

Draft Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12)



Georges River Council

June 2021

Date	Revision	Details
Feb 2021	Prelim. Draft	Preliminary Draft plan prepared by SGS Economics and Planning for staff review
March 2021	Draft	Revised Draft Plan
March 2021	Second Draft	Revised structure and updated clauses
March 2021	Third Draft	Updated financials and minor clause changes and detailed editing
April 2021	Legal Review	Dr Lindsay Taylor, Lindsay Taylor Lawyers
May 2021	Final Draft	Updated works schedules and minor clause changes and detailed editing
June 2021	Updated Final Draft	Updated works schedules, clause changes and detailed editing

Draft



© **SGS Economics and Planning Pty Ltd 2021**

This report has been prepared for Georges River Council. SGS Economics and Planning has taken all due care in the preparation of this report. However, SGS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.

SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au

Offices in Canberra, Hobart, Melbourne, and Sydney, on Ngunnawal, muwinina, Wurundjeri, and Gadigal Country.

Contents

1	Summary	7
1.1	Application of the plan	7
1.2	Development for which this plan applies.....	7
1.3	Contribution rates and levies	9
1.4	Local infrastructure to be provided through this plan	10
2	Administration	12
2.1	Application of the plan	12
2.1.1	Name of this plan	12
2.1.2	Purpose of this Plan.....	12
2.1.3	Area to which this plan applies	13
2.1.4	Commencement of this plan	14
2.1.5	Life of this plan	14
2.1.6	Review of this plan	15
2.1.7	Relationship with other plans and policies	15
2.1.8	Use of funds from repealed contributions plans	15
2.1.9	Savings and transitional arrangements.....	15
2.2	Operation of this plan	16
2.2.1	Development for which this plan applies.....	16
2.2.2	Development that is exempted under this Plan	17
2.3	Definitions	17
2.4	References.....	18
3	Strategic context	19
3.1	Context	19
3.1.1	Location.....	19
3.1.2	Current Population and Employment Characteristics.....	19
3.1.3	Residential and employment related development	23
3.2	Greater Sydney Region Plan and South District Plan	24
3.3	Georges River Community Strategic Plan 2018 – 2028.....	25
3.4	Local Strategic Planning Statement.....	25

3.5	Future demand for additional dwellings and employment related floorspace	27
3.5.1	Projection of future population and employment growth	27
3.5.2	Forecast demand for additional dwellings and employment related floorspace	30
4	Applying a section 7.11 contribution	33
4.2	Local infrastructure and facilities strategies for s7.11 works	33
4.2.1	Relationship to demand for local infrastructure	33
4.2.2	Local infrastructure and facilities that will be provided using s7.11 contributions	35
4.3	Application of a s7.11 contribution to development types	36
4.3.1	Imposing a s7.11 contribution – consent authority	36
4.3.2	Imposing a s7.11 contribution – registered certifier	36
4.3.3	Dedication of land under s7.11	36
4.3.4	Application of s7.11 contributions	36
4.3.5	Threshold on monetary section 7.11 contributions for residential development	37
4.3.6	Discounting of section 7.11 contribution rate for secondary dwellings	37
4.4	Payment of contribution in lieu of parking requirement	38
4.4.1	Application of contribution in lieu of parking requirement	38
4.4.2	Works for contributions in lieu of carparking	38
4.5	How to calculate a section 7.11 contribution	39
4.5.1	Credits for existing development	42
4.5.2	Indexation of s7.11 contributions	44
5	Applying a section 7.12 levy	46
5.1	Local infrastructure and facilities strategies for s7.12 works	46
5.1.1	Relationship between expected development and need for s7.12 levy	46
5.2	Application of a s7.12 levy to development types	46
5.2.1	Imposing a s7.12 levy – consent authority	46
5.2.2	Imposing a s7.12 levy – registered certifier	46
5.2.3	Application of s7.12 levy	46
5.2.4	s7.12 levy amount	48
5.2.5	How is the estimated cost of a development determined?	49
5.2.6	Indexation of s7.12 contributions	50
6	General provisions for applying a contribution or levy	51

6.1	Contributions and levying of development for which section 7.11 or section 7.12 may be applicable	51
6.2	Alternatives to monetary contributions.....	51
6.2.1	General considerations for offers and agreements	51
6.2.2	Voluntary planning agreements.....	52
6.2.3	Works in kind agreements	52
6.2.4	Reimbursement of works values in excess of contribution requirements	52
6.2.5	Reduction in contributions payable.....	52
6.3	Timing of payment	53
6.4	Deferred or Periodic Payments	53
6.5	Pooling of contributions funds.....	53
6.6	Obligations of accredited certifiers.....	54
6.6.1	Complying development certificates	54
6.6.2	Terms of a section 7.11 condition	54
6.6.3	Construction certificates	55
6.6.4	Occupation certificates	56
6.7	Use of contributions towards plan preparation and administration	56
6.8	Accountability and access to information.....	56
	APPENDIX A: Detailed Infrastructure & Facilities Strategies.....	59
	APPENDIX B: Section 7.11 works schedule	84
	APPENDIX C: Section 7.12 works schedule	94
	APPENDIX D: Section 7.11 and Section 7.12 location map for works schedule.....	97
	APPENDIX E: Maps for Commercial Centres.....	98
	APPENDIX F: Plan preparation and administration	100
	APPENDIX G: List of Supporting Documents	102

1 Summary

This section provides an outline of the Georges River Local Infrastructure Contributions Plan 2021 and provides summary tables for the application of the contributions and levies to different development types, contribution and levy rates and local infrastructure to be provided as a result of this plan.

1.1 Application of the plan

The *Georges River Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12)* ('Plan') applies to the land known in this plan as the Georges River Local Government Area (LGA).

This Plan authorises consent authorities and accredited certifiers to impose conditions of consent on development applications (DAs) and complying development certificates (CDCs) for development contributions under sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979.

This Plan is intended to cater for a planning period of 2021 to 2036, which is the period for which the population forecasts have been prepared.

1.2 Development for which this plan applies

This plan applies to the following development types:

- Residential accommodation development that would result in a net increase in residents on the land; or
- Non-residential development that would result in a net increase in workers on the land; or
- Development types apart from the above where the proposed cost of development is more than \$100,000.

This plan exempts the following types of development:

- residential development for the purposes of affordable housing as defined by the State Environmental Planning Policy (Affordable Rental Housing) 2009¹ or residential development on land owned by the Land and Housing Corporation²; or
- development for the purposes of any form of seniors housing, as defined in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, that is provided by a social housing provider as defined in that Policy; or

¹ Affordable housing means housing for very low income households, low income households or moderate income households.

² If the development involves a mix of affordable/social housing and other development types, only the social/affordable housing component will be exempted.

- development undertaken by or on the behalf of a charity or not-for-profit organisation³; or
- public infrastructure undertaken by a public authority (including Council); or
- development exempted from section 7.11 contributions or section 7.12 levies by a Ministerial Direction under section 7.17 of the Act; or
- adaptive reuse of heritage items.

Table 1 shows the development types to which the plan applies and the contribution or levy that applies to each development type.

Table 1: Development types and the contribution or levy that applies

Development type	Contribution type that applies
Residential developments	
Residential subdivision	Section 7.11 contribution
Residential flat buildings	Section 7.11 contribution
Shop top housing	Section 7.11 contribution
Dual occupancies, multi dwelling housing	Section 7.11 contribution
Dwelling houses, semi-detached dwellings, attached dwellings on land that was not the subject of a s7.11 contribution on the initial subdivision ⁴	Section 7.11 contribution
Secondary dwellings	Section 7.11 contribution with a 50 per cent discount
Dwelling houses, semi-detached dwellings, attached dwellings	Section 7.12 Levy
Alterations and additions to residential accommodation including dwelling houses, semi-detached dwellings, attached dwellings	Section 7.12 levy
Boarding houses, group homes, hostels	Section 7.11 contribution on a per-person basis
Seniors living (self-contained units)	Section 7.11 contribution
Seniors living (integrated residential care facilities)	Section 7.12 levy
Non- residential developments	

³ Exempt on a case-by-case basis. If considered, the charity must be registered with the ATO and Australian Charities and Not-for profits Commission and documentation will need to be provided as proof.

⁴ Only applicable to development applications which result in the creation of additional dwellings

Development type	Contribution type that applies
Non-residential development within Kogarah Town Centre and Hurstville City Centre, excluding educational facilities and tourist and visitor accommodation	Section 7.11 contribution
Non-residential development in areas other than Kogarah Town Centre and Hurstville City Centre	Section 7.12 levy
Change from one non-residential use to another with or without fit out	Section 7.12 levy
Educational facilities (when not built by a public authority)	Section 7.12 levy
Tourist and visitor accommodation	Section 7.12 levy
Parking-deficient non-residential development in commercial centres	Section 7.11 contribution

1.3 Contribution rates and levies

The section 7.11 contribution rates and section 7.12 levies that apply under this Plan are as shown in Table 2 below.

Table 2: Residential Section 7.11 contribution rates

Broad category	Per equivalent resident ⁵	Per secondary dwelling (1-bedroom)	Per secondary dwelling (2-bedroom)	Per seniors living (self-contained units)	Per bedsit, studio or 1 bed dwelling	Per 2 bed dwelling	Per 3 or more bed dwelling / per residential lot
Open space facilities	\$5,983	\$4,847	\$7,174	\$7,120	\$9,694	\$14,211	\$14,211
Community and recreational facilities	\$1,751	\$1,420	\$2,100	\$2,084	\$2,839	\$4,160	\$4,160
Traffic and Transport facilities	\$178	\$154	\$228	\$226	\$308	\$452	\$452

⁵ The per resident rate is relevant to calculating the contributions for Boarding houses (including student accommodation), group homes, hostels.

Public domain	\$400	\$324	\$480	\$476	\$648	\$951	\$951
Plan administration	\$95	\$77	\$114	\$113	\$154	\$226	\$226
Total	\$8,407	\$6,822	\$10,096	\$10,019	\$13,643	\$20,000	\$20,000

Table 3: Non-residential section 7.11 contribution rates

Broad category	Per worker (in Hurstville City Centre & Kogarah Town Centre) ⁶	Per deficient car parking space in non-residential developments
Open space facilities	\$1,196	-
Community and recreational facilities	\$286	-
Traffic and Transport facilities	\$178	-
Public domain	\$400	-
Car parking and related facilities	-	\$32,946
Plan administration	\$95	-
Total	\$2,155	\$32,946

Table 4: Section 7.12 levies

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

1.4 Local infrastructure to be provided through this plan

A broad description of the types of local infrastructure to be provided by contributions under this plan is listed below. Appendices B and C provide the full list of infrastructure works.

