playing fields and upgrade the lighting at Box Road Sports Precinct. This site is at capacity for football, oztag and cricket. These upgrades will restore high quality, increase utilisation rates, enhance safety, and support year-round play. Completing this work will finalise resurfacing efforts across the larger precinct, ensuring it remains a central hub for the local sporting community.	Sylvania	s7.11		\$3,300,000	\$3,300,000	100%	\$3,300,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
36	Open space and recreation	Foreshore access and recreation	Cronulla to North Cronulla Esplanade Upgrade - Stage 2 Construction will be in 2 FY's, 30/31 and 31/32 Widening of the Esplanade between Cronulla and North Cronulla is proposed to address deterioration of the current structure and improve public access. Lateral access to the rock platform and Cronulla Beach could be improved by incorporating access ramps and bleachers.	Cronulla	s7.11		\$7,700,000	\$7,700,000	10%	\$770,000	Medium (6-10) years
37	Open space and recreation	Outdoor sports courts	Seymour Shaw Park - Stage 3 This project implements Stage 3 of the Seymour Shaw Park Masterplan through the design of a modern Tennis Court facility and improved lighting and construction of a multipurpose building to service the increasing demand of the Miranda growth area and central	Miranda	s7.11		\$6,000,000	\$6,000,000	100%	\$6,000,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			Shire district. The project will create a precinct with a modern Tennis Court facility and improved lighting								
38	Open space and recreation	Sportsfields	Robin Reserve Place/Scout Hall with land acquisition Sports facilities upgrade: drainage/irrigation or synthetic field, with new floodlighting, sports amenities building and upgraded carparking	Caringbah South	s7.11	\$11,000,000	\$6,938,000	\$17,938,000	100%	\$17,938,000	Long (11-15) years
104	Open space and recreation	Open Space Embellishment	New Park at Corner of Kurrajong Street and Leonay Street Acquisition of land and for new park and associated embellishment	Sutherland	s7.11	\$5,000,000	\$3,000,000	\$8,000,000	100%	\$8,000,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
105	Open Space and Recreation	Sportsfields	Oyster Bay Oval Sports Field - Irrigation, Drainage and Floodlights Works to improve lighting and drainage of playing fields to increase utility.	Oyster Bay	S7.12		\$8,000,000	\$8,000,000	N/A	N/A	Medium (6-10) years

Work Schedule – Public Domain

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
42	Public Domain	Streetscape works	Flora Street Sutherland Reimagine Upgrade Eton street to Old Princes Highway Footpath widening & public domain space with outdoor dining opportunities due to future increased density & following on from the trial parklet project, including partial closure of Muston Lane for a Public place.	Sutherland	s7.11		\$1,850,000	\$1,850,000	90%	\$1,665,000	Short (1-5) years
43	Public Domain	Streetscape works	Old Princes Highway Sutherland (Town Centre) northern end Reconfiguration of footpath for increased density & outdoor dining opportunities	Sutherland	s7.11		\$1,050,000	\$1,050,000	90%	\$945,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
44	Public Domain	Streetscape works	Adelong Street Sutherland Town Centre Upgrade - north Side East Parade to Robertson Lane. Footpath widening for outdoor dinning, public domain upgrade (trees, end of trip facilities, seating). East Parade Sutherland Town Centre Upgrade Adelong Street to Oxford Street and to Robertson Lane. Footpath widening for outdoor dinning, public domain upgrade(trees, end of trip facilities, seating).	Sutherland	s7.11		\$2,850,000	\$2,850,000	90%	\$2,565,000	Medium (6-10) years
45	Public Domain	Streetscape works	McCubbens Lane Sutherland Extension Upgrade Shared zone due to increased	Sutherland	s7.11		\$469,000	\$469,000	90%	\$422,100	Long (11-15) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			density and increase pedestrian movement - align with SCATL								
46	Public Domain	Streetscape works	Flora Street Sutherland public domain and Active Transport Corridor upgrade - stage 1 Flora Street from Merton Street to Acacia Road North and South side. Underground power - tree - footpath Flora Street Sutherland public domain and Active Transport Corridor upgrade- Stage 2 Flora Street from Acacia Road to Bath Road Kirrawee: Streetscape upgrade to improve the public domain to cater	Sutherland	s7.11		\$5,650,000	\$5,650,000	90%	\$5,085,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			for increased population & shared pathway connection from Bike Plan								
47	Public Domain	Streetscape works	Peryman Square Cronulla Kingsway Upgrade Improved pedestrian connectivity to the Plaza & the beach - public domain improvements	Cronulla	s7.11		\$7,400,000	\$7,400,000	50%	\$3,700,000	Medium (6-10) years
48	Public Domain	Streetscape works	Surf Road Cronulla Town Centre Upgrade Public Domain upgrades to road to increase pedestrian utilisation	Cronulla	s7.11		\$2,450,000	\$2,450,000	50%	\$1,225,000	Medium (6-10) years
50	Public Domain	Streetscape works	Kiora Road - west side north of Kingsway and Kingsway to Penprase Lane - Miranda public domain upgrade. Zone R4 precinct in Kiora Road	Miranda	s7.11		\$2,200,000	\$2,200,000	90%	\$1,980,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			north of Kingsway. Streetscape upgrade to cater for increased population. Kiora Road north of Kingsway, Penprase Lane to Willock Ave Zone R4 precinct in Kiora Road to north of Kingsway. Streetscape upgrade to cater for increased population.								
51	Public Domain	Streetscape works	Kingsway North Miranda Town Centre Upgrade Frontage works for town centre	Miranda	s7.11		\$852,000	\$852,000	90%	\$766,800	Short (1-5) years
53	Public Domain	Civic space	Box Road Jannali Town Centre Upgrade with Land Acquisition A new Town Square up to 1000m2 and footpath widening to create place and improve	Jannali	s7.11	\$5,000,000	\$3,512,000	\$8,512,000	50%	\$4,256,000	Long (11-15) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			pedestrian amenity								
54	Public Domain	Streetscape works	Public Domain and Public Art Improvements from Development Upgrades Council has the opportunity to improve public domain assets at the same time as Development work in a cost-effective way. It includes renewal and upgrade works to be carried out by Council in conjunction with Development Consent works within the road frontage zone.	Various	s7.11		\$1,000,000	\$1,000,000	10%	\$100,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
55	Public Domain	Streetscape works	Public Domain and Public Art Improvements from Development Upgrades - Medium Term Council has the opportunity to improve public domain assets at the same time as Development work in a cost-effective way. It includes renewal and upgrade works to be carried out by Council in conjunction with Development Consent works within the road frontage zone.	Various	s7.11		\$1,000,000	\$1,000,000	10%	\$100,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
56	Public Domain	Streetscape works	Public Domain and Public Art Improvements from Development Upgrades - Longer Term Council has the opportunity to improve public domain assets at the same time as Development work in a cost-effective way. It includes renewal and upgrade works to be carried out by Council in conjunction with Development Consent works within the road frontage zone.	Various	s7.11		\$1,000,000	\$1,000,000	10%	\$100,000	Long (11-15) years

