HOMEBUSH TOD SECTION 7.12 CONTRIBUTIONS PLAN

City of Canada Bay

Homebush TOD Section 7.12 Contributions Plan

Prepared for

City of Canada Bay

By

gln. planning consulting strategy

Document History and Status

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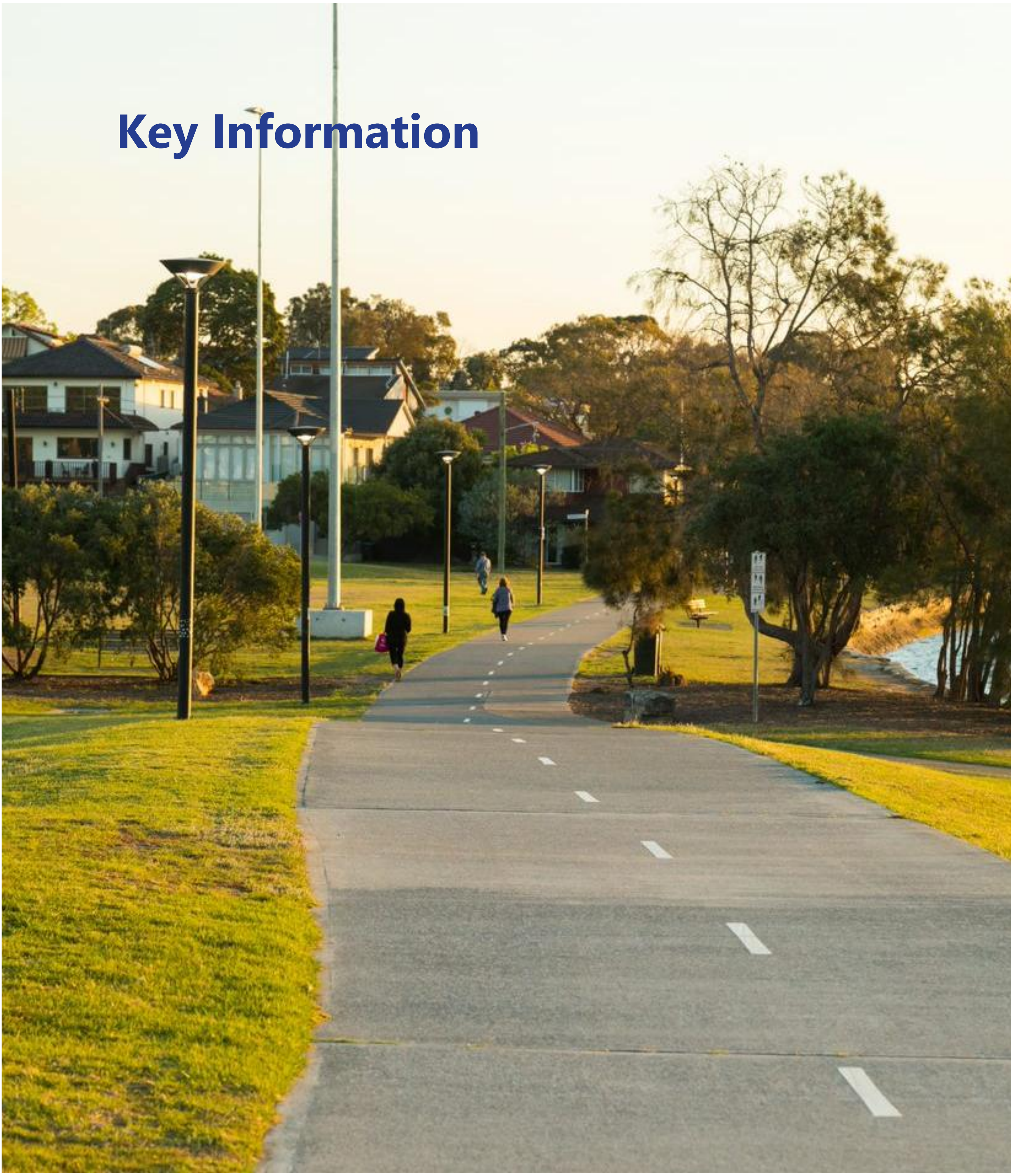
Table of Contents

Tables

Figures

Appendices

Key Information



1 Key Information

This part of the Plan contains key information including the date it commences, the land and development it applies to and the section 7.12 levy percentages.

1.1 Name of this Plan

The *Homebush TOD Section 7.12 Contributions Plan* (the Plan).

1.2 Commencement of this Plan

This Plan commences on 28 August 2026.

1.3 Purpose of this Plan

This Plan authorises Council, registered certifiers and other consent authorities to impose a condition requiring a levy to be paid under section 7.12 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) when determining an application for development (**DA**) or an application for a complying development certificate (**CDC**).

A section 7.12 levy is required to fund the public amenities and public services (**local infrastructure**) set out in the works schedule in Appendix B to this Plan, which are intended to support development in the Homebush Transport Oriented Development (**TOD**) precinct following rezoning in 2024 (**Homebush TOD rezoning**). The items described in Appendix B to this Plan will address existing demand in the precinct as well as additional demand created by the Homebush TOD rezoning, as outlined in the *Infrastructure Delivery and Implementation Plan – Homebush State-led Rezoning* (2025) and supporting studies undertaken by the Department of Planning, Housing & Infrastructure.

1.4 What land does this plan apply to?

This Plan applies to the land subject to the Homebush TOD rezoning within the Canada Bay LGA (**Homebush TOD area**). This area is shown outlined in **Figure 1**.