- Open space facilities including open space embellishment and land acquisition, and

⁶ The per worker rate is relevant to calculating the contributions for non-residential developments in Kogarah Town Centre and Hurstville City Centre.

- Community and recreational facilities including indoor sports facilities, libraries, community centres and childcare facilities, and
- Public domain works including footpath paving, street tree planting, street lighting and street furniture, and
- Traffic and transport facilities including roads and intersections, active transport, and traffic calming facilities.
- Car parking and related facilities that reduce the demand for off-street car parking

A summary of all these costs is shown in Table 5. See Appendix B and C for the full works schedule. Contributions collected under s7.12 will only be used for works listed in the s7.12 works schedule shown in Appendix C.

Table 5: Summary works schedule

Infrastructure types	Total project costs	Cost attributable to new development
Open Space Facilities	\$176,690,004	\$147,509,391
Open Space Upgrades	\$80,620,088	\$57,250,579
Open Space Acquisition	\$96,069,916	\$90,258,812
Community and Recreational Facilities	\$94,177,508	\$42,505,899
Recreation facilities (indoor courts)	\$12,776,500	\$12,776,500
Libraries (capital works)	\$52,378,610	\$9,428,150
Library resources	\$1,693,757	\$1,693,757
Community Centres	\$21,773,641	\$13,499,657
Childcare services	\$5,555,000	\$5,107,835
Public Domain	\$88,206,305	\$13,230,946
Traffic and Transport Facilities	\$41,899,118	\$5,865,876
Roads and intersections	\$26,816,875	\$3,754,363
Pedestrian, active transport and traffic calming	\$15,082,243	\$2,111,514
Admin (1.5% of total apportioned costs)		\$3,127,224
Total	\$400,972,935	\$212,239,336

2 Administration

This section outlines general administrative provisions including the purpose of the plan, where it applies, and the development it applies to, how Council will use contributions, accountability, and timing for review this plan.

2.1 Application of the plan

2.1.1 Name of this plan

This plan is called *Georges River Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12)* ('Plan').

This Plan has been prepared for the purposes of sections 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979*(NSW) ('EP&A Act') in accordance with Division 7.1 of the Act and Part 4 of the *Environmental Planning and Assessment Regulation 2000* ('EP&A Regulation').

2.1.2 Purpose of this Plan

The primary purpose of this plan is to authorise:

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

to impose a condition requiring contributions under section 7.11 or a fixed rate levy under section 7.12 of the Act to be made towards the provision, extension or augmentation of local infrastructure as required as a consequence of development in the Georges River LGA, or which were provided in anticipation of, or to facilitate, such development.

The plan's other, secondary purposes are to:

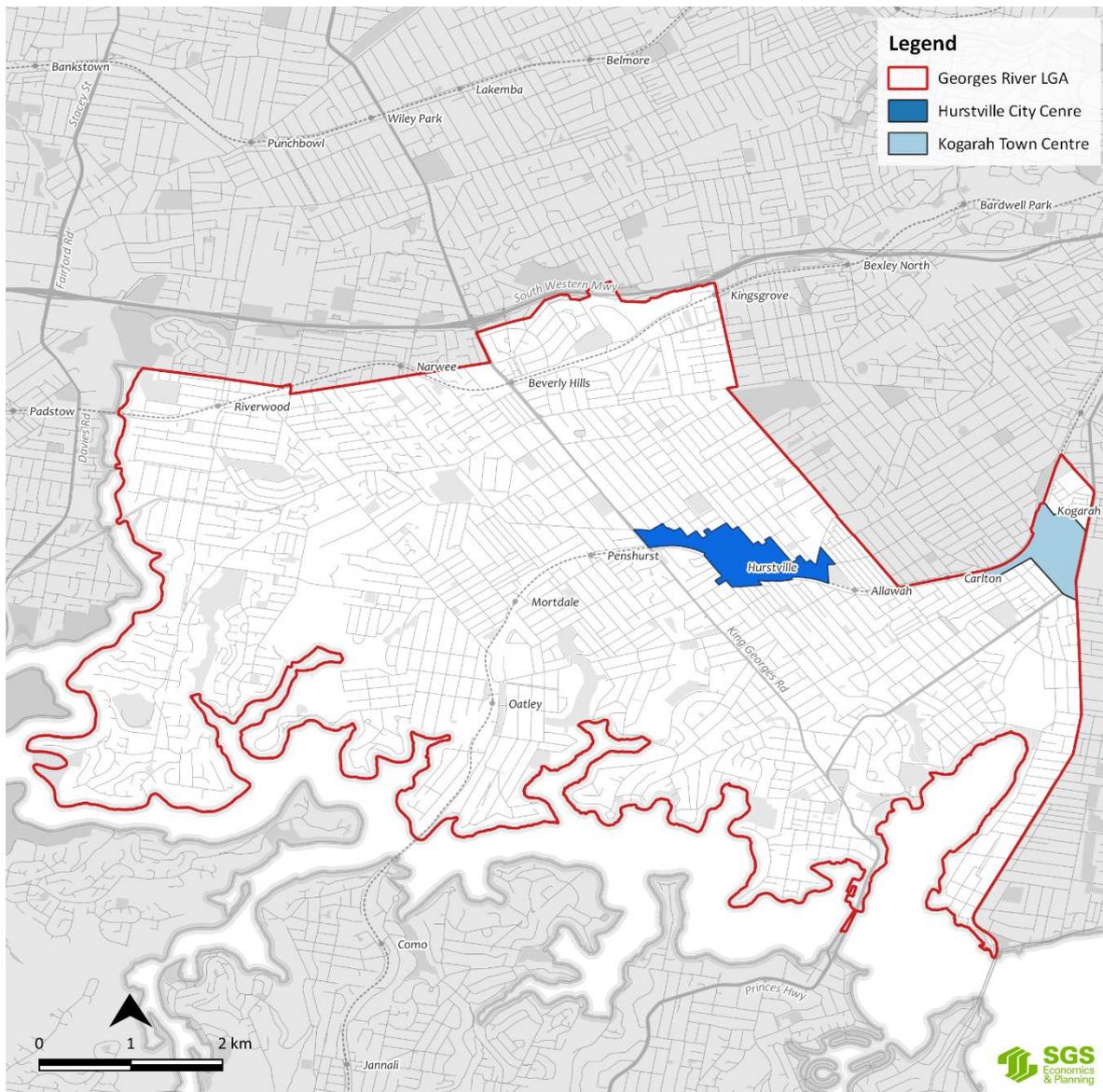
- provide the framework for the efficient and equitable determination, collection and management of contributions towards the provision of local infrastructure in the Georges River LGA; and
- ensure Council's management of local infrastructure contributions complies with relevant legislation and practice notes; and
- demonstrate the cost of works, apportionment of those costs to new development and the contribution rates under this plan are reasonable; and
- establish the relationship between expected development and proposed local infrastructure; and

- ensure that developers make a reasonable contribution to the provision of local infrastructure required for development anticipated to occur up to 2036; and
- ensure that the existing community is not burdened by the cost of providing new infrastructure, either partly or fully, as a result of development in the area; and
- to allow the opportunity for local infrastructure, or the dedication of land at no cost to Council, to be provided by developers or landowners in lieu of paying a monetary contribution when it accords with Council objectives or outcomes.

2.1.3 Area to which this plan applies

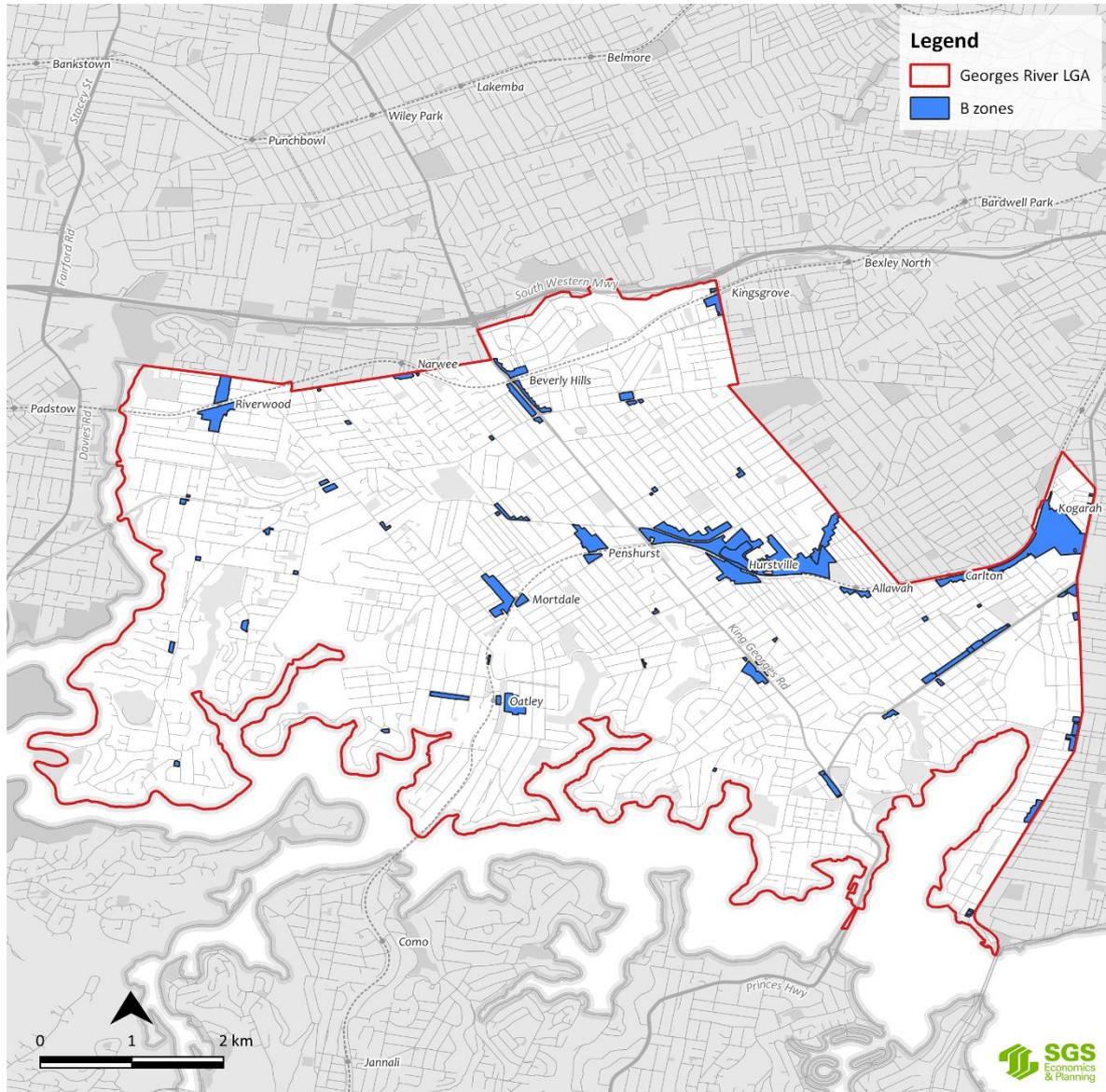
This plan applies to all land within the Georges River LGA as shown on the map in Figure 1.