Work Schedule – Traffic and Transport

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
39	Traffic and Transport	Active transport	Cronulla Wharf to station Active transport links, public domain upgrade to meeting accessibility standards	Cronulla	s7.11		\$400,000	\$400,000	90%	\$360,000	Medium (6-10) years
40	Traffic and Transport	Active transport	Sylvania Rd Miranda Active Transport Cycleway Kingsway to President Avevue	Miranda	s7.11		\$3,000,000	\$3,000,000	90%	\$2,700,000	Short (1-5) years
41	Traffic and Transport	Footpath	SSC Active Transport New Footpaths The provision of new footpath constructions throughout the Sutherland Shire. In accordance with the 10 year Active Transport Plan	Various	s7.12		\$5,000,000	\$5,000,000	na	na	Long (11-15) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
49	Traffic and Transport	Intersection upgrade and streetscape works	Nicholson Pde and Gerrale St Cronulla Public Domain Upgrade Public Domain upgrade Laycock Nicholson and Gerrale Roundabout Intersection and footpath works to formalise intersection and Improve connectivity and safety to Station Gerrale Street to Cronulla Street, increasing opportunity for outdoor dining	Cronulla	s7.11		\$1,530,000	\$1,530,000	50%	\$765,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
52	Traffic and Transport	Active transport	Central Road Miranda Town Centre Upgrade Increase connectivity between Seymour Shaw & Miranda shopping centre to cater for future increased density	Miranda	s7.11		\$1,583,400	\$1,583,400	90%	\$1,425,060	Short (1-5) years
57	Traffic and Transport	Active transport	Acacia Road Sutherland Active Transport Shared Path Upgrade President Ave to Old Princes Highway - Design and Construction	Sutherland	s7.11		\$937,000	\$937,000	90%	\$843,300	Short (1-5) years
58	Traffic and Transport	Active transport	East Parade Sutherland Parking and Active Transport Link Upgrade Sutherland station to Linden Street - establishing new active transport link in accordance with Bike Plan, upgrade commuter carparking (to standard)	Sutherland	s7.11		\$496,500	\$496,500	90%	\$446,850	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
59	Traffic and Transport	Active transport	Hume Road Cronulla - Active Transport Shared Path Upgrade The provision of a 2.5m wide shared pathway on Hume Road between Elouera Road and Mitchell Road. Works include parking upgrade at the Mitchell Road end .	Cronulla	s7.11		\$176,100	\$176,100	90%	\$158,490	Short (1-5) years
60	Traffic and Transport	Active transport	Gunnamatta Boat Ramp, Blackwoods Beach and Shelly Beach Active Transport Shared Path Upgrade Active Transport Shared Path Upgrade - Tonkin Oval to Waratah street Active transport link across south Cronulla Peninsula Road	Cronulla	s7.11		\$2,000,000	\$2,000,000	50%	\$1,000,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
61	Traffic and Transport	Active transport	Princes Hwy Kirrawee Active Transport Shared Path Upgrade Oak Road to Acacia - Designed and ready for construction	Kirrawee	s7.11		\$800,000	\$800,000	90%	\$720,000	Short (1-5) years
62	Traffic and Transport	Active transport	Woollooware Active Transport Link Philip St, Burke Rd and Croydon St Cronulla Upgrade The provision of a "Quietway" Active transport link in Philip Street and a 2.5m wide shared pathway in Burke Road and Croydon Street.	Woollooware	s7.12		\$350,000	\$350,000	na	na	Short (1-5) years
63	Traffic and Transport	Active transport	The Esplanade Cronulla Active Transport Shared Path Upgrade Upgrades to the Esplanade pathway to facilitate shared modal use	Cronulla	s7.11		\$20,000,000	\$20,000,000	50%	\$10,000,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
64	Traffic and Transport	Active transport	Burraneer Bay Road Cronulla Active Transport Shared Path Upgrade The provision of a 2.5m wide shared pathway on Burraneer Bay Road between Excelsior Road and Gunnamatta Road	Caringbah South	s7.11		\$200,000	\$200,000	50%	\$100,000	Short (1-5) years
65	Traffic and Transport	Active transport	Burraneer Park Caringbah South Active Transport Shared Path Upgrade The provision of a shared pathway through Burraneer Park between Gannons Road and Dominic Street	Caringbah South	s7.11		\$300,000	\$300,000	90%	\$270,000	Short (1-5) years
66	Traffic and Transport	Active transport	Gannons Road, Caringbah South - Cycleway The provision of a shared pathway on the eastern side of Gannons Road between Kingsway and Burraneer Park. Council has been	Caringbah South	s7.11		\$2,922,546	\$2,922,546	90%	\$2,630,291	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			awarded 50/50 grant funding for this project over 4 years commencing in 2025/26.								
67	Traffic and Transport	Traffic calming facilities	Willarong Rd traffic calming Kingsway to Captain Cook Drive Traffic calming devices between Kingsway to Captain Cook Dr to address speed in high pedestrian traffic streets. Part of Caringbah Master Plan	Caringbah	s7.11		\$1,000,000	\$1,000,000	50%	\$500,000	Short (1-5) years
68	Traffic and Transport	Road widening	Dianella Street Road Widening Widening Dianella Street between Sunnyside Avenue and Cawarra Road in improve traffic flow and capacity.	Caringbah	s7.11		\$500,000	\$500,000	50%	\$250,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
69	Traffic and Transport	Intersection upgrade	Kingsway/Hinkler Avenue right turn bay (State road) Installing right turn bay at Kingsway, at the Hinkler Avenue intersection to accommodate increase of right turn movements into Hinkler Avenue due to growth.	Caringbah	s7.11		\$2,500,000	\$2,500,000	50%	\$1,250,000	Short (1-5) years
70	Traffic and Transport	Intersection upgrade	Jacaranda Road/Caringbah Road Caringbah Upgrades Roundabout Upgrade	Caringbah	s7.11		\$984,000	\$984,000	50%	\$492,000	Short (1-5) years
71	Traffic and Transport	Intersection upgrade	Caringbah Road Widening -Upgrade Intersection improvements (bring up to standard) Intersection upgrade at Port Hacking Road & Willarong Road to improve pedestrian safety and traffic flow	Caringbah	s7.11		\$6,303,000	\$6,303,000	50%	\$3,151,500	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
72	Traffic and Transport	Traffic calming facilities	Acton Street Raised Pedestrian Crossing Raised pedestrian crossing at Acton St to improve pedestrian safety and connectivity to town centre. To accommodate increase of pedestrian movements within growth catchment.	Sutherland	s7.11		\$95,700	\$95,700	50%	\$47,850	Short (1-5) years
73	Traffic and Transport	Traffic calming facilities	Ewos Parade at Richmount Street Pedestrian Refuge Pedestrian refuge island to at Ewos Pde to allow for pedestrian connectivity and cater for increased pedestrian movements.	Cronulla	s7.11		\$45,000	\$45,000	50%	\$22,500	Short (1-5) years
75	Traffic and Transport	Traffic calming facilities	Searl Road & Wilbar Avenue Pedestrian Refuges Refuge island(s) at intersection	Cronulla	s7.11		\$270,000	\$270,000	50%	\$135,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
76	Traffic and Transport	Intersection upgrade	Forest Road & Hunter Street Kirrawee Safety Measures New safety measures at intersection	Kirrawee	s7.12		\$66,000	\$66,000	na	na	Short (1-5) years
77	Traffic and Transport	Intersection upgrade	Wanganui Road at Hunter Street Kirrawee Roundabout New roundabout at intersection	Kirrawee	s7.12		\$250,000	\$250,000	na	na	Short (1-5) years
78	Traffic and Transport	Traffic calming facilities	Waratah Street Kirrawee Traffic Calming Traffic calming measures for Waratah Street	Kirrawee	s7.12		\$200,000	\$200,000	na	na	Short (1-5) years
79	Traffic and Transport	Traffic calming facilities	Anzac Avenue at Princes Highway Engadine Refuge New refuge island(s) at/within proximity to intersection	Engadine	s7.12		\$66,000	\$66,000	na	na	Short (1-5) years
80	Traffic and Transport	Intersection upgrade	Jannali Ave/East Pde Roundabout and Tactiles New roundabout and tactiles at intersection	Jannali	s7.12		\$145,000	\$145,000	na	na	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
81	Traffic and Transport	Intersection upgrade	Caldarra Avenue/Old Princes Highway intersection upgrade Improve pedestrian safety and accessibility due to increased pedestrian traffic - upgrade to footpath and raised pedestrian crossing in Old Princes Highway	Engadine	s7.12		\$250,000	\$250,000	na	na	Medium (6-10) years
82	Traffic and Transport	Intersection upgrade	Teloopa Avenue at Port Hacking Road Caringbah South - Roundabout Upgrade The provision of a roundabout at the intersection of Teloopa Avenue and Port Hacking Road	Caringbah South	s7.12		\$783,000	\$783,000	na	na	Medium (6-10) years
83	Traffic and Transport	Car parking	Atkinson Road Taren Point Mobility Parking New mobility parking on Atkinson Road	Taren Point	s7.12		\$30,000	\$30,000	na	na	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
84	Traffic and Transport	Intersection upgrade	Box Rd and Erskine Road Roundabout Provision of new roundabout at intersection	Taren Point	s7.12		\$150,000	\$150,000	na	na	Short (1-5) years
85	Traffic and Transport	Intersection upgrade	Burraneer Bay Road and Gannons Road - Roundabout upgrade Upgrade of existing roundabout at intersection	Caringbah south	s7.11		\$588,000	\$588,000	50%	\$294,000	Short (1-5) years
86	Traffic and Transport	Intersection upgrade	Flora St/Oak Rd Right Turn Lanes Introduction of right turn phasing and dedicated right turn lanes	Kirrawee	s7.12		\$150,000	\$150,000	na	na	Short (1-5) years
87	Traffic and Transport	Traffic signal alterations	Kingsway at Sylvania Road (State road) - change of personality to split phase Change to split phase to improve safety and traffic flow on Sylvania Rd that will cater to growth	GyMEA	s7.12		\$547,000	\$547,000	na	na	Long (11-15) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
88	Traffic and Transport	Intersection upgrade	Anzac Road at Menai Road Menai - Traffic lights Traffic lights at intersection	Menai	s7.12		\$30,000	\$30,000	na	na	Short (1-5) years
89	Traffic and Transport	Intersection upgrade	President Ave at Sylvania Road - Change personality to split phase or right turn phase for Sylvania Road Change to split phase to improve safety and traffic flow on Sylvania Rd that will cater to growth	Gymea	s7.12		\$150,000	\$150,000		\$0	Short (1-5) years
90	Traffic and Transport	Intersection upgrade	Road and intersection widening Taren Point Road & Kingsway, Caringbah (State Road) Upgrade of intersection and road widening to facilitate traffic from future development of the medical precinct. Rezoning of this precinct under	Caringbah	s7.11	\$250,000	\$1,500,000	\$1,750,000	50%	\$875,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			SSLEP2015 will increase residential and worker population of this area. Road widening requires acquisition of land by council								
91	Traffic and Transport	Intersection upgrade	Road and intersection widening Oak Road and President Avenue Upgrade of intersection and road widening to facilitate traffic from future development.	Kirrawee	s7.11		\$3,500,000	\$3,500,000	50%	\$1,750,000	Short (1-5) years
92	Traffic and Transport	Intersection upgrade	Gerrale Street and Beach Park Avenue Cronulla Traffic Signals Pedestrian signals to replace existing raised pedestrian crossing	Cronulla	s7.11		\$400,000	\$400,000	50%	\$200,000	Short (1-5) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
93	Traffic and Transport	Traffic Signals	Kiora Road/Willock Avenue signal Signals at Kiora Road/Willock Avenue for pedestrian connectivity due to increase growth in Miranda.	Miranda	s7.11		\$1,824,000	\$1,824,000	50%	\$912,000	Long (11-15) years
94	Traffic and Transport	Traffic Signals	Intersection signalisation - Kingsway at Miranda Road (State Road) Signalising intersection at Kingsway and Miranda Road due to increased growth.	Miranda	s7.11		\$5,549,000	\$5,549,000	50%	\$2,774,500	Long (11-15) years
95	Traffic and Transport	Intersection upgrade	Intersection Signalisation at President Avenue at Bath Road Signalising of intersection	Kirrawee	s7.11		\$3,000,000	\$3,000,000	50%	\$1,500,000	Medium (6-10) years
96	Traffic and Transport	Traffic calming facilities	Anzac Avenue Engadine Traffic Management Upgrade Managing traffic flow and improving	Engadine	s7.11	\$80,000	\$4,000,000	\$4,080,000	50%	\$2,040,000	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			pedestrian connectivity. This length of road feeds from Woronora Heights and North Engadine into the town centre and highway.								