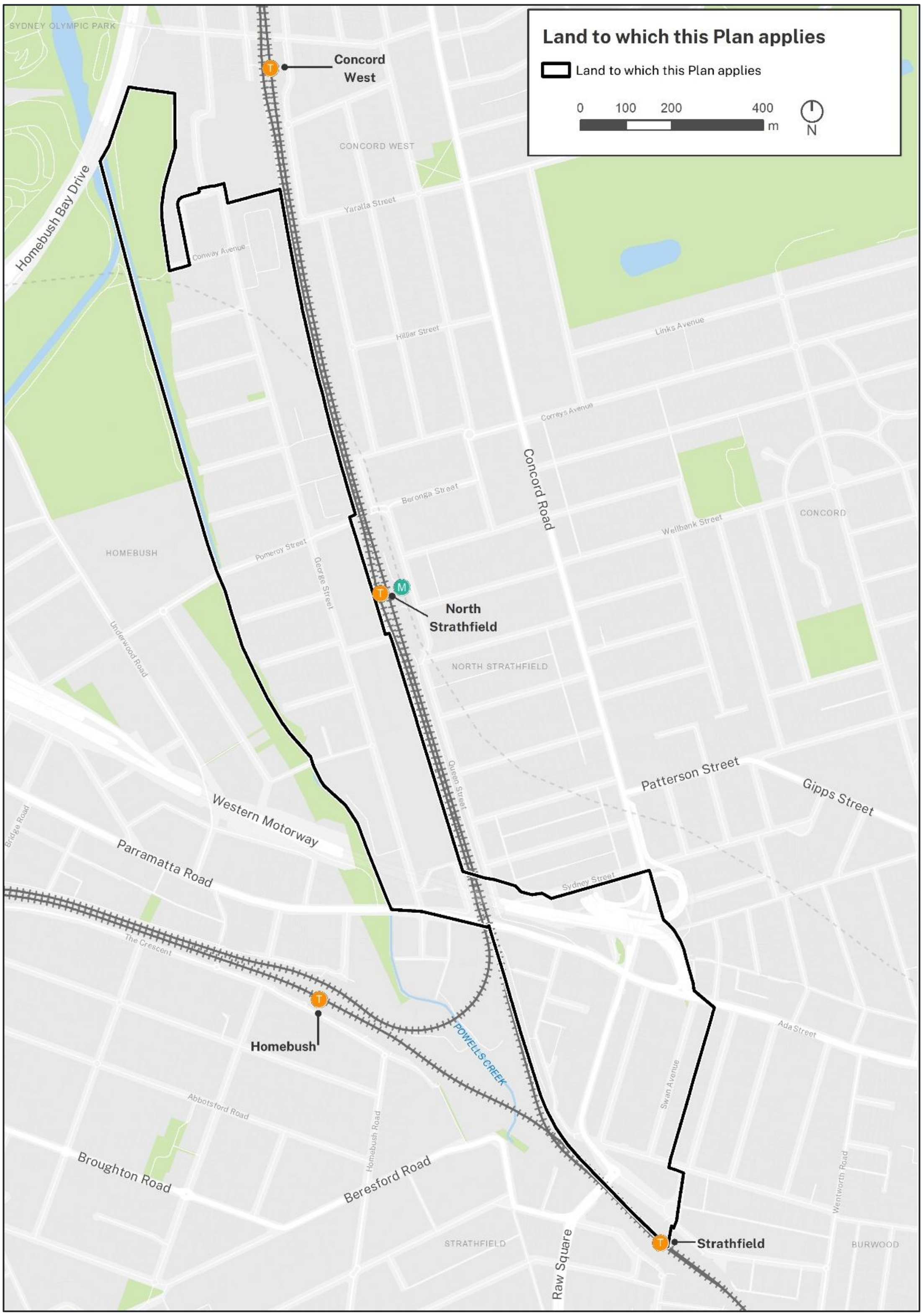


Figure 1: Plan area where a section 7.12 levy applies

1.5 Relationship to other contributions plans

The City of Canada Bay Local Infrastructure Contributions Plan (Amendment 2) (**displaced plan**) does not apply to development in the Homebush TOD area, being the land to which this Plan applies.:

This Plan does not affect any condition of consent imposing a local infrastructure contribution under the displaced plan that applied to the Homebush TOD area before the date of commencement of this Plan.

Any contributions that have been, or will be, paid for development within the Homebush TOD area under conditions of consent imposed in accordance with the displaced plan may be pooled with levies paid under this Plan and applied to the local infrastructure in the works schedule in Appendix B to this Plan.

Any single development can only be the subject of either a section 7.11 contributions or section 7.12 levy. As a result, a condition requiring a contribution under section 7.11 may not be imposed for any development on land within the Homebush TOD area.

1.6 Development to which this Plan applies

This Plan applies to all development that:

- Is subject to a DA or CDC application under Part 4 of the EP&A Act; and
- Is located within the Homebush TOD area identified under section 1.4; and
- Is not exempt under section 1.7; and
- Has a cost of development in line with Table 1 under section 1.8.

1.7 Development exempt from a section 7.12 levy

Development for any of the following purposes is exempt from paying a section 7.12 levy under this Plan:

- Seniors housing other than a group of independent living units, if carried out by or on behalf of a social housing provider within the meaning of *State Environmental Planning Policy (Housing) 2021*.
- Social housing, if carried out by or on behalf of a social housing provider within the meaning of *State Environmental Planning Policy (Housing) 2021*.
- Affordable housing within the meaning of the EP&A Act. Includes dwellings required to be dedicated, free of cost, for the purpose of providing affordable housing under section 7.32 of the EP&A Act.
- Supportive accommodation (within the meaning of section 34 of *State Environmental Planning Policy (Housing) 2021*).
- Specialist disability accommodation (within the meaning of the *National Disability Insurance Scheme Act 2013* of the Commonwealth).
- Educational establishments.

- Boarding houses that will be used for affordable housing in perpetuity as referred to in section 26 of *State Environmental Planning Policy (Housing) 2021*.
- Group homes.
- Hostels.
- Development that is the subject of a Crown development application (within the meaning of Division 4.6 of the EP&A Act) and for the purposes of health services facilities, emergency services facilities or public administration buildings.
- Development for the purposes of a local infrastructure item specified in Appendix B to this Plan.

In addition, there are certain costs that cannot be considered in determining the cost of development for section 7.12 levies. These are detailed further under section 2.1.2 of this Plan.

Under *Environmental Planning and Assessment (Local Infrastructure Levies) Direction 2015* (dated 14 April 2016), consent authorities must not impose a section 7.12 condition on development where a section 7.11 contribution was made for the initial subdivision for that land. However, a condition may still be imposed where the new development is likely to increase the demand for relevant local infrastructure beyond the initial subdivision.

The imposition of levies in accordance with this Plan is also subject to any direction given by the Minister administering the EP&A Act after the commencement of this Plan from time to time. Council may, at their discretion, choose to exempt other forms of development on a case-by-case basis.

1.8 Section 7.12 levy rates

Development listed as exempt under section 1.7 of this Plan is not charged a section 7.12 levy.

The section 7.12 levy amount is calculated by multiplying the levy rates in the following table by the proposed cost of development. Table 1 identifies the percentage levy rates that will apply to all residential accommodation development and non-residential development.