Figure 1: Land to which this plan applies



Source: SGS Economics and Planning, 2021

Figure 2: Land to which parking contributions apply



Source: SGS Economics and Planning, 2021.

2.1.4 Commencement of this plan

This plan commences on the date on which public notice was given under clause 31(2) of the EP&A Regulation or on the date specified in that notice if it is a later date.

2.1.5 Life of this plan

This plan is based on forecast growth in population and employment from 2021 until 2036 as a result of development in the Georges River LGA. Council intends to operate this plan until either

2036, or Council has collected all contributions required for all items in the works schedule in Appendix B and Appendix C, or Council repeals this plan.

2.1.6 Review of this plan

Council intends to review this plan every five years, or as it sees fit, in order to ensure it reflects and addresses community needs, Council's priorities and relevant legislation.

2.1.7 Relationship with other plans and policies

As of this Plan's commencement date, this Plan repeals the following contributions plans:

- Hurstville Section 94 Development Contributions Plan 2012
- Ramsgate Commercial Centre Development Contributions Plan 2006 in so far as it applies to the local government area of Georges River Council
- Section 94 Contributions Plan No 1 – Road and Traffic Management 2003
- Section 94 Contributions Plan No 5 - Open Space – 2007
- Section 94 Contributions Plan No 8 – Kogarah Town Centre 2006
- Section 94 Contributions Plan No 9 – Kogarah Libraries 2001
- Georges River Section 94A Contributions Plan 2017

This plan does not affect development consents containing conditions requiring contributions or levies under the above plans.

2.1.8 Use of funds from repealed contributions plans

Contributions or levies imposed on developments under the plans identified in clause 2.1.7, and paid to or held by Council, or yet to be paid to Council, will be applied to completing the works schedules in this plan using the following order of priorities:

- The funds are applied to the same or similar purpose facilities under this Plan in the area for which contributions were originally collected; or
- The funds are applied to the same or similar purpose facilities under this Plan where the projects are apportioned to existing and future developments;

Contributions paid to or held by Council, or yet to be paid to Council, represent the existing population's share of delivering the works identified in the works schedules of this plan. As such, these funds have been allocated to the existing population's apportioned costs identified in Appendix B and Appendix C in accordance with the priorities and staging of those works.

2.1.9 Savings and transitional arrangements

This plan applies to a development application (DA) and application for a complying development certificate (CDC) that had been submitted but not determined on the date on which this plan took effect.

2.2 Operation of this plan

2.2.1 Development for which this plan applies

This plan applies s7.11 contributions and s7.12 levies to a development, based on the development type and located as shown in Table 6.

Table 6: Development types and the contribution or levy that applies

Development type	Contribution type that applies
Residential developments	
Residential subdivision	Section 7.11 contribution
Residential flat buildings	Section 7.11 contribution
Shop top housing	Section 7.11 contribution
Dual occupancies, multi dwelling housing	Section 7.11 contribution
Dwelling houses, semi-detached dwellings, attached dwellings on land that was not the subject of a s7.11 contribution on the initial subdivision ⁷	Section 7.11 contribution
Secondary dwellings	Section 7.11 contribution with a 50 per cent discount
Dwelling houses, semi-detached dwellings, attached dwellings	Section 7.12 Levy
Alterations and additions to residential accommodation including dwelling houses, semi-detached dwellings, attached dwellings	Section 7.12 levy
Boarding houses, group homes, hostels	Section 7.11 contribution on a per-person basis
Seniors living (self-contained units)	Section 7.11 contribution
Seniors living (integrated residential care facilities)	Section 7.12 levy
Non- residential developments	
Non-residential development within Kogarah Town Centre and Hurstville City Centre, excluding educational facilities and tourist and visitor accommodation	Section 7.11 contribution

⁷ Only applicable to development applications which result in the creation of additional dwellings

Development type	Contribution type that applies
Non-residential development in areas other than Kogarah Town Centre and Hurstville City Centre	Section 7.12 levy
Change from one non-residential use to another with or without fit out	Section 7.12 levy
Educational facilities (when not built by a public authority)	Section 7.12 levy
Tourist and visitor accommodation	Section 7.12 levy
Parking-deficient non-residential development in commercial centres	Section 7.11 contribution

2.2.2 Development that is exempted under this Plan

This plan exempts the following types of development from s7.11 contributions or s7.12 levy:

- development for the purposes of affordable housing as defined by the State Environmental Planning Policy (Affordable Rental Housing) 2009⁸ or residential development on land owned by the Land and Housing Corporation⁹; or
- development for the purposes of any form of seniors housing, as defined in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, that is provided by a social housing provider as defined in that Policy; or
- development undertaken by or on the behalf of a charity or not-for-profit organisation¹⁰; or
- public infrastructure development undertaken by a public authority (including Council); or
- development exempted from section 7.11 contributions or section 7.12 levies by a Ministerial Direction under section 7.17 of the Act; or
- adaptive reuse of heritage items.

2.3 Definitions

Words and phrases used in this plan have the same meaning as the terms defined in the *Georges River Local Environmental Plan 2020*, or the EP&A Act, except as provided below.

- **Bedroom** means any enclosed habitable room with at least one window within a dwelling that is capable of being used for sleeping purposes, including any study or similar utility room.

⁸ Affordable housing means housing for very low income households, low income households or moderate income households.

⁹ If the development involves a mix of affordable/social housing and other development types, only the social/affordable housing component will be exempted.

¹⁰ Exempt on a case-by-case basis, where the applicant can show that the development does not generate additional demand. If considered, the charity must be registered with the ATO and Australian Charities and Not-for-profits Commission and documentation will need to be provided as proof.

- **CDC** means complying development certificate.
- **Consent authority** has the same meaning as in section 4.5 of the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.
- **Council** means Georges River Council.
- **EP&A Act** means the NSW Environmental Planning and Assessment Act 1979.
- **EP&A Regulation** means the Environmental Planning and Assessment Regulation 2000 (NSW).
- **LGA** means local government area.
- **Local Infrastructure** means public amenities and public services provided by the Council, excluding water supply or sewerage services.
- **Planning agreement** means a voluntary planning agreement referred to in s7.4 of the EP&A Act.
- **Works in kind** means the provision by a developer of part or all of an item or items of infrastructure that appears in Appendix B and Appendix C of this Plan in lieu of the payment of a monetary contribution under this plan.
- **Social housing provider** has the same meaning as in the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

For any phrase that is undefined refer to the *Interpretation Act 1987 (NSW)*.

2.4 References

A list of the reports, studies and other information informing the preparation of this Plan is contained in Appendix G.

3 Strategic context

This section provides an overview of the current and projected population and employment characteristics and demonstrates the future demand for additional dwellings and employment related floorspace.

3.1 Context

3.1.1 Location

Georges River LGA is located in southern Sydney, approximately 15-17 kilometers south of central Sydney and is part of the *Greater Sydney Region Plan's* South District. It covers 38 square kilometers, with an undulating landform and a distinct ridgeline close to the foreshore edge.

The LGA is bordered to the north by Canterbury Bankstown LGA, to the east by Bayside LGA, to the west by Canterbury-Bankstown LGA and to the south by Sutherland LGA.

Suburbs in the Georges River Council area include Allawah, Beverley Park, Blakehurst, Carss Park, Connells Point, Hurstville, Hurstville Grove, Kogarah, Kogarah Bay, Lugarno, Mortdale, Oatley, Peakhurst, Peakhurst Heights, Penshurst and South Hurstville. The local area also includes parts of Beverley Hills, Carlton, Kingsgrove, Narwee, Ramsgate, Riverwood, and Sans Souci.

The Hurstville City Centre and Kogarah Town Centre are two key commercial centres in the LGA and are defined as the Hurstville Strategic Centre and Kogarah Strategic Centre under the NSW Government *Greater Sydney Region Plan* and *South District Plan*. Other key local centres include Penshurst, Beverly Hills, Mortdale, Riverwood, South Hurstville, Oatley, and Kingsgrove.

