CITY OF CANADA BAY LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

City of Canada Bay

City of Canada Bay Local Infrastructure Contributions Plan (Amendment 2)

Prepared for

City of Canada Bay

By

gln. planning consulting strategy

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Document History and Status

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Glossary of terms and abbreviations

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

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

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

CDC means complying development certificate.

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

Council means City of Canada Bay Council.

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

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

IPART means Independent Pricing and Regulatory Tribunal.

LGA means local government area.

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

TOD means Transit Oriented Development.

Plan Summary

Summary of contribution rates

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

Note regarding Minister's Direction

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

Table 1 Section 7.11 contribution rates for land to which this Plan applies, excluding Rhodes Peninsula

Infrastructure item	Per resident*	Per independent living unit or boarding house room	Per 0 or 1 bedroom dwelling or secondary dwelling	Per 2 bed dwelling or secondary dwelling	Per 3 or more bed dwelling or residential allotment	Maximum contributions while Minister's Direction is in place [a]
Recreation^	$5,197	$6,087	$7,482	$10,758	$15,348	$7,080
Public Domain	$4,442	$5,203	$6,396	$9,196	$13,118	$6,052
Community^	$3,867	$4,529	$5,568	$8,005	$11,420	$5,268
Active Transport^	$958	$1,121	$1,379	$1,982	$2,828	$1,304
Plan Administration and Management	$217	$254	$312	$449	$641	$296
Total	**$14,681**	**$17,194**	**$21,137**	**$30,390**	**$43,354**	**$20,000**

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

^ relates to Plan-wide infrastructure

a see Note regarding Minister's Direction before Table 1

Table 2 Section 7.11 contribution rates for the Rhodes Peninsula catchment

Infrastructure item	Per resident*	Per independent living unit or boarding house room	Per 0 or 1 bedroom dwelling or secondary dwelling	Per 2 bed dwelling or secondary dwelling	Per 3 or more bed dwelling or residential allotment	Maximum contributions while Minister's Direction is in place [a]
Recreation^	$5,197	$6,087	$7,482	$10,758	$15,348	$5,587
Community^	$3,867	$4,529	$5,568	$8,005	$11,420	$4,157
Active Transport^	$958	$1,121	$1,379	$1,982	$2,828	$1,029
Roads and Civic Space Facilities within Rhodes	$8,307	$9,729	$11,959	$17,195	$24,530	$8,930
Plan Administration and Management	$275	$322	$396	$569	$812	$296
Total	**$18,604**	**$21,788**	**$26,784**	**$38,509**	**$54,937**	**$20,000**

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

^ relates to Plan-wide infrastructure

a see Note regarding Minister's Direction before Table 1

Table 3 Section 7.12 levy rates

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

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) – Kings Bay

Refer to Appendix D for information.

Plan overview

City of Canada Bay LGA has a population of approximately 92,255 people[1]. Future residential development in the area is expected to accommodate up to 30,000 additional residents. The development will be spread throughout the area with higher density residential development concentrated in Rhodes, North Strathfield, Burwood North, Five Dock and Kings Bay.

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

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

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

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

A summary of the costs of local infrastructure included in this plan is shown in **Table 4.**

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

Table 4 Summary of proposed infrastructure costs

Type of contribution and type of local infrastructure	Total cost of works in plan
Section 7.11 contributions*	
Recreation Facilities	$148m
Public Domain	$89m
Community Facilities	$142m
Active Transport	$41m
Rhodes Peninsula facilities	$45m

[1] Estimated Resident Population (ERP) 2025. Source: Australian Bureau of Statistics, Region Population Growth. Compiled and presented by .id (informed decisions)

Type of contribution and type of local infrastructure	Total cost of works in plan
Section 7.12 contributions	
Local infrastructure	$61m
Total	**$526m**

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

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

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

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

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

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

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

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

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

Section 4 – Other administration matters

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

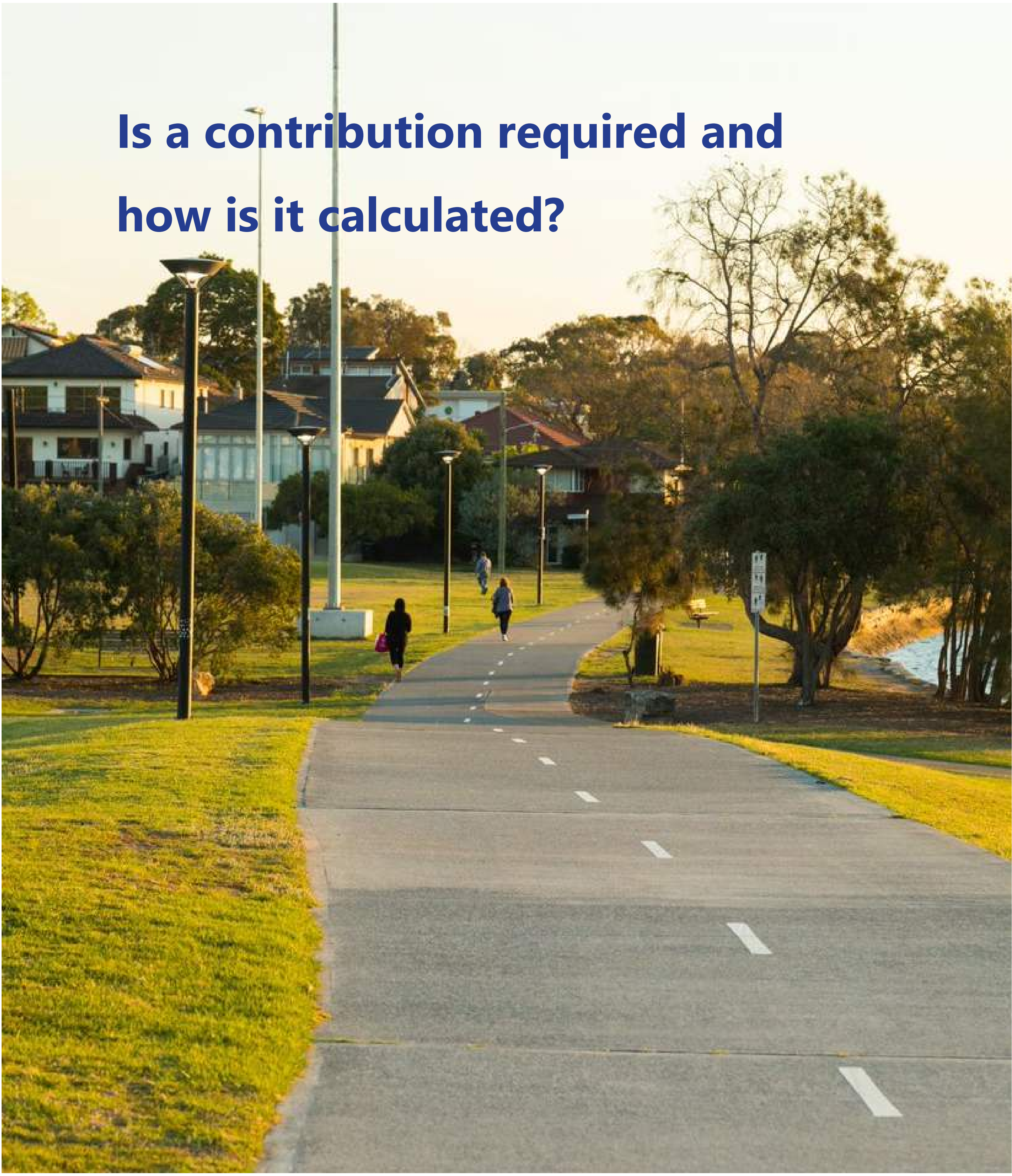
Appendices

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

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

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

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



Is a contribution required and how is it calculated?

1 Is a contribution required and how is it calculated?

1.1 Name and purposes of the plan

This plan is called City of Canada Bay Local Infrastructure Contributions Plan (Amendment 2).

The main purpose of this plan is to authorise:

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

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

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

Other purposes of this plan are as follows:

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

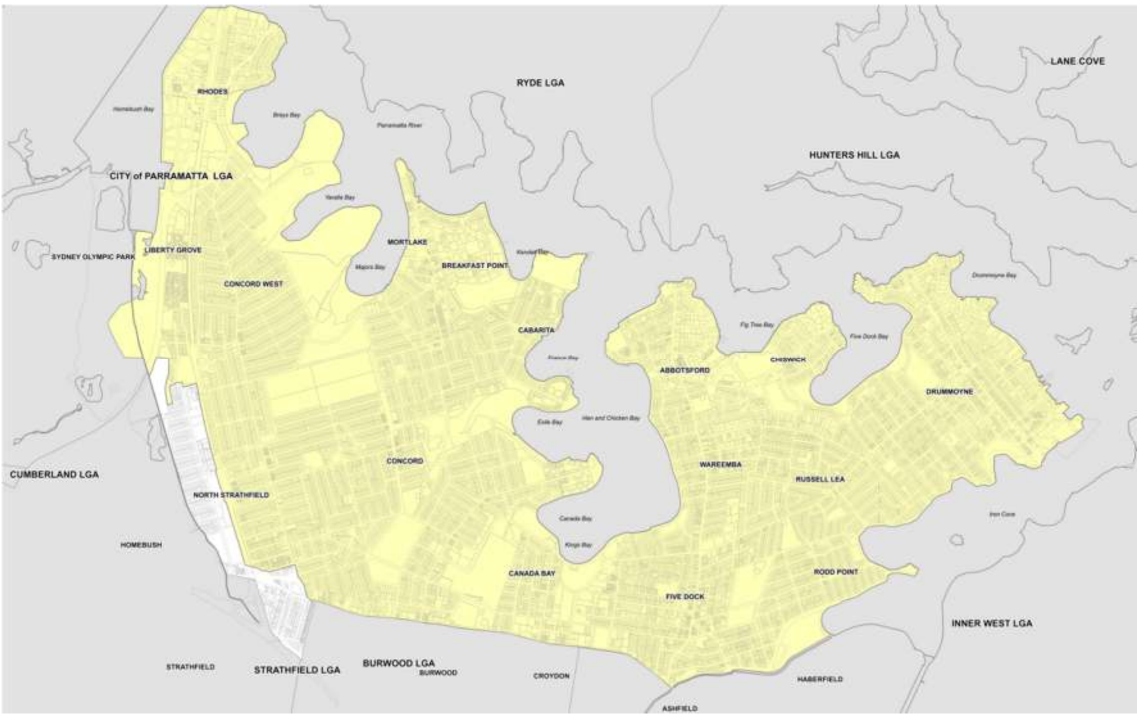
1.2 What land does this plan apply to?

This plan applies to the City of Canada Bay LGA excluding the portion covered by the Homebush TOD. Refer to **Figure 1**.

This area has been divided into 2 catchments for the purpose of determining fair s7.11 contribution rates, namely:

- Rhodes Peninsula
- Canada Bay Rest of LGA

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



Source: City of Canada Bay Council

Figure 1 Land to which this Plan applies

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

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

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

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

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

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

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

1.3 What development does this plan apply to?

1.3.1 Development affected by the plan

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

(a) Residential Accommodation development that would result in a net increase in residents on the land in accordance with **section 1.4.1.**

(b) other development that has a proposed cost of more than $100,000.

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

Type (b) developments will be subject to a condition requiring the payment of a levy under section 7.12 of the EP&A Act. Refer to **section 0** for the levy rates that apply.