Table 1: Section 7.12 levy rates

Development type and proposed development cost	Levy
All development with a proposed cost up to and including $100,000	Nil
All development with a proposed cost between $100,001 to $250,000	0.5%
All non-residential development with a proposed cost of more than $250,000	1%
All residential accommodation development with a proposed cost of more than $250,000	3%

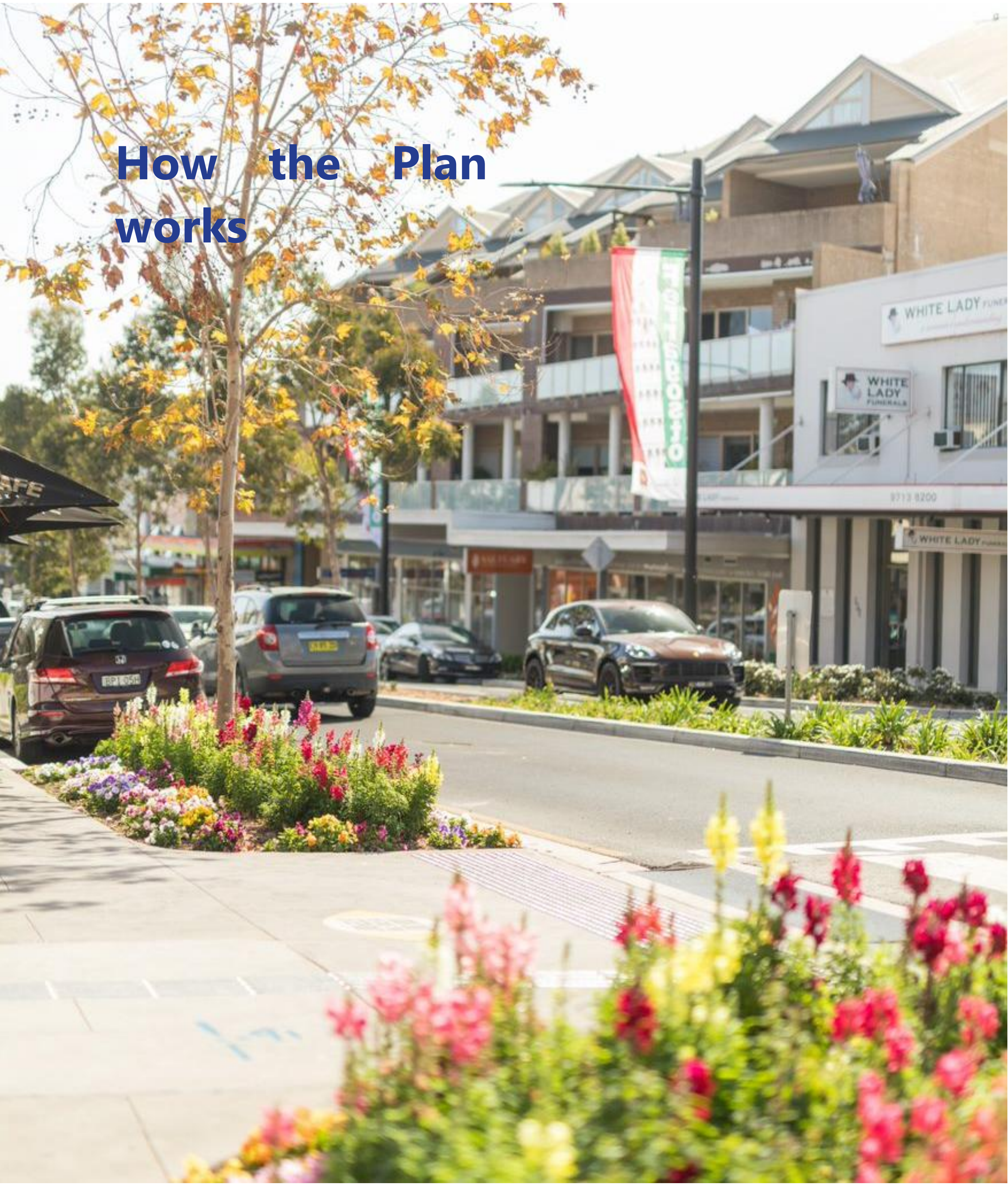
1.9 Savings and transitional arrangements

This Plan applies in relation to all DAs and CDC applications to carry out development under Part 4 of the EP&A Act made on or after the date of commencement of this Plan.

For DAs and applications for CDCs for development made before the commencement of this Plan, conditions imposing contributions will be determined in accordance with the displaced plan (or other contributions plan) that applied to the land and the development concerned before the commencement of this Plan. The rates in the relevant plan will be applied instead of the rates in this Plan.

Any adjustment to a contribution imposed as a condition of a development consent applying the displaced or other contributions plan will be made in accordance with that plan if a modification to the consent is to be approved, to the extent an adjustment is permitted.

How the Plan works



2 How the Plan works

This part of the Plan contains information on the operation of the Plan including how levy amounts are calculated and imposed as conditions of consent, how levies can be paid and any alternatives to payment.

2.1 Calculating the levy amount

A section 7.12 levy amount is calculated by multiplying the relevant levy rates shown in **Table 1** by the proposed cost of development.

2.1.1 Determining the cost of development

The proposed cost of development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development. This outlined in section 208 of the EP&A Regulation.

Section 208(4) of the EP&A Regulation outlines costs that must be excluded from the cost of development. This includes:

(a) the cost of the land on which the development will be carried out,

(b) the costs of repairs to a building or works on the land that will be kept in connection with the development,

(c) the costs associated with marketing or financing the development, including interest on loans,

(d) the costs associated with legal work carried out, or to be carried out, in connection with the development,

(e) project management costs associated with the development,

(f) the cost of building insurance for the development,

(g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,

(h) the costs of commercial stock inventory,

(i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,

(j) the costs of enabling access by people with disability to the development,

(k) the costs of energy and water efficiency measures associated with the development,

(l) the costs of development that is provided as affordable housing,

(m) the costs of development that is the adaptive reuse of a heritage item.

Development may combine different development types. Where this is proposed, any listed exemption under section 1.7 of this Plan or costs to be excluded will only apply to that component of the development.

For example, a DA may propose a residential flat building with a portion of affordable housing. In determining the cost of development, the consent authority is to exclude any costs related to the affordable housing component only.

2.1.2 Cost summary reports

Any development that will incur a levy under this Plan is to provide a cost summary report with the DA or CDC application prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The costs report must be prepared by the following:

- Where the estimate is at or below $1,000,000 – any building industry professional.
- Where the estimate is above $1,000,000 – a Quantity Surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

The relevant consent authority will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. A consent authority may, at its sole discretion and at the applicant's cost, engage a person referred to above to review a cost report submitted by an applicant.

In all cases, the determination of the proposed cost of development by the consent authority is final.

2.1.3 Mixed use development

A mixed used development occurs where a single DA includes development types subject to different levies, for example, shop-top housing with a ground floor commercial unit.

For mixed use development, consent authorities will calculate the total cost of the development rather than separately calculating the costs of the residential and the non-residential components. Costs will then be attributed to each component based on the portion of the total gross floor area for that component. Shared areas, such as lobbies, refuse areas or shared car parks will be treated as non-residential.

<u>Worked example:</u>

A DA for a 10 storey building comprises ground floor retail uses and residential accommodation above. Included on the ground floor is a lobby servicing the residential accommodation and refuse storage shared by both commercial and residential users. The development includes basement level car parking for residential users only, with access gained from a ramp on the ground floor.

The development cost (minus the excluded costs) is estimated as $40,000,000.

In determining the levy, the residential proportion consists of the 9 storeys of residential accommodation, basement car parking (including the access from ground floor), vertical circulation (i.e. lifts and stairs) for each storey of residential accommodation and the lobby. This totals 92% of the total gross floor area.

The non-residential proportion would consist of the ground floor retail and shared refuse area. This totals 8% of the total gross floor area.

