

DEVELOPMENT
CONTRIBUTIONS

DRAFT CITY OF CANADA BAY SECTION 7.11 DEVELOPMENT
CONTRIBUTIONS PLAN

Draft May 2019

Table of Amendments

	Amendment	Date of Adoption	Date Effective	Justification
1.	Five Dock Town Centre	3/11/2015	17/11/2015	Include outcomes of Five Dock Town Centre Strategy and Urban Design Study Recommendations
2.	Draft Amendment – Concord West Precinct and updating of civil infrastructure works schedule	Draft – not yet adopted	Draft – not yet effective	Include certain public domain improvements identified in the Concord West Precinct Master Plan and update the civil infrastructure works schedule
3	Updates to clarify the application of the Plan	17 October 2017	7 November 2017	Update the development to which the Plan applies; clarify the calculation of section 7.11 contributions; and update the civil infrastructure works relating to the Five Dock Town Centre
4	Update Concord West Precinct Works to incorporate Flood Infrastructure Work for George Street – Powell’s Ck Reserve	Draft – not yet adopted	Draft – not yet effective	Flood infrastructure works are required to improve flood access on George Street.

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1. Introduction and summary schedules

1.1. Introduction

The City of Canada Bay Development Contributions Plan has been prepared to address anticipated demand for infrastructure generated by new development in the majority of the City of Canada Bay. It includes the City of Canada Bay LGA **excluding** areas already covered by *Rhodes West Contributions Framework and Strathfield Triangle S7.11 Contributions Plan* as shown on Map 1.

This Plan has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 (the EP&A Act) and the Environmental Planning and Assessment Regulation 2000 (the EP&A Regulation). In preparing the Plan Council has had regard to practice notes issued by the then, NSW Department of Infrastructure, Planning and Natural Resources (July 2005) in accordance with clause 26(1) of the EP&A Regulation.

This City of Canada Bay Development Contributions Plan replaces the following contributions plans:

1. *Concord Area S94 Contributions Plan;*
2. *Drummoyne Area S94 Contributions Plan; and*
3. *Drummoyne and Five Dock s94 Contributions Plan – Car Parking in Business Centres*

Funds received from development that were subject to these Section 94 Contributions Plans have been carried forward into the total cost of this plan.

1.2. Summary of Contributions Rates

Contribution rates are based on:

- The estimated population growth from 2013 to 2031 of 9.9% (Table 1) in the S7.11 Plan area;
- Occupancy rates of 1.44 for bedsitters and one bedroom dwellings, 2.05 for two bedroom dwellings and 2.99 for three bedroom dwellings (2011 ABS Census); and
- The \$20,000 S7.11¹ cap for a three bedroom dwelling.

Table 1: Estimated Population and Dwelling Growth

Year	Population		Dwellings	
	Total *	S7.11 Plan **	Total *	S7.11 Plan**
2013	82,798	80,451	33,780	32,800
2031	96,116	88,406	40,488	37,279
Change (%)	13,317 (16%)	7,995 (9.9%)	6,708 (19.9%)	4,479 (13.7%)

Source: City of Canada Bay Council Population and Household Forecasts forecast.id 2013

* Includes the whole City of Canada Bay area

** Excludes Rhodes West and Strathfield Triangle from calculations as they are subject to site specific contribution plans which are being retained.

¹ The total development contribution per dwelling must not exceed \$20,000. Where the development contribution exceeds \$20,000, only a contribution of \$20,000 will be made. This ensures consistency with the revised local development contributions policy, released by the State Government on the 4 June 2010.

Table 2 provides the summary schedule for S7.11 contributions per resident (\$6,689) and by number of bedrooms to a maximum of \$20,000 per three or more bedroom dwelling. The potential funds generated by the new population could therefore generate over \$50million based on the per resident rate of \$6,689.

Table 2: Section 7.11 Monetary Contribution Rates

	Monetary Contribution - Residential Development				
	Per Resident	Studio/One bedroom dwelling	Two bedroom dwelling	Three + bedroom dwelling	Additional Lot
Estimated Occupancy Rate		1.44	2.05	2.99	2.99
Development Contribution	\$6,689	\$9,632	\$13,712	\$20,000 ²	\$20,000 ³

Source: Australian Bureau of Statistics City of Canada Bay Census of Population 2011

The projected growth of population and dwellings will generate additional demand for open space and recreation facilities, community facilities and civil infrastructure. If Council were to provide open space at the current level of provision of 2.6ha per 1000 population an additional 20.8 ha would be required. This could cost well over \$400 million⁴ (based on a conservative land cost estimate of \$2,000 per m²). Theoretically, this equates to approximately \$50,000 per new resident for land acquisition only to maintain current levels of provision. This far exceeds the \$20,000 capped contribution for all types of infrastructure.

Due to the unlikelihood of Council being able to purchase additional land for open space and recreation facilities, development contributions are better spent on upgrading, rationalising and increasing the capacity of existing infrastructure to better cater for the additional population. From the various studies undertaken or commissioned by Council, tables of 'high priority works' were generated to provide the basis on which funds could be allocated across the generic infrastructure types to meet the needs generated by the new residents. The 'High Priority Works' are detailed in Part 4,5 & 6 and the complete Works Schedules are included in Part 8.

To ensure a balanced approach to infrastructure and community service funding and expenditure to 2031, Table 3 calculates the actual proportion of each 'per resident' contribution to be spent on the generic infrastructure types. The assumptions on which the per person contribution rates are as follows:

- The Community Facilities rate is based on the amount of existing community facilities (162m² per 1,000 population) which are owned, leased or managed by Council as enumerated in the *Community Facilities Resourcing Strategy* (CRED) 2011. The new population of 7,995 would thus create 1,295m² of additional demand at an estimated cost of \$5,827,500 based on an assumed construction cost of \$4,500 per sq m⁵.
- The Civil Infrastructure rate is based on the estimated cost of 'high priority works' with the new population being required to contribute 9.9% (the estimated population growth rate to 2031) of the total cost. Town Centre upgrades in Five Dock proposed an expected dwelling increase of 450 (accounted for in forecast population growth to 2031) at an estimated cost of \$17,104,390. The rezoning and redevelopment of industrial sites in the Concord West Precinct proposes an expected dwelling increase of 785 (accounted for in forecast population growth to 2031), with an estimated cost of public domain improvements at \$2,233,360.

² The total development contribution per dwelling must not exceed \$20,000. Where the development contribution exceeds \$20,000, only a contribution of \$20,000 will be made. This ensures consistency with the revised local development contributions policy, released by the State Government on the 4 June 2010.

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⁴ The average per sq m price for land in the Plan area between Jan 2012-June 2013 based on RP Data statistics was \$2,820. For the purposes of this plan a more conservative figure of \$2,000 per sq m has been assumed.

⁵ Building construction estimates of \$4,500 per m² are based on actual construction costs of Concord Library (2008-\$3,750 per m²) Drummoyne Oval Community Facilities (2010 -\$5,200 per m²)

- The Plan Preparation and Administration rate is based on an annual estimated administration cost of \$30,000 per annum and three Plan reviews over the 18 years at a cost of \$100,000. The total cost of \$640,000 to be fully funded by the new resident contribution.
- The Open Space and Recreation rate (\$5,052) is calculated as the remainder of the available contribution (i.e. \$6,689 minus the Community Facilities Rate (\$729), the Civil Infrastructure Rate (\$828) and the Plan Preparation and Administration Rate (\$80). This is because the cost of providing the existing level of open space provision @2.6ha per 1000 population, at approximately \$50,000 per new resident, far exceeds the capped contribution rate.

The works to be funded by development contributions are less than the cost of the high priority works as shown in Table 3.

Table 3: Per Person Contribution by Type of Infrastructure

Infrastructure Type	High Priority Works	Works funded by new residents	Per Person Contribution
Community Facilities	\$14,290,000	\$5,827,500	\$729
Civil Infrastructure	\$68,736,901	\$6,804,953	\$827
Plan Preparation and Administration	\$640,000	\$640,000	\$80
Open Space and Recreation	\$67,370,000	\$40,390,740	\$5,053
TOTAL	\$151,036,901	\$53,663,193	\$6,689

1.3. Application of the development contributions to the works schedules

This Plan is predicated on collecting a reasonable level of contributions from development and delivering priority infrastructure items from the contributions received.

This is an important principle as it balances the objectives of determining a reasonable and affordable contribution with the need for infrastructure items to be provided in a reasonable time.

The Plan does this by:

- Council applying development contributions to complete priority projects as and when those funds become available; and
- Establishing an annual planning and implementation program linked to Council's Delivery and Operational Plans that ensures effective targeting of contributions to priority projects and that plans for alternative sources of funding (such as general revenue, grants) to complete the infrastructures in a timely manner.

The plan will be reviewed at regular intervals and priorities may be reassessed in accordance with demonstrated community expectations.

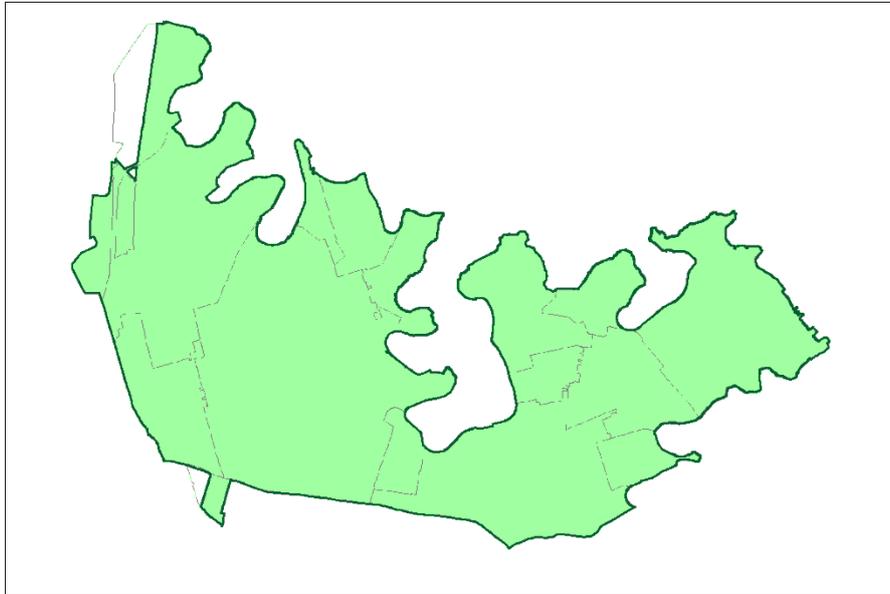
2. Administration

2.1. Name of the Plan

This contributions plan is the City of Canada Bay S7.11 Development Contributions Plan 2013.