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

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

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

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

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

1.3.2 What development is exempted from contributions or levies?

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

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

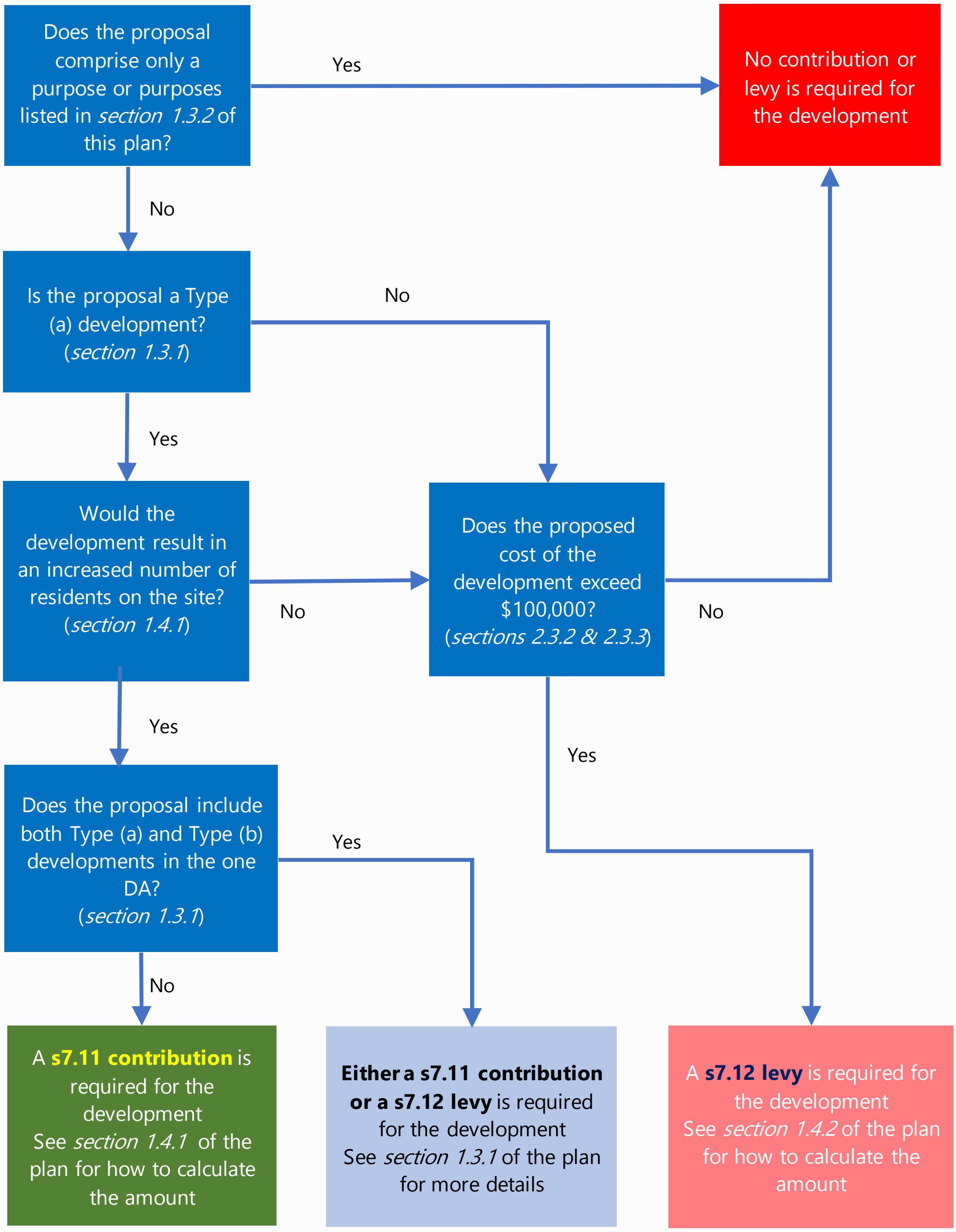


Figure 2 Process to determine when a contribution is required

1.4 How to calculate a contribution amount

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

1.4.1 Calculating a s7.11 contribution

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

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

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

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

Contribution catchments

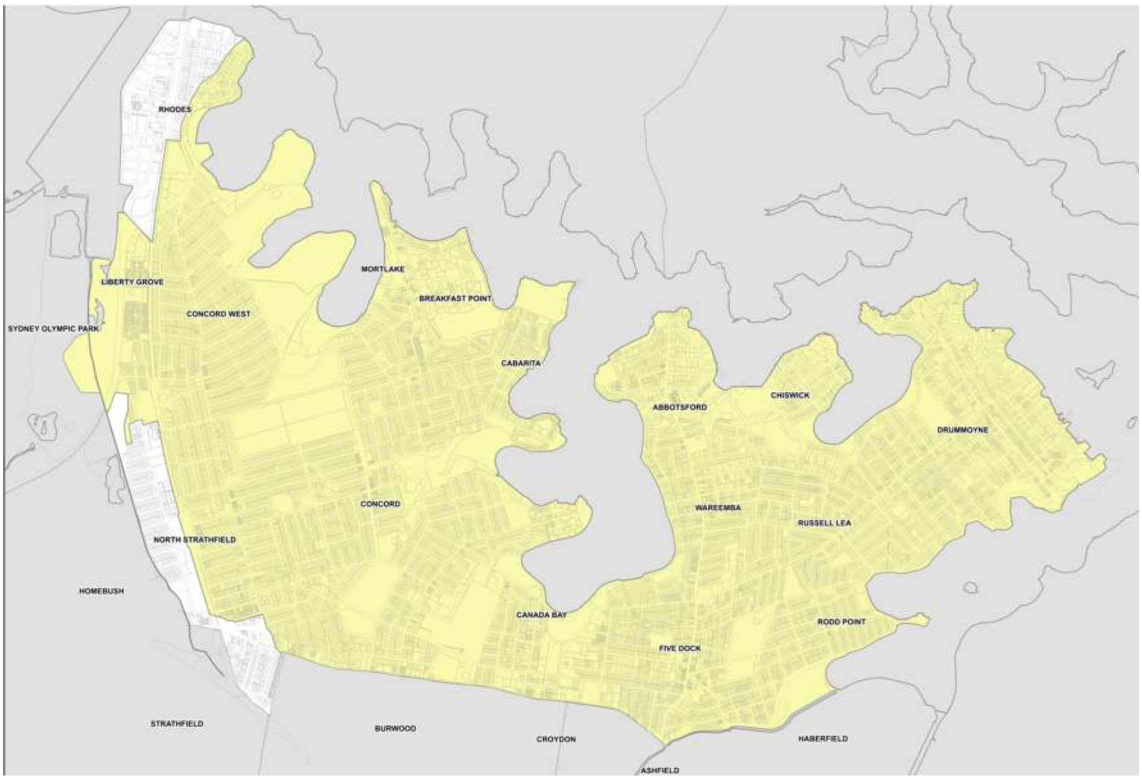


Figure 3 Canada Bay LGA catchment (excluding Rhodes and Homebush TOD area)

Figure 4 Rhodes Peninsula catchment

Is there a net increase in demand?

The occupancy rates included in **Table 5** reflect the estimate of future infrastructure demand attributable to proposed residential development, as well as the estimate of existing demand allowances (or credits) for existing development.

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

For development sites that contain existing residential development or that have been subdivided for residential development, a credit for the existing infrastructure demand (based on the assumed existing population) relating to the development or site will be applied for the purpose of determining whether there is a net increase in population. The credit applied will be based on the rates shown in **Table 5**.

Table 5 Assumed occupancy rates for calculation of contributions and demand credits

Development type	Assumed occupancy rate
Dwellings with 3 or more bedrooms, or vacant allotments that have a dwelling entitlement	2.95 persons per dwelling
Dwellings and secondary dwellings with 2 bedrooms	2.07 persons per dwelling
Bed-sitters, one-bedroom dwellings and one-bedroom secondary dwellings	1.44 persons per dwelling
Self-contained seniors living dwellings	1.17 persons per dwelling
Boarding houses	1.17 persons per room
Group homes and hostels	1 person per bed

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

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

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

Where:

$\$\ contribution\ \text{Dev}$ is the \$ amount determined by multiplying - for each development type listed in Tables 1, 2, or 3 (whichever is relevant) <u>in the proposed development</u> - the number of dwellings, persons or beds by the relevant contribution rate shown in **Table 1** or **Table 2** for each development type.

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

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

1.4.2 Calculating a s7.12 fixed development consent levy

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in **Table 3** by the proposed cost of the development.

That is:

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

Where:

$\%\ Rate$ is the relevant rate that applies to the development as shown in Table 4.

$\$\ Cost\ \mathrm{Dev}$ is the proposed cost of carrying out the development. Refer to **section 2.3.1** for more details.

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

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

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

1.4.3 Worked examples

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

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

Section 7.11 contribution amount

30 x 2 bedroom dwellings	=	30 x $20,000 (refer to Table 1) = $600,000
Plus 300m^2 ground floor retail	=	$0 (no s7.11 contribution applies to non-residential development)
less 1 dwelling house	=	$20,000 (as per Note in **Table 1**)
Total contribution	=	$580,000

Section 7.12 levy amount

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

The contribution amount that would be imposed on this development would therefore be the section 7.11 amount - $580,000 - which is higher than the section 7.12 levy amount.

Worked example 2 – type (a) development

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

40 x 2 bedroom dwellings	=	40 x $20,000 (refer to Table 2) = $786,400
plus 5 x 1 bedroom dwellings	=	5 x $20,000 = $100,000
less 3 dwelling houses	=	$20,000 x 3 = $60,000
Total contribution	=	$840,000

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

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

Section 7.11 contribution amount

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

Section 7.12 levy amount

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

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

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

4 x 2 bedroom dwellings	=	4 x $20,000 (refer to Table 1) = $80,000
less 500m^2 ground floor retail	=	$0 (no s7.11 demand credit applies to non-residential development)
Additional contribution	=	$80,000

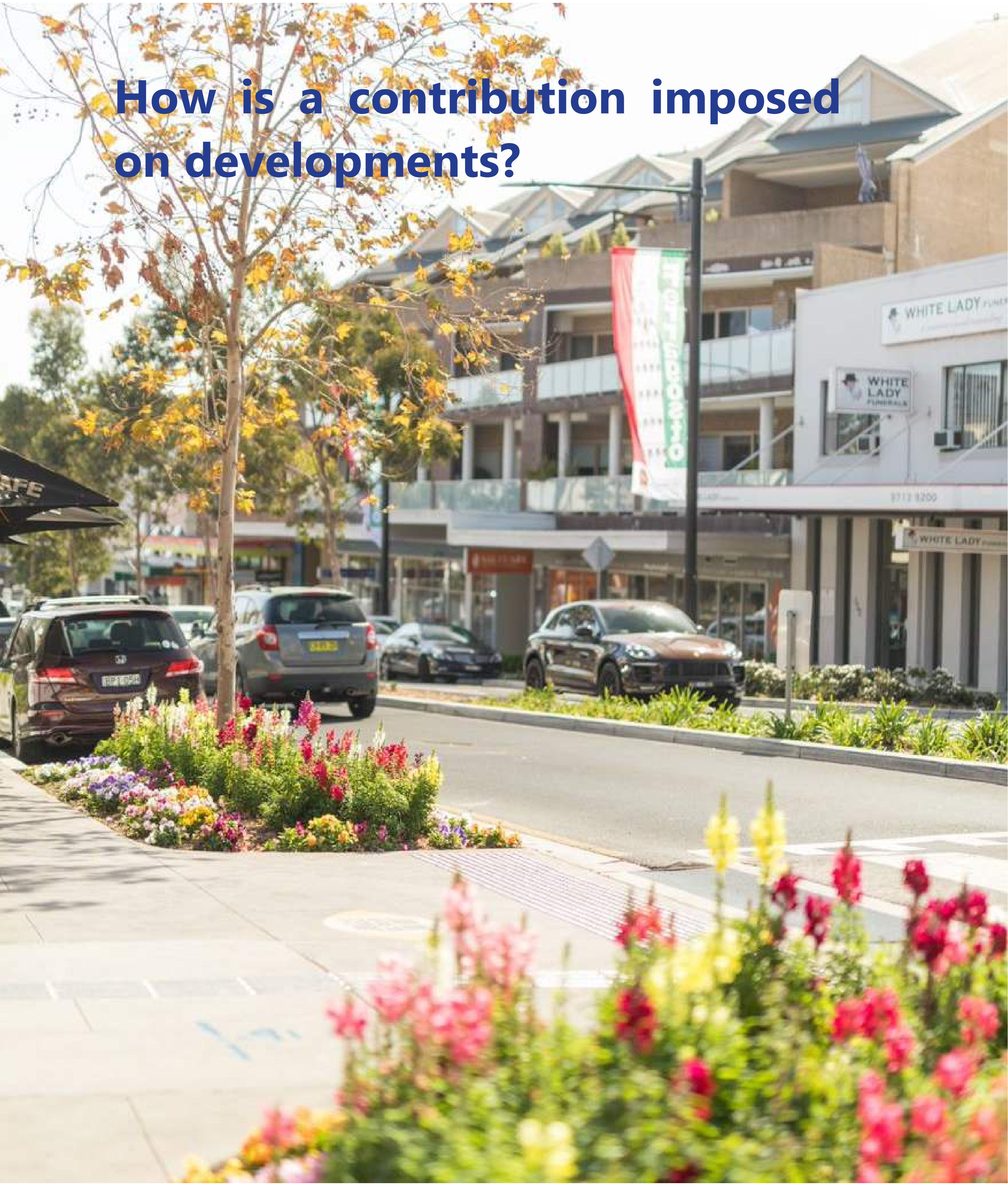
Worked example 4 – type (b) development

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

Section 7.12 levy amount

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

How is a contribution imposed on developments?



2 How is a contribution imposed on developments?

2.1 Monetary contributions

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

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

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

The types of development subject to either a contribution or levy, and the contribution or levy rates applying to different development types, are identified in **section 1.3**, **Table 1**, **Table 2** and **Table 3** of this plan.

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

2.2 Section 7.11 contributions

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

2.2.1 Land contributions

This plan authorises the consent authority, other than an accredited certifier[2], when granting consent to an application to carry out development to which this plan applies, to impose a condition under s7.11(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of local infrastructure to be provided by Council.

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

2.2.2 Cap on monetary s7.11 contributions for residential development

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

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

The Direction requires that:

> *A council (or planning panel) must not grant development consent ... subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that:*
>
> *(a) in the case of a development consent that authorises one or more dwellings, exceeds $20,000 for each dwelling authorised by the consent, or*
>
> *(b) in the case of a development consent that authorises subdivision into residential lots, exceeds $20,000 for each residential lot authorised to be created by the development consent.*

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

2.2.3 Adjustment to section 7.11 contribution rates

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

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

2.2.4 Latest section 7.11 contribution rates to be used

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

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

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

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

2.3 Section 7.12 fixed development consent levies

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

2.3.1 Determining the proposed cost of carrying out a development

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

2.3.2 Cost Summary Report must accompany development application

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

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

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

2.3.3 Who may provide a Cost Summary Report?

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

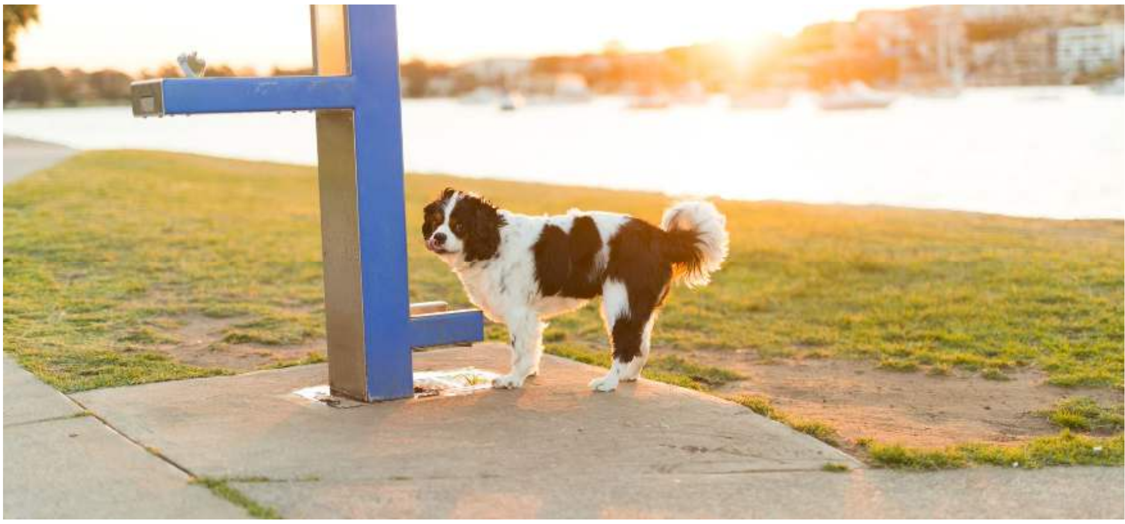
- where the applicant's estimate of the proposed cost of carrying out the development is between $100,001 and $2,000,000 – any building industry professional suitably qualified; or
- where the proposed cost of carrying out the development is in excess of $2,000,000 – a quantity surveyor who is a registered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

2.4 Obligations of accredited certifiers

2.4.1 Complying development certificates

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

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



Procedure for determining a s7.11 contribution amount

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

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under s7.11(6) of the EP&A Act (i.e. '$\$\ contribution\ \mathrm{Credit}$' that appears in the formula in **section 1.4.1** of this plan), or an exemption of part or the whole of the development under **section 1.3.2** of this plan, the accredited certifier must:

   (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and

   (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.

2. Determine the unadjusted contributions in accordance with the rates included in **Table 1** and **Table 2** of this plan, taking into account any exempted development specified in **section 1.3.2** and any advice issued by the Council under paragraph 1(b) above.

3. Adjust the calculated contribution in accordance with **section 2.2.3** to reflect the indexed cost of the provision of infrastructure.

4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development.

Procedure for determining the section 7.12 levy amount

1. Ensure that the development is not subject to a section 7.11 contribution under this plan or any other contributions plan adopted by the Council and that remains in force.

2. Determine the section 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **section 2.3.2** of this plan using the rates included in **Table 3** of this plan and taking into account any exempt development specified in **section 1.3.2**.

2.4.2 Construction certificates

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

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

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

How and when can a contribution requirement be settled?

3 How and when can a contribution requirement be settled?

3.1 Timing of payments

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

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

Generally, the condition will provide for payment as follows:

(a) For development where no further approvals are required – before the development consent is issued.

(b) For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen plan).

(c) For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate.

(d) For works authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences.

3.2 Indexing of contribution and levy amounts in consents

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

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

The baseline Sydney CPI at the commencement of this plan amendment is that published for the March 2025 Quarter.

3.3 Deferred payments

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

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

(b) where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication; and

(c) deferment of payment or allowing periodic payments does not prejudice the timing or the manner of the provision of the public facility or service for which the contribution was required as outlined in the Capital Works Program.

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

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

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

(a) a. The bank guarantee –

   i. Requires the bank to pay the guaranteed amount unconditionally to Council where it so demands in writing not earlier than 6 months (or a term otherwise determined by Council) from provision of the guarantee or completion of the development or stage of the development to which the contribution or part relates;

   ii. Prohibits the bank from having recourse to the applicant or other person entitled to act upon the consent or having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount;

   iii. Provides that the banks' obligations are discharged when either the payment is made to Council according to the terms of the bank guarantee, the related consent lapses or if Council otherwise notifies the bank in writing that the bank guarantee is no longer required; and

(b) The applicant pays interest to Council at the commercial interest rate on the total contribution required under this Plan on and from the date when the contribution would have been payable in accordance with this Plan.