The contribution amount will be calculated as follows:

Residential	$40,000,000 x 92% = $36,800,000
	$36,800,000 x 3% = $1,104,000
Commercial	$40,000,000 x 8% = $3,200,000
	$3,200,000 x 1% = $32,000
Total	$1,104,000 + $32,000
	$1,136,000

The consent will require the payment of $1,136,000

The total cost for the development will be used to determine which levy rate in **Table 1** applies. For example:

- If the total cost of a mixed use development is more than $250,000 but the cost attributable to the non-residential component falls below $250,000, the levy rate used for the non-residential component will be 1% and not 0.5%.
- If the total cost of the mixed use development is more than $250,000 but the cost attributable to the residential component is less than $250,000, the rate of 3% will still be applied to the residential component.

2.2 Complying development

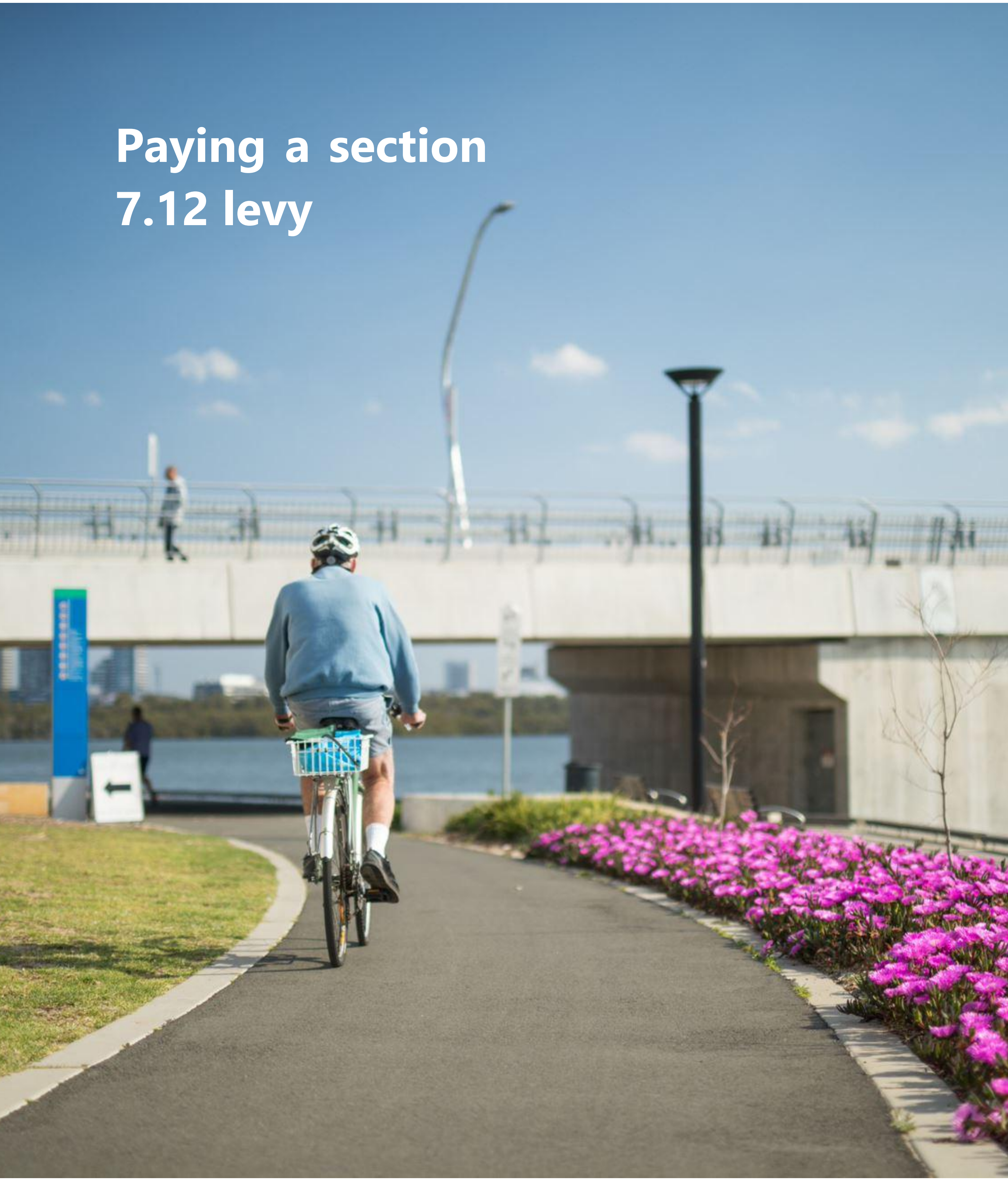
In relation to an application made to a registered certifier for a CDC, if the complying development is subject to this Plan, the certifier must impose a section 7.12 levy condition on the CDC in accordance with this Plan and requirements of section 156 of the EP&A Regulation.

This includes:

- Calculating the levy amount using the precise method included in this Plan.
- Imposing a condition consistent with the standard condition included in Appendix C of this Plan.

It is the professional responsibility of registered certifiers to accurately calculate the contribution and to apply the section 7.12 levy condition correctly.

Paying a section 7.12 levy



3 Paying a section 7.12 levy

This part of the Plan provides detail on how the section 7.12 levy condition should be expressed, including when the levy is to be paid and how indexation will be applied.

3.1 Timing of payment

The condition of consent should set out the timing of payment for a levy. Applicants must pay the levy at the time specified. If no time is specified, payment must be made before obtaining the relevant certificate under Part 6 of the EP&A Act as detailed below.

A condition must provide for payment as follows:

- **Development involving building work** – prior to the release of the first construction certificate.
- **Development involving subdivision** – prior to the release of the subdivision certificate.
- **Development involving building work and subdivision** – prior to the release of the construction certificate or subdivision certificate, whichever occurs first.
- **Development where no construction certificate or subdivision certificate is required** – prior to issue of the first occupation certificate.
- **Development authorised by complying development certificates** – prior to the commencement of any building or subdivision work authorised by the certificate.

At the time of payment, it will be necessary for levy amounts to be updated in accordance with section 3.2 of this Plan.

3.2 Indexation

This Plan authorises the proposed cost of development to be indexed between the granting of consent and the date of payment in accordance with quarterly movements in the Australian Bureau of Statistics Producer Price Index (Building Construction, NSW). This is to account for increases in construction costs over time.

The cost of development, as required by conditions of consent, will be indexed at the time of payment in accordance with the below formula:

$$\textit{indexed cost of development} = \textit{cost of development at consent} \times \frac{\textit{current index figure}}{\textit{base index figure}}$$

- **Current index figure** is the last published Producer Price Index (Building Construction, NSW) figure as at the first day of the quarter in which the payment is made.
- **Base index figure** is the last published Producer Price Index (Building Construction, NSW) figure as at the first day of the quarter in which the consent was issued.