2.2. Land to which this Plan applies

This plan applies to land identified within the Canada Bay Local Government Area as shown on Map 1 (shown in green, which excludes Rhodes West and the Strathfield Triangle).



Map 1

2.3. Development to which this Plan applies

This plan applies to all development types occurring in the City of Canada Bay local government area. Council will apply this Plan at its discretion to certain high-care residents of seniors living developments.

2.4. Purpose of the Plan

The purpose of this plan is to:

- a. enable Council to levy a contribution under the Environmental Planning and Assessment Act 1979 (EP&A Act), to fund the proposed infrastructure works when granting consent to the carrying out of development on land to which this plan applies;
- b. provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- c. ensure that adequate public facilities are provided for as part of any new development
- d. authorise the council to impose conditions under section 7.11 of the EP&A Act when granting consent to development of land to which this plan applies;
- e. provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- f. ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development;
- g. provide a flexible pool of developer contribution funds which will be able to deliver, in a timely manner, the highest priority infrastructure generated by the anticipated development; and
- h. facilitate proper financial management and accountability for the expenditure of contributions received.

2.5. What plan does this contributions plan repeal?

This plan repeals the following S94 Plans:

- *Concord Area S94 Contributions Plan*;
- *Drummoyne Area S94 Contributions Plan*; and
- *Drummoyne and Five Dock S94 Contributions Plan – Car Parking in Business Centres*

2.6. Relationship with other contributions plans

The following contribution plans remain unaffected by this plan:

- City of Canada Bay Development Contributions Plan – Strathfield Triangle;
- Renewing Rhodes Contributions Framework;
- City of Canada Bay S7.12 Fixed Levy Contributions Plan.

Council has the discretion to apply either the City of Canada Bay S7.12 Fixed Levy Contributions Plan or the City of Canada Bay Development Contributions Plan applicable to the site upon which development approval is sought. Contributions for other types of residential accommodation not included in this plan e.g. boarding houses; group homes and residential care facilities would be levied under the S7.12 Fixed Levy Contributions Plan.

2.7. Commencement of the Plan

This Development Contributions Plan has been prepared pursuant to the provisions of S7.11 of the EP&A Act and Part 4 of the EP&A Regulation and takes effect from the date on which public notice was published (03.12.2013), pursuant to clause 31(4) of the EP&A Regulation.

2.8. Calculating a section 7.11 contribution under the Plan

Contributions rates per resident and per dwelling type are shown in *Table 2: Section 94 Monetary Contribution Rates* of this Plan. 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.

The total Section 7.11 contribution levied for any individual development is the sum of the contributions shown in Table 2, less any allowance for existing developments, if applicable. The Section 7.11 contribution rates in these tables reflect the rates at the date that the Plan commenced.

These rates are regularly adjusted for inflation in accordance with the provisions of clause 2.10 of this Plan. Applicants should inquire at the Council for information on the latest contributions rates.

2.9. Section 7.11 credits for existing development

Development contributions are only payable on the net increase in population and any credits for existing development are based on the 2011 occupancy rates included in Table 2.

2.10. Indexation of contributions required by a condition imposed under this Plan

The purpose of this clause is to ensure that the monetary contributions at the time of payment reflect the indexed cost of the provision of facilities included in this Plan.

A contribution required by a condition of development consent imposed in accordance with this Plan may require indexation between the date of the grant and the consent and the date on which the contribution is made as follows.

The total contribution at the time of payment is determined by the following formula:

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

CPI_P is the most recent quarterly level of *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician at the time of the payment of the contribution.

CPI_C is the *Consumer Price Index (All Groups Index)* for Sydney as published by the Australian Statistician which applied at the time of the issue of the development consent.

The contribution payable will not be less than the contribution specified on the development consent.

2.11. Timing of payment of monetary contributions required under this Plan

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is as follows:

- Development involving subdivision – prior to the release of the first subdivision certificate (linen plan) or strata certificate
- Other development that requires a construction certificate – prior to the release of the construction certificate
- Other development not requiring the issuing of a construction certificate – prior to the issuing of the first occupation certificate or commencement of the use, whichever comes first

2.12. Obligation of accredited certifiers

In accordance with section 7.21 of the EP&A Act and clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions had been satisfied.

In relation to an application made to an accredited certifier for a complying development certificate:

- the accredited certifier must, if a complying development certificate is issued, impose a condition requiring a section 7.11 contribution, if such a contribution is authorised by this Plan; and
- any such condition may only be a monetary contribution required under this Plan; and
- the amount of the monetary contribution that the accredited certifier must impose in respect of the development is the amount determined in accordance with this Plan.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and that copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

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

2.13. Deferred/periodic 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. 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 bank's 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.

2.14. Works in kind and the dedication of land

Council may accept an offer by an applicant to provide works in kind as full or partial payment of a contribution or the provision of a material public benefit in lieu of payment of a contribution.

Council may accept such alternatives in the following circumstances:

- a. the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and
- b. the standard of the works is to Council's full satisfaction; and
- c. the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

The value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the Council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the Council in determining the value of the works or land will be paid for by the applicant.

2.15. Monitoring and review

The Contributions Plan will be reviewed regularly to ensure:

- It remains financially sustainable;
- It continues to address the priority infrastructure needs generated by new development;
- It can plan for and source complementary revenue streams in order to deliver the portion of the works schedule not met via development contributions;
- That the public infrastructure will be delivered in a reasonable time; and
- That contribution rates remain reasonable over time

Contributions will be adjusted in accordance with the consumer price index (CPI).

2.16. Allowances for contributions paid

New works proposed replace works proposed under the existing Plans. Contributions levied under Plans repealed by this Plan have been carried forward (including collected and approved funds) and will be applied toward providing high priority works identified in this Plan.

2.17. Pooling of contributions

To provide a strategy for the orderly delivery of the infrastructure and maintain current levels of service provision, this Plan authorises monetary development contributions paid for purposes within this Plan to be pooled and applied (progressively or otherwise) to works outlined in the works schedule, provided in Parts 4, 5 & 6 of the Plan.

2.18. Savings and transitional arrangements

A development application which has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provision of the plan which applied at the date of determination of the application.

2.19. Administration

A Contributions Register will be maintained for this plan in accordance with the *Environmental Planning & Assessment Act Regulation 2000*, and may be inspected upon request. This Register will include:

- details of each consent for which contributions have been received;
- the date any contribution was received and its nature and extent; and
- amounts spent in accordance with the Plan.

At the end of each financial year, Council will make an annual statement available in respect of this Plan. This statement will include:

- the opening and closing balances of money held by Council for the accounting period;
- the total amounts received by way of monetary contributions for the Plan, and
- the total amounts spent in accordance with the Plan

3. Plan justification

3.1. Past population growth and demographics

The population of the City of Canada Bay was relatively stable in the early 1990s and then increased from 54,000 in 1996 to over 65,000 in 2006. This growth was largely due to the redevelopment of previous industrial sites into residential developments, particularly high density housing such as Breakfast Point and Rhodes. Whilst there is now limited opportunity for conversion of industrial sites in the mid to longer term there will be greater intensification of housing around rail stations in Concord West, North Strathfield and Strathfield as well as other centres such as Drummoyne and Five Dock. The increasing proportion of medium and high density dwellings will impact on the availability of private open space and lead to increased demand for public open space for active and passive recreation.

3.2. Expected growth under the Plan

As shown in Table 1 expected growth to 2031 under this Plan (which specifically excludes development in the Strathfield Triangle and Rhodes West) has been estimated to include an additional 7,995 persons (9.9% increase) in 4,479 dwellings (13.7% increase). The remainder of the growth, which is substantial and not included in this Plan, will occur in the Strathfield Triangle and Rhodes West.

3.3. Need for the preparation of a contributions plan

The Development Contributions Plans that this Plan replaces were developed before the former Council areas of Drummoyne and Concord were amalgamated in 2000. The Plans are in urgent need of updating to reflect the legislation and importantly to ensure that contribution rates enable facilities to be provided for new residents, maintain existing levels of service provision and are consistently applied across the City of Canada Bay.

Major studies undertaken by Council together with adopted Plans of Management and information provided by council officers have provided the research base upon which the Development Contributions Plan has been developed. These major studies include:

- *City of Canada Bay Community Facilities Resourcing Strategy*, Cred Community Planning, 2011;
- *Recreation Facilities Strategy*, @Leisure Planners, 2013;
- *Cultural Plan and Public Art Strategy*, Marla Guppy and Associates, 2007
- *City of Canada Bay draft Cultural Facilities Report, 2013*;
- *Let's Play: providing outdoor playground facilities for families in the City of Canada Bay*, City of Canada Bay 2008;
- *Five Dock Leisure Centre – Development Feasibility and Masterplan, (2009)* SGL Group in association with Stephenson Turner Architects;
- *Open Space and Recreation Needs Analysis*, City of Canada Bay 2008;
- *Five Dock Town Centre Urban Design Study (2013)* ARUP, HillPDA, Studio GL;
- *Concord West Precinct Master Plan*, JBA, 2014;
- *Concord West Precinct Civil Works Concept Design and Cost Estimates, Complete, 2015*;

3.4. Rationale for determining contributions

The proposed rationale uses the estimated population growth from 2013 to 2031 of 9.9% to determine the base percentage contribution rate for proposed works. As the estimated costs of works included under the Plan are likely to far exceed the capped contribution rate per dwelling, current (2011 Census) occupancy rates of 1.44 (bed sitters - one bedroom), 2.05 (two bedrooms) and 2.99 (three or more bedrooms) per dwelling have been used to determine the contribution rates. Using the \$20,000 cap and the three bedroom occupancy rate of 2.99 the per person contribution rate is \$6,689 per person (ie. \$20,000 divided by 2.99 equals \$6,689). In this regard, an additional lot assumes the maximum occupancy rate of 2.99 and development contribution of \$20,000. Further, using the occupancy rates per bedroom the contributions for bedsitters, one, two and three bedroom dwellings are shown below.