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

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

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

(a) The developer may offer to enter into a planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development.

(b) If the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement.

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

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

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

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

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

In assessing the request, Council will consider the following:

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

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

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

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

Other administration matters

4 Other administration matters

4.1 Relationship of this plan to other contributions plans

The following contributions plans are repealed by this plan:

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

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

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

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

4.2 Transitional arrangements

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

4.3 Pooling of contributions funds

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

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

4.4 Accountability and access to information

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

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

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

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

4.5 Review of contributions plan

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

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

A.1: Section 7.11 contributions must be shown to be reasonable

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

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

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

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

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

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

A.2: Development and population context

A2.1 Area context

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

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

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

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

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

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

A2.2 Recent development and population characteristics

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

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

Housing

Table 6 below shows the increase in number of dwellings between 2016 and 2021. The highest increase in the types of housing during this period was for medium and high-density dwellings. Over this time 2,325 dwellings were created.

Table 6 Dwelling structure comparison 2016-2021

Dwelling type	2016		2021		Change
	Number	%	Number	%	2016 to 2021
Separate house	13,547	36.8	13,709	35.1	+162
Medium density	7,504	20.4	7,724	19.8	+220
High density	15,160	41.2	17,127	43.8	+1,967
Caravans, cabin, houseboat	6	0.0	0		-6
Other	380	1.0	472	1.2	+92
Not stated	171	0.5	61	0.2	-110
Total Private Dwellings	**36,768**	**100.0**	**39,093**	**100.0**	**+2,325**

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id (informed decisions), September 2025.

Population

Household type

Canada Bay's household type and family structure are outlined in **Table 7** below.

Table 7 Household type 2021 census

Household type	Canada Bay 2021 (No.)	Canada Bay 2021 (%)
Couples with children	10,889	30.5
Couples without children	10,004	28.0
One parent families	3,076	8.6
Other families	486	1.4
Group household	1,551	4.3
Lone person	8,520	23.8
Other not classifiable household	1,002	2.8
Visitor only households	201	0.6
Total households	**35,729**	**100.0**

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id (informed decisions), September 2025

The dominant household type in Canada Bay was couples with children, accounting for 30.5% of households. Couples without children and lone households are also highly represented. This trend is expected to continue.

Household occupancy rates

The following occupancy rates were recorded across Canada Bay at the 2021 census.

Table 8 Occupancy rates Canada Bay LGA

Residential development type	Occupancy rate
0 and 1 bedroom dwellings	1.44 persons per dwelling
2 bedroom dwellings	2.07 persons per dwelling
3+ bedroom dwellings	2.95 persons per dwelling

Source: Compiled from ABS census 2021 data

Secondary dwellings, boarding houses and self-contained seniors living dwellings also make up the housing mix in the LGA. The ABS census does not separate data for occupancy of these dwelling types. For the purposes of this plan, Council has assumed an average dwelling occupancy rate of 1.17 for boarding houses and self-contained seniors living dwellings. Secondary dwelling occupancy rates will be according to the number of bedrooms per dwelling as outlined in **Table 8**.

Other notable community characteristics

- In 2021, 40.1% of people were born overseas compared with 38.6% in Greater Sydney.
- In Canada Bay, 39.5% of people speak a language other than English. The dominant language is Mandarin, with 8.6%.
- The most common occupations were professionals (35%), managers (19.7%) and clerical and administrative workers (14.3%). In combination these occupations account for 69% of the employed resident population.
- Compared to Greater Sydney, there is a larger proportion of high-income households (more than $2,500 per week) and a lower proportion of low income households (less than $650 per week).

Non-residential development

In 2021 there were approximately 36,719 persons employed in the City of Canada Bay LGA.[3] The main employment centres are Rhodes and the Concord Health Precinct.

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

A.3: Expected development and population

A3.1 Planning framework

Future development in the Canada Bay LGA is guided by number of plans and policies, including Council's City of Canada Bay Local Strategic Planning Statement **(LSPS)** and Council's Community Strategic Plan – Your Future 2030 **(CSP).**

The LSPS identifies 19 planning priorities. Key priorities relevant to this contributions plan are:

- Planning for a City that is supported by infrastructure
- Providing community services and facilities to meet people's changing needs
- Provide high quality planning and urban design outcomes for key sites and precincts
- Improve connectivity throughout Canada Bay by encouraging a modal shift to active and public transport
- Increase urban tree canopy and deliver Green Grid connections
- Deliver high quality open space and recreation facilities [4]

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[3] Source: Transport for NSW, Bureau of Transport Statistics, Travel Zone Explorer

[4] City of Canada Bay Local Strategic Planning Statement, p19

A3.2 Anticipated residential development and population

Council's LSPS anticipates that the population in the LGA will grow to approximately 120,000 people. It is expected that the housing for the new population will be delivered in the planned urban transformation of the Parramatta Road Corridor[6], continuing redevelopment of the Rhodes Peninsula and urban infill.[7]

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

Figure 5 shows the new metro route and stations in Canada Bay LGA.

Figure 5 Sydney Metro West route and station locations in the Canada Bay LGA

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

[6] Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), UrbanGrowth NSW 2016

[7] City of Canada Bay Local Strategic Planning Statement, p12

Table 9 shows the anticipated population growth. The areas forecast to grow significantly in future are Kings Bay and Concord / Burwood North, both part of PRCUTS. Significant growth is also expected in North Strathfield, an area subject to the Low and Medium Rise Housing Policy (**LMR**) and the Homebush Accelerated TOD area (not subject to this contributions plan). Other areas with significant growth are Concord West, Five Dock and Rhodes.

Table 9 Population forecast 2025-2041

Area	2025	2041	Change	
	Number	Number	Number	%
Rhodes	14,774	20,033	+5,259	26%
Homebush Accelerated TOD	5,128	10,016	+4,889	49%
Rest of LGA catchment	74,466	93,822	+19,356	21%
Kings Bay	274	6,224	+5,950	96%
Concord West	3,518	6,481	+2,963	46%
North Strathfield	1,481	3,629	+2,148	59%
Five Dock	4,442	6,614	+2,173	33%
Concord/ Burwood North	2,269	5,059	+2,790	55%
Drummoyne	10,846	11,760	+914	8%
Bayside residential areas	17,275	18,115	+839	5%
Local / Other residential areas	34,360	35,940	+1,580	4%
Total	**94,368**	**123,872**	**29,504**	**24%**

Source: Local Housing Strategy (LHS) dwelling forecast take-up rates undertaken by Mecone and Atlas Economics, April 2025.

Age structure and households

Canada Bay is an attractive location for young and middle-aged adults who want to live close to employment and central entertainment opportunities. Approximately 59.5% of residents in the LGA are between the ages of 18-54 years. The notable expected changes are:

- A marginal increase in the number of working adults aged between 18-34 years
- Lower proportions of older people aged 50 years or more.

A summary of the current and expected future age profile of the Canada Bay area population is shown in **Table 10**.

Table 10 Age profile 2021 and 2041

Age group (years)	2021 Canada Bay %	2021 Greater Sydney %	2041 Canada Bay %
Babies and pre-schoolers (0 to 4)	5.4	6.0	5.6
Primary schoolers (5 to 11)	7.3	8.8	6.7
Secondary schoolers (12 to 17)	5.9	7.1	5.5
Tertiary education and independence (18 to 24)	7.9	8.8	9.3
Young workforce (25 to 34)	16.7	15.5	19.3
Parents and homebuilders (35 to 49)	22.1	21.5	21.6
Older workers and pre-retirees (50 to 59)	12.5	12.0	10.7
Empty nesters and retirees (60 to 69)	10.1	9.8	8.2
Seniors (70 to 84)	9.6	8.7	9.4
Elderly aged (85 and over)	2.5	2.0	3.8
Total persons	**100**	**100**	**100.0**

Source: Population and household forecasts, 2021 to 2046, National Forecasting Program, .id (informed decisions), December 2024.

A3.3 Non-residential development and worker growth

Non-residential development is expected to continue steadily until 2041. The main locations where employment is expected continues to be in Rhodes and the Concord Health precinct.

Table 11 shows worker population projections for the period up to 2036. The current geographical spread of jobs within the LGA is shown in **Figure 6**.

Table 11 Employment forecast 2021-2041

	2021	2041	Change in workers
Total workers	36,719	42,588	+5,869

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

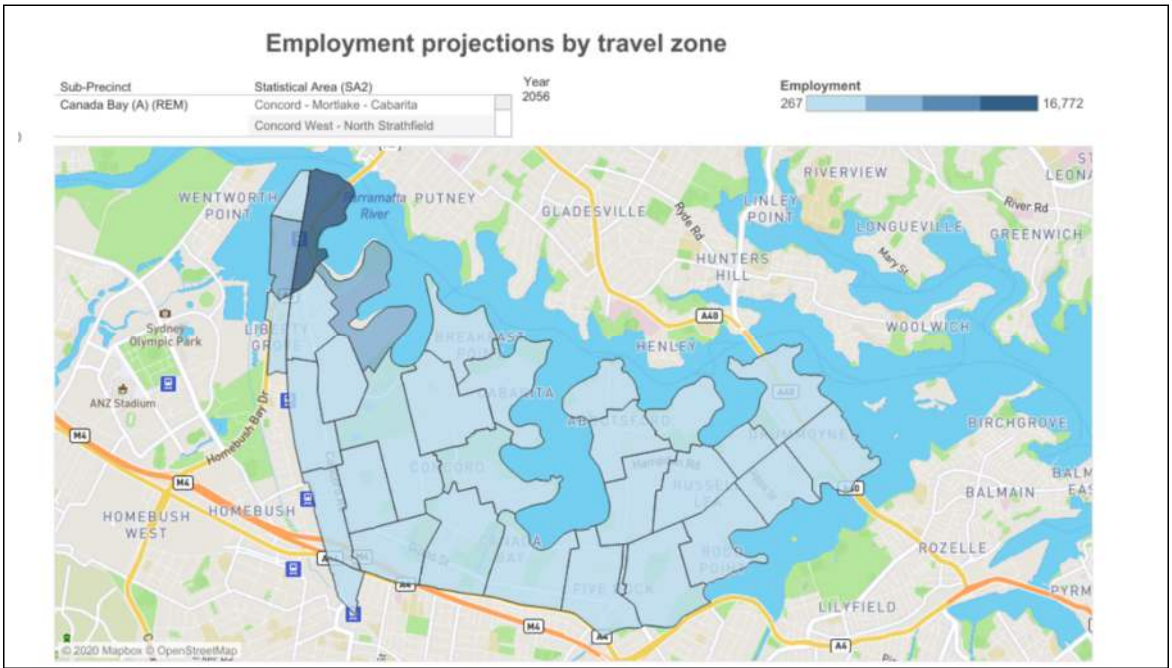

Figure 6 Future spatial distribution of jobs in City of Canada Bay LGA

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

A.4: Infrastructure strategies, schedules and nexus

A4.1 Background

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

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

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

- Parts of Canada Bay are well-endowed with open space, particularly along the Parramatta River foreshore and in the central areas in Concord. There are also other areas with limited public access – e.g. golf courses. Other parts of the LGA, including areas with high concentrations of apartment-dwellers including Strathfield Triangle, North Strathfield, Five Dock and Drummoyne centres have limited access to open space.
- Land costs are very high in Canada Bay, in keeping with its central metropolitan location. Developable land is a scarce resource, meaning its cost will likely continue to increase.
- These factors will mean that opportunities to enlarge infrastructure that requires significant areas of land (such as open space0 to meet the extra demands caused by population growth will be limited. Existing open space, recreation and community facilities assets will need to work more effectively to accommodate both current and future needs.
- Many of the people living in future developments will be almost exclusively apartment-dwellers who will have access to a very limited amount of private open space. Increasingly, apartments are being occupied by couples with children and lone person households who, despite living side by side, have limited interaction with each other. The availability of high-quality, ground-level public open space areas that are within walking distance will be important to the future population's quality of life.
- Development will increasingly be in vertical form, which will create the opportunity for floors within the new buildings to be used for community purposes such as libraries, community centres and, in the case of rooftops, outdoor sports courts[8] and other open space.

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

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

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

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

A4.2 Contribution catchments

Catchment boundaries

To calculate reasonable contribution rates, this plan determines contributions on the basis of 2 catchments, namely:

- Canada Bay rest of LGA
- Rhodes Peninsula

The catchments are shown in **Figure 3** and **Figure 4**. This contribution plan does not apply to the Homebush TOD area as shown in **Figure 1**.

A standard contribution rate across the land to which this plan applies (e.g. both the Rhodes and Canada Bay rest of LGA catchments) is levied for LGA-wide recreation, community and active transport.

The rest of LGA catchment will be levied for public domain facilities located outside the Rhodes catchment.

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

Infrastructure demand by contribution catchment

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

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

The demand values used in contribution rates formulas included in sections A4.3 to A4.7 are the various resident populations that will demand each facility. A summary of the demand populations is shown in **Table 12**. These figures have been derived from the draft Canada Bay Local Housing Strategy Update (April 2025) prepared by Mecone and Atlas Economics.

Table 12 Summary of demand populations by contribution catchment

Contribution catchment	Infrastructure types levied	Where the infrastructure demand *is attributable to the growth* in residents to 2036	Where the infrastructure demand *is attributable to the expected total number of* residents in 2036
Land to which this Plan applies (e.g. Canada Bay LGA excluding Homebush TOD area)	Recreation Active Transport Community	24,615	113,855
Canada Bay rest of LGA	Public Domain	19,356	93,822
Rhodes Peninsula	Roads Public Domain	5,259	20,033

A4.3 Open space and recreation facilities

Objectives

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

Needs assessment

Canada Bay has 348 hectares[10] and manages 239 hectares of open space. The area comprises natural areas including, river foreshores and structured recreation areas.

Open space contains various active and passive recreation facilities including:

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

[10] Including Crown land, private land and golf courses.

The Canada Bay community currently enjoys provision of a range of facilities – the current rates of provision are included in **Table 13**.

Table 13 Current local infrastructure provision in City of Canada Bay

Facility	Current provision	Current rate of provision
Open space	239ha	27.2m^2 per person
Sportsfields (rectangular)	28	1 per 3,500 people
Sportsfields (ovals)	5	1 per 20,000 people
Baseball diamonds	4	1 per 24,3000 people
Mini fields	15	1 per 6,500 people
Hockey (synthetic)	1	1 per 97,200 people
Indoor recreation centres (with courts)	1	1 per 97,200 people
Playgrounds	49	1 per 2,000 people
Netball courts (14 grass, 24 hard)	38	1 per 2,600 people
Cricket pitches (15 synthetic, 5 turf)	20	1 per 5000 people
Fitness stations	3	1 station per 32,400 people
Outdoor courts (multi-purpose)	4	1 per 24,300 people
Dog off-leash areas	17	1 per 5,700 people
Community gardens	4	1 per 24,300 people
Skate parks/ youth spaces	2	1 per 48,600 people
Aquatic facilities (Cabarita & Drummoyne)	2	1 per 48,600 people
Off road cycleways	18km	185m per 1,000 people
On road cycleways	21km	216m per 1,000 people

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

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

Table 14presents an analysis of the recreation needs of occupants of future developments drawn from the Strategy.

Table 14 Analysis of demand for open space and recreation

Demand issue	Implications for service demand in Canada Bay LGA
Cultural diversity	North Strathfield/Strathfield Triangle, Rhodes and Liberty Grove have the most culturally diverse residents, many recent arrivals are from China and Korea. Open space facilities can help in the formation of cross-cultural relationships and new connections for recently arrived residents. These residents may also have different recreation needs such as badminton, swimming, dancing and walking.