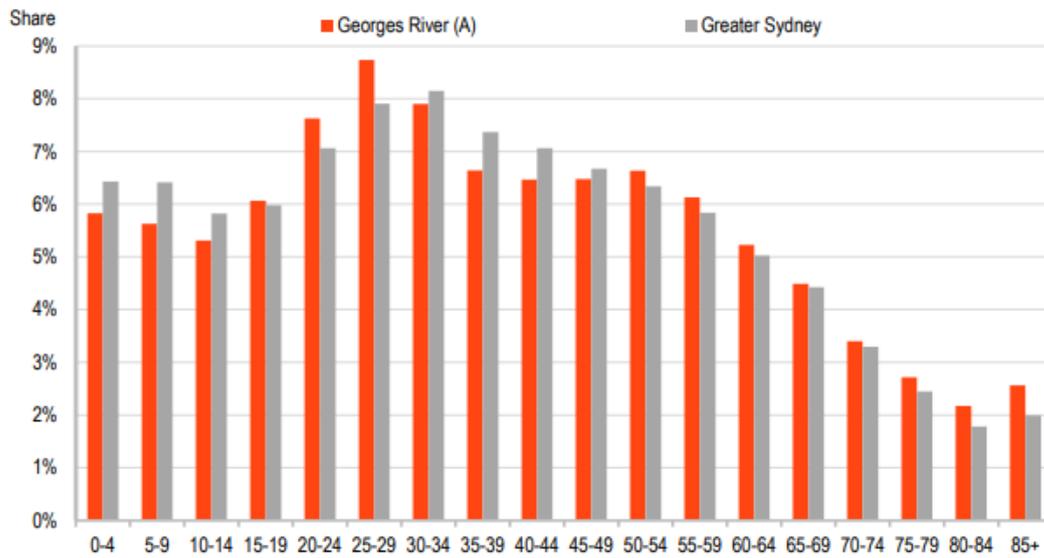
The LGA is predominantly residential, complemented by areas of industrial land use, commercial and retail centres, and open space and recreational areas. The LGA borders the Georges River, which is a predominant waterway and associated significant bushland areas. The Georges River LGA can be accessed by two train lines, rail station and several major arterial roads, providing access to Sydney CBD, Sydney Airport and Port Botany.

3.1.2 Current Population and Employment Characteristics

3.1.2.1 Age Structure

Georges River's age structure in 2016 is similar to Greater Sydney. However, there is a slightly higher proportion of young adults (20-29 years) and older adults aged over 75 years, displayed in Figure 3 below.

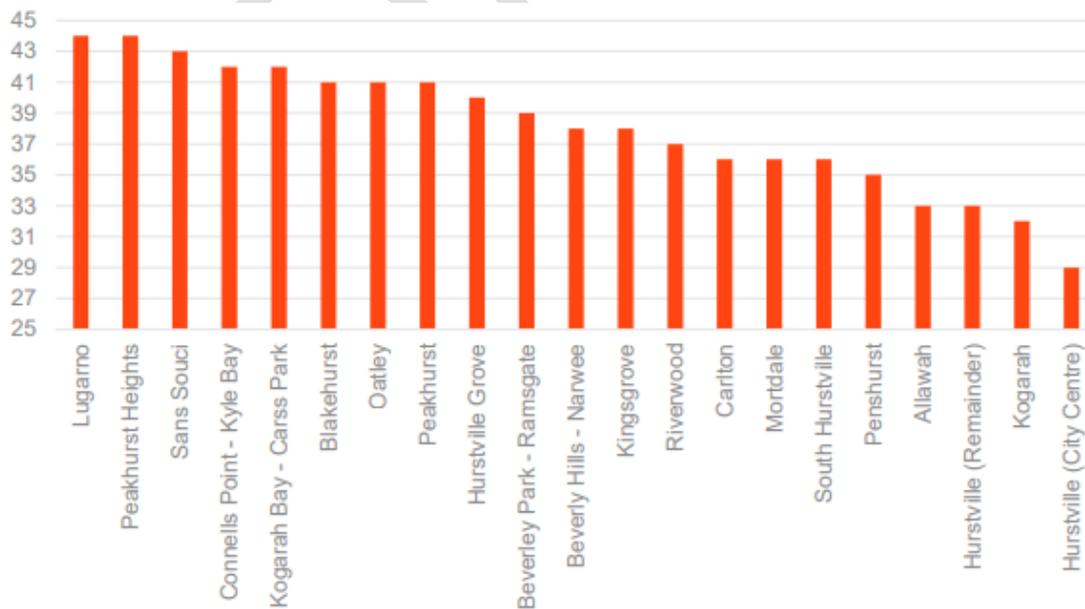
Figure 3: Age Structure, Georges River and Greater Sydney – 2016



Source: Forecast.id, 2019

Between 2006 and 2016 there has been growth in young workers (aged 20-34), Pre-retirement and Retirement age adults (aged 50-69 years) and Infants. There is variance in age structure between the small areas of Georges River. For example, Hurstville City Centre and Kogarah are particularly young areas, with median ages of 29 and 32 years, respectively. However, Peakhurst Heights and Lugarno have an older population where the median age is 44 years, displayed in Figure 4 below.

Figure 4: Median Age, suburbs of Georges River – 2016

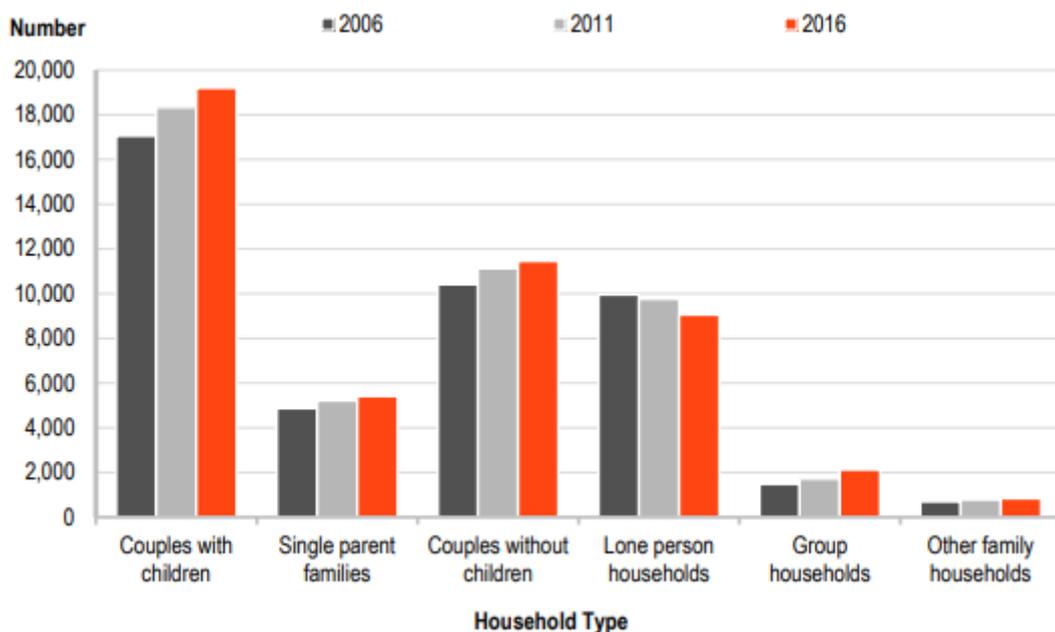


Source: Forecast.id, 2019

3.1.2.2 Household Composition and Occupancy Rates

The average household size in Georges River increased to 2.84 in 2016 from 2.76 in 2011. In 2016, the dominant household type is couples with children (19,195 households and comprising 37.4% of the total households in Georges River). Couples with children increased by 12.6% (2,143 households) between 2006 and 2016. Couples without children were also a common household composition, comprising around 23.8% of all households. The larger household types (i.e., couples with children) are still the most significant in Georges River. However, smaller person households are also common as there is a higher share of ‘older’ couples and older’ lone persons compared to the metropolitan average. The household composition in Georges River is similar Greater Sydney, evident in Figure 5 below. In 2016, there were 49,133 occupied private dwellings in Georges River.

Figure 5: Household types, Georges River - 2006-2016



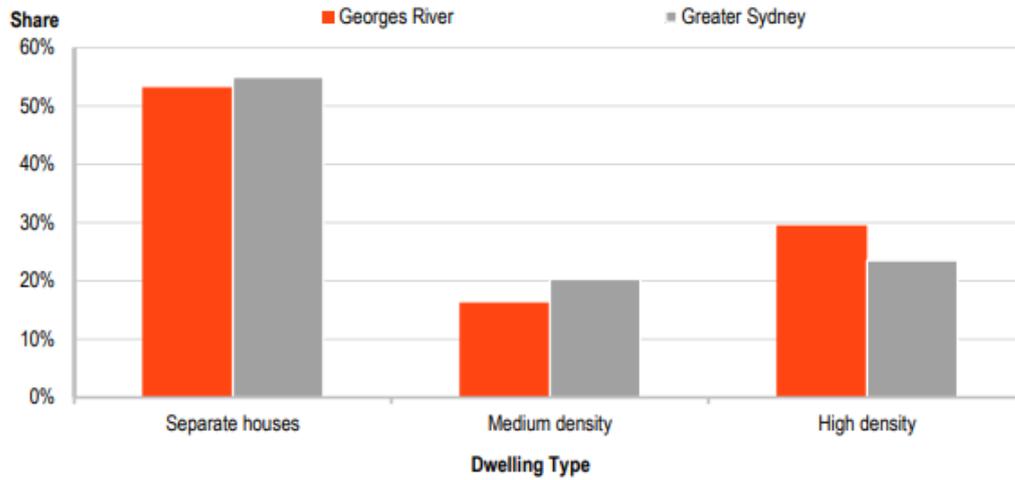
Source: Forecast.id, 2019

There is currently significant diversity in tenure types across Georges River. There is almost an equal share of people fully owning their homes, people with a mortgage and those who are renting. Having a mortgage is slightly less common in Georges River as compared to Greater Sydney.

3.1.2.3 Dwelling Types

Within the LGA, there is almost an equal split between separate houses and multi-dwelling developments, with 53.2% separate houses, 16.3% medium density dwellings and 29.5% high density dwellings. Georges River has a slightly higher proportion of high-density dwellings (apartment buildings of three or more storeys) compared to Greater Sydney, as displayed in Figure 6.