Monetary Contribution Residential Development					
	Per Resident	Studio/One bedroom unit	Two bedroom unit	Three + bedroom unit	Additional Lot
Occupancy Rate (ABS Census 2011)		1.44	2.05	2.99	2.99
Development Contribution	\$6,689	\$9,362	\$13,712	\$20,000 ¹	\$20,000

¹ This amount reflects the \$20,000 cap imposed by the State Government

The actual proportion of each 'per resident' contribution to be spent on different types of infrastructure is based on **the general principle that current levels of service provision should be maintained**. The rationale for these proportions is as follows:

- The Community Facilities rate is based on the amount of existing community facilities (162m² per 1000 population) which are owned, leased or managed by Council as enumerated in the *Community Facilities Resourcing Strategy*, (CRED) 2011. The new population of 7,995 would thus create 1,295m² of additional demand at an estimated cost of \$5,827,500 based on an assumed construction cost of \$4,500 per m².
- The Civil Infrastructure rate is based on the estimated cost of 'high priority works' with the new population being required to contribute 9.9% of the total cost which corresponds to the estimated population growth rate to 2031. In addition, an expected 450 dwellings at Five Dock and 785 dwellings in the Concord West Precinct will create additional demand for public infrastructure at an estimated cost of \$17,104,390 and \$2,233,360 respectively, to be funded by the new resident contribution.
- The Plan Preparation and Administration rate is based on an annual estimated administration cost of \$30,000 per annum and three Plan reviews over the 18 years at a cost of \$100,000. The total cost of \$640,000 to be fully funded by the new resident contribution.
- The Open Space and Recreation rate (\$5,052) is calculated as the remainder of the available contribution (i.e. \$6,689 minus the Community Facilities Rate (\$729), the Civil Infrastructure Rate (\$828) and the Plan Preparation and Administration Rate (\$80). This is because the cost of providing the existing level of open space provision @2.6ha per 1,000 population, at approximately \$50,000 per new resident, far exceeds the capped contribution rate.

Works identified as 'high priority' can be fully funded as funds become available and can be supplemented from other funding sources.

3.5. What development is subject to this contributions plan?

The Plan will levy new residential development located within the precinct outlined on Map 1 which specifically excludes Rhodes West and the Strathfield Triangle. This includes attached dwellings, dual occupancies, dwelling houses, multi-dwelling housing, residential flat buildings, secondary dwellings, semi-detached dwellings and shop top housing as defined in the City of Canada Bay Local Environmental Plan 2013.

4. Recreation Infrastructure

4.1. Open Space and Recreation

The projected growth of population and dwellings will generate additional demand for open space and recreation facilities as well as upgrading of existing facilities to meet additional demand. Council currently provides an estimated 218.35ha of open space at a current (2013) rate of 2.6ha per 1,000 population. If Council were to maintain this level of provision for the projected increase in population to 2031 in the Development Contributions Plan area an additional 20.8 ha would be required at an estimated cost of well over \$400 million ⁶ (based on a conservative land cost estimate of \$2,000 per m²). Theoretically this equates to over \$150,000 per three bedroom dwelling for land acquisition only to maintain current levels of provision which far exceeds the \$20,000 capped contribution for all types of infrastructure.

Due to the unlikelihood of Council being able to purchase additional land, development contributions are better spent on upgrading, rationalising and increasing the capacity of existing facilities to better cater for the additional population as identified in the *Recreation Facilities Strategy 2013, Let's Play; providing outdoor playgrounds for families in the City of Canada Bay 2008* and *Plans of Management* developed for individual parks and reserves.

4.2. Existing Facilities

The *Recreation Facilities Strategy 2013* identified that there are 46 main recreation activities provided in over 70 parks and reserves in the City of Canada Bay. The main active public recreation activities currently catered for within the Plan area include:

- 1 athletics field;
- 8 badminton courts;
- 3 AFL fields;
- 4 baseball pitches;
- 2 basketball courts;
- 17 outdoor cricket pitches;
- 2 indoor gyms;
- 2 golf courses;
- 1 gymnastics area;
- 1 hockey field;
- 9 lawn bowls;
- 2 indoor and 16 outdoor netball courts;
- 1 rugby league field;
- 5 rugby union fields;
- 2 indoor soccer fields;
- 14 outdoor soccer fields;
- 2 swimming pools;
- 26 tennis courts; and
- 5 touch football fields.

The quantity of open space however has not increased with population growth. Based on the *2008 Open Space and Recreation Needs Analysis* the rate of open space provision at that time was 3.32ha per 1,000 population. With no significant additions to the 218.35ha of open space since then, the rate of open space provision has dropped to 2.6ha per 1,000 population based on 2013 population estimates. This has, and will, place greater pressure on existing open space areas and facilities with strategies to increase the carrying capacity of existing facilities (e.g. use of synthetic pitches and lighting) being preferable to embarking on an even more expensive land acquisition program.

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⁶ The average per sq m price for land in the Plan area between Jan 2012-June 2013 based on RP Data statistics was \$2,820. For the purposes of this plan a more conservative figure of \$2,000 per sq m has been assumed.

4.3. Demand for Additional and Upgraded Facilities

Following a detailed analysis of existing and future demand and supply as well as the carrying capacity of existing open space and recreation facilities the *Recreation Facilities*

Strategy 2013 concluded that to meet demand the following additional facilities would be required:

- A multi-purpose indoor facility to cater for indoor basketball/ netball/ futsal/badminton;
- Expansion of the capacity for athletics;
- Two cricket fields (shared with AFL);
- One synthetic hockey pitch;
- Ten sealed outdoor netball courts;
- Two-three rugby fields;
- Eight - ten outdoor soccer fields;
- One indoor program swimming pool;
- Four outdoor tennis courts;
- Two additional gym/fitness facilities;
- Additional capacity for gymnastics; and
- Some provision for water-based uses such as rowing, canoeing and dragon boating.

In relation to playgrounds the *Let's Play: providing outdoor playgrounds for families in the City of Canada Bay 2008* provided the strategic direction for the future provision and management of playgrounds. Works have been completed on a number of the playgrounds however installation and upgrade of equipment is required in the following parks:

- Allison Park;
- Battersea Park;
- Chiswick Park;
- Coralie Park;
- Edwards Park;
- Five Dock Early Childhood Centre;
- Five Dock Park;
- Fred Kelly Place;
- Halliday Reserve;
- Majors Bay Reserve;
- Maple Close;
- Neild Park;
- Rothwell Park;
- Russell Park;

4.4. Development Nexus and Works Priority

Current and existing open space and facilities are placed under increasing pressure as the population expands and the nature of dwelling types (i.e. higher density living) increases. Council has limited resources and many competing demands and it is fair to say that investment in the quantity and quality of open space and recreation facilities has not kept pace with demand.

As already noted Council does not have the ability to purchase large tracts of land but as highlighted in both the *Recreation Facilities Strategy, 2013* and *Let's Play: providing outdoor playgrounds for families in the City of Canada Bay, 2008*, there is ample opportunity to upgrade and embellish existing recreation facilities to provide additional capacity to meet the demands of future residents. To ensure that development contributions funding makes a real difference to open space and recreation provision it is proposed that allowance be made for those facilities identified as **high priority** to be fully funded from development contributions and supplemented where possible from other sources e.g. grants and Voluntary Planning Agreements funding. In this way facilities will actually be built rather than waiting years for funds to accumulate without any

guarantee of completion. The priorities themselves were derived from criteria associated with stated recreation objectives, practicalities of implementation and objectives from Council's Futures Plan 20.

4.5. Proposed Schedule of Works

The complete schedule of works which includes low, medium and high priority open space and recreation works is included in Part 8. The 'high' priority works which have been identified and which can be funded by development contributions are included in Table 4.

Table 4: "High Priority" Schedule of Open Space & Recreation Works to 2031

Facility	Recommendation	Indicative Cost	Time Frame*	Map Reference
Golf course	Undertake further investigations on climate change impacts on Barnwell and Massey Golf Courses as identified in the Climate Change	\$40,000	Medium	1
Netball	Seal eight existing grass courts at Cintra Park.	\$1,000,000	Short	2
Tennis	Provide 4 additional courts as part of an existing tennis club in the west (rather than provide one additional small club facility).	\$1,000,000	Long	3
Sports Fields	Provide some synthetic surfaces, to increase carrying capacity (up to 2 x a turf playing field) - especially to accommodate preseason and training.	\$3,000,000	Medium-Long	4
Touch Football	Implement the final stage of the Timbrell Park lighting master plan.	\$900,000	Short	5
Soccer Football	Seek to provide 8-10 soccer fields by 2031.	\$10,000,000	Staged	6
Soccer Football	Achieve additional capacity through at least two synthetic pitches, where possible.	\$3,000,000	Medium	7
Cricket (outdoors)	Provide practice cricket wickets in at least three additional parks.	\$200,000	Long	8
Archery range	Retain an archery range and club in the City at a suitable site.	\$250,000	Short	9
Athletics track	Increase the capacity of existing athletics track, potentially as a synthetic surface (at St Lukes Park Oval) to include senior athletics.	\$2,500,000	Long	10
Skate park	Provide several small facilities suitable for scooters and young children in selective parks.	\$300,000	Medium	11
Skate park	Consider providing a small skate facility in Rhodes East	\$500,000	Long	12
BMX recreational track	Upgrade the recreational BMX track in Timbrell Park.	\$160,000	Medium	13