If the adjusted contributions amount at payment is less than the contributions amount in the condition of consent, then the contributions will not be amended.

3.3 Deferred and periodic payments

Deferred or periodic payments may be permitted at the discretion of Council in the following circumstances:

- Deferral will not prejudice the timing or the manner of the provision of local infrastructure included in the works schedule.
- There are circumstances justifying the deferred or periodic payment of the contributions.

3.4 Alternatives to money levies

Section 7.12 levies can only be made as monetary contributions. A section 7.12 condition cannot require the dedication of land.

Council may accept an offer, in connection with a development application, by an applicant to enter into a planning agreement to provide works-in-kind, dedication of land or other material public benefit but is not required to do so. A planning agreement must be entered into before the grant of a development consent that imposes section 7.12 levies in accordance with this Plan.

Plan administration

4 Plan administration

This part of the Plan details the administrative processes Council will undertake once the Plan has been approved and contributions start being collected from development.

4.1 Pooling of levies

This Plan authorises pooling of monetary contributions paid for different purposes and applied progressively for those purposes. Council can pool within and between contributions plans to fund infrastructure identified in either this contributions plan or other contributions plans.

Council will ensure pooling will not prevent the delivery of infrastructure for which the contribution was originally collected. The priorities for the expenditure of pooled contributions in this Plan are set out in the works schedule.

4.2 Reporting and accounting requirement

Council is required to comply with all requirements in the EP&A Regulation for accounting and reporting in relation to this Plan. This includes:

- Keeping a contributions register in accordance with section 217 of the EP&A Regulation.
- Accounting for funds received under this Plan within its annual financial report in accordance with section 218 of the EP&A Regulation.
- Providing details about projects funded using levies collected under this Plan in its annual reports in accordance with section 218A of the EP&A Regulation.
- Disclosing receipt and expenditure of contributions in annual financial statements in accordance with section 219 of the EP&A Regulation.

Council must publish, in accordance with sections 218A and 220 of the EP&A Regulation, the following on the NSW Planning Portal and its website:

- This Plan.
- The levy rates.
- Contributions register.
- Annual statements.
- Information relating to the use of levies required to be included in its annual reports.

4.3 Review of this Plan

The Plan will be reviewed by Council as needed to incorporate any changes to the items and staging of works specified in the works schedule in Appendix B to this Plan. At a minimum, Council will review this Plan every 5 years from the date of its commencement.

4.4 Repeal of this Plan

Conditions of consent are not affected by the repeal of this Plan. Money collected from consents approved under this Plan but paid after this Plan has been repealed will be transferred to the subsequent contributions plan applicable to the area defined in **Figure 1**.

4.5 Formation of a local infrastructure governance committee

Council may establish a local infrastructure governance committee or, alternatively, add additional functions to an existing group to meet the aims of this committee. The primary aim of the committee will be to oversee contributions within the precinct and ensure the infrastructure needed to support the precinct is delivered.

At a minimum, the committee should:

- Be chaired by an appropriate Council executive and consist of executives from finance, asset management and strategic planning.
- Receive reports on revenue received.
- Receive reports on anticipated future revenue, using modelling of expected development.
- Make decisions on timing of delivery, including tracking expenditure, borrowing and pooling of levies and completed projects.
- Provide oversight and advice on proposed planning agreements to provide works in kind instead of the payment of section 7.12 levies.
- Oversee the reporting of levies.
- Receive recommendations and make decisions on the review of the Plan.

Council should keep minutes, tracking any actions and noting decisions of the committee. These documents will be made available on request.

Growth projections

5 Growth projections

This part of the Plan describes expected growth in the Homebush TOD precinct and the need for new local infrastructure required to service that growth.

5.1 Future demand

The Homebush TOD area was identified as an accelerated precinct under the Transport Oriented Development program in 2023. The aim of the program was to create more well-located homes next to transport, jobs and services.

Master planning and rezoning for the Homebush precinct was undertaken in 2024 by the NSW Department of Planning, Housing and Infrastructure. This involved identifying changes to planning controls, including building heights and floor space ratios, to permit an increase in density. Using these changes, future dwelling and worker projections within the Canada Bay side of the Homebush TOD were identified and are shown in **Table 2**.

Table 2: Growth projections within the Canada Bay LGA portion of the Homebush TOD

	Existing (2024)	TOD Rezoning
Dwellings	2,550	10,550
Residential population	6,120	26,375
Workers	920	1,110

For detailed information on the Homebush TOD rezoning process, including assumptions used in determining future growth projections, refer to the Homebush State-led Rezoning Urban Design Report (Cox, 2024) and other supporting studies provided in Appendix A.

5.2 Infrastructure needs and costs

To address the residential and worker population increases projected as a result of the Homebush TOD rezoning, a number of new and upgraded local infrastructure items have been identified.

The items in the works schedule consist of the following:

- New items identified to address the demand generated by the Homebush TOD rezoning, as identified in infrastructure needs studies carried out as part of the rezoning (in the works schedule these items reference the masterplan ID to link them to more detailed information in the associated studies).
- Existing items yet to be delivered from the contributions plans that applied to the land previously.

For further information on the infrastructure needs that informed the items included in the works schedule, refer to the studies in Appendix A.

Table 3 below identifies categories of local infrastructure items included in the works schedule, as well as total costs for all local infrastructure to be funded under this Plan. Refer to Appendix B for the detailed works schedule.

Table 3: Infrastructure costs

Infrastructure category	Total costs
Active transport	$23,604,053
Community facilities	$25,849,353
Drainage	$146,466
Roads	$49,082,781
Open space	$74,989,133
Public domain	$20,053,536
Total	**$193,725,322**

5.2.1 Assigning attributable costs to items

Demand for the infrastructure items arises primarily from the future population of the precinct as a result of the Homebush TOD rezoning. For some infrastructure items, there is also demand arising from existing population currently living in the precinct, as well as the broader population (both existing and future) of the Canada Bay local government area.

To ensure a more equitable approach to funding the new infrastructure items, the works schedule considers the attributable percentage of each item's cost that should be applied to this contributions plan and therefore borne by future development and population. This includes:

- Items with 100% attributable costs to the Homebush TOD precinct were identified if they were located in the precinct, were new items identified to address the new demand or were previously identified by Council as being 100% attributable to new demand in the precinct.
- Items with 18% attributable costs to the Homebush TOD precinct were identified if they were located outside the precinct and have been identified by Council as being LGA wide significant items that demand generated by the TOD precinct rezoning will contribute to. The 18% figure has been derived as the percentage of new growth as a result of the rezoning, out of the total projected Canada Bay LGA population growth, which includes existing population.

5.2.2 Key site provisions to deliver land

Key site provisions are being used to deliver land for some new open space, road and community facility infrastructure items that have been identified to service the expected growth in the precinct. It is intended to allow incentives for development on these key sites provided certain requirements are met and suitable land for the identified infrastructure items is provided.