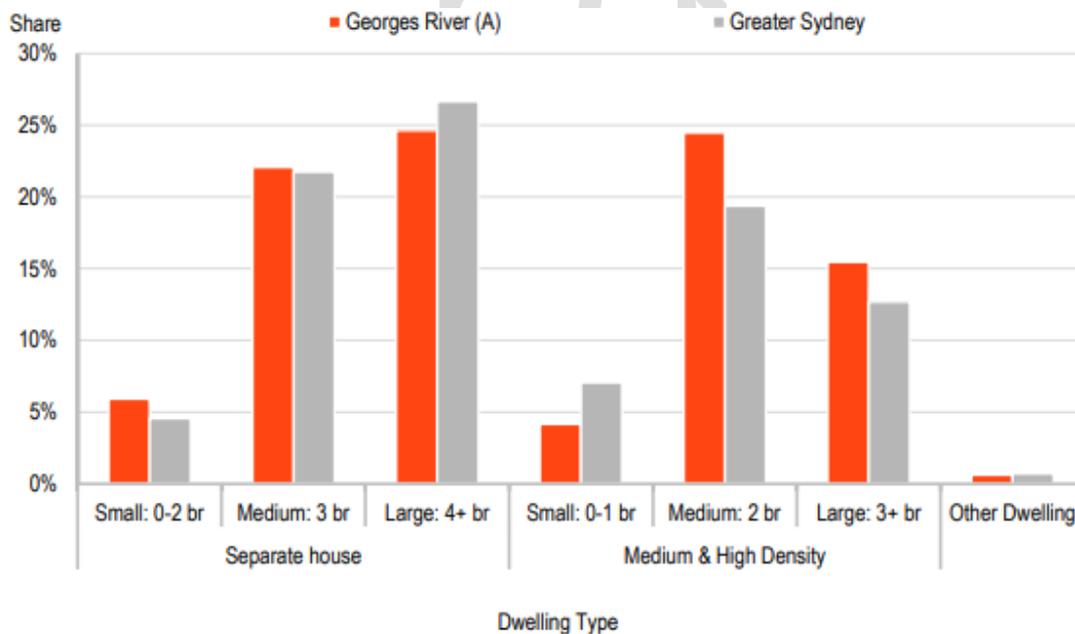
Figure 6: Dwelling Structure, 2016



Source: Forecast.id, 2019

Separate houses with four or more bedrooms are the most common dwelling type (24.6%), followed by medium and high-density dwellings with two bedrooms (24.5%). There are smaller proportions of small separate houses (5.9%) medium separate houses (22.1%) and large medium or high-density dwellings (15.5%). Dwelling types and bedroom composition is displayed in Figure 7 below.

Figure 7: Dwellings by type, Georges River - 2016



Source: Forecast.id, 2019

3.1.2.4 Cultural Diversity and language

In 2016, the three largest ancestries in Georges River LGA were Chinese, English, and Australian. The largest increase in ancestries between were Chinese, Nepalese, and Filipino. In 2016, 53.5% of people in the LGA spoke a language other than English at home. Between 2011 and 2016, the number of people who spoke a language other than English at home increased by 18.4%, with the largest increase being in Mandarin, Nepali, Cantonese and Filipino. Approximately 0.5% of the population are of Indigenous descent.

3.1.2.5 Income and education

In 2016, 11.5% of the LGA earned an income of \$1,750 or more per week. Approximately 26% of households earned an income of \$2,500 or more per week. Overall, 25.8% of households earned a high income and 15.7% were low-income households, compared with 28.3% and 15.1% respectively for Greater Sydney.

In 2016, 30.2% of people in the LGA had a Bachelor or Higher degree qualification which is higher than Greater Sydney. Overall, 52.9% of the population aged 15 and over held educational qualifications, and 39.3% had no qualifications, compared with 52.7% and 37.7% respectively for Greater Sydney.

3.1.3 Residential and employment related development

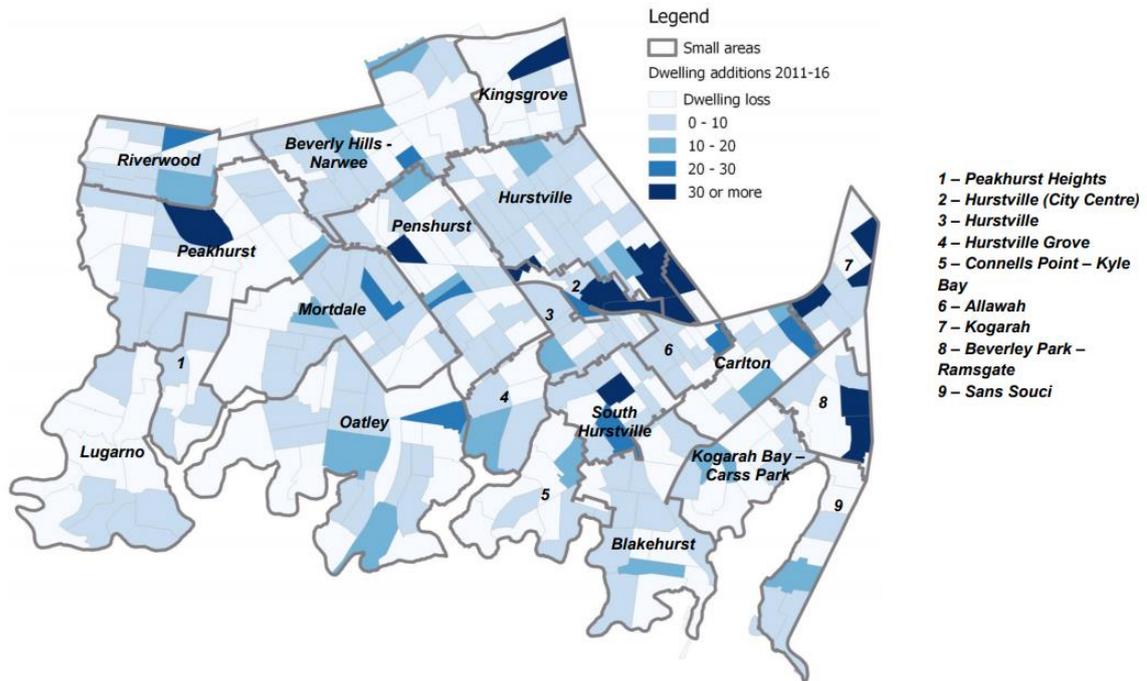
3.1.3.1 Residential

Between 2011 and 2016, the number of dwellings in Georges River increased by 2,765 dwellings (net), with approximately 42% of these additional dwellings built in Hurstville. There was also a significant number of new dwellings in Kogarah (15.2%).

Between 2011 and 2016, the number of medium density dwellings in Georges River remained stable. Medium dwelling types increased in South Hurstville, Mortdale and Beverly Hills – Narwee.

The majority of development between 2011 and 2016 was built in the major centres of Hurstville and Kogarah. This is demonstrated in the net dwelling density change between 2011 and 2016 shown in Figure 8 below.

Figure 8: Net dwelling change, 2011-2016



Source: Forcast.id, 2019

3.1.3.2 Employment related

As outlined in the Georges River Economic and Feasibility Study (2019) by Hill PDA, Georges River contains 48 commercial centres of varying land use mixture, zonings, sizes, and roles. The two largest centres are Hurstville and Kogarah strategic centres.

The combined centres contain approximately 738,020sqm of employment floorspace. Of this, around 329,753sqm was occupied by population serving industries, 240,607sqm was knowledge intensive uses, 89,132sqm was health and education, 44,852sqm was vacant and 33,677sqm was occupied by industrial uses. The amount of residential floorspace in the centres was a little higher at 766,253sqm.

In total, the centres provided over 1.5 million square metres of both employment and residential space.

It is estimated that around 36% of total employment in the LGA as of 2017/2018 was located in centres. The industrial precincts and the special infrastructure zones such as St George Hospital contain the majority of the remaining LGA employment.

3.2 Greater Sydney Region Plan and South District Plan

The Greater Sydney Region Plan envisages a metropolis of three cities and a 30-minute city, where residents enjoy quicker and easier access to a range of jobs, housing types and activities. The Region Plan splits Sydney into five districts, with the Georges River LGA predominantly in the South District and partly in the Eastern Harbour City. The South District Plan provides district-level

planning priorities to support Greater Sydney Region Plan. The Region Plan and South District Plan detail the need to plan for a city supported by infrastructure. It suggests that planned precincts in the district are supported by a Special Infrastructure Contribution or similar satisfactory arrangement to help fund the delivery of essential community infrastructure such as health facilities, schools, open space, and roads.

3.3 Georges River Community Strategic Plan 2018 – 2028

The Georges River Community Strategic Plan represents the community's long-term aspirations for the LGA. The Plan seeks to provide a framework and direction representative of the people it encompasses and their shared vision for the future. Six pillars of importance identified by the community include:

1. A protected environment and green open spaces
2. Quality, well planned development
3. Active and accessible places and spaces
4. A diverse and productive economy
5. A harmonious and proud community with strong social services and infrastructure
6. Leadership and transparency

3.4 Local Strategic Planning Statement

The Georges River LSPS sets out the land use vision for the Georges River LGA until 2040 to accommodate future growth, including the following interrelated themes and planning priorities of:

1. Access and movement- have a range of frequent, efficient transport options to connect people, goods, services, businesses, and educational facilities; create an LGA that everyone can navigate and experience safely; and provide roads, footpaths and cycleways that are safe, accessible, and free of congestion.
2. Infrastructure and community- deliver infrastructure, services, and facilities through collaboration; involve the community in the future planning of the city; and provide everyone with access to efficient digital connectivity.
3. Housing and neighbourhoods- residential suburbs will be protected and retained unless identified as areas of change or investigation; deliver livable places through place-based development, quality building design and public art; provide a mix of well-designed housing for all life stages caters for a range of lifestyle needs and incomes; provide homes that are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces; and protect and promote Aboriginal and other heritage.
4. Economy and centres- land is appropriately zoned for ongoing employment growth; planning, collaboration and investment delivers employment growth and attractive, lively, accessible, and productive centres; Hurstville, Beverly Hills and Kogarah are supported to grow safe night-

time entertainment, dining, and other recreational opportunities; all local centres are supported to evolve for long-term viability.

5. Environment and open space- waterways are healthy and publicly accessible; tree canopy, bushland, landscaped settings, and biodiversity are protected, enhanced, and promoted; an environmentally friendly approach is applied to all development; everyone has access to quality, clean, useable, passive, and active open and green spaces and recreation places; development is managed to appropriately respond to hazards and risks.



Source: Georges River Council, 2020.