Facility	Recommendation	Indicative Cost	Time Frame*	Map Reference
Recreation parks	Further to the Lets Play Strategy: Selectively redevelop key play spaces to become social/family recreation spaces. Provide enhanced accessibility and environmental amenity at these sites for people of all abilities as well as address the needs of teenagers and older adults in the same park. Provide additional perimeter paths, social sports facilities, nature play and landscape elements etc.	\$3,000,000	Staged	14
Passive open space	Re-establish bushland and revegetate some further areas of open space, undertake additional tree planting and create areas of urban forest to provide better access to nature, shade and biodiversity values as well and higher restorative qualities.	\$140,000	Medium	15
Passive open space	Revegetate an additional area of Quarantine Reserve (Stage 1&2).	\$75,000	Medium	16
Passive open space	Undertake foreshore environmental works associated with pathways and access for water based recreation.	\$300,000	Medium	17
Passive open space	Prepare a landscape master plan to determine an appropriate landscape character for the City of Canada Bay; protect and preserve the tree stock and natural areas; increase the tree canopy and foster community ownership and support for these initiatives	\$60,000	Medium	18
Passive open space	Undertake Queen Elizabeth Park ecological management, regeneration and fencing.	\$60,000	Medium	19
Passive open space	Undertake Fig Tree Reserve environmental works: staircase construction, and improvement of pathway to Wire Mill Reserve.	\$45,000	Short	20
Dog off leash area	Upgrade existing off leash dog areas and consider providing two fenced sites for dog exercise and socialisation in the City.	\$120,000	Short	21

Facility	Recommendation	Indicative Cost	Time Frame*	Map Reference
Off road trail	Develop and expand existing off-road trails to provide: <ul style="list-style-type: none"> a hierarchy of off-road trails along open space corridors and the foreshore trails in circuits north south and east west routes connections perimeter shared trails around the major reserves a relatively equitable distribution of off-road trails 	\$8,000,000	Staged	22
Bay Run	Continue to upgrade and extend Bay Run Trail.	\$2,200,000	Short	23
Cycle parking	Provide cycle parking at all transit nodes to encourage multi-modal trips.	\$20,000	Medium	24
Indoor Courts	Provide an additional 4-court indoor sports centre	\$14,000,000	Long	25
Indoor Courts	Provide two additional courts at Five Dock Leisure Centre.	\$6,500,000	Medium	26
Indoor aquatic facility	Provide an indoor program pool and gym in a central part of the City i.e. (no smaller than 8	\$10,000,000	Long	27
	Total Indicative Cost - Priority 1	\$67,370,000		

* Short term is 2013-2017, medium term is 2017-2023 and long term 2023-2031 and staged refers to staging of works over the life of the Plan

Source: Action Plan (Chapter 9) developed by @Leisure Planners Recreation Facilities Strategy 2013

5. Community and Cultural Facilities

Council identified the need to review its community facilities to 'support socially, economically and environmentally sustainable growth into the future' (CRED 2011). The *Community Facilities Resourcing Strategy* (CRED 2011) was finalised in 2011 and it identified the current and future (to 2031) community facility needs, recommended future capital and operational directions and identified strategies to meet the future needs of the community. In addition to this report, the *Cultural Plan and Public Art Strategy* adopted by Council in 2007 and the *draft City of Canada Bay Cultural Facilities Report 2013* provided future directions for the decisions and resourcing of cultural infrastructure in Canada Bay. These documents together with demographic forecasts provide the basis for determining what additional and upgraded community and cultural facilities will be needed for the additional population to 2031.

5.1. Existing Facilities

Council currently owns or has under its care and control 37 community facilities which include:

- Three aged and disability services e.g. Concord Senior Citizens Centre;
- Ten community halls (e.g. Drummoyne Civic Hall) ;
- Ten early childhood education and care facilities (Abbotsford Long Day Care Centre);
- Three baby health services (e.g. Chiswick Early Childhood Centre);
- Three function centres;
- Two libraries;
- One neighbourhood community centre (Drummoyne Community Centre); and
- One indoor leisure centre (Five Dock Leisure Centre)

5.2. Demand for Additional and Upgraded Community Facilities

The CRED *Community Facilities Resourcing Strategy 2011* concluded that there were many deficiencies in the current provision of community facilities. There was no multi-purpose district community centre or a youth centre, most of Council's community venues were unstaffed community halls, were single purpose facilities which are expensive to maintain, are not co-located with other services and did not provide space for delivery of programs for young people. In relation to Council operated facilities the main identified needs (CRED 2011, p. 10) were as follows:

- More strategically located facilities within activity hubs near commercial, retail and other community activity;
- Need to rationalise Council's single purpose facilities and co-locate within activity hubs;
- Provision of a range of spaces for older people;
- More education and care places and family support programs and services;
- Programs and services for young people close to public transport;
- Increasing demand for indoor recreation facilities; and
- Community centres to build connections between new and existing community members.

In addition the *Cultural Plan 2008-2013* and the draft *Cultural Facilities Report 2013* identified in the Plan area the need for:

- Purpose built infrastructure in key sites e.g. Cabarita Park Conservatory;
- Community activity hubs to centralise cultural interaction in Concord/Strathfield, Five Dock and Drummoyne;
- Cultural Programs in existing facilities;
- Strategic partnerships for cultural facilities; and
- Art revitalisation and adaptive reuse of vacant properties.

5.3. Development Nexus and Priority Work Schedule

The total floor space for Council provided community facilities, is estimated to be 13,414m² or 162m² per 1,000 population (CRED 2011 p 69-100). With the new population of 7,995 this equates to an additional demand for 1,295 m² in order to maintain the current level of provision. Assuming that any new facilities will be built on existing land owned or managed by Council only building costs of new facilities could be attributed to the 'new' population. Based on current building construction costs of \$4,500 per sq m⁷ the 'new' population would generate \$5,827,500 of community facility works which equates to \$730 per person. This is substantially less than the \$14,290,000 of 'high priority' works identified in Table 5.

The complete schedule of works which includes low, medium and high priority community and cultural facilities works is included in Part 8. The 'high' priority works which have been identified and which can be funded by development contributions are included in Table 5.

Table 5: High Priority Schedule of Community & Cultural Facilities Works to 2031

Facility	Recommendation	Indicative Cost	Time Frame*	Map Reference
Concord Community Centre	Redevelop as multipurpose facility co-locating community services. Retain one function/hall space.	\$400,000	Short	28
Drummoyne Community Hub	Undertake feasibility study to identify site within Drummoyne Activity Hub to locate a community hub and relocate community hall to that site.	\$40,000	Short	29
Drummoyne Occasional Care Centre	Redevelop site as Family and Children's centre with LDC, OC, and Preschool	\$1,500,000	Long	30
Drummoyne Community Hub	New staffed multipurpose community hub located in Drummoyne near commercial/retail/community activity with the following functions: Relocated Drummoyne Community Centre; Relocated Drummoyne civic hall; Meeting room; Seniors' Space; Library Link (Study Computer Area); Community office space; Family and children's services; Commercial space.	\$6,000,000	Long	31
New Five Dock Multipurpose Community Hub	New multipurpose community hub located in Five Dock near commercial/retail and community activity.	\$6,000,000	Long	32
Cabarita Park Conservatory	Affordable facilities for communities and artists to accommodate a range of activities.	\$350,000	Short	33
	Total Indicative Cost - Priority 1	\$14,290,000		

* Short term is 2013-2017, medium term is 2017-2023 and long term 2023-2031 and staged refers to staging of works over the life of the Plan

Source: *Cred Community Planning 2011 City of Canada Bay Community Facilities Resourcing Strategy*
Draft City of Canada Bay Cultural Facilities Report 2013

⁷ Building construction estimates of \$4,500 per m² are based on actual construction costs of Concord Library (2008 - \$3,750 per m²) and Drummoyne Oval Community Facilities (2010 - \$5,200 per m²)

6. Civil Infrastructure including Footpaths, Roads and Transport, Drainage etc

The increased population will place additional demand on civil infrastructure including local roads, bicycle paths, footpaths, seawalls, drainage and other infrastructure.

6.1. Development Nexus and Priority Work Schedule

The following Tables 6.1, 6.2 and 6.3 identify high priority works that could be funded by development contributions and other funding sources. As the identified facilities may satisfy existing demands as well as the demands of the new population, Council has sought to ensure that the new population only pays for its share of the total demand. For this reason, the 9.9% growth rate will be used to apportion costs. As the total cost of high priority works is \$66,849,672, only 9.9% or \$6,618,118 is eligible for funding from development contributions.

Refer to Table 1 for background to population growth estimates and Table 3 for works to be funded by new residents.

Table 6.1: High Priority Schedule of Civil Infrastructure Works to 2031

Facility	Description	Indicative Cost	Time Frame*	Map Reference
Local Roads, footpaths and transport	Kerbs and footpaths (PAMP Projects)	\$600,000	Staged	34
	Mortlake foreshore walk	\$6,000,000	Staged	35
	Bike paths and shared pathways	\$3,600,000	Staged	36
	Traffic facilities improvement	\$400,000	Staged	37
	Streetscape beatification/landscaping	\$3,628,000	Staged	38
	LATMs	\$1,100,000	Staged	39
	Town Centre / main street upgrades	\$6,214,522	Short/Medium	40
	Bus stops (incl DDA compliance program)	\$500,000	Staged	41
	Timbrell Park pedestrian and cycle bridge	\$1,000,000	Short	42
	Pedestrian crossing upgrades	\$750,000	Staged	43
	Laneway construction First and Second Avenue Five Dock	\$1,083,400	Short	44
Drainage	Flood studies	\$350,000	Short	45
	Catchment amplification and renewal	\$5,000,000	Staged	46
	Inlet capacity matching program (2)	\$900,000	Staged	47
Seawalls	Renewal	\$5,000,000	Staged	48
Environmental Programs	Water quality – gross pollutant traps, sand filters for improved catchment health	\$1,200,000	Staged	49
	Water security (stormwater mining scheme to provide irrigation to parks, playing fields and golf courses)	\$10,000,000	Staged	50
Total Indicative Cost – Priority 1		\$47,325,922		

* Short term is 2013-2017, medium term is 2017-2023 and long term 2023-2031 and staged refers to staging of works over the life of the Plan

Source: Council's Pedestrian Access and Mobility Plan (PAMP) 2004; Council's Bike Plan; Council's adopted tree removal program; DDA requirements for Bus Stops; Council's adopted reports on the Timbrell Park/Dobroyd Canal Bay Run Bridge; Sea Wall condition reports; and the reports adopting water mining project

6.2. Five Dock Town Centre

Five Dock is an important town centre in the City of Canada Bay. There is a strong nexus between development in and around the centre and improvements that would benefit the Community at large.