Demand issue	Implications for service demand in Canada Bay LGA
Seniors	The proportion of older people will increase significantly by 2036. There will be a need for open space and recreation facilities that support activities for older people and facilities should be designed to be accessible as people become frailer.
Children and families	Need access to open space and recreation to play, exercise and relax. Recreation programs and activities for parents and babies are important. Five Dock-Canada Bay, Concord and North Strathfield/Strathfield Triangle will experience the highest growth in the number of children aged 0 to 4 and Rhodes, Concord and Five-Dock will experience the highest growth in children 5 to 11 years.
Young people and students	The population of young people aged 12 to 24 is expected to increase significantly. This age group are looking for open space and recreation facilities that offer a place of play, study and social development. There will also be a need for access to unstructured and informal recreation facilities. Rhodes, North Strathfield – Strathfield Triangle and Five Dock are going to have the highest growth in this age group.
Density and household change	The areas of Rhodes, Strathfield Triangle, Breakfast Point – Mortlake have much higher population densities than the average across the LGA. Open space away from home is critical for health and wellbeing. Open space needs to meet a range of recreation needs in a limited space. It needs to minimise conflict between users and neighbours and functions as a 'backyard' for residents living in apartments.
Accessibility	A high proportion of residents in Canada Bay enjoy a low level of disadvantage compared to Greater Sydney, as they are employed and earn moderate to high incomes. There are also some areas with higher disadvantage, so open space programs should also cater for these people. Additionally, some areas including Drummoyne and North Strathfield- Strathfield Triangle have poor access to public transport, making it difficult for residents to reach facilities and programs that are not in walking distance of their homes.

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

Metro Sydney West will be completed during the life of this plan. It will have a significant impact upon the way people move to, through and within the City of Canada Bay. There will be new Metro stations located at Five Dock, Burwood North and North Strathfield, around which new housing and workplaces will be developed. Five Dock and North Strathfield already have limited access to open space.[11]

Infrastructure strategy

A practical approach to providing open space and recreation opportunities

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

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

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

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

Additional open space is provided by State or local governments acquiring land by purchasing it from existing owners. Purchasing land in Canada Bay is very expensive. At current land prices[12], 58 ha of new open space land would cost $1.7 billion. This would translate to a s7.11 contribution of over $170,000 for a typical 2-bedroom dwelling. Such a high contribution rate is not feasible as it would make new developments unaffordable. Further, a Ministerial Direction also limits a maximum contribution of $20,000 per dwelling[13].

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

(a) Acquiring, or negotiating with developers to provide, a limited number of local open space areas in strategic locations.

(b) Increasing the recreation carrying capacity of existing Council and other public land (i.e. making existing assets work more effectively.

Open space in strategic locations

Eighty percent of the anticipated population growth in Canada Bay is expected to occur in and around the PRCUTS area, North Strathfield and the Homebush TOD area (refer **Table 9**). Most, if not all this growth will be accommodated in apartments with limited private open space.

Council intends to focus efforts to increase the amount of developed open space in the areas of highest projected population growth.

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

- facilitating or directly providing linkages between existing and new public open space areas

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[12] Assumed acquisition cost of $3,000 per m^2, which in turn is derived from a typical 600m^2 lot having an average market value of $1.78 million. This amount was the mean price for a non-strata dwelling in Canada Bay (refer to NSW Rent and Sales Report, June Quarter 2019, prepared by Family and Community Services NSW)

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

- embellishing areas dedicated by developers at ground level for passive recreation purposes

Principles for facility provision

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

1. Address current and future gaps by realising the capacity of existing open space and recreation facilities.

2. Deliver open space and recreation facilities, services and programs to cater for the informal and formal recreation needs of the diversity of age groups, cultures and genders.

3. Improve accessibility and connectivity to open space and recreation facilities, services and programs through green streets, active transport links, affordable access, universal design, and equitable distribution.

4. Work in partnership and plan collaboratively with the private sector, government agencies, peak bodies and local sporting clubs to share space and deliver new open space and recreation facilities.

5. Be adaptable and future-proof open space for growth through co-located, multipurpose, shared use, diverse and flexible spaces.

6. Be sustainable and provide quality open space, recreation facilities and programs that cater for identified recreation needs, minimise environmental impact and support connected communities.[14]

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

Nexus and apportionment

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

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

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

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

The demand populations used to calculate the contribution amounts are those shown in **Table 12**.

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

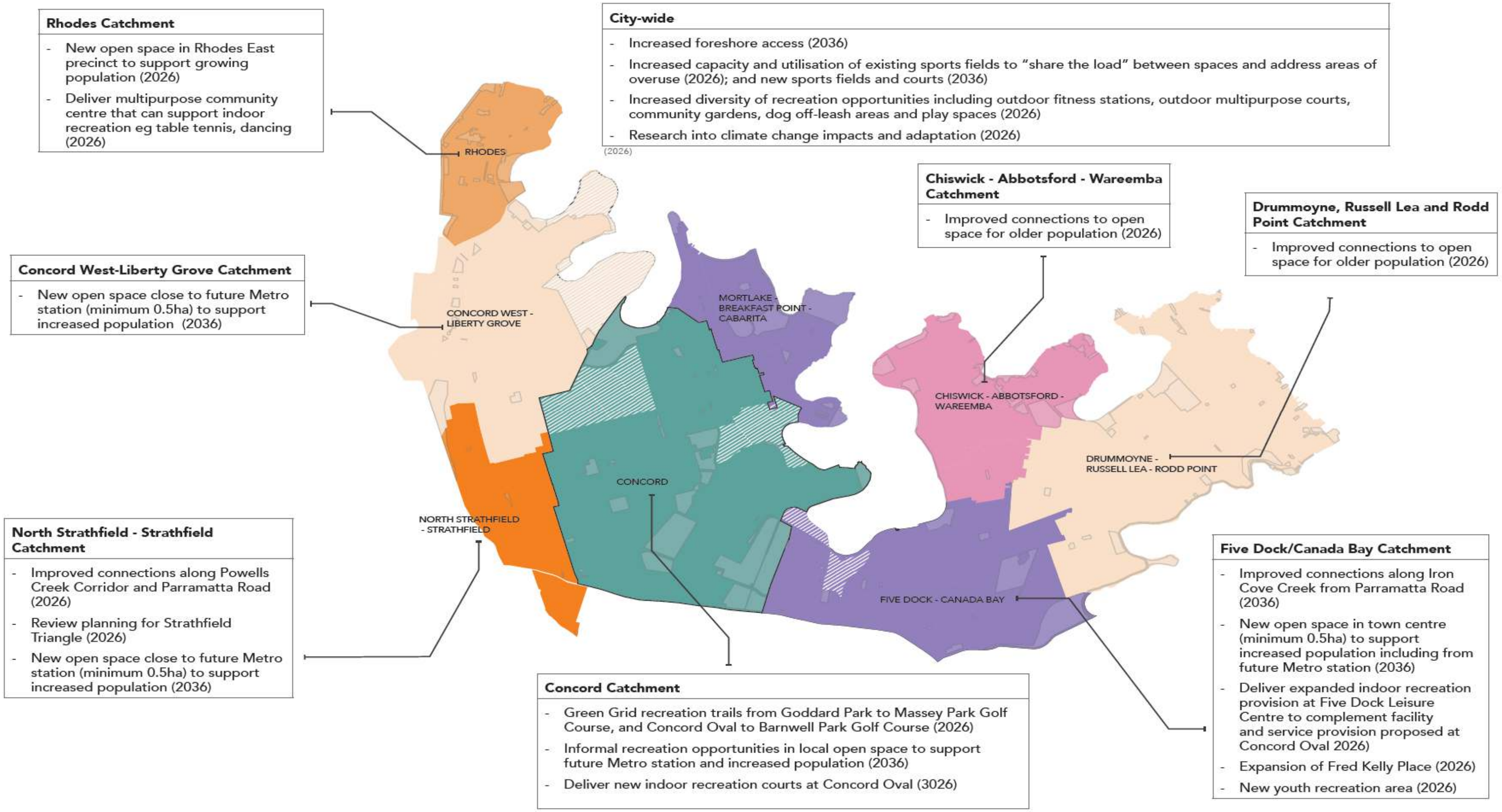

Figure 7 Open space and recreation priorities

Source: Cred Consulting (2019)

Contribution rates calculation

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

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

Where:

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

P is the expected persons that will generate the demand for the open space and recreation infrastructure (refer to **Table 12** for values – either 24,615 growth population or 113,855 total future population across land to which this plan applies).

To determine the contribution rate per dwelling, multiply the contribution rate per person by the relevant assumed occupancy rate shown in **Table 5**.

A4.4 Community facilities

Objectives

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

Needs assessment and infrastructure strategy

Council currently provides the following community facilities and services:

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

Council has recently undertaken an audit[15] of all Council community facilities to establish the location and extent of deficiencies.

Community floor space

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

[15] Canada Bay Social Infrastructure (Community) Strategy and Action Plan 2019

There is 3,538m^2 of Council owned floor space across the LGA. There is an inequitable distribution across the LGA, with North Strathfield/ Strathfield and Concord West having zero floor space.

The benchmark commonly used to determine the demand is 80m^2 per 1000 people. There is currently 39m^2 of floorspace per 1000 people which is low and means there is an existing undersupply of floor space. To meet the benchmark, by 2036 Council will need to deliver an additional 6,075m^2 of community floorspace.

Libraries

Council runs 3 libraries with a total of 4,082m^2 of floor space. The Five Dock Library, Concord Library and The Learning Space which is part of the multi-purpose community centre at Rhodes.

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

Nexus and apportionment

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

Community floor space

It is reasonable for the cost of additional floorspace generated by new demand to be met by the future population. Using the planning benchmark[16] rate of provision of 80m^2 per 1000 people, the population growth will generate a demand for 1,810 m^2 of multipurpose community space.

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

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

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

Libraries

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

Application of the State Library calculator has established the following:

- Concord Library currently has capacity to accommodate population growth until 2026. Beyond that, an additional 121m^2 will be required by 2036.
- Five Dock Library has a current undersupply of floor space. The expected population growth will create a demand for an additional 373m^2 by 2036.

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

- The Rhodes catchment has a current undersupply of floor space. The expected population growth will create demand for an additional 450m^2 by 2036.

The total additional demand created by new population growth is 944m^2 of floor space[17]. The cost of this floorspace will be met entirely by the growth population. It will completely fund the new library space at Rhodes East (500 m^2) and approximately 65% (444 m^2) of the additional floor space proposed at Five Dock Library. The remaining 35% of the funds will be met by other funding sources.

Contribution rates calculation

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

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

Where:

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

P is the expected persons that will generate the demand for the community facilities infrastructure (refer to **Table 12** for values – either 24,615 growth population or 113,855 total future population across land to which this plan applies).

To determine the contribution rate per dwelling, multiply the contribution rate per person by the relevant assumed occupancy rate shown in **Table 5**.

A4.5 Roads / Active transport

Objectives

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

Needs assessment and infrastructure strategy

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

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

[17] Source: Canada Bay Social Infrastructure (Community) Strategy and Action Plan 2019 Table 12, p58. This amount excludes the current undersupply of floor space that exists in 2020. The current undersupply is 597m^2.

Canada Bay Bike Plan 2004 (reviewed 2014) identified several new routes to augment the existing network. Many of the proposed works have been delivered and council is preparing a new Bike Plan[18]. Council is committed to extend both on-road and off-road facilities within Canada Bay, to provide a comprehensive and connected network that meets the needs of pedestrian and cyclists of all abilities and ages and links with the wider metropolitan network.

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

Nexus and apportionment

Roads and traffic management - Rhodes Peninsula

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

Cycleways and shared paths

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

- new works required by new demand are apportioned to the new growth population (in accordance with the current standard of provision); and
- augmentation and improvement to existing infrastructure are apportioned to both the existing and new population.

Footpaths

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

[18] Draft Bike Plan exhibited in July 2019.

Contribution rates calculation

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

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

Where:

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

P is the expected persons that will generate the demand for the roads (refer to **Table 12** for values – 5,259 growth population across the Rhodes catchment) or the active transport infrastructure (refer to **Table 12** for values – either 24,615 growth population or 113,855 total future population across land to which this plan applies).

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 5**.

A4.6 Public domain

Objectives

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

Needs assessment and infrastructure strategy

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

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

Additional open space / public domain in the form of civic squares and local parks will be needed to meet the needs of apartment-dwellers in the centres likely to accommodate new apartments - North Strathfield, Burwood North, Five Dock. Council intends to acquire land to create new open space / civic space areas each with an area of 5,000 square metres within 2-3 minute walk of most new dwellings.

Nexus and apportionment

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

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

Rhodes Peninsula

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

Contributions rate calculation

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

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

Where:

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

P is the expected persons that will generate the demand for the public domain infrastructure (refer to **Table 12** for values – 5,259 growth population across the Rhodes catchment or either 19,356 growth population or 93,822 total future population across the Canada Bay rest of LGA catchment).

To determine the contribution rate per dwelling, multiply the contribution rate per person by the relevant assumed occupancy rate shown in **Table 5**.

A4.7 Plan administration

Objectives

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

Strategy

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

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

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

Nexus, apportionment and contribution rates calculation

As plan administration costs arise directly as a result of the future development, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area. Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark[19] of an allowance equivalent to 1.5% of the cost of construction works that are to be met by development approved under this plan.

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

Contributions rate calculation

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

$$Contribution\ per\ person\ (\$) = \sum \left(\$\, Works\ rate_{\ per\ person} \times 1.5\% \right)$$

Where:

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

To determine the contribution rate per dwelling, multiply the contribution rate per person by the relevant assumed occupancy rate shown in **Table 5**.