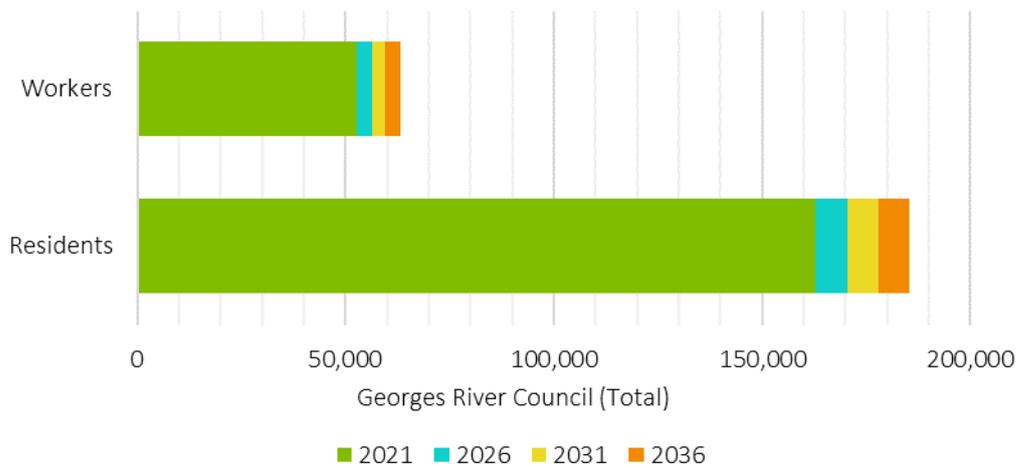
The need to fund infrastructure through a contribution plan is noted as a key action under the infrastructure and community theme in the LSPS.

3.5 Future demand for additional dwellings and employment related floorspace

3.5.1 Projection of future population and employment growth

The residential and worker population in Georges River LGA is expected to continue to grow over the next 15 years. This growth requires the provision of additional open space and infrastructure to meet this demand. The forecast growth in residents and workers in the LGA is shown below in Figure 10.

Figure 10: Forecast Change in Population and Employment (2021-2036)



Source: Population forecasts prepared by forecastsat.id (2018); Employment forecasts taken from TfNSW Travel Zone Projections v1.51 (2019)

3.5.1.1 Residential population growth

The total residential population in the LGA is expected to grow from 162,794 in 2021 to 185,346 in 2036, an additional of 22,552 persons over this period.

Table 7: Forecast Change in Population (2021-2036) for major centres and remainder of LGA

Area	2021	2026	2031	2036	Total Change 2021-2036	Change (%)
Hurstville City Centre (residents)	11,241	13,179	14,693	16,176	4,935	43.9%
Kogarah (residents)	8,162	9,124	10,029	10,901	2,739	33.6%
Remainder (residents)	143,391	148,221	153,211	158,269	14,878	10.4%
Total (residents)	162,794	170,524	177,933	185,346	22,552	13.9%

Source: forecastsat.id (2018)

The table below illustrates the forecast change in residents by suburb.

Table 8: Forecast Change in Resident Population (2021-2036) by suburb

Suburb	2021	2036	Total Change	% Change
Allawah	6,205	7,094	889	14.3%
Beverley Park - Ramsgate	2,836	3,700	864	30.5%
Beverly Hills – Narwee	11,063	12,134	1,071	9.7%
Blakehurst	6,814	7,587	773	11.3%
Carlton	7,537	8,573	1,036	13.7%
Connells Point - Kyle Bay	4,088	4,337	249	6.1%
Hurstville (City Centre)	11,241	16,176	4,935	43.9%
Hurstville (Remainder)	22,934	24,525	1,591	6.9%
Hurstville Grove	2,850	2,954	104	3.6%
Kingsgrove	3,960	4,246	286	7.2%
Kogarah	8,162	10,901	2,739	33.6%
Kogarah Bay - Carss Park	3,602	3,856	254	7.1%
Lugarno	5,864	6,222	358	6.1%
Mortdale	11,056	11,781	725	6.6%
Oatley	10,955	11,485	530	4.8%
Peakhurst	12,323	14,665	2,342	19.0%
Peakhurst Heights	2,445	2,573	128	5.2%
Penshurst	13,667	14,664	997	7.3%
Riverwood	6,600	7,965	1,365	20.7%
Sans Souci	2,798	3,253	455	16.3%
South Hurstville	5,793	6,655	862	14.9%
LGA Total	162,794	185,346	22,552	13.9%

Source: Forecast.id (2018)

The largest increase in persons between 2021 and 2036 is forecast to be in ages 70 to 84, followed by persons aged 35 to 49. By 2036, the largest age group is expected to be parents and homebuilders (35 to 49 years).

Table 9: Forecast change in age structure (2021-2036)

Georges River Council - Total persons	2021		2026		2031		2036		Change between 2021 and 2036
	Number	%	Number	%	Number	%	Number	%	
Age group (years)	Number	%	Number	%	Number	%	Number	%	Number
Babies and preschoolers (0 to 4)	10,157	6.2	10,477	6.1	10,736	6.0	11,057	6.0	900
Primary schoolers (5 to 11)	12,408	7.6	13,098	7.7	13,623	7.7	14,012	7.6	1,604
Secondary schoolers (12 to 17)	10,510	6.5	11,048	6.5	11,453	6.4	11,938	6.4	1,428
Tertiary education and independence (18 to 24)	16,416	10.1	16,562	9.7	17,262	9.7	17,917	9.7	1,501
Young workforce (25 to 34)	27,281	16.8	27,692	16.2	28,257	15.9	29,248	15.8	1,968
Parents and homebuilders (35 to 49)	32,315	19.9	34,471	20.2	36,134	20.3	37,292	20.1	4,976
Older workers and pre-retirees (50 to 59)	19,420	11.9	19,484	11.4	20,165	11.3	21,302	11.5	1,882
Empty nesters and retirees (60 to 69)	15,951	9.8	17,119	10.0	17,392	9.8	17,652	9.5	1,701
Seniors (70 to 84)	14,360	8.8	16,235	9.5	18,110	10.2	19,555	10.6	5,195
Elderly aged (85 and over)	3,975	2.4	4,338	2.5	4,800	2.7	5,373	2.9	1,398
Total persons	162,794	100.0	170,524	100.0	177,933	100.0	185,346	100.0	22,552

Source: Forecast.id (2018)

3.5.1.2 Worker population growth

The total worker population employed in the LGA is expected to grow from 29,463 in 2021 to 63,292 workers by 2036, being an additional 10,508 workers employed in the LGA over this period.

Table 10: Forecast Change in Employment (2021-2036) for major centres and remainder of LGA

Area	2021	2026	2031	2036	Total Change 2021-2036	Change (%)
Hurstville City Centre (workers)	11,429	12,254	12,953	13,729	2,300	20.1%
Kogarah (workers)	11,892	12,903	13,796	14,871	2,979	25.1%
Remainder (workers)	29,463	31,295	32,781	34,692	5,229	17.7%
Total (workers)	52,784	56,452	59,530	63,292	10,508	19.9%

Source: TfNSW Travel Zone Projections v1.51 (2019)

3.5.2 Forecast demand for additional dwellings and employment related floorspace

3.5.2.1 Residential

Georges River LGA is forecast to have an additional 9,385 dwellings from 2021 to 2036. The average overall dwelling tenancy rate is expected to remain relatively constant over this time. The occupancy rate of different dwelling types is also assumed to remain constant over this time.

Table 11: Forecast change in households and resulting dwelling demand

Georges River LGA	2021	2026	2031	2036
Households	56,665	59,786	62,725	65,673
Average Household Size	2.84	2.82	2.80	2.79
Dwellings	58,920	62,188	65,245	68,305
Dwelling Tenancy Rate	96.17%	96.14%	96.14%	96.15%

Source: Forecast.id (2018)

Table 12: Occupancy rates for residential accommodation

Development type	Assumed occupancy rate ¹¹
Dwelling houses or vacant allotments that have a dwelling entitlement	3.16 residents/dwelling
Seniors housing (self-contained dwellings)	1.19 residents/dwelling

¹¹ Occupancy rates calculated on a per dwelling basis have been derived from the Australian Bureau of Statistics (2016) *Census of Population and Housing* data.

Development type	Assumed occupancy rate ¹¹
Other dwellings ¹² with zero bedrooms or one bedroom ¹³	1.62 residents/dwelling
Other dwellings with two bedrooms	2.40 residents/dwelling
Other dwellings with three or more bedrooms	3.16 residents/dwelling

3.5.2.2 Employment

Future retail and employment land use related floorspace demand to 2036 has been identified by HillPDA for centres within the LGA, in Table 13 below.

The strongest demand for employment floorspace will be in Hurstville and Kogarah strategic centres. Other notable centres that are projected to increase in size over the period to 2036 are Riverwood, Mortdale and Beverly Hills.

Table 13: Future floorspace demand

Centre	Current total employment space*	Total employment space demand 2036	Total growth over period	Proportional growth over period	Proportion of total net growth
Hurstville City Centre	323,715	406,998	83,283	26%	42%
Kogarah Town Centre	171,822	215,606	43,784	25%	22%
Beverly Hills	25,412	33,725	8,314	33%	4%
Kingsgrove	18,181	20,279	2,099	12%	1%
Oatley	12,937	16,290	3,353	26%	2%
Mortdale	20,099	26,978	6,879	34%	4%
Penshurst	17,685	20,148	2,462	14%	1%
Riverwood	30,050	43,279	13,230	44%	7%
South Hurstville	24,702	30,446	5,744	23%	3%
Village, neighbourhood and Enterprise corridor	143,185	170,401	27,216	19%	14%

¹² Includes attached dwellings, dual occupancies, multi-dwelling housing, residential flat buildings, secondary dwellings, semi-detached dwellings, and shop-top housing.

¹³ Includes studios and bedsits.

Centre	Current total employment space*	Total employment space demand 2036	Total growth over period	Proportional growth over period	Proportion of total net growth
Total	787,787	984,151	196,364	25%	100%

Source: HillPDA, *includes vacant and pipeline floorspace

Draft

4 Applying a section 7.11 contribution

This section outlines the local infrastructure and facilities strategies used to develop the s7.11 works program and how to use this plan to calculate and apply the s7.11 contributions.

4.1 Background

New and augmented infrastructure will be required to support increased resident and worker populations in the LGA. Appendix A within this Plan describes the strategies to provide the categories of local infrastructure in response to the new populations demand for it. The categories are open space, community and recreational facilities, public domain, traffic and transport facilities and plan administration. For each category, Appendix A describes the following:

- Existing facilities,
- The new population's demand for the infrastructure,
- What infrastructure Council will provide to address the new populations demand, and
- How much the infrastructure will cost and much of the cost Council will find using contributions.