Work Schedule – Water Cycle Management

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
97	Water Cycle Management	Water quality facilities	Construction of a linear wetland between Five Ways and Belgrave Esplanade (near Dolton House). The linear wetland will serve as a pollution control measure, targeting contaminants such as heavy metals and hydrocarbons typically associated with vehicular traffic.	Sylvania Waters	s7.12		\$600,000	\$600,000	N/A	N/A	Medium (6-10) years
98	Water Cycle Management	Water quality facilities	Sedimentation Pond - End of Box Road The project includes construction of a sedimentation pond with a floating litter boom. The pond will provide water	Kirrawee	s7.12		\$600,000	\$600,000	N/A	N/A	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			pollution control as well as flood management.								
99	Water Cycle Management	Water quantity & quality facilities	Drainage Upgrade between Parraweena Road and Box Road Minimise the impact of increasing industrial development in Taren Point by improvement to the drainage.	Taren Point	s7.12		\$1,200,000	\$1,200,000	N/A	N/A	Medium (6-10) years
100	Water Cycle Management	Water quality facilities	Installation of a wetland sedimentation pond and floating litter boom east of Port Hacking The project includes design and construction of a wetland, sedimentation pond and floating litter boom east of	Taren Point	s7.12		\$600,000	\$600,000	N/A	N/A	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			Port Hacking Road, Miranda.								
101	Water Cycle Management	Water quality facilities	Water Quality Improvement at Endeavour Road Installation of water quality improvement devices such as GPT combined with offline sedimentation pond at Endeavour Road to treat stormwater before it reaches Woollooware Bay.	Taren Point	s7.12		\$1,200,000	\$1,200,000	N/A	N/A	Medium (6-10) years
102	Water Cycle Management	Water quantity & quality facilities	Flood Mitigation and Water Quality Treatments at Production Road. The project at this location will include measures such as widening of existing adjoining	Various	s7.12		\$3,000,000	\$3,000,000	N/A	N/A	Medium (6-10) years

Item	Category	Subcategory	Description	Precinct	s7.11 or s7.12 schedule	Estimated land cost	Estimated capital cost	Total cost	Apportionment factor	Apportioned cost	Staging
			Production Road between Bay Road and Woollooware Bay and establish saltmarsh plantations								
103	Water Cycle Management	Water quantity & quality facilities	Ewey Creek Embellishment and Flood Mitigation Works Ewey Creek works in Miranda to embellish land and mitigate flooding	Miranda	s7.12		\$3,000,000	\$3,000,000	N/A	N/A	Medium (6-10) years

							\$457,329,261	\$517,659,261		\$251,925,409	
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APPENDIX B: NEXUS, APPORTIONMENT & THE FORMULA FOR CALCULATING CONTRIBUTIONS

B.1: Purpose of the Appendix

The purpose of this Appendix is to explain the relationship (or 'nexus') between development that is anticipated to occur within the Sutherland Shire between 2026 and 2041, and the infrastructure included in this plan that is required to meet the demand generated by new development. The Appendix also demonstrates how local infrastructure contributions in this plan have been equitably apportioned to growth populations and sets out the formula for calculating contributions.