APPENDIX B: INFRASTRUCTURE SCHEDULE AND LOCATION MAPS

Canada Bay Local Infrastructure Contributions Plan
Active Transport

Item	Location	Description	Project reference	Works cost (March 2025 CPI)	Demand	$ rate per person	Priority
R1	LGA Wide	Kerbs and footpaths (PAMP Projects) $100K per year	PAMPS	$ 1,902,447	113,855	$ 17	Short
R2	Mortlake	Mortlake foreshore walk (includes land acquisition)	Delivery program	$ 7,134,177	113,855	$ 63	Long
R3	LGA Wide	CCB Active Transport Plan	Bike Plan	$ 4,280,506	113,855	$ 38	Medium
R4	LGA Wide	Traffic facilities improvement and initiatives (allow 2 or 3 per year)	Capital works program	$ 475,612	113,855	$ 4	Short
R5	LGA Wide	LATMs (allow 2 or 3 per year @$500K)	Capital works program	$ 5,187,776	113,855	$ 46	Short
R6	Timbrell Park	Timbrell Park connection to naturalised canal	Capital Works	$ 1,189,030	113,855	$ 10	
R7	Five Dock	Laneway construction First and Second Avenue Five Dock (6m wide)	Five Dock Town Centre Strategy	$ 1,288,195	113,855	$ 11	Medium
R8	Five Dock	New north-south laneway to improve access to adjoining sites	Five Dock Town Centre Strategy	$ 213,324	113,855	$ 2	Medium
R9	Five Dock	Pedestrian link to East Street	Five Dock Town Centre Strategy	$ 72,899	24,615	$ 3	Medium
R10	Concord West	Shareway construction – western extension of Concord Avenue	Canada Bay Development Control Plan	$ 199,206	24,615	$ 8	Long
R11	Concord West	Landscaped area and new path – western end of Station Avenue to western end of Victoria Avenue	Canada Bay Development Control Plan	$ 443,770	24,615	$ 18	Long
R13	Concord West	New road surface, paths, drainage and landscaping – George Street and Rothwell Avenue	Canada Bay Development Control Plan	$ 1,360,440	24,615	$ 55	Long
R14	Concord West	Shareway construction – Station Avenue from Concord Avenue to King Street	Canada Bay Development Control Plan	$ 339,969	24,615	$ 14	Long
R16	Five Dock	Harris Road and Bevin Ave speed treatment / pedestrian crossing	Active Transport Strategy	$ 200,000	24,615	$ 8	Medium
R17	Rhodes Speed Mitigation Plan	Safety and amenity upgrades	Rhodes LATM (Action Plan)	$ 900,000	24,615	$ 37	Medium
R18	Drummoyne	Local Area Traffic Management	Drummoyne LATM (Action Plan)	$ 1,500,000	24,615	$ 61	Medium
R19	Regional Cycleway Upgrade	Lyons Rd West, William st shared path (stage 2)	Canada Bay Active Transport Plan	$ 1,000,000	24,615	$ 41	Medium
R20	Regional Cycleway Upgrade	Queen Elizabeth Park Shared Path	Active Transport Strategy	$ 400,000	24,615	$ 16	Medium
R21	Regional Cycleway Upgrade	Great North Road Raised Crossing	Active Transport Strategy	$ 1,200,000	24,615	$ 49	Medium
R22	Burwood Precinct - PRCUTs Stage 2	Public Domain upgrades	PRCUTS Public Domain Plan	$ 9,455,730	24,615	$ 384	Medium
R23	Kings Bay Precinct - PRCUTs Stage 2	Public Domain upgrades	PRCUTS Public Domain Plan	$ 1,813,232	24,615	$ 74	Medium
			Total	**$ 40,556,313**		**$ 958**	

Canada Bay Local Infrastructure Contributions Plan
Open space and recreation

Item	Location	Description	Project reference	Works cost (March 2025 CPI)	Demand	$ rate per person	Priority
	Multi-purpose courts - New						
OS4	Drummoyne	Multipurpose Courts (1No)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 630,721	24,615	$ 26	Medium
	Sportsfields - to meet new demand						
OS7	LGA	Conversion of existing to synthetic and upgrade of existing natural turf to increase capacity for extra fields	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 4,518,312	24,615	$ 184	Long
	Green Grid and walking connections						
OS14	LGA Wide	Upgrade open space connections to St Lukes Park	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 109,677	113,855	$ 1	Medium
	Sports Ovals						
OS15	Concord	Redevelopment of Concord Oval	Recreation Facilities Strategy / POM	$ 21,759,241	24,615	$ 884	Short
OS16	Concord	Redevelopment and expansion of Timbrell Park playing fields	Recreation Facilities Strategy / POM	$ 4,756,118	24,615	$ 193	Medium
OS46	Concord Oval	Gym mezzanine		$ 500,000	24,615	$ 20	Long
	Indoor Facilities						
OS19	Rhodes Recreation Centre	Increase provision of indoor recreation (x 4)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 11,176,878	24,615	$ 454	Short
	Other works						
OS21	Five Dock Skate Park	Transform into a youth recreation area	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 2,396,739	113,855	$ 21	Long
OS22	LGA Wide	New recreation facilities (E.g. new fitness stations, Bay Run)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 630,720	113,855	$ 6	Medium
OS24	LGA Wide	Let's All Play Strategy upgrades to parks - allow 2.5 parks per year over the life of the plan ($250,000 per park)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 9,375,000	24,615	$ 381	Medium
OS26	LGA Wide	New or existing open space improvements - spaces for community and cultural activities such as: pavement surfaces to allow for a variety of uses. (2000m2)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 2,021,351	113,855	$ 18	Medium
OS27	LGA Wide	New or existing open space improvements - spaces for community and cultural activities such as: outdoor amphitheatre (5oom2)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 891,772	113,855	$ 8	Medium
OS28	Abbotsford	Hen and Chicken Bay Foreshore renewal	Delivery program	$ 4,756,118	113,855	$ 42	Short
OS29	Kings Bay	Improve access from Regatta Rd along Kings Bay to Friend Avenue, including seawall	Foreshore Access Strategy	$ 4,161,603	113,855	$ 37	Long
OS30	Rickard Street and Nash's Lane, Concord	Boardwalk - Rickard Street and Nash's Lane	Foreshore Access Strategy	$ 1,770,112	113,855	$ 16	Long
OS31	St Luke's Canal, Concord	Pedestrian bridge over St Luke's Canal	Foreshore Access Strategy	$ 400,000	113,855	$ 4	Long
OS32	Barnwell Park Golf Course	Shared, publicly accessible foreshore path	Foreshore Access Strategy	$ 594,515	113,855	$ 5	Long
OS33	Leeds Street Foreshore Park to Mcllwaine Park	Inland path between Leeds Street Foreshore Park to Mcllwaine Park	Foreshore Access Strategy	$ 1,189,030	113,855	$ 10	Medium
OS34	Iron Cove Bridge, Drummoyne	Upgrade pedestrian and cycle paths - 4 m wide with lighting to connect Iron Cove Bridge to Bay Run	Foreshore Access Strategy	$ 4,161,603	24,615	$ 169	Long
OS35	Drummoyne Oval	Upgrade pathways connecting Drummoyne Oval to buses on Lyons Road - Cometrowe Street	Foreshore Access Strategy	$ 271,336	113,855	$ 2	Long
OS36	Drummoyne Oval	Upgrade pathways connecting Drummoyne Oval to buses on Lyons Road - Dempsey Place	Foreshore Access Strategy	$ 336,558	113,855	$ 3	Long

Canada Bay Local Infrastructure Contributions Plan
Open space and recreation

Item	Location	Description	Project reference	Works cost (March 2025 CPI)	Demand	$ rate per person	Priority
OS37	LGA Wide - Foreshore area (Drummoyne priority)	Close existing road reserves to protect existing pocket parks and/or create new ones with views to water	Foreshore Access Strategy	$ 600,000	113,855	$ 5	Medium
OS38	Five Dock	Five Dock Park Upgrade works and Amenities Building upgrade	Five Dock Town Centre Strategy	$ 3,300,000	113,855	$ 29	Short
OS40	Rodd Point	Landscaping and art	Rodd Park Masterplan	$ 535,063	113,855	$ 5	Long
OS42	Cabarita	Cabarita Park Masterplan	Delivery program	$ 1,783,544	113,855	$ 16	Short
OS43	Rhodes	Walk and Run Track	Homebush Bay Circuit Plan	$ 356,708	113,855	$ 3	Short
OS47	LGA wide	Playground accessibility improvements	Let's All Play Strategy	$ 600,000	24,615	$ 24	Medium
OS48	LGA wide	Upgrade of parks (400k per year for lifetime of plan)	Asset Management Plan	$ 6,500,000	24,615	$ 264	Medium
OS49	LGA wide	Outdoor exercise equipment program	Open Space and Recreation Strategy	$ 205,000	24,615	$ 8	Medium
OS50	Howley Park	Upgrade Howley Park	Howley Park Masterplan	$ 709,073	24,615	$ 29	Long
OS51	Five Dock	Five Dock Town Centre Urban Plazas	Five Dock Town Urban Design Strategy	$ 3,400,000	24,615	$ 138	Medium
OS52	Powells Creek Reserve, Edwards Park. Greeenlees Park, Jesse Stewart Reserve, Queen Elizabeth Park, St Lukes Park, Timbrell Park, Campbell Park, Russell Park, Five Dock Park, Arthur Walker Reserve	Synthetic Cricket Wicket Renewal	Open Space and Recreation Strategy	$ 252,897	24,615	$ 10	Medium
OS53	Sid Richards sportsfield	Baseball sportsfield upgrade	Open Space and Recreation Strategy	$ 600,000	24,615	$ 24	Medium
OS54	LGA wide	Dog Off Leash Area (DOLA) upgrades	Dogs in Public Places Strategy	$ 189,672	24,615	$ 8	Medium
OS55	Taplin Park	Amenities Building, Seawall, Footpaths and Paving, Sports Courts, Furniture and Fittings, Landscaping, Signage, Boundary Walls, Fencing and Gates	Drummoyne Precinct Masterplan	$ 13,208,492	24,615	$ 537	Medium
OS56	Drummoyne Oval	Scoreboard, Site Preparation, Footpaths and paved areas, Outbuildings, Landscaping, Signage, Grandstand and Amenities Building	Drummoyne Precinct Masterplan	$ 26,076,538	24,615	$ 1,059	Medium
OS57	Drummoyne Park	Demolition, Site Preparation, Footpaths and paved areas, Play Area, Furniture and Fittings, Landscaping, Signage, Boundary Walls, Fencing and Gates, External Services	Drummoyne Precinct Masterplan	$ 2,616,099	24,615	$ 106	Medium
OS58	Queen Elizabeth Park	Facilities and carparks, landscaping, regional cyclway, Sydney turpentine ironbark forest bush, BBQ and passive open space upgrades including lighting, plumbing, structures and shelters	QEP-Goddard Masterplan	$ 11,052,388	24,615	$ 449	Medium
			Total	**$ 148,392,879**		**$ 5,197**	

Canada Bay Local Infrastructure Contributions Plan
Public Domain

Item	Location	Description	Project reference	Works cost (March 2025 CPI)	Demand	$ rate per person	Priority
	Land acquistion						
PD3	Five Dock	Metro Station - new open space 3550m² (unrelated to PRCUTS)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 30,000,000	19,356	$ 1,550	Medium
	Embellishment of new public space						
PD5	Five Dock Town Centre	Deliver new open space in Five Dock Town Centre / Fred Kelly Place (east)	Five Dock Town Centre Strategy	$ 5,483,836	19,356	$ 283	Medium
PD6	Five Dock Metro Station Precinct	Deliver new open space in Five Dock Town Centre (3000m²)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 3,729,009	19,356	$ 193	Short
PD7	Concord West	Embellishment of new local Wellbank Park (unrelated to PRCUTS)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 5,350,633	19,356	$ 276	Short
	Embellishment of existing public space						
PD10	Five Dock	New Town Square – including raised threshold and Waterview Street link	Five Dock Town Centre Strategy	$ 1,069,496	19,356	$ 55	Short
PD11	Five Dock	Five Dock Public Domain Streetscape (Stage 2 - Southern end)	Five Dock Town Centre Strategy	$ 300,000	93,822	$ 3	Long
PD12	Wareemba	Wymstone Parade - Providea separate cycleway and improve existing walkway	Foreshore Access Strategy	$ 1,189,318	19,356	$ 61	Long
PD13	Concord West Station	Concord West Station Plaza embellishment (500sqm)	Concord West Masterplan	$ 653,966	19,356	$ 34	Medium
PD17	Drummoyne	Public Domain Plan	Victoria Road Urban Design Strategy	$ 713,418	19,356	$ 37	Medium
PD18	Drummoyne	Undergrounding/bundling elecctricity and replacement poles (per pole including installation - 30 poles)	Victoria Road Urban Design Strategy	$ 2,378,059	19,356	$ 123	Medium
PD19	Drummoyne	Public domain works - include furniture, paving, landscaping	Victoria Road Urban Design Strategy	$ 4,756,118	19,356	$ 246	Medium
PD20	Concord West	176 George Street raising and overland flow path	Concord West Master Plan	$ 475,612	19,356	$ 25	Short
PD21	LGA Wide	Lighting improvements at crossings (Allowance of $300K per year for 10 years)	Disability Inclusion Action Plan	$ 3,567,089	93,822	$ 38	Short
PD22	Mortlake	Develop Stanton Reserve as a Town Square for Mortlake	Mortlake Place Plan	$ 148,629	19,356	$ 8	Short
	Parramatta Road Precincts						
PD23	Homebush North	George Street - upgrade footpaths, landscaping, lighting, furniture	Parramatta Road Select Precincts Public Domain Plan 2020	$ 7,307,031	19,356	$ 377	Long
PD24	Homebush North	Victoria Avenue - upgrade works include footpaths, landscaping, lighting, furniture	Parramatta Road Select Precincts Public Domain Plan 2020	$ 2,956,700	19,356	$ 153	Long
PD25	Homebush North	Station Avenue - upgrade footpaths, landscaping, lighting, furntiure	Parramatta Road Select Precincts Public Domain Plan 2020	$ 771,369	19,356	$ 40	Long
PD26	Homebush North	King Street - upgrade footpaths, landscaping, lighting, furniture	Parramatta Road Select Precincts Public Domain Plan 2020	$ 6,843,676	19,356	$ 354	Long
PD27	Homebush North	Station Square - upgrade footpaths, landscaping, lighting, furntiure	Parramatta Road Select Precincts Public Domain Plan 2020	$ 1,147,108	19,356	$ 59	Long
PD28	Homebush North	Victoria Avenue Gates - upgrade footpaths, landscaping, lighting, furniture	Parramatta Road Select Precincts Public Domain Plan 2020	$ 738,966	19,356	$ 38	Long

Canada Bay Local Infrastructure Contributions Plan
Public Domain

Item	Location	Description	Project reference	Works cost (March 2025 CPI)	Demand	$ rate per person	Priority
PD29	LGA Wide	Urban canopy tree planting Increase urban tree canopy	City of Canada Bay Urban Tree Canopy Strategy	$ 4,925,972	19,356	$ 254	Medium
PD30	Burwood Stage 2 (north)	Broughton Street (south) / Gipps Street (east) - right turn ban	Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)	$ 16,981	19,356	$ 1	Medium
PD31	Burwood Stage 2 (north)	Burwood Road (south) / Burton Street (east) - right turn ban	Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)	$ 1,709	19,356	$ 0.09	Medium
PD32	Burwood Stage 2 (north)	Gipps Street upgrades (northern side, east of and including Concord Community Centre) - New shared paths 2.5m wide, landscaping and trees 1.3m wide, blisters in the road with landscaping and trees 3.2m wide, kerb & gutters	Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)	$ 2,933,105	19,356	$ 152	Medium
PD33	Burwood Stage 2 (north)	Gipps Street (west) / Loftus Street (south) - right turn ban	Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)	$ 1,709	19,356	$ 0.09	Medium
PD34	Burwood Stage 2 (north)	Gipps Street / Leight Avenue - Change No Parking to No Stopping on the Northern Side	Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)	$ 8,321	19,356	$ 0.43	Medium
PD35	Burwood Stage 2 (north)	Stanley Street upgrades (southern side, east of 2 Stanley St) - New shared paths 2.5m wide, landscaping and trees 1.5m wide, kerb & gutters	Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)	$ 1,553,146	19,356	$ 80	Medium
PD36	Kings Bay Stage 2 (west)	Harris Road - Remove parking on both sides during peak hour	Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)	$ 12,399	19,356	$ 0.64	Medium
PD37	Kings Bay Stage 2 (west)	Queens Road / Taylor Street - Remove parking with No Stopping on the northern side	Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)	$ 6,254	19,356	$ 0.32	Medium
PD38	Kings Bay Stage 2 (west)	Queens Road / Bayview Road - Remove parking with No Stopping on the southern side	Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)	$ 6,254	19,356	$ 0.32	Medium
PD39	Kings Bay Stage 2 (west)	Queens Road / Regatta Road - Remove parking with No Stopping on both sides	Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)	$ 11,249	19,356	$ 0.58	Medium
			Total Costs	**$ 89,057,132**		**$ 4,442**	