The overarching objective of the Five Dock urban design study is to catalyse renewal and growth. The urban design study identifies amended planning controls to provide capacity for growth within the town centre. The framework for the development of the precinct is included in the Development Control Plan (DCP).

To support the additional growth, the Five Dock Town Centre Urban Design Study provides for improved access and linkages to public transport, safety through better design and improved functionality, public domain and pedestrian amenity improvements.

It is proposed that allowance be made for those facilities identified as high priority to be fully funded from development contributions and supplemented where possible from other sources e.g. grants and Voluntary Planning Agreements.

Table 6.2 identifies 'high' priority works which have been identified and which can be funded by development contributions.

Table 6.2: High Priority Schedule of Civil Infrastructure Works to 2031

Facility	Description	Indicative Cost	Time Frame*	Map Reference
Local Roads, footpaths and Civic Space	Streetscape Upgrade – Great North Road (southern end)	\$4,186,000	Short	51
	New north-south laneway to improve access to adjoining sites	\$179,410	Staged	55
	Fred Kelly Place northern extension (including acquisition 155 Great North Road)	\$7,331,000	Medium	56
	New Town Square – acquisition 106 Great North Road.	\$4,633,200	Long	57
	New Town Square – including raised threshold and Waterview Street link	\$899,470		
	Pedestrian link to East Street	\$61,310	Long	58
Total Indicative Cost – Priority 1		\$17,290,390		

* Short term is 2013-2017, medium term is 2017-2023 and long term 2023-2031 and staged refers to staging of works over the life of the Plan

Source: Five Dock Town Centre Strategy, Five Dock Town Centre Urban Design Study, Background Report and Recommendations.

6.3. Concord West Precinct

Several industrial sites within Concord West have been identified for potential rezoning to residential and redevelopment in accordance with the Concord West Precinct Master Plan. These sites are located in close proximity to the Concord West railway station, and are considered suitable for medium density residential development.

To support the additional residential development proposed and improve the amenity of the Precinct, the Master Plan identifies a number of public domain improvements. These include the provision of new public open space, new and improved connections to open space, and improved pedestrian and cycle access within the Precinct and to the railway station.

It is proposed that certain public domain improvements identified in the Master Plan be funded by development contributions where there is a clear nexus with the additional residential development proposed. Funding for these improvements, and other improvements identified in the Master Plan, may also be supplemented from other sources such as grants and voluntary planning agreements where possible and appropriate.

Table 6.3 identifies 'high' priority works which have been identified and which can be funded by development contributions. Conceptual designs and cost estimates have been prepared for the selected public domain improvements.

Table 6.3: High Priority Schedule of Civil Infrastructure Works to 2031 for the Concord West Precinct

Facility	Description	Indicative Cost	Time Frame*	Map Reference
Local Roads, footpaths and Civic Space	Shareway construction – western extension of Concord Avenue	\$167,537	Medium	59
	Landscaped area and new path – western end of Station Avenue to western end of Victoria Avenue	\$373,220	Medium	60
	Public square – eastern end of Victoria Avenue	\$78,923	Medium	61
	Three landscaped areas and new paths – between George Street and Powells Creek Reserve	\$70,828	Medium	62
	Street improvements including new road surface, paths, drainage and landscaping – George Street and Rothwell Avenue	\$1,144,160	Medium	63
	Shareway construction – Station Avenue from Concord Avenue to King Street	\$285,921	Medium	64
	Flood Infrastructure Work - George Street - Powell's Creek Reserve	\$2,000,000	Medium	65
	Total Indicative Cost – Priority 1	\$4,120,589		

* Short term is 2013-2017, medium term is 2017-2023 and long term 2023-2031 and staged refers to staging of works over the life of the Plan

Source: Concord West Precinct Master Plan (27 May 2014), Concord West Precinct Civil Works Concept Design and Cost Estimate (25 November 2015).

7. Plan Preparation and Administration

The Plan Preparation and Administration rate is based on an annual estimated administration cost of \$30,000 per annum and three Plan reviews over the 18 years at a cost of \$100,000. The total cost of \$640,000 to be fully funded by the new population.

8. Complete works schedule

Tables 7, 7.1, 8 and 8.1 provide a full list of open space and recreation works and community and cultural facilities, respectively, by priority which can be reviewed on an annual basis. Lower priority works have not been included in the Civil Infrastructure Table (Table 9) as the 'high priority' works are of a more generic nature and could easily absorb available funds.

Table 7: Works Schedule for Open Space and Recreation Works to 2031

Facility	Recommendations	Indicative cost	Priority
Golf course	Consider redesigning one of the existing golf courses to provide a new challenging and higher quality 9 hole public golf course and develop the remaining 9 holes for other sports fields.	\$12,000,000	2
Golf course	Undertake further investigations on climate change impacts on Barnwell and Massey Golf Courses as identified in the Climate Change Adaption report.	\$40,000	1
Netball	Seal eight existing grass courts at Cintra Park.	\$1,000,000	1
Netball	Consider sealing or providing an additional two-eight courts in a further stage.	\$1,000,000	3
Tennis	Provide 4 additional courts as part of an existing tennis club in the west (rather than provide one additional small club facility).	\$1,000,000	1
Outdoor sports grounds	Provide some synthetic surfaces, to increase carrying capacity (up to 2 x a turf playing field) - especially to accommodate preseason and training.	\$3,000,000	1
Rectangular football	Develop a premier rectangular field suitable for hosting international events and training, and including suitable sports lighting.	\$60,000	3
Touch Football	Implement the final stage of the Timbrell Park lighting master plan.	\$900,000	1
Touch Football	Provide 2-4 additional touch football fields by 2031.	\$1,000,000	2
Soccer Football	Seek to provide 8-10 soccer fields by 2031.	\$10,000,000	1
Soccer Football	Achieve additional capacity through at least two synthetic pitches, where possible.	\$3,000,000	1
Rugby Union	Provide one additional field for Rugby Union to accommodate projected participation up to 2031.	\$3,000,000	3
Cricket (outdoors)	Provide practice cricket wickets in at least three additional parks.	\$200,000	1

Hockey field	Provide one additional hockey pitch, to ultimately provide two hybrid hockey pitches side by side.	\$1,200,000	2
Facility	Recommendations	Indicative cost	Priority
Baseball	Upgrade baseball facilities at Sid Richards Park.	\$800,000	2
Archery range	Retain an archery range and club in the City at a suitable site.	\$250,000	1
Athletics track	Increase the capacity of existing athletics track, potentially as a synthetic surface (at St Lukes Park Oval) to include senior athletics.	\$2,500,000	1
Skate park	Provide several small facilities suitable for scooters and young children in selective parks.	\$300,000	1
Skate park	Consider providing a small skate facility in Rhodes East.	\$500,000	1
BMX recreational track	Upgrade the recreational BMX track in Timbrell Park.	\$160,000	1
Social / family recreation (SFR) park	Further to the Lets Play Strategy: Selectively redevelop key play spaces to become social / family recreation spaces. Provide enhanced accessibility and environmental amenity at these sites for people of all abilities as well as address the needs of teenagers and older adults in the same park. Provide additional perimeter paths, social sports facilities, nature play and landscape elements etc.	\$3,000,000	1
Children's play facility	Update the implementation plan for the Lets Play Strategy	\$50,000	2
Green space for relaxation / environmental park	Re-establish bushland and revegetate some further areas of open space, undertaken additional tree planting and create areas of urban forest to provide better access to nature, shade and biodiversity values as well and higher restorative qualities.	\$140,000	1
Green space for relaxation / environmental park	Revegetate an additional area of Quarantine Reserve (Stages 1&2).	\$75,000	1
Green space for relaxation / environmental park	Undertake foreshore environmental works associated with pathways and access for water based recreation.	\$300,000	1
Green space for relaxation / environmental park	Prepare a landscape master plan to determine an appropriate landscape character for the City of Canada Bay; protect and preserve the tree stock and natural areas; increase the tree canopy and foster community ownership and support for these initiatives	\$60,000	1
Green space for relaxation / environmental park	Continue tree planting programs and linking open space corridors.	\$100,000	2
Green space for relaxation / environmental park	Prepare a Biodiversity Strategy.	\$40,000	2

Green space for relaxation / environmental park	Undertake Queen Elizabeth Park ecological management, regeneration and fencing.	\$60,000	1
Facility	Recommendations	Indicative cost	Priority
Green space for relaxation / environmental park	Undertake Fig Tree Reserve environmental works: staircase construction, and improvement of pathway to Wire Mill Reserve.	\$45,000	1
Community garden	Develop several community gardens in the City where there is demand, preferably in conjunction with a community or leisure centre, and as a priority in conjunction with high-density housing.	\$300,000	2
Dog off leash area	Upgrade existing off leash dog areas and consider providing two fenced sites for dog exercise and socialisation in the City.	\$120,000	1
Dog off leash area	Continue to provide suitable signage related to dog exercise and socialisation.	\$20,000	2
Outdoor fitness / free running / climbing facility	Consider providing one or two outdoor facilities for Free Running/Climbing/Parkour in conjunction with the selective development of an existing park for Social/Family Recreation.	\$400,000	2
Off-road trails	Develop and expand existing off-road trails to provide: <ul style="list-style-type: none"> • a hierarchy of off-road trails along open space corridors and the foreshore • trails in circuits • north south and east west routes connections • perimeter shared trails around the major reserves • a relatively equitable distribution of off-road trails 	\$8,000,000	1
Off-road trails	Prepare a revised off road trails map, with details of the nature and suitability of trails for different activities.	\$20,000	2
Off-road trails	Continue to upgrade and extend Bay Run Trail.	\$2,200,000	1
Off-road trails	Establish a Rhodes (Homebush Bay) to Olympic Park circuit.	\$1,100,000	2
Off-road trails	Provide connections to regional routes across the City's boundaries.	\$440,000	2
Off-road trails	Provide cycle parking at all transit nodes to encourage multi-modal trips.	\$20,000	1
Rowing, canoeing, dragon boating and fishing	Provide a location for Dragon Boat sports in the City.	\$50,000	2