The Appendix responds to, and confirms that this plan is consistent with, the following requirements of the Environmental Planning and Assessment Act 1979:

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

B.2: Local context

Sutherland Shire comprises an area of 370 square kilometres and is located on the southern periphery of Greater Sydney approximately 27 kilometres south-southwest of the Sydney CBD. Sutherland Shire is bounded by the City of Canterbury Bankstown, Georges River in the north, the South Pacific Ocean in the east and Wollongong City in the south, and Deadman's Creek, Woronora Dam, Campbelltown City and Liverpool City in the west.

Sutherland Shire has large residential neighbourhoods, characterised by suburban homes in a landscape setting. Pockets of higher density housing are focused on town centres, particularly in the walk catchments of railway stations along the spur line between Sutherland and Cronulla. The two largest town centres are Sutherland centre – an administrative and commercial hub at the junction of the train lines, and Miranda centre which is the Shire's premier retail hub. Cronulla centre has a strong economic base that stems from its lifestyle focus, while Caringbah centre is near the hospitals which help support its growth.

The Shire's development is closely tied to its geographical features and timing of road and rail access. Most of the population lives in the area east of Woronora River, which reflects the fact that the eastern part was provided with rail access from Sydney to Sutherland (in 1885) with a branch line extension to Cronulla (in 1939). Settlement west of the Woronora River (i.e. the suburbs of Menai, Alford's Point, Bangor) began more recently in the 1970s with the completion of a road bridge across the Georges River.

Sutherland Shire is well provided with open space containing around 1,780 hectares of open space, comprising 633 parks and bushland reserves. It also has an impressive portfolio of public

land which supports the provision of a comprehensive range of social infrastructure and facilities including 8 public libraries, 35 community centres, art and entertainment centres and over 130 community buildings.

Sutherland Shire has significant and highly valued natural areas. About half the land area of Sutherland Shire is National Park or extensive bushland areas. Sutherland Shire includes the Royal National Park, Heathcote National Park, Georges River National Park and Kamay Botany Bay National Park. Settlement and future urban development in the Shire is and will continue to be confined within the natural area boundaries of water and national parks.

B.3: Key areas identified for growth

The NSW Government's South District Plan (2018) identifies Sutherland and Miranda as 'strategic centres.' These areas are intended to support most of the Shire's future growth, including a diverse mix of co-located activities, both residential and non-residential. In addition to these areas, Council's Local Housing Strategy (LHS) identifies Caringbah, Engadine, Cronulla, Jannali, Gymea, and E1-zoned local centres as key areas for housing growth. Council intends to prepare place plans for many of these areas, to facilitate an increase in housing supply and diversity in-line with State Government targets, alongside protecting local character and amenity.

The NSW Government recently introduced the Low-and Mid-rise Housing Policy (LMR Policy). The LMR Policy changes planning controls to encourage more low and mid-rise housing to be constructed within 800 metres walk from nominated town centres and transport hubs. Low-rise housing includes dual occupancies, multi dwelling housing (including terraces) and manor homes up to 2 storeys. Mid-rise housing includes residential flat buildings between 3 and 6 storeys. The location of Sutherland's LMR Policy areas are shown in **Figure B.1**.

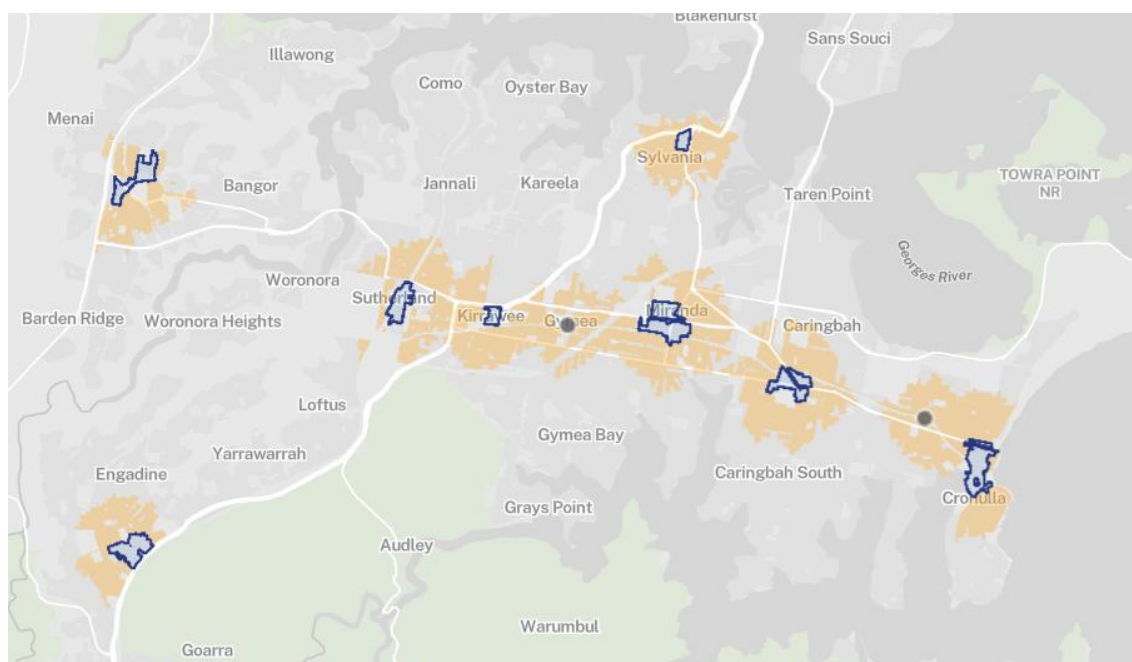


Figure B.1: Sutherland's LMR Policy areas

Source: NSW Government's Indicative LMR Policy map

B.4: Existing population & housing profile

This section identifies and describes the key characteristics of the Sutherland Shire's population and existing housing stock at the time of the 2021 Census or as otherwise stated. It also identifies changes that occurred in the 5-years between the 2016 and 2021. Where relevant, Greater Sydney is used as a comparison area.

Population

At the 2021 census the Sutherland Shire's population was 230,211. By 30 June 2024, the estimated residential population of Sutherland Shire was 238,614, having increased by 1.54% from the previous year. This is a slower rate of growth than that experienced in Greater Sydney during the same period (2%).

Figure B.2 shows that Sutherland Shire has a similar age structure to Greater Sydney, particularly in the younger age cohorts (0 to 17 years). However, compared with Greater Sydney, Sutherland has less residents aged 25 to 34 years and a larger proportion of older residents (60 to 85 years +). In Sutherland Shire, the largest proportion of residents are aged between 35 and 49 years, accounting for over 20% of all residents.