Canada Bay Local Infrastructure Contributions Plan
Community Facilities

Item	Location	Description	Project reference	Works cost (March 2025 CPI)	Demand	$ rate per person	Priority
C2	Drummoyne	New District Multipurpose Community Centre and Library Hub in Drummoyne (total 2,600m²) to include office space, community meeting rooms, kitchen and 200 capacity hall.	Social Infrastructure Strategy	$ 29,835,000	113,855	$ 262	Medium
C3	Concord	District level staffed multipurpose community centre with 400 person capacity hall, community office space, and creative space. (1,500m²) - fitout	Social Infrastructure Strategy	$ 17,718,750	113,855	$ 156	Long
C4	Rhodes East	New multipurpose local community venue in Rhodes East (3,000m²) including library floor space (500m²) and external embellishment of public domain space (350sqm) - construction and fit out	Social Infrastructure Strategy	$ 32,455,432	24,615	$ 1,319	Short
C5	Five Dock or Drummoyne	Additional library floor space (684m²) floor space in the Five Dock library catchment.	Social Infrastructure Strategy	$ 3,659,833	113,855	$ 32	Medium
C6	LGA Wide	New or existing open space improvements - spaces for community and cultural activities such as: Event ready spaces (WiFi & Powerpoints (500m²)	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 713,418	113,855	$ 6	Medium
C7	Concord	Event ready civic space at Central Park, connected to Concord Library	Social Infrastructure (Open Space and Recreation) Strategy and Action Plan	$ 1,974,181	113,855	$ 17	Long
C8	LGA Wide	Upgrades to community buildings (allow for $300K per year)	Disability Inclusion Action Plan	$ 5,707,341	113,855	$ 50	Medium
C9	Concord	Indoor Youth Space (approx. 800-1,000m²) - construction and fit out	Social Infrastructure Community Strategy	$ 7,425,000	24,615	$ 302	Long
C10	Concord	Community Sports Facility - Queen Elizabeth Park (safety and amenity upgrades)	Open Space and Recreation Strategy	$ 5,000,000	24,615	$ 203	Long
C11	Five Dock	Community Sports Facility - Five Dock Park	Open Space and Recreation Strategy	$ 3,000,000	24,615	$ 122	Long
C12	Five Dock	New District Multipurpose Community Centre and Library “Hub” in Five Dock (total 3,000sqm)	Open Space and Recreation Strategy	$ 34,425,000	24,615	$ 1,399	Medium
			TOTAL COST	**$ 141,913,955**		**$ 3,867**	

Canada Bay Local Infrastructure Contributions Plan
Rhodes Peninsula

Item	Location	Description	Project reference	Works cost (March 2025 CPI)	Demand	$ rate per person	Priority
RH1	Blaxland Road	Upgrades to create a Commuter Street, including surface treatments, in ground service works, pavements, planting, rain gardens and street furniture	Rhodes East Master Plan	$ 5,410,084	5,259	$ 992	Medium
RH2	Cavell Avenue	upgrades to create a Community Spine including surface treatments, in ground service works, pavements, planting, rain gardens and street furniture	Rhodes East Master Plan	$ 6,004,599	5,259	$ 1,100	Medium
RH3	Leeds Street	upgrades to create a Destination Street including surface treatments, in ground service works, pavements, planting, rain gardens and street furniture	Rhodes East Master Plan	$ 5,053,376	5,259	$ 926	Medium
RH4	Other local streets	Upgrades required to Local Streets including surface treatments, in ground service works, pavements, planting, rain gardens and street furniture	Rhodes East Master Plan	$ 3,804,895	5,259	$ 697	Medium
RH5	New Road	Embellishment of new road Blaxland Road to Cavell Avenue (south) including demolition, surfacing, planting, rain gardens and street furniture	Rhodes East Master Plan	$ 2,615,865	5,259	$ 479	Long
RH6	New Road	Blaxland Road to Cavell Avenue (central) - New local road embellishment. Costs include demolition, surfacing	Rhodes East Master Plan	$ 2,556,414	5,259	$ 469	Long
RH7	New Road	Blaxland Road to Cavell Avenue (north) - New local road recommended to improve connectivity. Costs include demolition, surfacing,	Rhodes East Master Plan	$ 2,556,414	5,259	$ 469	Long
RH8	Averill Street and Concord Rd	New left turn lane at intersection including 100 sqm part land acquistion	Rhodes East Master Plan	$ 3,989,812	5,259	$ 731	Medium
RH9	Cavell Street and Averill Street	New single lane roundabout	Rhodes East Master Plan	$ 951,224	5,259	$ 174	Medium
RH10	Cavell Street and Leeds Street	Minor widening at intersection	Rhodes East Master Plan	$ 1,426,835	5,259	$ 262	Medium
RH11	Leeds Street	Linemarking- new	Rhodes East Master Plan	$ 190,245	5,259	$ 35	Medium
RH12	Leeds Street	Connections to foreshore embellishment - New pedestrian access recommended to improve connectivity. Costs include demolition, surfacing,	Rhodes East Master Plan	$ 416,160	5,259	$ 76	Medium
RH13	Averill Street	Pedestrian link to Leeds Street - Costs include demolition, surfacing, planting and furniture embellishment	Rhodes East Master Plan	$ 356,709	5,259	$ 65	Medium
RH14	Blaxland Road Terminus	North end - works include resurfacing, planting, recreation facilities and new on-site rain water detention / retention facilities	Rhodes East Master Plan	$ 1,367,384	5,259	$ 251	Long
RH15	Corner Plazas	Embellishment includes paving, street furniture, way-finding, signage and ligh	Rhodes East Master Plan	$ 951,224	5,259	$ 174	Medium
RH16	Rhodes	Rhodes East Public Domain - Detailed design and masterplan	Rhodes Precinct Plan	$ 1,189,030	5,259	$ 218	Short
RH18	Rhodes	Rhodes Recreation Centre Fit Out	Station Precinct Master Plan	$ 250,000	5,259	$ 48	Short
RH19	Rhodes	Rhodes Station Precinct Traffic Management Infrastructure	Station Precinct Master Plan	$ 6,000,000	5,259	$ 1,141	Short
			Total Costs	**$ 45,090,268**		**$ 8,307**	

Canada Bay Local Infrastructure Contributions Plan
Section 7.12 Works List

Item	Location	Description	Project reference	Works cost (March 2025 CPI)	Priority
W3	Drummoyne Park, Drummoyne Oval & Taplin Park	Implement Access Plan	Drummoyne Park, Drummoyne Oval & Taplin Park - POM	$ 178,355	Medium
W4	Exile Bay South Catchment - drainage map	Exile Bay South Catchment Flood Mitigation - drainage amplification	Exile Bay Flood Study / Floodplain Risk Mgmt Study	$ 200,000	Medium
W5	Five Dock Park Barnstaple Rd frontage footpath	280m footpath along park frontage	Five Dock Park Plan of Management	$ 140,000	Medium
W6	Five Dock Park Ingham Ave footpath	390m Footpath along park frontage	Five Dock Park Plan of Management	$ 195,000	Medium
W8	LGA Wide	Improvement to foreshore facility (In accordance with the AMP seawalls and the Parramatta River EMP)	Sea Walls Asset Management Plan	$ 9,512,236	Medium
W9	LGA Wide	Buildings Renewal	Delivery Program	$ 1,671,657	Medium
W10	LGA Wide	Seawall Renewal	Delivery Program	$ 3,000,000	Medium
W11	LGA Wide	Street Tree Replacement Program ($250K per year)	Urban Tree Canopy Strategy	$ 3,750,000	Medium
W12	LGA Wide	Dog Off Leash - Site improvements	Delivery Program	$ 400,000	Medium
W16	Powells Ck Reserve	Implement POM	Powells Ck Reserve - POM	$ 1,783,544	Medium
W17	Prince Edward Park	Implement POM	Prince Edward Park - POM	$ 178,355	Medium
W18	Quarantine Reserve	Implement POM	Quarantine Reserve - POM	$ 297,257	Medium
W19	Rodd Point Accessible Public Toliets	Rodd Point Accessible Public Toliets	Rodd Point POM	$ 594,515	Short
W20	LGA Wide	Annual Shade Renewal Program	Delivery Program	$ 59,452	Medium
W21	Various locations	Increased wayfinding to and along the foreshore	Foreshore Access Strategy	$ 194,819	Medium
W22	Chiswick, Cabarita (beach watch), Bayview Park and McIlwaine (river watch)	Swimming locations along foreshore	Foreshore Access Strategy	$ 11,890	Long
W27	Road Pavement Renewal Cap	Road Pavement Renewal Cap	Delivery Program	$ 3,266,027	Short
W28	Kerb/Gutter Renewal program	Kerb/Gutter Renewal program	Delivery Program	$ 725,665	Short
W29	Drainage Renewal Program	Drainage Renewal Program	Delivery Program	$ 967,513	Short
W30	Environmental Programs	Water security (to provide irrigation to parks, playing fields and golf courses)	Water Resilience Plan	$ 10,000,000	Medium
W32	LGA Wide	Bus stops (allow a number per year)	Delivery program	$ 594,515	Medium
W33	LGA Wide	Amenities Building Renewal	Public Toilets Strategy	$ 770,000	Medium
W34	Powells Creek Reserve	Tennis carpark fencing - Replacing the failed timber delineation w SS logs	Powells Creek POM	$ 50,000	Short
W35	Rhodes Retaining Wall	Renewing block work retaining wall along SUP + PUBLIC art (Peake Linear)	Delivery Program	$ 100,000	Short
W36	LGA Wide	new water craft storage approach inc infrastructure	Adopted Council Resolution - Water Craft Project	$ 250,000	Short
W37	Massey Park	Retaining wall renewal	Delivery Program	$ 500,000	Short
W38	Barnwell Park	Bridge Renewal	Delivery Program	$ 910,000	Short
W39	Majors Bay Reserve - Ron Routely Oval fencing	redoing the oval fencing	Open Space and Recreation Strategy	$ 200,000	Medium
W40	Majors Bay Reserve - Sportsfield Lighting	Expansion of sportsfield field lighting	Open Space and Recreation Strategy	$ 200,000	Medium
W41	Uhrs Point	Upgrade of embankment	Open Space and Recreation Strategy	$ 130,000	Medium
W42	Red Cross Reserve	New recreation elements to activate unused open space	Open Space and Recreation Strategy	$ 100,000	Medium
W43	Drummoyne Oval	Picket fence upgrade	Open Space and Recreation Strategy	$ 200,000	Medium
W44	LGA wide	Bridge upgrades to accommodate additional use	Delivery Program	$ 800,000	Short
W45	Five Dock	Bay seawalls	Delivery Program	$ 4,940,000	Short

Canada Bay Local Infrastructure Contributions Plan
Section 7.12 Works List

Item	Location	Description	Project reference	Works cost (March 2025 CPI)	Priority
W46	Saltwater Creek and Exile Bay	Seawall naturalisation	Exile Bay Risk Management Study and Plan	$ 3,150,000	Long
W47	Concord	Massey Park Golf Course Maintenance Buildings	Open Space and Recreation Strategy	$ 1,000,000	Medium
W48	Barnwell and Massey Park golf courses	Golf Course Renewal	Open Space and Recreation Strategy	$ 421,495	Long
W49	Cabarita Pool	Cabarita Pool Major renovation	Open Space and Recreation Strategy	$ 200,000	Long
W50	LGA Wide	Building Accessibility Program - community centres, public toilets, childcare centres	Delivery Program	$ 1,200,000	Medium
W51	Majors Bay Village, Concord and Great Northern Road, Five Dock	Outdoor shade and dining structures	Delivery Program	$ 3,000,000	Medium
W52	Cabarita Park	Amenities Building - New toilet	Public toilet strategy	$ 600,000	Medium
W53	Drummoyne Swimming Centre	Electric Heat Pump	Emission Reductions Plan	$ 500,000	Medium
W54	Sustainability Program (Net Zero by 2030) - Buildings	Install EV chargers and solar panels in Council buildings	Sustainability Program (Net Zero by 2030)	$ 1,400,000	Medium
W55	LGA Wide	Provision of public art	Public Art Strategy	$ 500,000	Medium
W56	LGA Wide	Provision of parking meters and in ground parking sensors	Parking Strategy	$ 300,000	Medium
W57	LGA Wide	Footpath Widening and Renewal Program	Asset Management Plan	$ 2,240,000	Medium
			Total Cost	**$ 61,382,295**	

City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_001

Contributions Plan

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

The following Items are not shown on the map and are applicable to the whole LGA:

C6.

OS9, OS15, OS16, OS22, OS24, OS26, OS27, OS28, OS29, OS40, OS47, OS48, OS49, OS51, OS52, OS54.

PD25, PD29, PD32.

R1, R2, R3, R4, R5, R6, R7, R8, R9, R17, R18, R21, R22, R23.

RH19.

W15, W16, W17, W18, W19, W20, W33, W35, W36, W40, W42, W44, W50, W54, W55, W56, W57.

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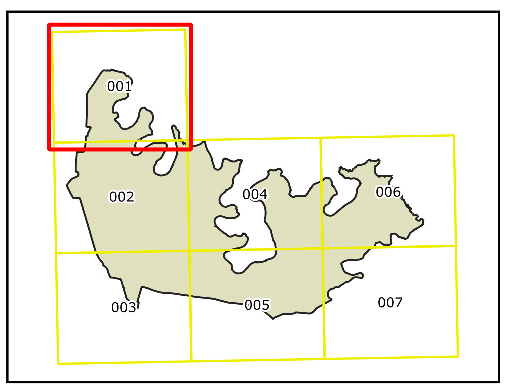

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Projection GDA 2020
MGA Zone 56

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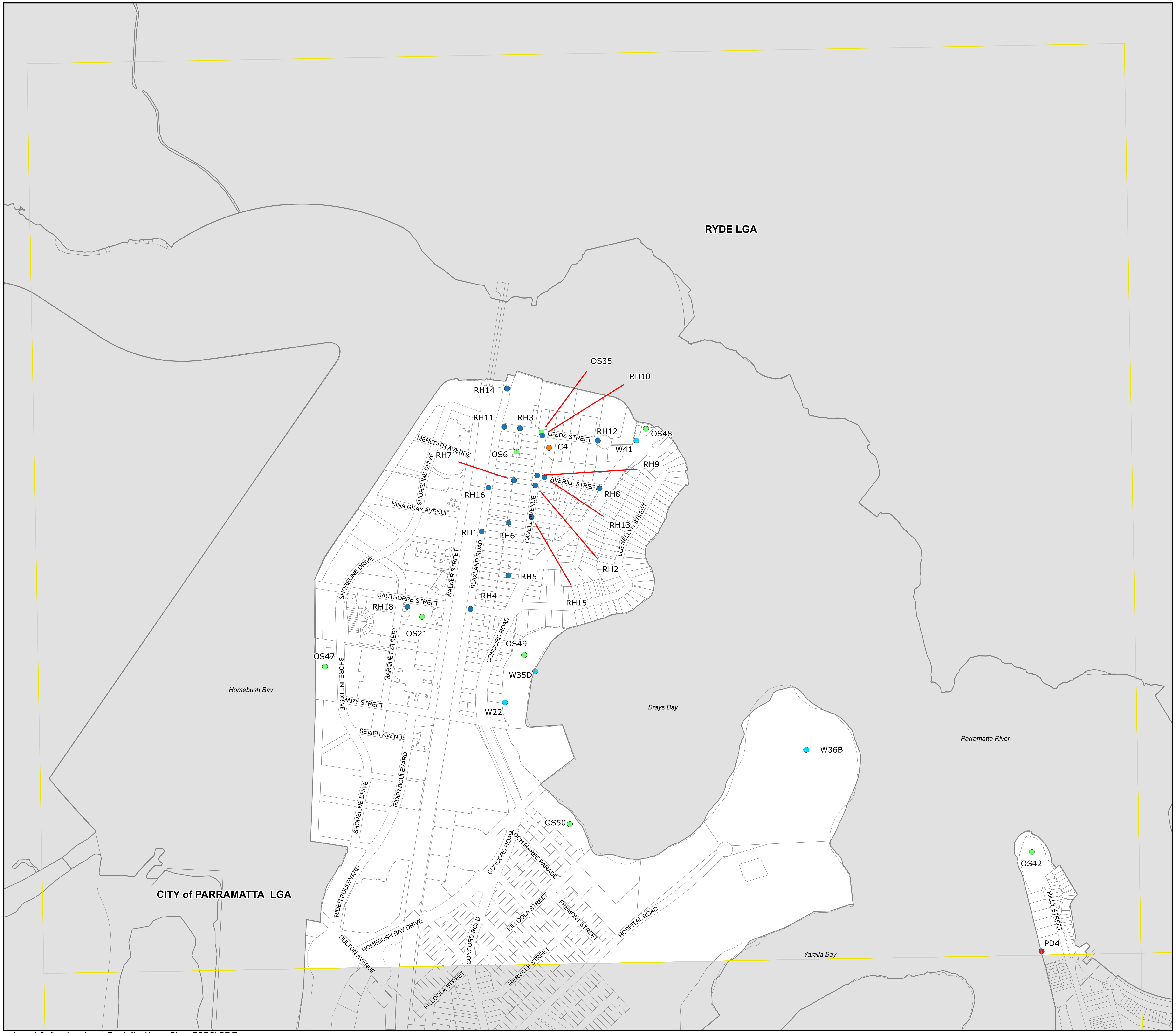

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City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_002

Contributions Plan

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

The following Items are not shown on the map and are applicable to the whole LGA:

C6.