The embellishment works for new open space or construction works for other items are included as infrastructure items in the works schedule of this Plan and will be funded through contributions. The costs associated with these items do not include acquiring the land, as the land will be provided through key site provisions.

Refer to the Homebush TOD Precinct Design Guide (Nov 2024) for further information on the operation of key site provisions.

Infrastructure items in the works schedule contingent on land being delivered by key site provisions are detailed in **Table 4**.

Table 4: Infrastructure items with land being provided through key site provisions

Map ID	Infrastructure item
7	Walking and cycling link on the eastern side of Powells Creek between Warsaw Street and Parramatta Road. Masterplan item R2.13.7
20	Multipurpose community centre at McDonald College site. Masterplan item 18
25	Upgrade George Street and Pomeroy Street intersection. Masterplan item R4.1
29	New laneway at the rear of properties fronting Leicester Avenue between Hilts Road and realigned Cooper Street. Masterplan item R4.6
30	A new street along the edge of Powells Creek between Conway Avenue and Allen Street. Masterplan item R4.10
31	Widen Cooper Street. Masterplan item R4.11
32	Realign Cooper Street to Leicester Avenue with a new signalised intersection. Masterplan item R4.7
34	North Strathfield Station Park. Masterplan item P3
35	Cooper Street Park. Masterplan item P10
36	Allen Street Bakehouse Quarter Park. Masterplan item P14
37	Swan Ave Park. Masterplan item P11
38	WA McInnes Park. Masterplan item P1
39	Powells Creek North Park. Masterplan item P12
46	Pedestrian Link Pomeroy St. Masterplan item L1
47	Pedestrian Link Bakehouse Quarter. Masterplan item L3
48	Pedestrian Link Strathfield Triangle. Masterplan item L8

Terms used in this Plan

6 Terms used in this Plan

In this Plan, the following words and phrases have the following meaning:

Table 5: Definitions

Term	Definition
Council	City of Canada Bay Council
Consent Authority	Has the same meaning as section 4.5 of the EP&A Act and includes a registered certifier within the meaning of that Act
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Gross Floor Area	Is the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes— (a) the area of a mezzanine, and (b) habitable rooms in a basement or an attic, and (c) any shop, auditorium, cinema, and the like, in a basement or attic, and (d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement— (i) storage, and (ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and (j) voids above a floor at the level of a storey or storey above
Local infrastructure	The public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services
LGA	Local Government Area
Planning agreement	A voluntary agreement as described in section 7.4 of the EP&A Act
Registered certifier	Has the same meaning as in the EP&A Act

Except as provided for above, words and phrases used in this Plan have the same meanings as they have in the EP&A Act and the standard instrument set out in Standard Instrument (Local Environmental Plans) Order 2006.

7 Appendices

The Appendices provide detail as to how the infrastructure needs have been determined for the precinct and the infrastructure items that contributions will fund. It refers to the technical studies, reports and materials used in the preparation of this Plan.

APPENDIX A: SUPPORTING STUDIES AND STRATEGIES

A.1: Supporting studies and strategies

Table 6: Supporting studies and strategies

Name of supporting study	Detail
Infrastructure Delivery and Implementation Plan - Homebush State Led Rezoning	Prepared for the Department of Planning, Housing and Infrastructure in February 2025 Prepared by Arcadis Australia Pacific
Homebush TOD Rezoning Precinct Transport Statement	Prepared for the Department of Planning, Housing and Infrastructure in November 2024 Prepared by Arup
Homebush TOD Precinct Public Domain Strategy Report	Prepared for the Department of Planning, Housing and Infrastructure in December 2024 Prepared by Tyrrell Studio
Homebush TOD Precinct Flood Impact and Risk Assessment and Stormwater Management Strategy	Prepared for the Department of Planning, Housing and Infrastructure in November 2024 Prepared by WMA Water
Homebush State-led Rezoning Urban Design Report	Prepared for the Department of Planning, Housing and Infrastructure in November 2024 Prepared by Cox Architecture
Homebush TOD Precinct Design Guide	Prepared by the Department of Planning, Housing and Infrastructure in November 2024
Finalisation Report Homebush TOD Precinct	Prepared by the Department of Planning, Housing and Infrastructure in November 2024
Homebush Precinct State Led Rezoning Utilities Report	Prepared for the Department of Planning, Housing and Infrastructure in July 2024 Prepared by Arcadis Australia Pacific
Connecting with Country Framework Homebush TOD	Prepared for the Department of Planning, Housing and Infrastructure in April 2024 Prepared by Cox Inall Ridgeway
Parramatta Road Corridor Urban Transformation Strategy 2016 (PRCUTS) - Infrastructure Schedule	Prepared for Urban Growth NSW in 2016 Reviewed and audited by Urbis in 2023

APPENDIX B: WORKS SCHEDULE AND INFRASTRUCTURE MAP

B.1: Works schedule and infrastructure map

Table 7: Works schedule

Map ID	Item	Description	Total item cost	Attributable % of cost to plan	Attributable plan cost	Timing	Priority
Active Transport							
1	Walking and Cycling Link	Along Queen Street from Pomeroy Street/North Strathfield Station to Strathfield Station via Cooper Street. Masterplan items R2.4.3, R2.4.4 and R2.13.8	$3,983,738	100%	$3,983,738	Short	High
2	Walking and Cycling Link	Along Pomeroy Street from Queen Street to Powells Creek. Masterplan item R2.13.10	$710,807	100%	$710,807	Short	High
3	Walking and Cycling Link	Along Hamilton Street and Hamilton Street East. Masterplan item R2.13.11	$585,164	100%	$585,164	Short	Medium
4	Walking and Cycling Link	Along Conway Avenue from George Street to Powells Creek. Masterplan items R2.4.2 and R2.14.3	$675,246	100%	$675,246	Medium To Long	Medium
5	Walking and Cycling Link	Along George Street between Conway Avenue and Station Avenue. Masterplan items R2.13.3 and R2.14.1	$1,100,138	100%	$1,100,138	Medium To Long	Medium
6	Walking and Cycling Link	On Queen Street between Concord West and North Strathfield stations. Masterplan item R2.13.6	$2,288,756	100%	$2,288,756	Medium To Long	Medium
7	Walking and Cycling Link	On the eastern side of Powells Creek between Warsaw Street and Parramatta Road. Masterplan item R2.13.7	$3,594,681	100%	$3,594,681	Medium To Long	Low
8	Walking and Cycling Link	On Princess Avenue to Gipps Street via Patterson Street. Masterplan item R2.13.9	$981,209	100%	$981,209	Medium To Long	Medium