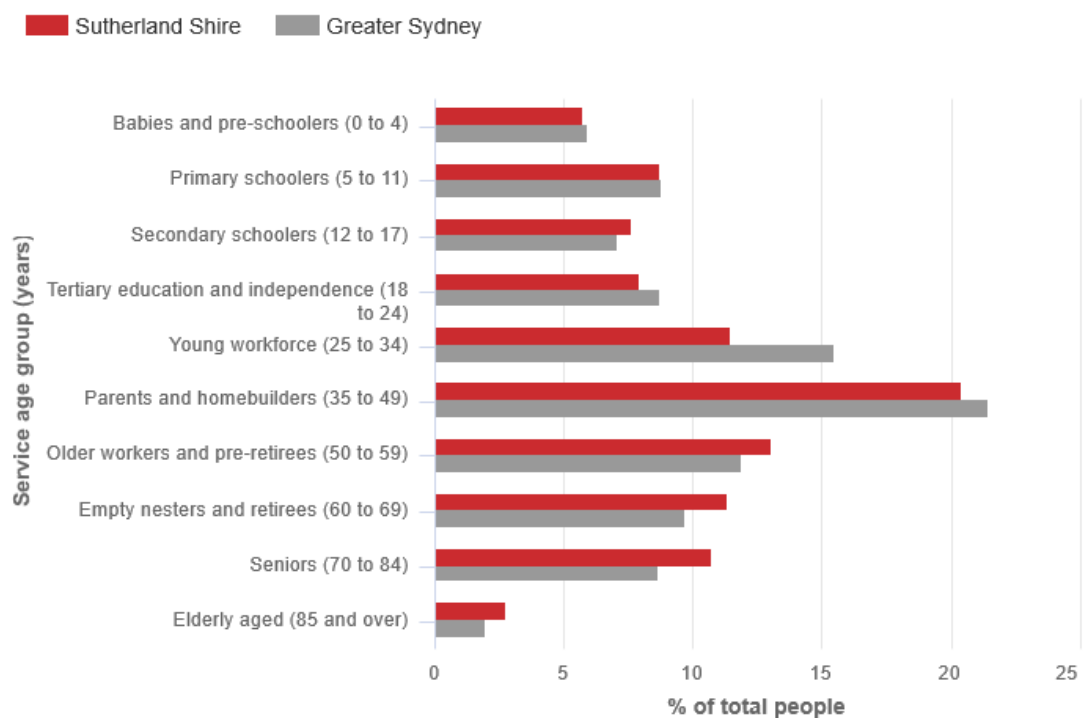


Figure B.2: Age structure (Sutherland LGA & Greater Sydney)

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id, the population experts.

Population distribution

Sutherland Shire's population is broadly distributed across the following areas:

- **Northern suburbs:** Urbanized and commercially active areas such as Miranda, Caringbah, and Kirrawee.
- **Southern and western suburbs:** Spacious and family-oriented suburbs such as Engadine, Heathcote, and Illawong.
- **Coastal areas:** High amenity 'lifestyle' locations that tend to attract younger professionals and retirees, such as Cronulla, Woolooware and Kurnell.
- **Smaller settlements:** Less densely populated areas offering exclusivity and high property values, including Port Hacking and Lilli Pilli.

Housing typologies

In Sutherland Shire, there are more separate houses than medium/high density houses; however, the dominance of low-density housing typologies has already begun to shift.

Table B.1 shows that, in the 5 years between 2016 and 2021, the construction of medium/high-density housing increased by 5,852. During the same period, separate houses only increased by 820.

Table B.1 Dwelling Structure Comparison 2016 - 2021

Dwelling type	2016		2021		Change
	Number	%	Number	%	2016 to 2021
Separate house	52,547	62.2	53,367	58.7	+820
Medium/high density	31,209	37	37,061	41	+5,852
Caravans, cabin, houseboat	213	0.3	134	0.1	-79
Other	267	0.3	228	0.3	-39
Not stated	217	0.3	132	0.1	-85
Total Private Dwellings	84,453	100.0	90,922	100.0	+6,469

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id, the population experts.

Occupancy rates

The following average occupancy rates were recorded across Sutherland Shire at the 2021 Census. These rates are used as a basis for calculating the section 7.11 contribution rates in this plan.

Table B.2: Average occupancy rates

Residential development type	Occupancy rate
1-bedroom dwellings, including studios	1.26 persons per dwelling
2-bedroom dwellings	1.86 persons per dwelling
3 or more-bedroom dwellings	3.01 persons per dwelling

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id, the population experts.

Existing non-residential development

There is a range of existing non-residential developments across the LGA, including:

Retail and commercial centres

- Miranda: Anchored by Westfield Miranda, this is the Shire's largest retail and commercial hub, employing thousands of people in retail, hospitality, and professional services.
- Cronulla: A vibrant coastal centre with tourism, hospitality, and boutique retail employment.
- Sutherland Town Centre: Hosts government services, legal firms, and small businesses.

Health and education precincts

- Sutherland Hospital Caringbah: A major employer in health care and allied services.
- TAFE NSW Gympie and Loftus campuses: Education and training roles, plus support services.
- Private medical centres and aged care facilities: Various suburbs including Kirrawee, Caringbah, and Engadine.

Industrial and trade zones

- Kirrawee Industrial Area: Home to manufacturing, construction, and logistics businesses.
- Taren Point and Caringbah South: Light industrial and warehousing operations.
- Menai and Heathcote: Smaller clusters of trade and service-based employment.

B.5: Growth projections

Population and housing projections

This plan assumes that Sutherland Shire will have an additional 19,950 residents 10,500 homes by 2041. This represents an annual growth rate of 1,330 residents and 700 new dwellings per year for the life of the plan (15 years).

The estimated housing growth rate adopted by this plan is based on a review of various data sets by Council. The review incorporated a range of historic data and future projections, as shown in

Figure . The assumed average annual growth rate of 700 dwellings per year is mid-way between the actual 2001-2023 growth rate and the NSW Government's 2024-2029 housing growth target for Sutherland Shire.

This plan assumes future housing will have an average occupancy rate of a 2-bedroom dwelling (1.9 persons). It is difficult to accurately predict the average occupancy rate of future dwellings. This assumption is based on the recent trend towards construction of medium- and high-density housing typologies, which is likely to continue given the local and state-wide planning framework and policy context that encourages housing diversity, including smaller dwellings,