Rowing, canoeing, dragon boating and fishing	Provide a suitable location for Canoe operator or club in the City.	\$50,000	3
Facility	Recommendations	Indicative cost	Priority
Outdoor swimming pool	Redevelop the Drummoyne Aquatic facility to a high standard and including water play as well as 50m pool for casual lap swimming, water polo, and competition swimming.	\$10,000,000	2
Indoor courts	Provide an additional 4-court indoor courts sports centre	\$14,000,000	1
Indoor courts	Provide two additional courts at Five Dock Leisure Centre.	\$6,500,000	1
Netball and smaller courts sports (basketball and badminton)	Provide full sized hard court basketball courts in selective parks for social/family recreation. These can cater for multiple sports and target young people and teams who wish to train.	\$600,000	2
Indoor pool and gym	Provide an indoor program pool and gym in a central part of the City i.e. (No smaller than 8 lane x 25m).	\$10,000,000	1
	Total Indicative Cost	\$100,600,000	
	Total Indicative Cost - Priority 1	\$67,370,000	
	Total Indicative Cost - Priority 2	\$28,120,000	
	Total Indicative Cost - Priority 3	\$4,110,000	

Source: Action Plan (Chapter 9) developed by @Leisure Planners Recreation Facilities Strategy 2013

Table 8: Community & Cultural Facilities Work Schedule to 2031

Activity Hub	Facility	Recommendation	Cost estimate	Priority
Concord Activity Hub	Concord Early Childhood Health Centre	Relocate service from this facility to within a multipurpose community hub. Consider using this building as cultural facility or community enterprise.	\$90,000	2
Concord Activity Hub	Concord Community Centre	Redevelop as multipurpose facility co-locating community services. Retain one function/hall space.	\$400,000	1
Concord Activity Hub	Concord Community Recreation and Bowling Club	Potential for performance, exhibition or market space with potential for a restaurant.	\$300,000	3
Concord Activity Hub	Concord Library	Study to address disabled access through rear of the building.	\$5,000	2
Drummoyne Activity Hub	City of Canada Bay Civic Hall	Option 2: Undertake feasibility study to identify site within Drummoyne Activity Hub to locate a community hub and relocate community hall to that site.	\$40,000	1

Activity Hub	Facility	Recommendation	Cost estimate	Priority
Drummoyne Activity Hub	Drummoyne Community Centre	Option 1: Redevelop site as a multipurpose community hub including increased childcare (preschool, long day care and occasional care). Cost estimate \$500,000 to \$1.5m	\$1,000,000	2
Drummoyne Activity Hub	Drummoyne Occasional Care Centre	Redevelop site as Family and Children's centre with LDC, OC, and Preschool	\$1,500,000	1
Drummoyne Activity Hub	Drummoyne Community Hub	New staffed multipurpose community hub located in Drummoyne near commercial/retail/community activity with the following functions: Relocated Drummoyne Community Centre; Relocated Drummoyne civic hall; Meeting room; Seniors' Space; Library Link (Study Computer Area); Community office space; Family and childrens' services; Commercial space	\$6,000,000	1
Five Dock, Canada Bay Activity Hub	Five Dock Early Childhood Health Centre	Option 1: Relocate service and use facility for community or commercial purpose.	\$30,000	2
Five Dock, Canada Bay Activity Hub	New Five Dock multipurpose community hub	New multipurpose community hub located in Five Dock near commercial/retail and community activity.	\$6,000,000	1
Cabarita	Cabarita Park Conservatory	Affordable facilities for communities and artist to accommodate a range of activities.	\$350,000	1
		Total Indicative Cost	\$15,715,000	
		Total Indicative Cost - Priority 1	\$14,290,000	
		Total Indicative Cost - Priority 2	\$1,125,000	
		Total Indicative Cost - Priority 3	\$300,000	

Source: Cred Community Planning 2011 City of Canada Bay Community Facilities Resourcing Strategy

Draft City of Canada Bay Cultural Facilities Report 2013

Table 9: High Priority Schedule of Civil Infrastructure Works to 2031

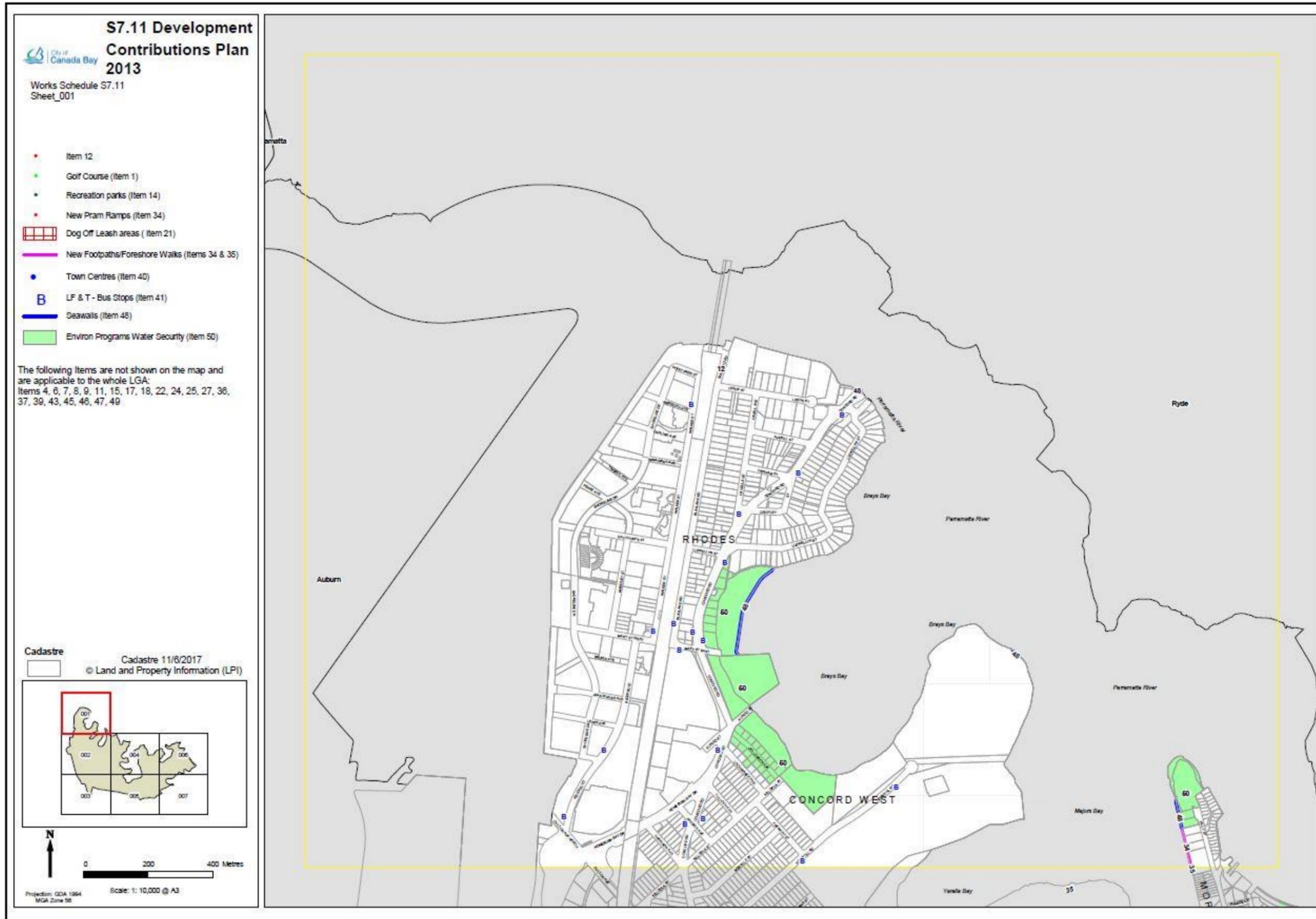
Facility	Description	Indicative Cost
Local Roads, footpaths and transport	Kerbs and footpaths (PAMP Projects)	\$600,000
	Mortlake foreshore walk	\$6,000,000
	Bike paths and shared pathways	\$3,600,000
	Traffic facilities improvement	\$400,000
	Streetscape beatification/landscaping	\$3,628,000
	LATMs	\$1,100,000
	Town Centre / main street upgrades	\$6,214,522
	Bus stops (incl DDA compliance program)	\$500,000
	Timbrell Park pedestrian and cycle bridge	\$1,000,000
	Pedestrian crossing upgrades	\$750,000
	Laneway construction First and Second Avenue Five Dock	\$1,083,400
Local Roads, footpaths and Civic Space	Streetscape Upgrade – Great North Road (northern end)	\$4,186,000
	New north-south laneway to improve access to adjoining sites	\$179,410
	Fred Kelly Place northern extension (including acquisition 155 Great North Road)	\$7,331,000
	New Town Square – acquisition 106 Great North Road	\$4,633,200
	New Town Square – including raised threshold and Waterview Street link	\$899,470
	Pedestrian link to East Street	\$61,310
	Shareway construction – western extension of Concord Avenue	\$167,537
	Landscaped area and new path – western end of Station Avenue to western end of Victoria Avenue	\$373,220
	Public square – eastern end of Victoria Avenue	\$78,923
	Three landscaped areas and new paths – between George Street and Powells Creek Reserve	\$70,828
	Street improvements including new road surface, paths, drainage and landscaping – George Street and Rothwell Avenue	\$1,144,160
	Shareway construction – Station Avenue from Concord Avenue to King Street	\$285,921
	Flood Infrastructure Work - George Street - Powell's Creek Reserve	\$2,000,000

Facility	Description	Indicative Cost
Drainage	Flood studies	\$350,000
	Catchment drainage amplification and renewal	\$5,000,000
	Inlet capacity matching program (2)	\$900,000
Seawalls	Renewal	\$5,000,000
Environmental Programs	Water quality – gross pollutant traps, sand filters for improved catchment health	\$1,200,000
	Water security (stormwater mining scheme to provide irrigation to parks, playing fields and golf courses)	\$10,000,000
	Total Indicative Cost – Priority 1	\$68,736,901

Source: Council's Pedestrian Access and Mobility Plan (PAMP) 2004; Council's Bike Plan, Council's adopted tree removal program, DDA requirements for Bus Stops, Council's adopted reports on the Timbrell Park / Dobroyd Canal Bay Run Bridge, Sea Wall condition reports, the reports adopting water mining project, Five Dock Town Centre Strategy, Five Dock Town Centre Urban Design Study, Background Report and Recommendations, Concord West Precinct Master Plan (27 May 2014), Concord West Precinct Civil Works Concept Design and Cost Estimate (25 November 2015).