Map ID	Item	Description	Total item cost	Attributable % of cost to plan	Attributable plan cost	Timing	Priority
9	Walking and Cycling Link	From Hilts Road to Leicester Avenue, in the proposed street park. Masterplan item R2.13.15	$165,069	100%	$165,069	Medium To Long	Medium
10	Walking and Cycling Link	Along Malta Street connecting Powells Creek with new open space proposed next to the new North Strathfield Station concourse. Masterplan item R2.13.17	$423,394	100%	$423,394	Medium To Long	Medium
11	Walking and Cycling Link	Widen existing (south side) or construct new (north side) pedestrian bridge across Powells Creek at Pomeroy Street bridge for pedestrian and cycle infrastructure in item 2. Masterplan item R2.16	$950,880	100%	$950,880	Medium To Long	Medium
12	Walking and Cycling Link	Precinct contribution to council's LGA-wide program of walking and cycling link improvements. Exact locations to be determined on a needs basis	$3,600,000	18%	$648,000	Medium To Long	Low
13	Cycling Link	On Sydney Street between the eastbound cycleway on the M4 Motorway and Concord Road. Masterplan item R2.4.5	$494,153	100%	$494,153	Medium To Long	Medium
14	Walking Link	Along George Street between Parramatta Road and Conway Avenue. Masterplan item R2.6.1 and R2.14.4	$3,048,588	100%	$3,048,588	Medium To Long	Medium
15	Walking Link	On Lorraine Street to Powell Creek. Masterplan item R2.14.5	$287,037	100%	$287,037	Short	Medium
16	Walking Link	Along the western kerb of Leicester Avenue. Masterplan item R2.14.10	$1,125,132	100%	$1,125,132	Medium To Long	Medium
17	Walking Link	Along Parramatta Road between Swan Avenue and George Street. Masterplan item W7	$2,254,061	100%	$2,254,061	Medium To Long	Medium
18	Walking Link	Precinct contribution to council's LGA-wide Pedestrian and Mobility Plan (PAMP). Exact locations to be determined on a needs basis	$1,600,000	18%	$288,000	Medium To Long	Low

Map ID	Item	Description	Total item cost	Attributable % of cost to plan	Attributable plan cost	Timing	Priority
Community Facilities							
19	Cultural Space	A new community arts and cultural space of approximately 500m2 (to include around 4-6 artist studios ideally collocated into one studio space). Location to be determined, does not include land cost. Masterplan item 12	$5,684,330	100%	$5,684,330	Short	Medium
19a	Land Acquisition	Land cost for item 19	$7,907,342	100%	$7,907,342	Short	Medium
20	Meeting Space & Library	Development of a new multipurpose community centre at McDonald College site of approximately 3,000sqm (multipurpose district-level library and community hub facility). Masterplan item 18	$12,257,681	100%	$12,257,681	Medium To Long	Medium
Drainage							
21	Drainage Improvements	Precinct contribution to council's LGA-wide drainage improvements program. Exact locations to be determined on a needs basis	$813,700	18%	$146,466	Medium To Long	Low
Roads							
22	Road Improvements	Precinct contribution to council's LGA-wide local area traffic management (LATM) program. Exact locations to be determined on a needs basis	$1,100,000	18%	$198,000	Medium To Long	Low
23	Road Improvements	Precinct contribution to council's LGA-wide road pavement improvements program. Exact locations to be determined on a needs basis	$2,746,800	18%	$494,424	Medium To Long	Low
24	Road Improvements	Precinct contribution to council's LGA-wide kerb and gutter improvements program. Exact locations to be determined on a needs basis	$610,300	18%	$109,854	Medium To Long	Low

Map ID	Item	Description	Total item cost	Attributable % of cost to plan	Attributable plan cost	Timing	Priority
25	Intersection	Upgrade George Street and Pomeroy Street intersection. Masterplan item R4.1	$15,000,000	100%	$15,000,000	Short	High
26	Wombat Crossings	Wombat crossings for safe prioritised crossing opportunities for pedestrians at key crossing points. Masterplan item R1.1: • Lorraine Street at George Street ($264,371) • Hamilton Street at George Street ($264,371)	$528,742	100%	$528,742	Medium To Long	Medium
27	Raised Thresholds	Provide raised thresholds at all intersections of local and main streets to slow vehicle speeds. Cost is $196,800 per threshold with 16 thresholds in total. Masterplan item R1.2	$3,148,816	100%	$3,148,816	Medium To Long	Medium
28	Signalised Pedestrian and Bicycle Crossing	Provide signalised pedestrian and bicycle crossing at George Street and Parramatta Road. Masterplan item R1.3	$166,750	100%	$166,750	Medium To Long	Medium
29	Laneway	A new laneway at the rear of properties fronting Leicester Avenue between Hilts Road and realigned Cooper Street. Masterplan item R4.6	$1,032,750	100%	$1,032,750	Medium To Long	Medium
30	New Road	A new street along the edge of Powells Creek between Conway Avenue and Allen Street . Masterplan item R4.10	$22,457,275	100%	$22,457,275	Medium To Long	Low
31	Widen Street	Widen Cooper Street. Masterplan item R4.11	$1,733,713	100%	$1,733,713	Medium To Long	Medium
32	Road Realignment	Realign Cooper Street to Leicester Avenue with a new signalised intersection. Masterplan item R4.7	$2,197,242	100%	$2,197,242	Medium To Long	Medium
33	Road Realignment	Realign George Lane. Masterplan item S5	$2,015,215	100%	$2,015,215	Medium To Long	Medium
Open Space							

Map ID	Item	Description	Total item cost	Attributable % of cost to plan	Attributable plan cost	Timing	Priority
34	New Open Space	North Strathfield Station Park 6,598m2 embellishment. Masterplan item P3	$13,913,443	100%	$13,913,443	Short	High
35	New Open Space	Cooper Street Park 6,222m2 embellishment. Masterplan item P10	$12,028,791	100%	$12,028,791	Short	High
36	New Open Space	Allen Street Bakehouse Quarter Park 5,482m2 embellishment. Masterplan item P14	$7,172,412	100%	$7,172,412	Short	High
37	New Open Space	Swan Ave Park 2,442m2 embellishment. Masterplan item P11	$3,684,558	100%	$3,684,558	Medium To Long	High
38	Existing Open Space	WA McInnes Park 3,371m2. Embellishment of current and expanded park. Masterplan item P1	$4,769,476	100%	$4,769,476	Medium To Long	High
39	Existing Open Space	Powells Creek North Park 23,112m2 embellishment. Masterplan item P12	$16,178,400	100%	$16,178,400	Medium To Long	High
40	New Open Space	North Strathfield multipurpose court, location to be determined within the precinct	$600,682	100%	$600,682	Medium To Long	Low
41	Land Acquisition	8 Hilts Road for new park	$2,421,221	100%	$2,421,221	Short	High
42	Land Acquisition	10 Hilts Road for new park	$3,264,860	100%	$3,264,860	Short	High
43	Land Acquisition	12 Hilts Road for new park	$3,259,198	100%	$3,259,198	Short	High
44	Land Acquisition	14 Hilts Road for new park	$3,264,860	100%	$3,264,860	Short	High