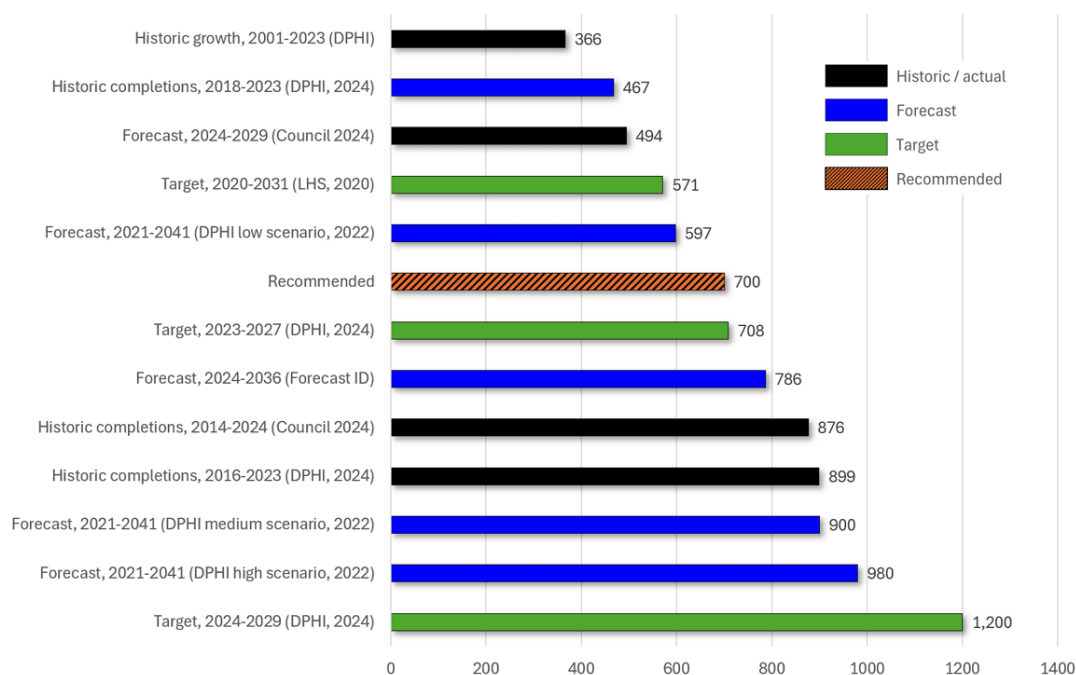


Figure B.3: Housing growth (historic, forecast, target and recommended)

Source: Sutherland Shire Council

It is anticipated that, during the life of this plan, housing and population growth will continue to be distributed throughout the Sutherland Shire, with the highest concentrations in and around transport hubs and centres along the rail 'spine' from Sutherland to Cronulla (**Figure B.4**).

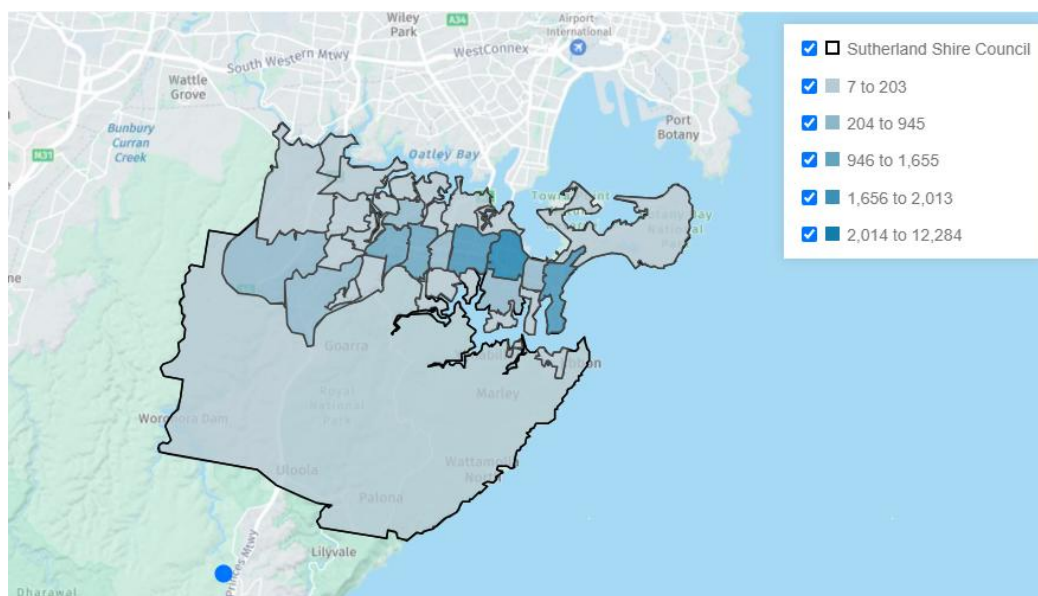


Figure B.4: Population and housing forecast (distribution)

Source: .id (informed decisions), 2025

Non-residential development

Based on priorities for employment lands contained in the South District Plan, Greater Sydney Region Plan and the Sutherland Shire LSPS, future non-residential development will occur throughout the LGA, with the highest concentrations likely to be in the following areas:

Strategic Centres & Corridors

- **Miranda:** Reinforced as the Shire's primary commercial centre, with growth in retail, health, and professional services.
- **Sutherland Town Centre:** Targeted for civic, transport-oriented, and mixed-use development, including government and legal services.
- **Cronulla:** Continued investment in tourism, hospitality, and coastal amenity upgrades.
- **Kiora Road Corridor (Miranda to Sutherland):** Identified for intensification of commercial and mixed-use activity.

Employment Lands

- **Kirrawee Industrial Precinct:** Expected to evolve with more advanced manufacturing, logistics, and service trades.
- **Taren Point and Caringbah South:** Retention and enhancement of light industrial and bulky goods retail.
- **Menai and Heathcote:** Smaller employment clusters with potential for local service expansion.

Health & Education Precincts

- **Caringbah Health Precinct:** Around Sutherland Hospital, earmarked for medical, allied health, and aged care expansion.

- **TAFE and school sites:** Potential upgrades and redevelopment to support education and training needs.

It is anticipated that, as the residential population increases to 2041, the number of jobs in Sutherland Shire will also grow. However, the quantum and location of future jobs is uncertain and, therefore, this plan authorises consent authorities to impose 7.12 levies on non-residential development.

B.6: Infrastructure needs and responses

This section provides an overview of current and future infrastructure needs in Sutherland Shire and to identify how this plan responds to those needs for growth-related infrastructure.

As outlined in previous sections of this plan, Council is anticipating an increase of 19,950 residents by 2041, and an average growth rate of 700 dwellings per year over the life of this plan.

Future residential and non-residential development are expected to occur throughout the established areas of Sutherland Shire, which are already built-up with a diverse mix of residential, commercial, industrial and retail uses, with significant areas set aside for active and passive public recreation.

This means that future development will occur mainly through land use intensification rather than 'greenfield' development. For example, by replacing existing low density residential developments such as single houses with higher density development such as townhouses, terraces, residential flat buildings or shop top housing.

This anticipated growth pattern has significant implications in terms of infrastructure planning and delivery, presenting a range of both challenges and opportunities. Where possible, this plan seeks to leverage existing infrastructure, focusing on modernising, integrating and increasing the capacity of that infrastructure to maximise efficiency, value for money and community benefits.

Local strategic planning context

The infrastructure needs assessment that underpins this plan was informed by a range of local plans and strategies prepared by Council in consultation with the community. This includes Sutherland Shire's:

- Community Strategic Plan (CSP) – Towards 2035
- Local Strategic Planning Statement (LSPS) 2020
- Active Transport Strategy 2022 – 2032
- Library Strategy 2022 – 2032
- Sport Strategy and Implementation Plan 2022 – 2037
- Open Space Strategy and Implementation Plan 2021 – 2031
- Play Strategy and Implementation Plan 2021 – 2031
- Leisure Centre Strategy and Implementation Plan 2023 – 2038
- Venue Strategy 2022 – 2032
- Catchment and Waterways Strategy and Implementation Plan

Key findings are summarised **Table 5** and were used to inform the works schedule in **Appendix A**.