4.2 Local infrastructure and facilities strategies for s7.11 works

4.2.1 Relationship to demand for local infrastructure

4.2.1.1 *Strategies and studies identifying infrastructure to meet future demand*

In order to understand the future local infrastructure needs, a range of studies analysed existing and future open space, recreation, cultural and community facilities, libraries, and transport needs. These studies are listed in Appendix G and include:

- Atlas Urban, *Kogarah North Precinct Public Domain Plan*, 2018
- Cardno, *Traffic Modelling Report - Kogarah Local Environmental Plan Rezoning*, 2019
- Elton Consulting, *Open Space, Recreation and Community Facilities Strategy 2019-2036*, 2019
- Elton Consulting, *Georges River Council s7.11 and s7.12 Development Contributions, Guidance for Open Space, Community Facilities and Indoor Courts*, 2020
- Georges River Council, *Community Strategic Plan 2018-2028*
- Georges River Council, *Draft Local Environmental Plan 2021*
- Georges River Council, *Policy on Planning Agreements*, 2016
- Georges River Council, *Public Art Policy*, 2020
- Georges River Council, *Libraries Strategy 2030*, 2020
- Georges River Council, *Hurstville Place Strategy*, 2020
- Georges River Council, *Local Housing Strategy*, 2020
- Georges River Council, *Local Strategic Planning Statement 2040*, 2020

- GHD Consulting, *Hurstville City Centre Transport Management and Accessibility Plan (TMAP)*, 2018
- PTC Consulting, *Car Parking Strategy*, 2020
- Gondwana Consulting, *Hurstville Oval and Timothy Reserve Plan of Management*, 2020
- Gondwana Consulting, *Olds Park Masterplan*, 2020
- Studio TCS, *Create Georges River Cultural Strategy*, 2020

These studies and strategies have formed the basis for the strategies summarized in Appendix A and the projects identified in the Work Schedules in Appendix B and Appendix C of this Plan.

4.2.1.2 Accounting for both worker and resident infrastructure demand

The demand for infrastructure is made up from the expected growth in residents and workers. This Plan accounts for both residents and workers generating demand for the following infrastructure:

- Open space facilities, and
- Recreation facilities, and
- Libraries, and
- Childcare facilities, and
- Public domain, and
- Traffic and transport facilities.

Contribution rates are based on ‘equivalent residents’ to consider the demands generated by workers. Table 14 illustrates the workers to resident ratio used to calculate demands from workers and the equivalent residential growth.

Table 14: Assumptions used to calculate infrastructure and facilities demand generated by workers

Infrastructure type	Residential growth 2021-2036	Worker growth 2021-2036	Equivalent resident factor	Equivalent resident growth	Equivalent growth 2021-2036
Open space facilities	22,552	10,508	0.2	2,102	24,654
Recreation facilities	22,552	10,508	0.2	2,102	24,654
Libraries	22,552	10,508	0.2	2,102	24,654
Childcare facilities	22,552	10,508	0.6	6,305	28,857
Public domain	22,552	10,508	1	10,508	33,060
Traffic and transport facilities	22,552	10,508	1	10,508	33,060

Source: SGS Economics and Planning, 2021

4.2.2 Local infrastructure and facilities that will be provided using s7.11 contributions

The local infrastructure to be provided by section 7.11 contributions received under this plan is listed below:

- Open space facilities including open space embellishment and land acquisition, and
- Community and recreational facilities including indoor sports facilities, libraries, community centres and childcare facilities, and
- Public domain works including footpath paving, street tree planting, street lighting and street furniture, and
- Traffic and transport facilities including roads and intersections, active transport, and traffic calming facilities.
- Car parking and other facilities which reduce the demand for off-street car parking

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

A summary of the costs of local infrastructure under this plan is shown in Table 15 below.

Detailed demand analyses for open space and facilities, community and recreational facilities, public domain works, and traffic and transport facilities are included in Appendix A.

A schedule for works to be funded by s7.11 contributions is included in Appendix B.

Table 15: Summary of infrastructure costs¹⁴

Infrastructure types	Total project costs	Cost attributable to new development
Open Space Facilities	\$176,690,004	\$147,509,391
Open Space Upgrades	\$80,620,088	\$57,250,579
Open Space Acquisition	\$96,069,916	\$90,258,812
Community and Recreational Facilities	\$94,177,508	\$42,505,899
Recreation facilities (indoor courts)	\$12,776,500	\$12,776,500
Libraries (capital works)	\$52,378,610	\$9,428,150
Library resources	\$1,693,757	\$1,693,757
Community Centres	\$21,773,641	\$13,499,657
Childcare services	\$5,555,000	\$5,107,835
Public Domain	\$88,206,305	\$13,230,946

¹⁴ This is the anticipated total amount expected from section 7.11 contributions levied under the plan.

Infrastructure types	Total project costs	Cost attributable to new development
Traffic and Transport Facilities	\$41,899,118	\$5,865,876
Roads and intersections	\$26,816,875	\$3,754,363
Pedestrian, active transport and traffic calming	\$15,082,243	\$2,111,514
Admin (1.5% of total apportioned costs)		\$3,127,224
Total	\$400,972,935	\$212,239,336

4.3 Application of a s7.11 contribution to development types

4.3.1 Imposing a s7.11 contribution – consent authority

Where a consent authority determines a development application, a s7.11 contribution may be imposed as a condition of consent. The condition must be prepared in accordance with this Plan.

4.3.2 Imposing a s7.11 contribution – registered certifier

In relation to an application to a registered certifier for a complying development certificate, this plan only authorises the imposition of a monetary contribution under s7.11. The contribution payable shall be calculated in accordance with this Plan.

4.3.3 Dedication of land under s7.11

This plan authorises the consent authority to impose a condition under s7.11 of the EP&A Act for dedication of land free of cost. Dedication of land free of cost to council may be accepted as a means of fully or partially satisfying the need to pay a monetary contribution under this Plan.

4.3.4 Application of s7.11 contributions

This plan applies s7.11 contributions on residential developments (except alterations and additions and integrated residential care facilities) and non-residential developments within Kogarah Town Centre and Hurstville City Centre.

Table 16: Development types for which s7.11 contributions apply

Development type	Contribution type that applies
Residential developments	
Residential subdivision	Section 7.11 contribution
Residential flat buildings	Section 7.11 contribution

Development type	Contribution type that applies
Shop top housing	Section 7.11 contribution
Dual occupancies, multi dwelling housing	Section 7.11 contribution
Dwelling houses, semi-detached dwellings, attached dwellings on land that was not the subject of a s7.11 contribution on the initial subdivision	Section 7.11 contribution
Secondary dwellings	Section 7.11 contribution with a 50 per cent discount
Boarding houses, group homes, hostels	Section 7.11 contribution on a per-person basis with no discount
Seniors living (self-contained units)	Section 7.11 contribution
Non- residential developments	
Non-residential development within Kogarah Town Centre and Hurstville City Centre, excluding educational facilities and tourist and visitor accommodation	Section 7.11 contribution
Parking-deficient non-residential development in commercial centres	Section 7.11 contribution

4.3.5 Threshold on monetary section 7.11 contributions for residential development

The Minister for Planning has issued a Direction to Councils that thresholds or caps to s7.11 contributions for residential dwellings and residential lots are to be \$20,000. Consistent with the Direction, consent authorities (including accredited certifiers) shall not issue a development consent or a complying development certificate (CDC) that contains a s7.11 condition requiring the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or residential lot.

4.3.6 Discounting of section 7.11 contribution rate for secondary dwellings¹⁵

A 50 per cent discount is applied to the s7.11 contribution rate for secondary dwellings. Secondary dwellings represent an affordable form of housing that can be provided in the residential areas of Georges River. While these types of dwellings make an important contribution to housing diversity, they still generate demand for the provision of services and infrastructure.

¹⁵ Discounting means reducing the calculated contribution rate in order to achieve a specific planning, social, economic or environmental purpose.

4.4 Payment of contribution in lieu of parking requirement

4.4.1 Application of contribution in lieu of parking requirement

The provision of private carparking to meet the additional demand generated by additional retail and commercial floorspace is identified through rates in the relevant Council Development Control Plan (DCP).

Council intends that the majority of carparking for retail and commercial development in centres, to meet the DCP requirements, will be provided on individual development sites. However, where Council is satisfied in exceptional circumstances that this is not possible, then a contribution will be required in lieu of on-site parking provision.

The contribution rate is based on indexing the 2012 rate for a multi-storey aboveground car parking structure (without land contribution) to establish a rate in 2021 of \$32,946 for each space that is deficient. This is shown in Table 2.

This contribution will be in addition to any s7.11 contribution that is applicable to the site and will be identified in the relevant development consent.

4.4.2 Works for contributions in lieu of carparking

The contributions that will be collected by Council will be used to fund a range of works to:

- provide public parking and related facilities; or
- improve public transport accessibility, including public domain improvements to assist in achieving a mode shift; or
- reduce additional demand for parking by reducing car dependency, including through programs for improved wayfinding and alternative transport provision.

These contributions will be used at 100% apportionment to deliver works that have been identified in the works schedules in Table 17 below.

Table 17: Works funded through contributions for deficient car parking spaces

Ref No.	Description of Works	Suburb	Cost Estimate	Staging ¹⁶	Apportionment	Apportioned cost	Repealed Plan Monies
4.4.1	Provision of 100 shared car spaces in public domain	Various	\$550,000	N/A	100%	\$550,000	N
4.4.2	Provision of 20 electric vehicle charging stations	Various	\$880,000	N/A	100%	\$880,000	N

¹⁶ Staging subject to availability of funds.

Ref No.	Description of Works	Suburb	Cost Estimate	Staging ¹⁶	Apportionment	Apportioned cost	Repealed Plan Monies
4.4.3	Wayfinding projects	Various	\$550,000	N/A	100%	\$550,000	N
4.4.4	Car Parking - provision of public parking spaces where car parks of larger than 100 spaces can be funded (location to be determined)	Various	\$3,294,600	N/A	100%	\$3,294,600	Y

4.5 How to calculate a section 7.11 contribution

The contribution will be calculated by Council (or an accredited certifier where applicable) in accordance with the following:

$$\text{\$ Contribution} = \text{net increase in residents} \times \text{per resident \$ contribution rate} + \text{net increase in workers} \times \text{per worker \$ contribution rate}$$

Where:

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

$$\text{Net increase in workers} = \text{assumed new workers} - \text{assumed existing workers}$$

Tables 19 and 20 provide the basis for determining the occupancy rates for both new, existing, and net increase of workers and residents.