Map ID	Item	Description	Total item cost	Attributable % of cost to plan	Attributable plan cost	Timing	Priority
45	Land Acquisition	36 Leicester Avenue for pedestrian/cycle link from Hilts Rd to Leicester Ave	$4,431,233	100%	$4,431,233	Short	High
Public Domain							
46	Pedestrian Link	Pomeroy St. Masterplan item L1	$645,565	100%	$645,565	Medium To Long	Low
47	Pedestrian Link	Bakehouse Quarter. Masterplan item L3	$346,656	100%	$346,656	Medium To Long	Low
48	Pedestrian Link	Strathfield Triangle. Masterplan item L8	$1,871,969	100%	$1,871,969	Medium To Long	Low
49	Streetscapes	Along Argonne Street between George Street and Powells Creek, three landscaped areas and new pedestrian paths	$80,206	100%	$80,206	Medium To Long	Low
50	Streetscapes	George Street streetscape works	$6,959,030	100%	$6,959,030	Medium To Long	Medium
51	Streetscapes	Cooper Street streetscape works	$4,577,747	100%	$4,577,747	Medium To Long	Medium
52	Streetscapes	Leicester Avenue (includes pedestrian access to Leicester Lane from Hilts R oad) streetscape works	$1,546,927	100%	$1,546,927	Medium To Long	Low
53	Streetscapes	Hilts Road streetscape works	$1,509,706	100%	$1,509,706	Medium To Long	Low
54	Streetscapes	Clarence Street streetscape works	$1,249,958	100%	$1,249,958	Medium To Long	Low

Map ID	Item	Description	Total item cost	Attributable % of cost to plan	Attributable plan cost	Timing	Priority
55	Streetscapes	Parramatta Road streetscape works	$1,085,774	100%	$1,085,774	Medium To Long	Medium
56	Streetscapes	Precinct contribution to council's LGA-wide street tree program. Exact locations to be determined	$1,000,000	18%	$180,000	Medium To Long	Low
Total plan cost			**$203,131,378**		**193,725,322**		

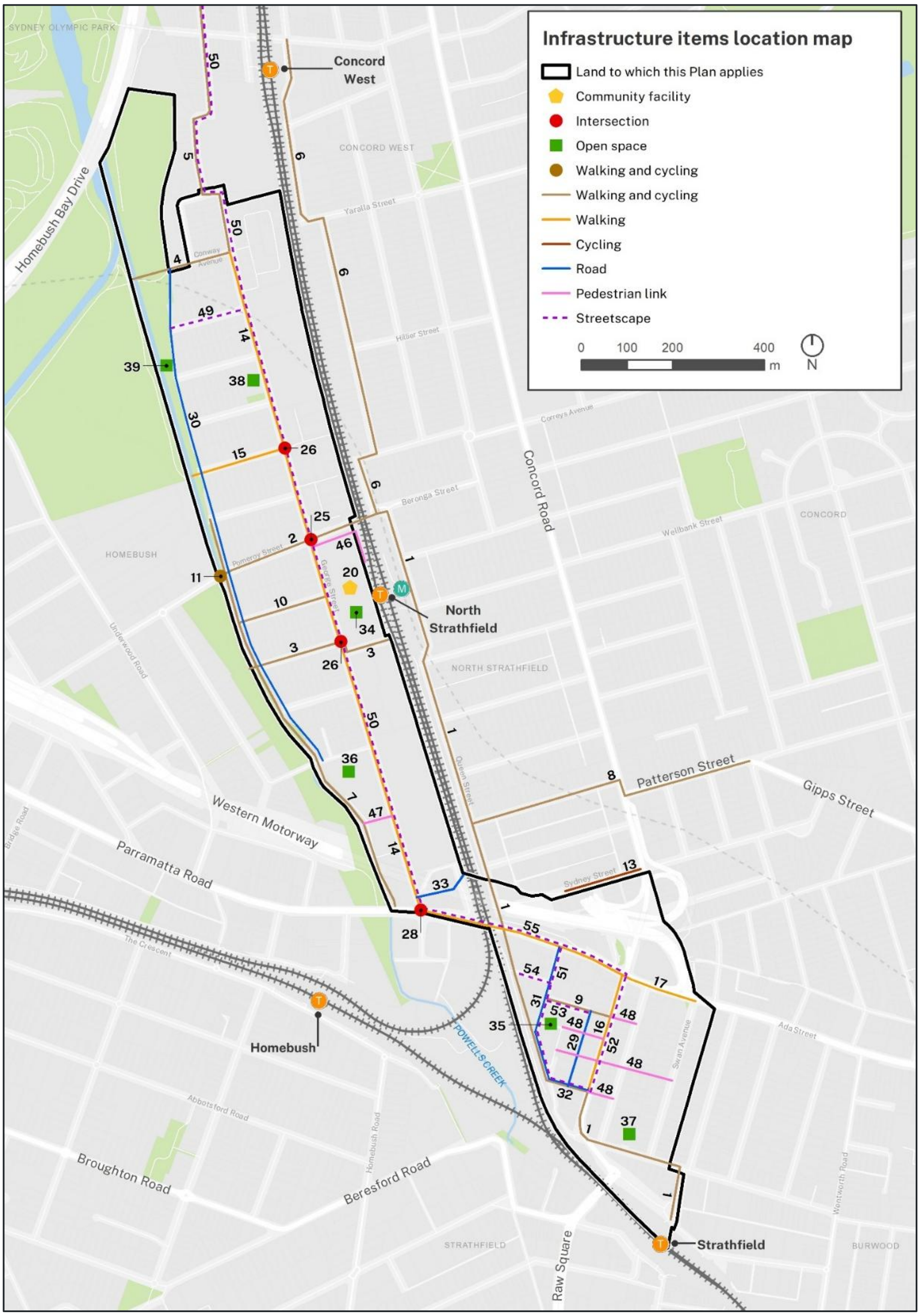


Figure 2: Infrastructure items location map

* The following items have not been mapped:

- Items without an exact location - 12, 18, 19, 21, 22, 23, 24, 27, and 56.
- Land acquisition items - 40, 41, 42, 43, 44 and 45.

APPENDIX C: STANDARD CONDITION FOR COMPLYING DEVELOPMENT

C.1: Standard condition for complying development

Condition

Before the commencement of any work authorised by this certificate, a section 7.12 levy is to be paid to City of Canada Bay Council in the amount of **$[insert amount]** for the purposes of the local infrastructure identified in the Homebush TOD Section 7.12 Local Infrastructure Contributions Plan 2025.

The contribution amount is based on a proposed cost of carrying out the development of $[insert amount]. This cost must be indexed between the date of this certificate and the date of payment in accordance with section 3.2 of the contributions plan, and the levy recalculated based on the indexed cost of development.

If the adjusted levy amount at payment is less than the levy amount specified in the consent, then the levy amount specified in the consent is payable.

Condition reason

To require monetary contributions towards the provision of local infrastructure.