9. Works Schedule Maps

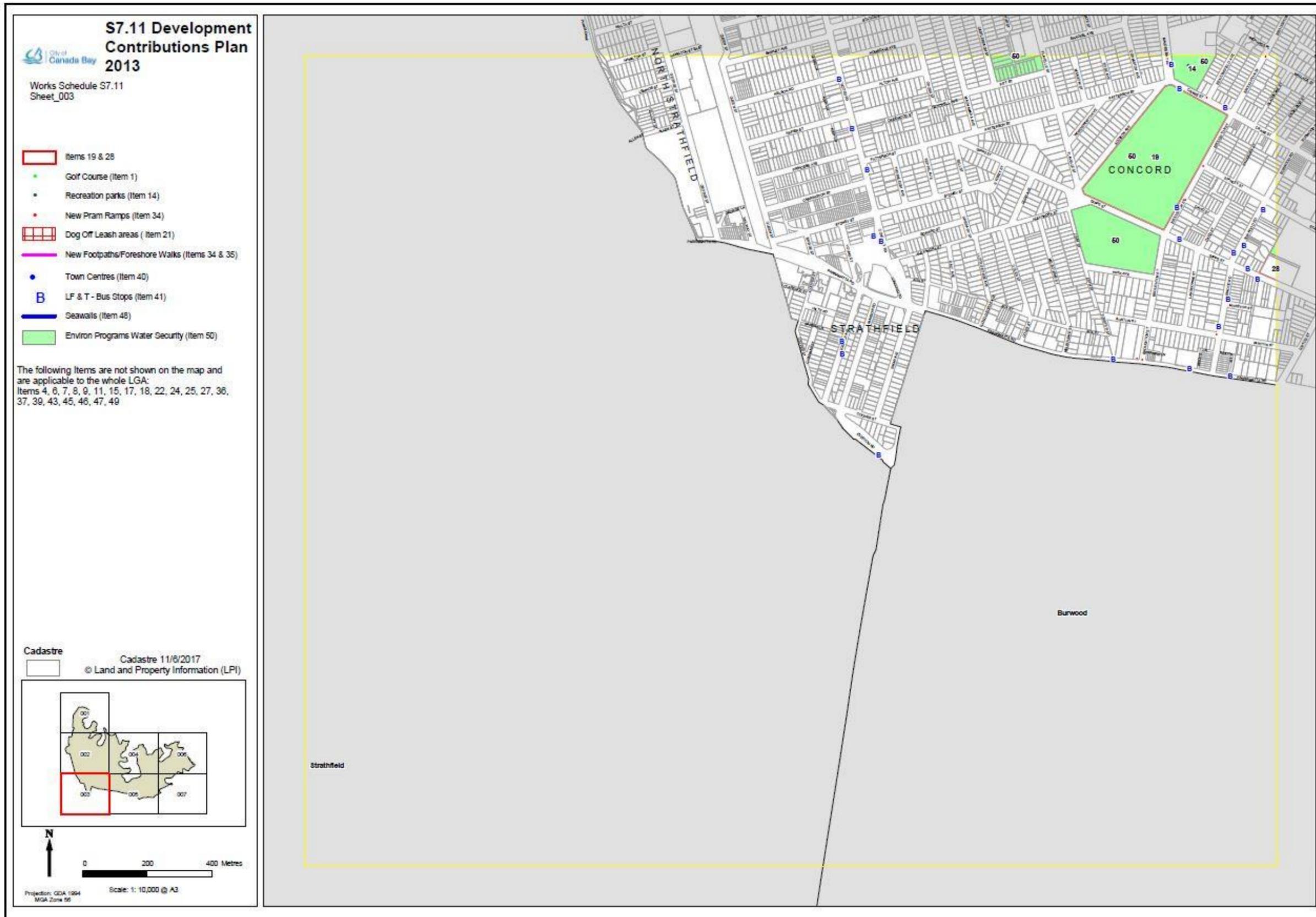
Map 1



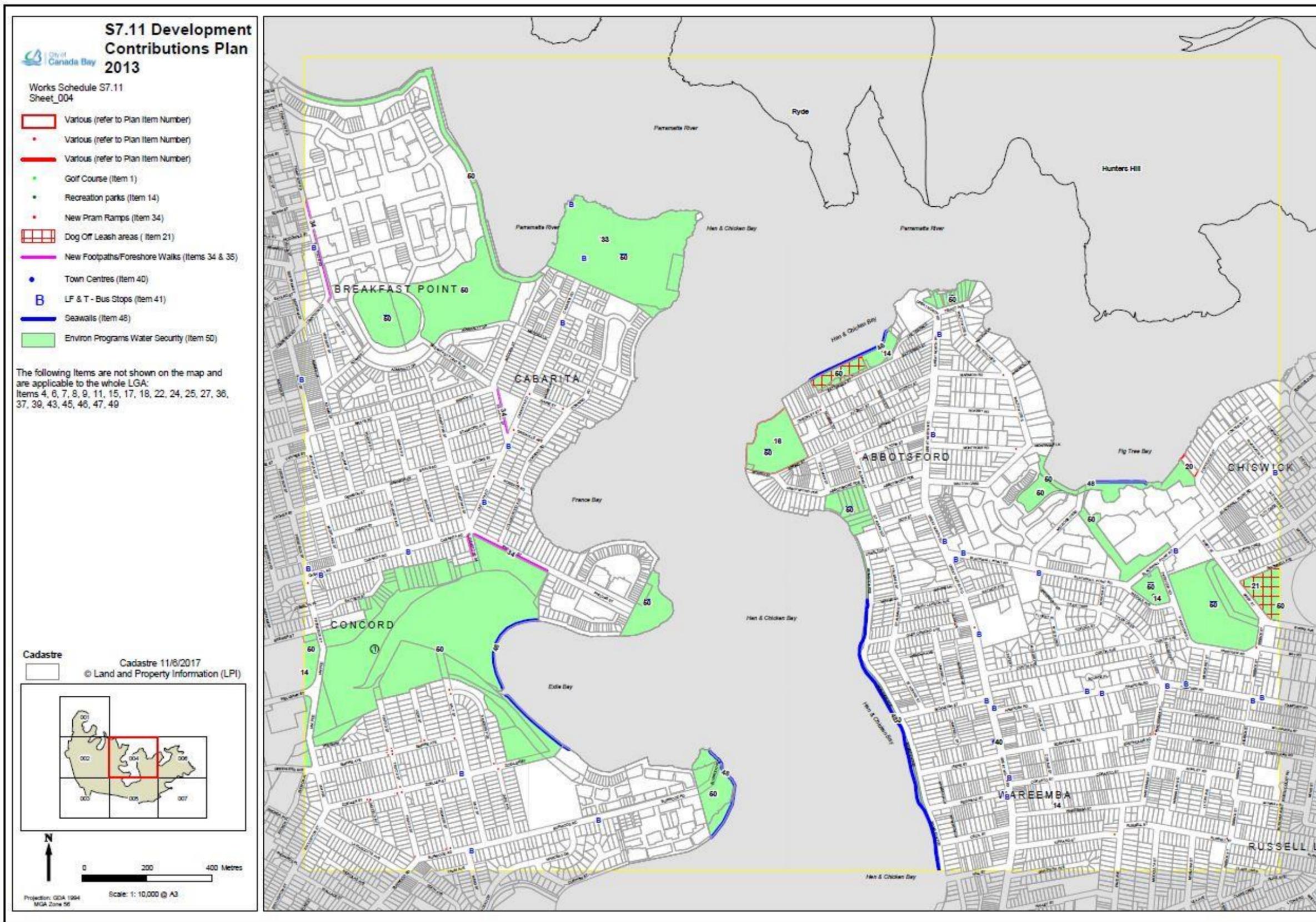
Map 2



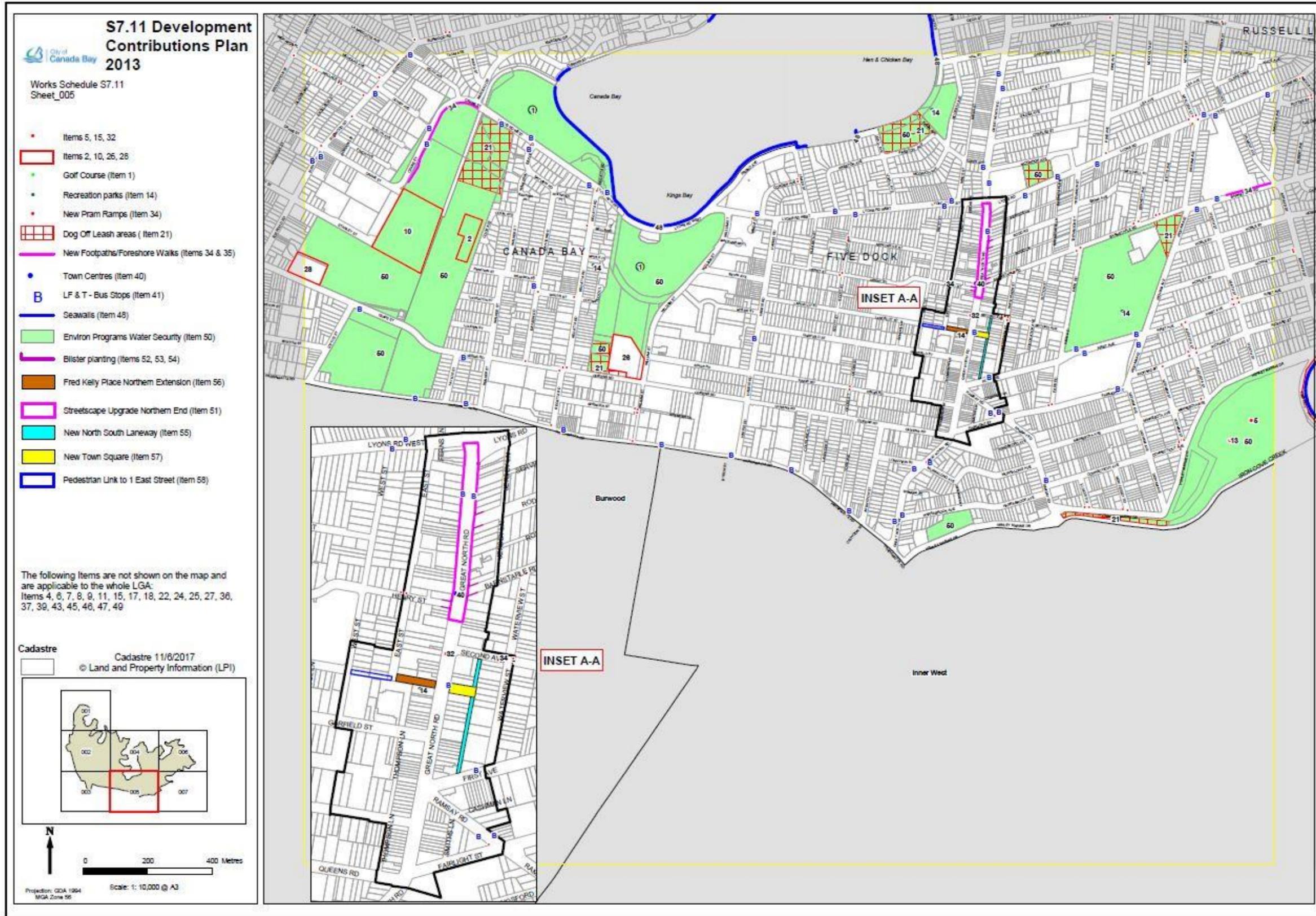
Map 3