Table 5: Infrastructure needs and responses

Infrastructure	Need/responses
Open space & recreation	
<i>New public open space acquisition & embellishment</i> <i>Public open space embellishment (including outdoor sports courts)</i>	Sutherland Shire has 1,780 hectares of Council-managed open space, spread across 633 areas, ranging from small local parks to expansive regional reserves. <u>Future needs & strategic priorities</u> Council's Open Space Strategy and Implementation Plan confirms that, while the LGA has an abundance of open space, the current rate of provision (121 sqm per person) is likely to decline to 115sqm per person by 2036. The Strategy also highlights that the quality, distribution and accessibility of certain open space areas must be improved to meet the needs of the community now and into the future. Utilising the commonly accepted planning benchmark for open space (2.8 hectares per 1,000 residents), it is estimated that by 2041, an additional 56 hectares of open space would be required to meet the needs of the future population. Given the high cost of land acquisition in Sutherland Shire, to meet additional future demand generated by new development in the most efficient and cost-effective way, it makes practical sense to focus primarily on embellishing and increasing the carrying capacity of existing open space. The availability of high-quality, ground-level public open space and multi-purpose streetscape areas within walking distance of key areas identified for housing growth (i.e. LMR Policy areas) is a high priority to ensure residents' quality of life. A key objective of Council's Open Space Strategy and Implementation Plan is to ensure that 90% of all houses within 800 metres (10-minute walk) of quality open space, and preferably a 5-minute walk for high-density growth areas. The rationale is that people living in future residential developments will predominately be housed in higher-density residential housing, including apartments, with limited access to private open space. Further, apartments will be increasingly occupied by couples with children and lone person households who, despite living side by side, will have limited communal spaces to facilitate and promote social interaction. In this context, the public realm is becoming increasingly more important to house activities that have been historically carried out in backyards and other private spaces. <u>Infrastructure items & apportionment</u> The plan provides for a limited number of strategic acquisitions. However, this will not be sufficient to replace the existing rate of open space provision enjoyed by the current population. Instead, the plan focuses on providing open space embellishment works that will help to increase the quality, carrying capacity and accessibility of existing open space to meet projected future demand. The open space infrastructure provided for in this plan is apportioned 100% to new development given the amount of open space per person enjoyed by the population will be reduced overall.
<i>Indoor recreation</i>	There are 14 Council-owned indoor courts in Sutherland Shire, including: • Sutherland Indoor Sport – Basketball (4 courts)

Infrastructure	Need/responses
	• Menai Indoor Sports Centre – Basketball; netball; badminton; indoor Soccer; gymnastics / acrobatics; karate; table tennis; skating; group fitness (4 courts) • Sylvania Youth Club – Dance, calisthenics, physical culture, jujitsu (1 court) • Taren Point Badminton – Badminton (1 court) • Miranda RSL Youth Club – Karate, trampoline, tumbling (1 court) • Bellingara Indoor Netball Court – Indoor netball (1 court) • Anzac Oval Indoor Facility – Gymnastics, indoor cricket and other indoor programs (1 court) • Caringbah YMCA – Gymnastics and fitness (1 court). <u>Future needs & strategic priorities</u> Council strives to create an industry-leading network of community-focused leisure facilities which enhance the lives of the community. Based on a benchmark of 1 court per 10,000 residents, the Leisure Strategy and Implementation Plan identifies a significant undersupply of indoor recreation facilities and estimates that, by 2036, 27 courts will be required. The current shortfall is 9 courts and the new population will require an additional 2 courts. Council's Leisure Centre Strategy and Implementation Plan identifies the following needs and opportunities. • Deliver key upgrades to existing aquatic facilities (rather than increase the number of facilities) • Investigate feasibility of developing a regional indoor sports stadium within the current Sutherland Leisure Centre and Sutherland Indoor Sports Stadium site • Deliver additional single court facilities and increase the total area and improve the functionality of gym spaces (Sutherland up to 2,000sqm and Engadine up to 600sqm) • Investigate options for a dedicated gym facility at Caringbah (1,000sqm). <u>Infrastructure items & apportionment</u> This plan allocates funding to the redevelopment and expansion of Sutherland Leisure Centre. This will involve delivery of 8-10 indoor courts, 8 of which will meet demand of the existing community and 1-2 to meet demand generated by new development. Most of the demand (around 90%) is generated by existing residents and the wider regional population. Therefore, the cost of the proposed works is apportioned 10% to new development.
<i>Foreshore access & recreation</i>	Sutherland Shire's iconic beachfront buildings are highly valued by residents and visitors alike. Some also hold significant local heritage value. <u>Future needs & strategic priorities</u> Council seeks to ensure inclusive access and long-term asset renewal for its foreshore assets. <u>Infrastructure items & apportionment</u>

Infrastructure	Need/responses
	This plan provides for 4 items in this sub-category. These items including seawall restoration are required to be carried out regardless of growth and therefore have a relatively low apportionment to development (10%).
<i>Playgrounds & play spaces</i>	Council seeks to plan for the equitable distribution of play spaces – which includes outdoor fitness youth recreation and community wellbeing – and to ensure these assets are designed to be inclusive for all ages, abilities, and cultural backgrounds. <u>Future needs & strategic priorities</u> Council's Play Strategy and Implementation Plan identifies: • High demand for youth-focused facilities like skate parks, basketball courts, and outdoor fitness equipment. • Gaps in provision across several suburbs, especially for older children and teens. • 31 district and regional locations identified for potential upgrades or new play infrastructure. • Strong community support for inclusive and accessible design, including sensory play and all-abilities equipment. <u>Infrastructure items & apportionment</u> This plan provides for 2 items in this sub-category. The proposed level of provision is well below the needs generated by the incoming population and so it is reasonable that these items be apportioned 100% to new development.
<i>Sports fields</i>	Sutherland Shire currently has 285 hectares of open space allocated to sport, including 149 hectares of green sports fields (excluding golf courses and synthetic fields). It is expected that the transport works in the F6 Corridor may result in the loss of key sports facilities which will place additional demands on existing sites. <u>Future needs & strategic priorities</u> Council's Sports Strategy and Implementation Plan identifies the need for an additional 9 ovals or 18 full size rectangular fields by 2036. This is based on a benchmark ratio of 1:5,000 (for a full oval or 2 rectangle equivalent fields). It is cost-prohibitive for Council to purchase land for provision of new sports fields. Therefore, increasing the carrying capacity of existing sports fields and facilities is critical and will be the strategy adopted by the capital works in this plan. <u>Infrastructure items & apportionment</u> This plan provides for 11 items in this sub-category. Council will attempt to address the future needs by reconfiguring and increasing the carrying capacity of existing open space areas to meet the extra active recreation needs of the growth population. The proposed 10 sports field items – which include repurposing existing facilities and open space areas for greater sports capacity - will provide only a portion of the 18-field demand related to growth.

Infrastructure	Need/responses
	It is reasonable therefore that the sportsfields items in the plan be apportioned 100% to growth because the works will not exceed the extra sports field demand generated by growth.
Community facilities	
<i>Libraries & multipurpose community floor space</i>	There are 8 public libraries in Sutherland Shire, distributed across 6 catchment areas: 1. Cronulla Library – the LGA's central library 2. Caringbah, Sylvania and Miranda branch libraries 3. Sutherland branch library 4. Menai branch library 5. Engadine branch library 6. Bundeena branch library. These libraries have a total combined floor space of 6,170sqm. <u>Future needs & strategic priorities</u> As identified in the LSPS, Council intends to deliver flexible, functional and multipurpose spaces to meet changing demand, and promotes the co-location of libraries and community spaces where possible. The State Library of NSW's benchmark for library floorspace is approximately 40sqm per 1,000 residents and the commonly accepted benchmark for multipurpose community floorspace is 80sqm per 1,000 residents. The Library Strategy estimates that, by 2041, Sutherland Shire will require an additional 2 central libraries and an additional 6,260sqm of library floor space. <u>Infrastructure items & apportionment</u> This plan provides for the following facilities: • Miranda Community Hub • Cronulla Central Library and Community Hub and streetscape works The projects will cater for both existing and growth populations. The Miranda Community Hub will contain at least 3,600sqm of floor space, comprising approximately 1200 sqm of library and 2400 sqm of community floor space. Based on the above planning benchmarks, a total of 2,394sqm of library and multi-purpose community floorspace will be required to serve the growth population. The ratio of floor space serving growth to planned additional building floorspace is 66% (i.e. 2,394/3,600 sqm). The apportionment of the community building and library works is therefore 66%.
Public domain	
<i>Streetscape works</i>	Council seeks to foster and contribute to liveable, vibrant and productive town centres with a high level of amenity. <u>Future needs & strategic priorities</u>