OS9, OS15, OS16, OS22, OS24, OS26, OS27, OS28, OS29, OS40, OS47, OS48, OS49, OS51, OS52, OS54.

PD25, PD29, PD32.

R1, R2, R3, R4, R5, R6, R7, R8, R9, R17, R18, R21, R22, R23.

RH19.

W15, W16, W17, W18, W19, W20, W33, W35, W36, W40, W42, W44, W50, W54, W55, W56, W57.

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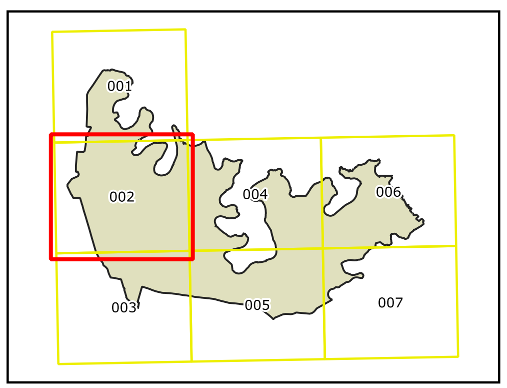

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Projection GDA 2020
MGA Zone 56

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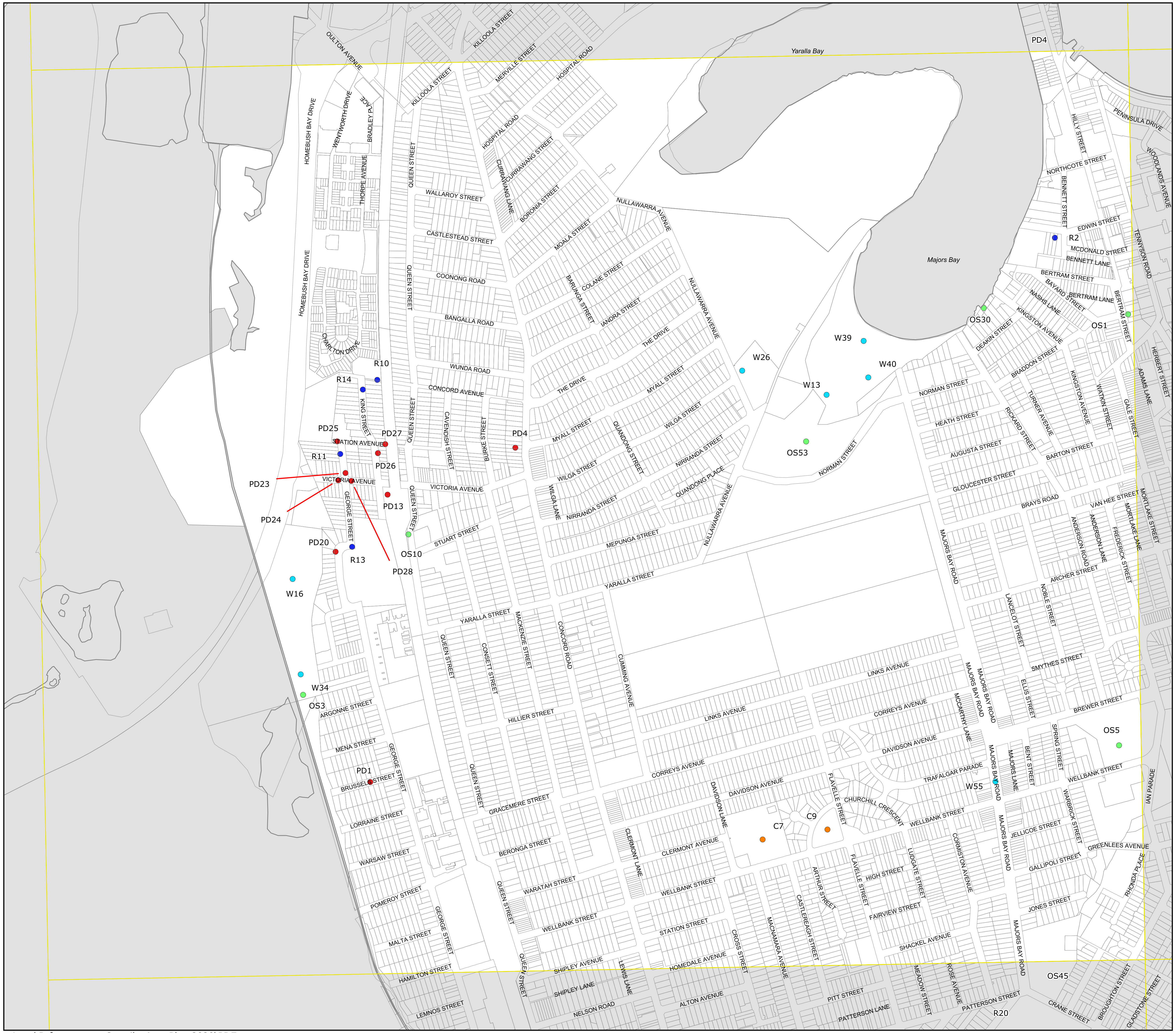

City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_003

Contributions Plan

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

The following Items are not shown on the map and are applicable to the whole LGA:

C6.

OS9, OS15, OS16, OS22, OS24, OS26, OS27, OS28, OS29, OS40, OS47, OS48, OS49, OS51, OS52, OS54.

PD25, PD29, PD32.

R1, R2, R3, R4, R5, R6, R7, R8, R9, R17, R18, R21, R22, R23.

RH19.

W15, W16, W17, W18, W19, W20, W33, W35, W36, W40, W42, W44, W50, W54, W55, W56, W57.

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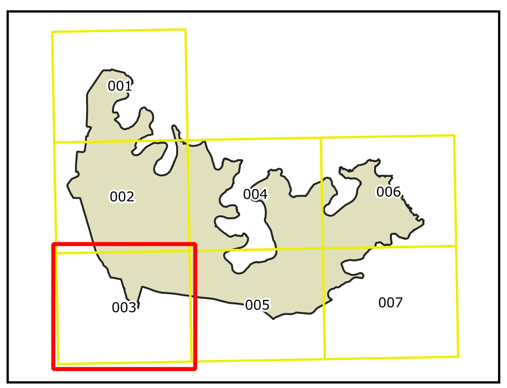

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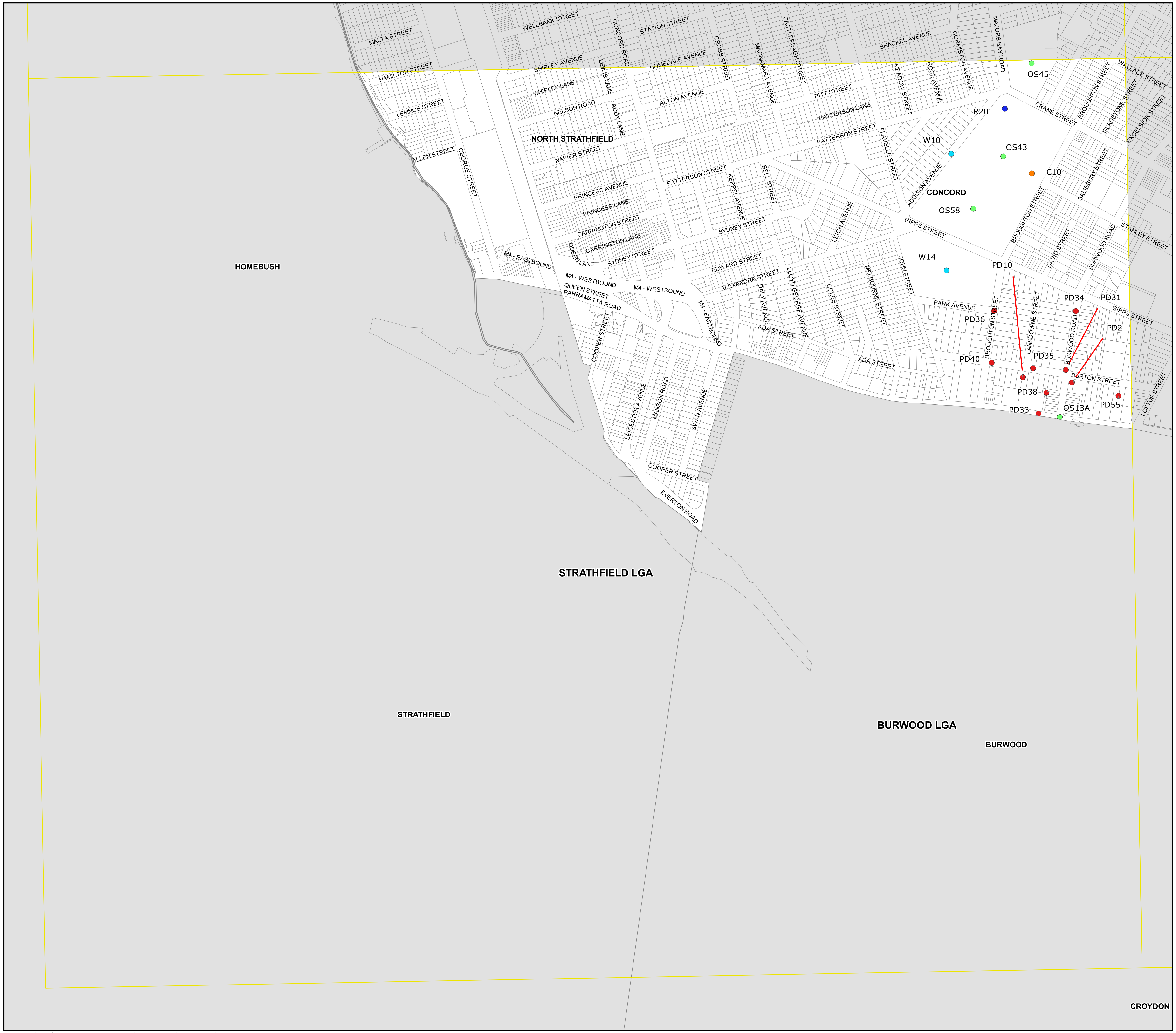
Projection GDA 2020
MGA Zone 56

Scale 1:10,000 @A3



City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_004

Contributions Plan

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

The following Items are not shown on the map and are applicable to the whole LGA:

C6.

OS9, OS15, OS16, OS22, OS24, OS26, OS27, OS28, OS29, OS40, OS47, OS48, OS49, OS51, OS52, OS54.

PD25, PD29, PD32.

R1, R2, R3, R4, R5, R6, R7, R8, R9, R17, R18, R21, R22, R23.

RH19.

W15, W16, W17, W18, W19, W20, W33, W35, W36, W40, W42, W44, W50, W54, W55, W56, W57.

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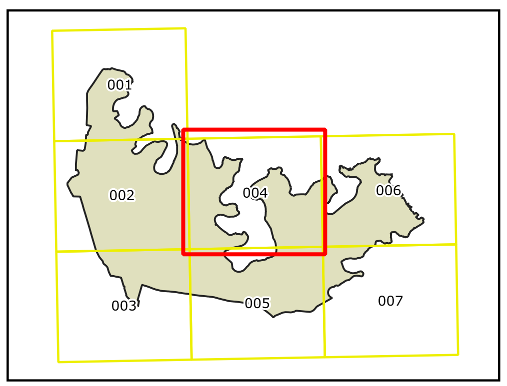

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Projection GDA 2020
MGA Zone 56

Scale 1:10,000 @A3

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City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_005

Contributions Plan

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

The following Items are not shown on the map and are applicable to the whole LGA:

C6.

OS9, OS15, OS16, OS22, OS24, OS26, OS27, OS28, OS29, OS40, OS47, OS48, OS49, OS51, OS52, OS54.

PD25, PD29, PD32.

R1, R2, R3, R4, R5, R6, R7, R8, R9, R17, R18, R21, R22, R23.

RH19.

W15, W16, W17, W18, W19, W20, W33, W35, W36, W40, W42, W44, W50, W54, W55, W56, W57.