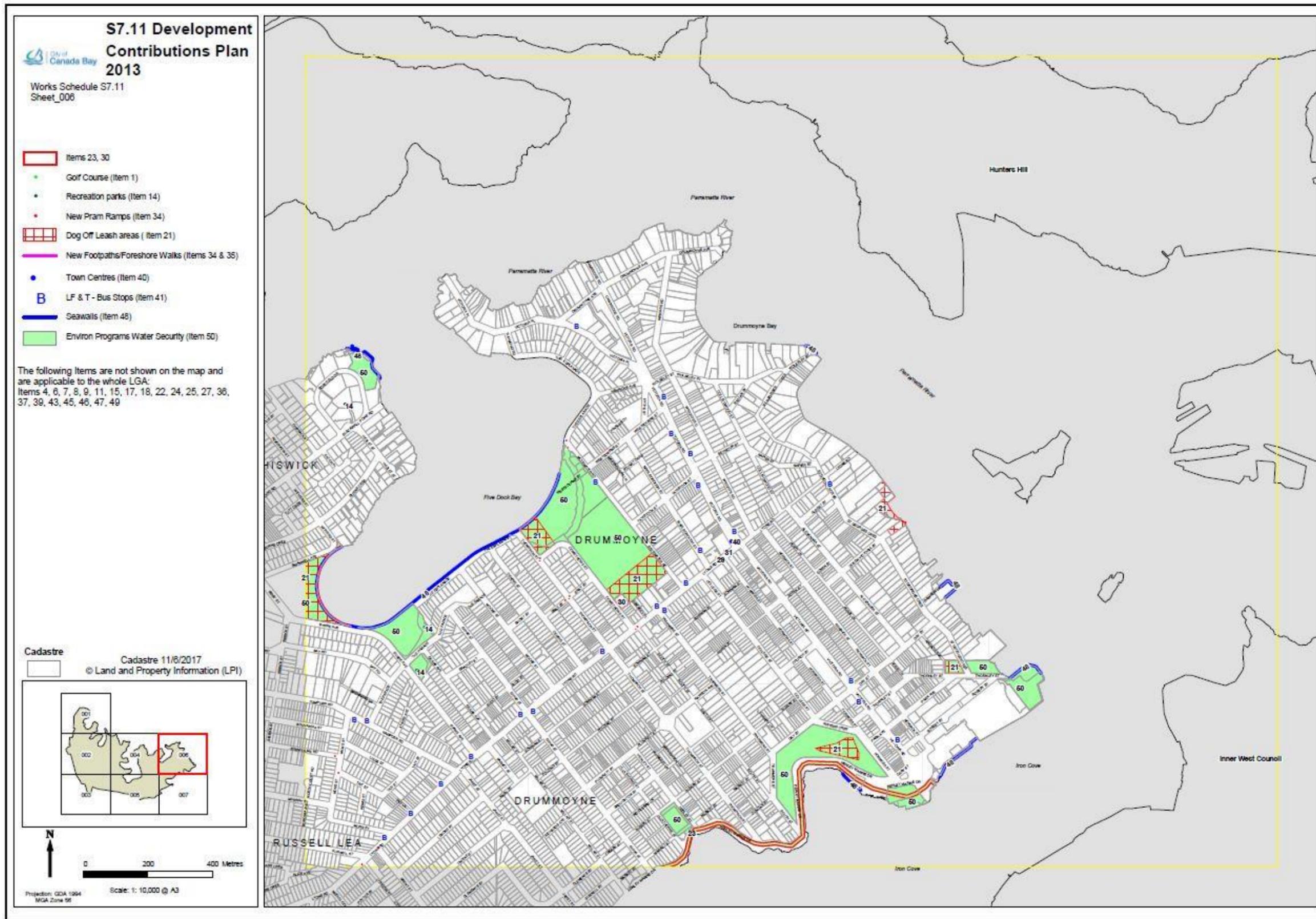
Map 4



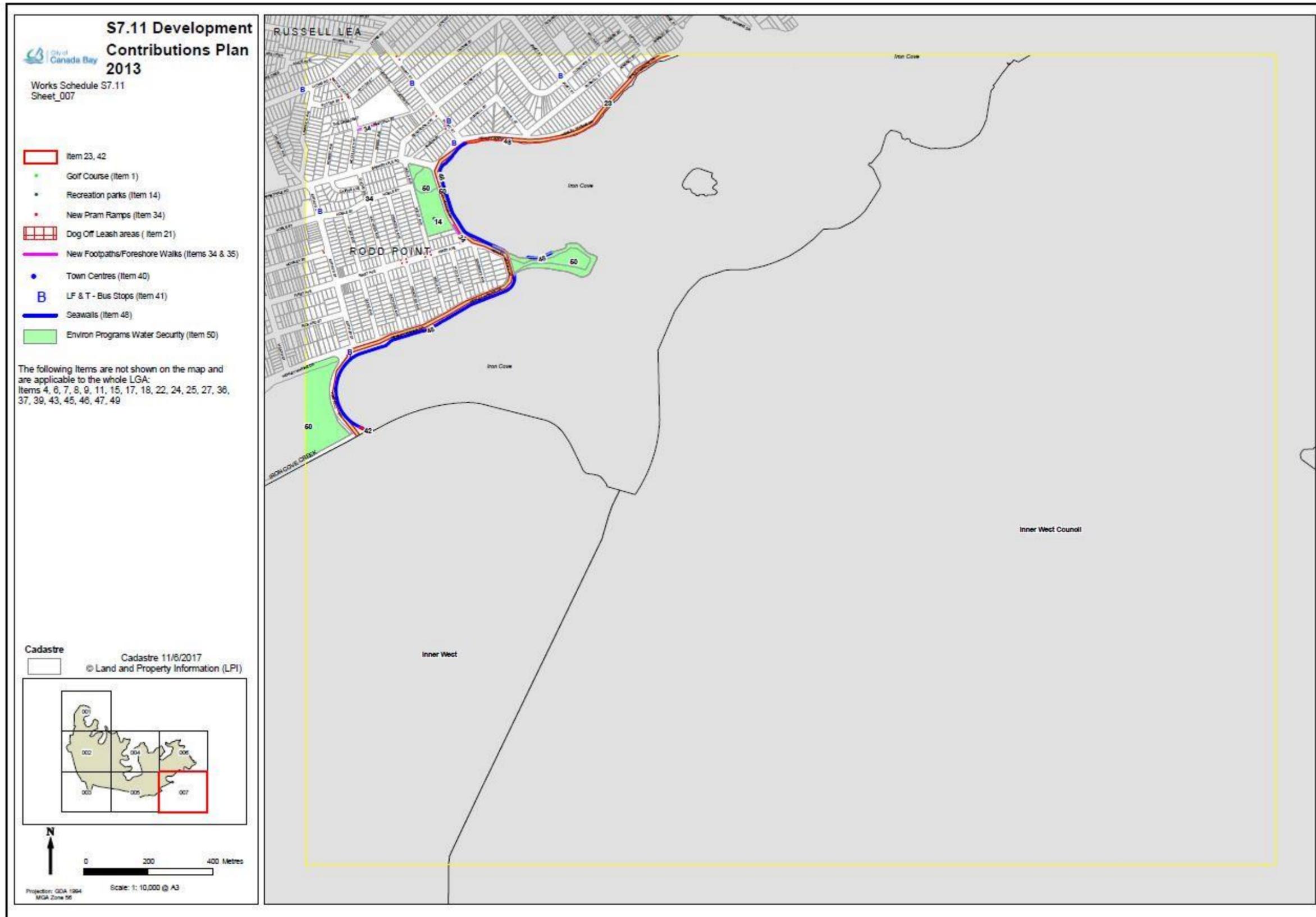
Map 5



Map 6



Map 7



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