Infrastructure	Need/responses
	Streetscape works are particularly important in key areas identified for housing growth (i.e. LMR Policy areas) as they will help to: • Balance density with amenity: Higher density needs better shared spaces: As private open space shrinks, public parks, plazas, and streetscapes become essential for recreation, socialising, and wellbeing. • Improve walkability and connectivity: Upgrades like wider footpaths, shade trees, and pedestrian crossings support active transport and reduce car dependency. • Enhance place identity and liveability: Design quality shapes perception: Thoughtful public domain design—paving, lighting, furniture—can elevate the character of a neighbourhood and foster pride. • Provide spaces for community life: Squares, pocket parks, and green corridors offer venues for informal gatherings, events, and cultural expression. <u>Infrastructure items & apportionment</u> This plan provides for 12 items in this sub-category. Apportionment rates are as follows: • 90% for works mainly serving LMR Policy areas • 50% for works in Cronulla to reflect its existing regional catchment • 10% elsewhere.
Transport, transport & access	
<i>Active transport</i>	Sutherland Shire's existing active transport network includes 560km of footpaths and 27km of dedicated shared walking and cycling paths. <u>Future needs & strategic priorities</u> Within the key areas identified for growth, it is anticipated that there will be a greater mode shift away from private vehicle usage for shorter trips and to access other facilities located along the railway line. Council seeks to upgrade and extend the existing network to better connect local schools, town centres, employment areas, public transport and recreational areas to support new development. More specifically, the Active Transport Strategy identifies the following needs and opportunities: • Deliver regional north-south and east-west routes across the LGA • Deliver walking and cycling infrastructure near town centres, public transport hubs and schools • Improve safety, connectivity and amenity of active transport network • Implement wayfinding and signage to help users navigate the network more easily and safely • Deliver end of trip facilities • Develop a large level of service measure including route directness, continuity, street crossings, amenity, comfort and safety. <u>Infrastructure items & apportionment</u>

Infrastructure	Need/responses
	This plan provides for targeted investment in 12 active transport projects in this sub-category. Apportionment rates are as follows: • 90% for works mainly serving LMR Policy areas • 50% for works in Cronulla to reflect its existing regional catchment • 10% elsewhere.
<i>Intersection upgrade</i> <i>Road widening</i> <i>Traffic calming facilities</i>	There are parts of Sutherland's road network that experience queuing and delays in peak travel times currently. Upgraded connections and intersections will be required to support the additional growth and likely increase in vehicle movements within the LGA. Given existing congested traffic conditions at peak travel times, the proposed works included in this plan are likely to meet current backlogs as well as cater for future growth needs in areas identified for growth. Apportionment rates: 50% for works mainly serving LMR Policy areas; 10% elsewhere.

B.7: Contribution Catchment

This plan applies to a single catchment, being the entire geographical area of Sutherland Shire. This is appropriate as growth and infrastructure delivery will spread throughout the LGA. Having a single catchment also simplifies administration and avoid delays accumulating sufficient funds to contribute towards growth infrastructure.

B.8: The formula for calculating s7.11 contribution rates

The generic formula for determining section 7.11 contribution is:

$$\text{Section 7.11 Contribution Rate (\$)} = \sum \left(\frac{\$INF \times AF}{D} \right)$$

Where:

\$INF is the apportioned estimated cost of providing each of the infrastructure items required to meet the development of the Catchment

AF the percentage of the total cost of each item of infrastructure that is attributable to new development in the Catchment - i.e. the 'apportionment factor' – which is shown for each item in **Appendix A**

D is the expected demand for each infrastructure item – in persons, lots or hectares

APPENDIX C: PROFORMA CONDITIONS OF CONSENT

C.1: Proforma condition (Section 7.11)

Contribution

Pursuant to Section 7.11 of the *Environmental Planning and Assessment Act 1979* and *Sutherland Local Infrastructure Contribution Plan 2026*, a total monetary contribution of **[\$[insert amount]]** must be paid to Sutherland Shire Council toward the cost of local infrastructure contained in the Works Programme of the Development Contribution Plan.

This contribution has been assessed and calculated in accordance with the Sutherland Local Infrastructure Contribution Plan 2026:

Bedroom No.	Rate	No. of Units	Total
1 Bedroom Dwelling - Proposed	16,850	[insert No.]	[\$[insert amount]]
2 Bedroom Dwelling - Proposed	20,000	[insert No.]	[\$[insert amount]]
3 Bedroom Dwelling - Proposed	20,000	[insert No.]	[\$[insert amount]]
Boarding House - Single bed - Proposed	13,340.39	[insert No.]	[\$[insert amount]]
Boarding House - Double bed - Proposed	16,850.55	[insert No.]	[\$[insert amount]]
1 Bedroom Dwelling - Concession (existing)	16,850	[insert No.]	[\$[insert amount]]
2 Bedroom Dwelling - Concession (existing)	20,000	[insert No.]	[\$[insert amount]]
3 Bedroom Dwelling - Concession (existing)	20,000	[insert No.]	[\$[insert amount]]
TOTAL		[insert No.]	[\$[insert amount]]

The above total amount contribution rate will be adjusted between the date of consent and the date of payment in line with quarterly movements of the Sydney (All Groups) CPI index published by the Australian Bureau of Statistics.

The monetary contribution must be indexed between the date of this consent / certificate and the date of payment in accordance with the following formula:

$$\frac{\$CC \times CPI_P}{CPI_C}$$

Where:

- \$CC is the total contribution amount shown in this certificate expressed in dollars.
- CPI_P is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.
- CPI_C is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate – **[insert CPI number and relevant, most recent quarter]**

Time for payment

The contribution must be paid prior to the release of a construction certificate.

The contribution must be paid (in the case of a development authorised by a CDC) prior to building work commencing.

C.2: Proforma condition (Section 7.12)

Contribution

Pursuant to Section 7.12 of the Environmental Planning and Assessment Act 1979, and Sutherland Local Infrastructure Contribution Plan 2026, a levy of **\$[insert amount]** must be paid to Sutherland Shire Council for the purposes of the Local Infrastructure identified in the plan.

Indexation

The levy is based on a proposed cost of carrying out the development of **\$[insert amount from approved cost summary report]**.

This cost of development (and consequently the monetary contribution that is to be paid) must be indexed between the date of this consent and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$CC \times CPI_P}{CPI_C}$$

Where:

- \$CC is the contribution amount shown in this certificate expressed in dollars
- CPI_P is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.

CPI_C is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate – **[insert CPI number and relevant, most recent quarter]**

Outstanding levies will be adjusted on a quarterly basis. Payment must be made prior to the issue of the construction certificate.

Condition reason: To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development.

Time for payment

The contribution must be paid prior to the release of a construction certificate.

The contribution must be paid (in the case of a development authorised by a CDC) prior to building work commencing.