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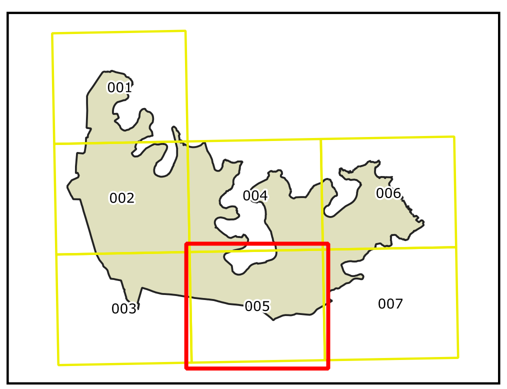

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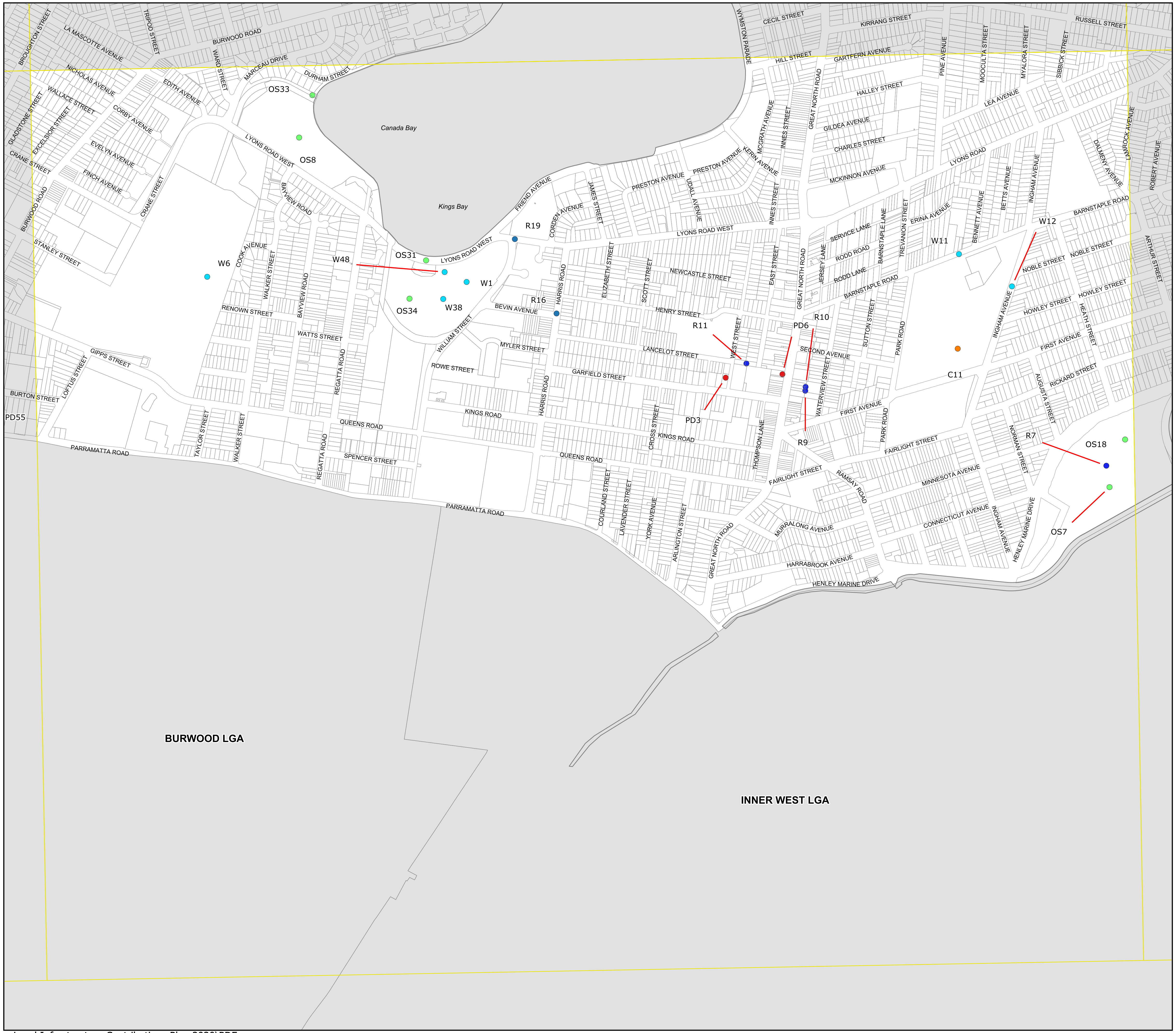
Projection GDA 2020
MGA Zone 56

Scale 1:10,000 @A3



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City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_006

Contributions Plan

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

The following Items are not shown on the map and are applicable to the whole LGA:

C6.

OS9, OS15, OS16, OS22, OS24, OS26, OS27, OS28, OS29, OS40, OS47, OS48, OS49, OS51, OS52, OS54.

PD25, PD29, PD32.

R1, R2, R3, R4, R5, R6, R7, R8, R9, R17, R18, R21, R22, R23.

RH19.

W15, W16, W17, W18, W19, W20, W33, W35, W36, W40, W42, W44, W50, W54, W55, W56, W57.

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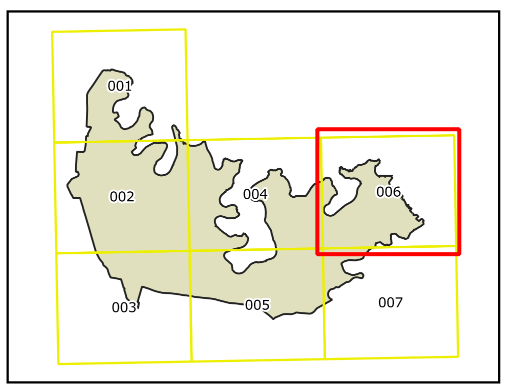
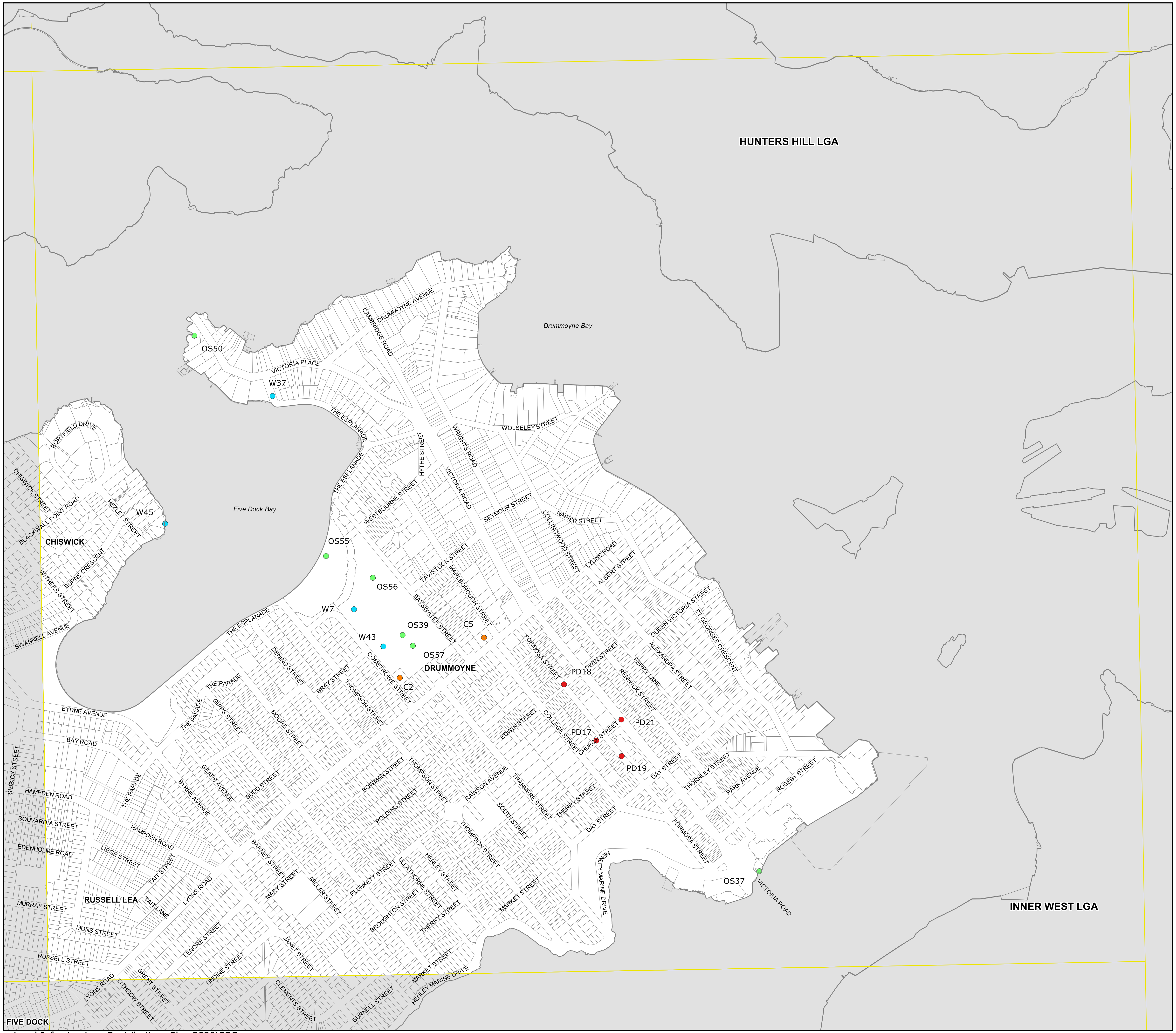


0 200 400 m

Projection GDA 2020
MGA Zone 56

Scale 1:10,000 @A3



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City of Canada Bay Local Infrastructure Contributions Plan 2020

Works Schedule - Sheet LIC_007

Contributions Plan

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

The following Items are not shown on the map and are applicable to the whole LGA:

C6.

OS9, OS15, OS16, OS22, OS24, OS26, OS27, OS28, OS29, OS40, OS47, OS48, OS49, OS51, OS52, OS54.

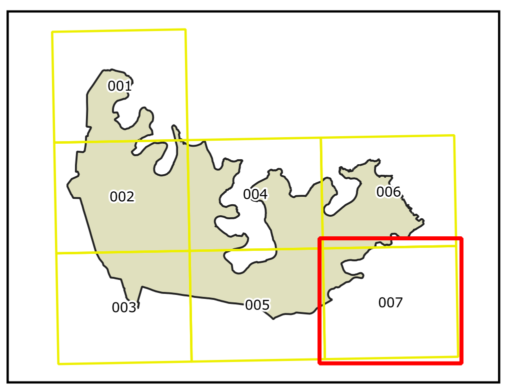
PD25, PD29, PD32.

R1, R2, R3, R4, R5, R6, R7, R8, R9, R17, R18, R21, R22, R23.

RH19.

W15, W16, W17, W18, W19, W20, W33, W35, W36, W40, W42, W44, W50, W54, W55, W56, W57.

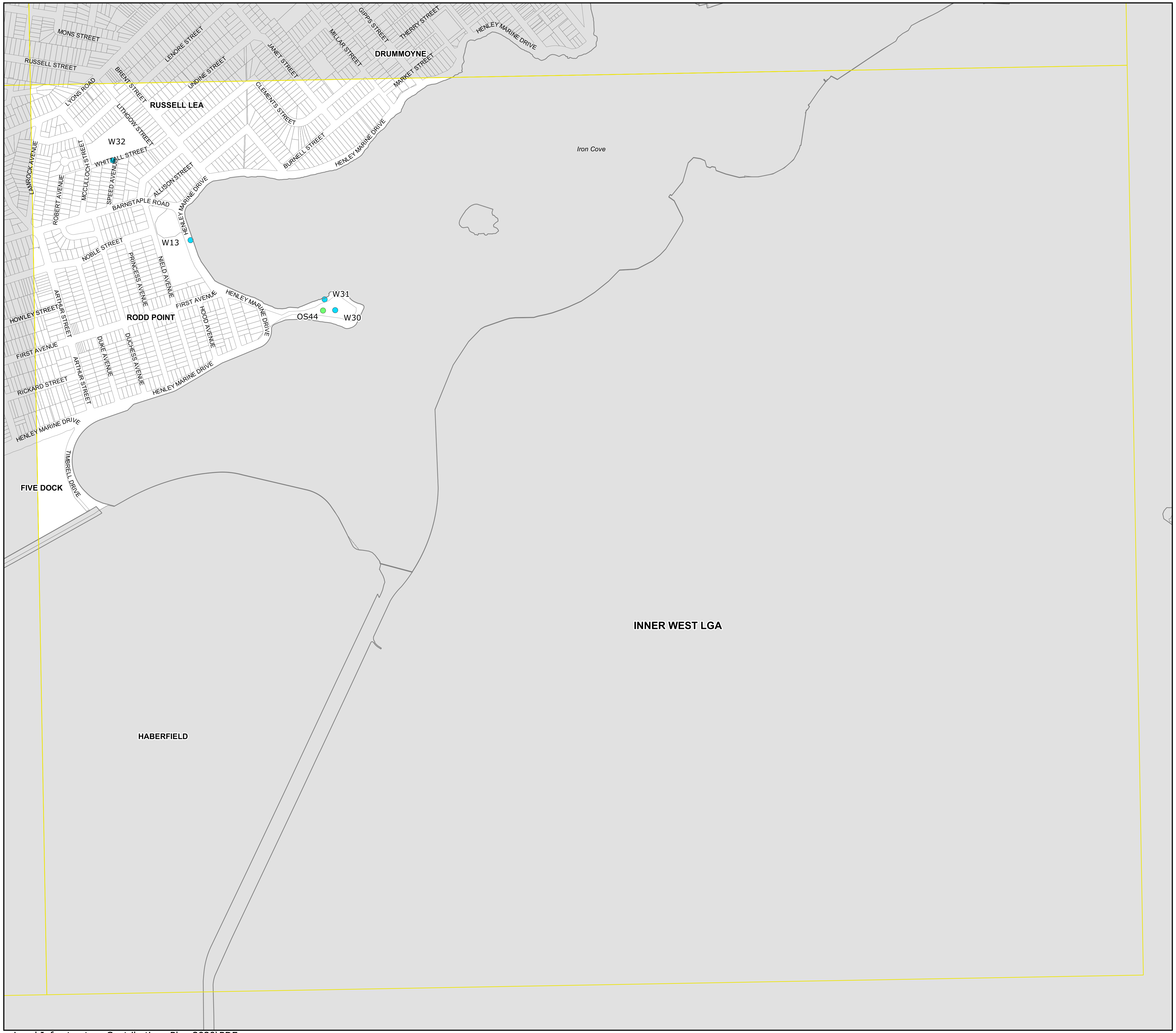
Cadastre 29/07/2025 © Spatial ServicesI



0 200 400 m

Projection GDA 2020
MGA Zone 56

Scale 1:10,000 @A3



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APPENDIX C: COST SUMMARY REPORTS

COST SUMMARY REPORT

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

DEVELOPMENT APPLICATION No: ___________________

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: _____________________________

CONSTRUCTION CERTIFICATE No: __________________ Date: ______________________

APPLICANT'S NAME: ____

APPLICANT'S ADDRESS: ____

DEVELOPMENT NAME: ____

DEVELOPMENT ADDRESS: ____

DEVELOPMENT COSTS:

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

I certify that I have:

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

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

• Included GST in the calculation of development costs.

Signed: ________________________________ Date: ________________________

Name: _________________________________

Position and Qualifications: ____

REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT

Development Cost more than $2,000,001

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No: _________________ Reference: ________________

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: __________________________

CONSTRUCTION CERTIFICATE No: ________________ Date: ____________________

APPLICANT'S NAME: ____

APPLICANT'S ADDRESS: ____

DEVELOPMENT NAME: ____

DEVELOPMENT ADDRESS: ____

DEVELOPMENT DETAILS:

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

ESTIMATE DETAILS:

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

I certify that I have:

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

• Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.

• Calculated the development costs in accordance with the definition of development costs in section 25(J) of the Environmental Planning and Assessment Regulation 2000 at current prices.

• Included GST in the calculation of development costs.

• Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: ________________________________ Date: ________________________

Name: _________________________________

Position and Qualifications: ____

APPENDIX D: PRCUTS, KINGS BAY

N
W
E
S
Cook Avenue
Walker Street
Bellbird Close
Lyons Road West
Maple Close
Renown Street
CONCORD
CANADA BAY
Thornton Street
Bayview Road
Watts Street
Regatta Road
Coonardoo Close
Louden Street
Walker Street
Gipps Street
Queens Road
Taylor Street
Parramatta Road
Regatta Road
Spencer Street
Kings Bay
Parramatta Road
William Street
Rowe Street
Kings Park Circuit
Kings Park Walk
Hycraft Walk
Kings Park Road
Kings Road
Harris Road
Myler Street
Bevin Avenue
Harris Road
Elizabeth Street
Newcastle Street
Henry Street
Scott Street
West Street
East Street
Lancelot Street
Garfield Street
School Lane
FIVE DOCK
Cross Street
Kings Road
Thompson Lane
Queens Road
Courland Street
Lavender Street
York Avenue
Arlington Street
Longview Street
Great North Road
Murralong Avenue
Harrabrook Avenue
Henley Marine Drive
BURWOOD
CROYDON
HABERFIELD
0
100
200 m