Tables 17 and 18 outline the per resident and per worker \$ contribution rates.

Table 18: Residential section 7.11 contribution rates in 2021 at plan adoption date

Broad category	Per equivalent resident ¹⁷	Per secondary dwelling (1-bedroom)	Per secondary dwelling (2-bedroom)	Per seniors living (self-contained units)	Per bedsit, studio or 1 bed dwelling	Per 2 bed dwelling	Per 3 or more bed dwelling / per residential lot
Open space facilities	\$5,983	\$4,847	\$7,174	\$7,120	\$9,694	\$14,211	\$14,211
Community and recreational facilities	\$1,751	\$1,420	\$2,100	\$2,084	\$2,839	\$4,160	\$4,160
Traffic and Transport facilities	\$178	\$154	\$228	\$226	\$308	\$452	\$452
Public domain	\$400	\$324	\$480	\$476	\$648	\$951	\$951
Plan administration	\$95	\$77	\$114	\$113	\$154	\$226	\$226
Total	\$8,407	\$6,822	\$10,096	\$10,019	\$13,643	\$20,000	\$20,000

Table 19: Non-residential section 7.11 contribution rates in 2021 at plan adoption date

Broad category	Per worker (in Hurstville City Centre & Kogarah Town Centre) ¹⁸	Per deficient car parking space in non-residential developments
Open space facilities	\$1,196	-
Community and recreational facilities	\$286	-
Traffic and Transport facilities	\$178	-
Public domain	\$400	-
Car parking and related facilities	-	\$32,946
Plan administration	\$95	-
Total	\$2,155	\$32,946

¹⁷ The per resident rate is relevant to calculating the contributions for Boarding houses (including student accommodation), group homes, hostels.

¹⁸ The per worker rate is relevant to calculating the contributions for non-residential developments in Kogarah Town Centre and Hurstville City Centre.

If a proposed or previous use is not covered by the land uses specified below, the consent authority will use the occupancy rate for what the consent authority determines is the most like use from the tables. This will be determined by the consent authority. The occupancy rates reflect the estimate of future infrastructure demand for proposed dwellings as well as the estimate of existing demand allowances (or credits) for existing development.

Table 20: Occupancy rates for residential accommodation

Development type	Assumed occupancy rate ¹⁹
Dwelling houses or vacant allotments that have a dwelling entitlement	3.16 residents/dwelling
Seniors housing (self-contained dwellings)	1.19 residents/dwelling
Other dwellings ²⁰²¹ with zero bedrooms or one bedroom ²²	1.62 residents/dwelling
Other dwellings with two bedrooms	2.40 residents/dwelling
Other dwellings with three or more bedrooms	3.16 residents/dwelling
Other non-private residential accommodation (includes boarding houses, seniors housing (other than self-contained dwellings) and group homes and hostels)	1 resident/bed space

¹⁹ Occupancy rates calculated on a per dwelling basis have been derived from the Australian Bureau of Statistics (2016) *Census of Population and Housing* data.

²⁰ Includes attached dwellings, dual occupancies, multi-dwelling housing, residential flat buildings, secondary dwellings, semi-detached dwellings, and shop-top housing.

²¹ Dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of calculating development contributions

²² Includes studios and bedsits.

Table 21: Occupancy rates for employment uses²³

Development type	Assumed occupancy rate ²⁴
Business premises	35 sqm GFA per worker
Childcare centres	40 sqm GFA per worker
Entertainment facilities (including cinemas and theatres)	130 sqm GFA per worker
Food and drink premises	25 sqm GFA per worker
Function centres	120 sqm GFA per worker
Health services facilities (hospitals)	40 sqm GFA per worker
Health services facilities (medical centres and health consulting rooms)	45 sqm GFA per worker
Industry (excluding light industry)	65 sqm GFA per worker
Light industry	40 sqm GFA per worker
Office premises (in a building up to and including 3 storeys)	35 sqm GFA per worker
Office premises (in a building with 4 or more storeys)	25 sqm GFA per worker
Registered clubs	130 sqm GFA per worker
Sex services premises	30 sqm GFA per worker
Shops	50 sqm GFA per worker
Specialised retail premises	130 sqm GFA per worker
Vehicle sale and hire premises	90 sqm GFA per worker

4.5.1 Credits for existing development

Where a proposed residential development displaces an existing residential development, a demand credit will be granted for that existing development. The credit will be for the assumed existing population on the site based on the assumed dwelling occupancy rates in Table 20.

Where an existing development is located across multiple lots (small lot housing), a demand credit²⁵ will be granted for the assumed population of the existing development only. The only

²³ Land use terms have the same meaning as in the Georges River Council Local Environmental Plan 2021 (GRCLEP).

²⁴ Occupancy rates have been based on the assumptions in the City of Sydney Development Contributions Plan 2016 and experience of SGS Economics and Planning in conducting audits of floor space and employment.

²⁵ *Development Contribution Practice Notes* indicates that it is accepted practice that a credit equal to that existing development on a site is taken into consideration.

exception will be in the case where development contributions were made for each individual lot at the time the subdivision was created. Refer to example 3 for further information.

Worked example 1:

A proposed shop top housing development in Kogarah involves the demolition of 300 square meters of existing retail GFA (formerly used as a news agency) and construction of a mixed-use development containing 40 x 2-bedroom apartments and 400 square meters of ground floor retail GFA.

40 x 2-bedroom apartments = 40* \$20,000 (refer to **Table 2**) = \$800,000
Plus 400 sqm of retail GFA (i.e., assumed 8 workers) = 8 * \$2155 (refer to **Table 2**) = \$17,240
Less 300 sqm of retail GFA (i.e., assumed 6 workers) = 6 * \$2155 = \$12,930
Total contribution = \$804,310

Worked example 2:

A proposed residential flat building development in Hurstville involves the demolition of 2 x 3-bedroom dwelling houses on 2 allotments of land and construction of a new building containing 10 x 1-bedroom apartments, 20 x 2-bedroom apartments, and 5 x 3-bedroom apartments.

10 x 1-bedroom apartments = 10* \$13,643 (refer to **Table 2**) = \$136,430
20 x 2-bedroom apartments = 20* \$20,000 (refer to **Table 2**) = \$400,000
5 x 3-bedroom apartments = 5* \$20,000 (refer to **Table 2**) = \$100,000

Less 2 x 3-bedroom dwellings = 2 * \$20,000 (refer to **Table 2**) = \$40,000
Total contribution = \$596,430

Worked example 3:

An existing 3-bedroom house that is constructed across 3 small lots is to be demolished. Three new 3+ bedroom dwelling houses are proposed on each separate smaller lot.

The contributions for this development are:

3 x 3-bedroom dwellings = 3* \$20,000 (refer to Table 2) = \$60,000

Less one 3-bedroom dwelling = \$20,000

Total contribution = \$40,000

Worked example 4:

A proposed boarding house development in Hurstville involves the demolition of 2 x 3-bedroom dwelling houses on 2 allotments of land and construction of a new boarding house with 20 rooms in total.

20 x rooms in the new boarding house = 20* \$8,407 (refer to per resident rate in Table 2, assuming 1 resident per room) = \$167,480

Less 2 x 3-bedroom dwellings = 2 * \$20,000 (refer to Table 2) = \$40,000

Total contribution = \$128,140

In the case where the original development (covering multiple lots) is demolished and the remaining lots are subsequently developed at different stages, as they may be sold individually. The demand credit should be divided equally between the lots, the contributions for each new dwelling are:

$$\$20,000 \div 3 = \$6,667 \text{ per dwelling}$$

4.5.2 Indexation of s7.11 contributions

The section 7.11 contribution rates in this plan shown in Table 2 and Table 3 will be indexed for inflation quarterly from the commencement of the plan.

Contribution at the time of consent

The contribution rate specified in this plan will be indexed at the time development consent is granted. The indexation of contributions at the time of consent will be conducted according to the below formula:

$$\text{Contribution}_{\text{Consent}} = \text{Contribution}_{\text{Plan}} \times (\text{CPI}_{\text{Consent}} \div \text{CPI}_{\text{Plan}})$$

Where:

$\text{Contribution}_{\text{Consent}}$	=	Contribution at the time of the consent being issued
$\text{Contribution}_{\text{Plan}}$	=	Contribution calculated using the rates in Table 2 and Table 3 of this plan
$\text{CPI}_{\text{Consent}}$	=	Increased Consumer Price Index (All Groups Index) for Sydney at the time of the consent being issued
CPI_{Plan}	=	The (adoption date) value of the Consumer Price Index (All Groups Index) for Sydney

The indexed contribution rates can be viewed on Council's website.

The contribution required as a condition of development consent will not be less than the contribution that would have been required for the previous quarter, notwithstanding any indexation calculation.

Contribution at the time of payment

Indexation of the amount payable of a monetary contribution that has been imposed between the date of the granted development consent or the issuing of a complying development certificate and the date of payment will be undertaken by Council. The indexation of contributions at the time of payment will be conducted according to the below formula:

$$\text{Contribution}_{\text{Payment}} = \text{Contribution}_{\text{Plan}} \times (\text{CPI}_{\text{Payment}} \div \text{CPI}_{\text{Plan}})$$

Where:

$\text{Contribution}_{\text{Payment}}$	=	Contribution at the time of payment
$\text{Contribution}_{\text{Plan}}$	=	Contribution calculated using the rates in Table 2 and Table 3 of this plan
$\text{CPI}_{\text{Payment}}$	=	Increased Consumer Price Index (All Groups Index) for Sydney at the time of payment
CPI_{Plan}	=	The (adoption date) value of the Consumer Price Index (All Groups Index) for Sydney

The contribution payable will not be less than the contribution that would have been payable for the previous quarter, notwithstanding any indexation calculation.

5 Applying a section 7.12 levy

This section outlines the relationship between demand from population and employment growth and the infrastructure and facilities to be funded through the s7.12 levy, as well as how this Plan is to be used to calculate and apply the s7.12 levy.

5.1 Local infrastructure and facilities strategies for s7.12 works

5.1.1 Relationship between expected development and need for s7.12 levy

The demand for infrastructure and facilities arising from population and employment growth of the LGA that will result from development predicted by this Plan is demonstrated in Appendix A of this Plan. The works identified to meet this demand have been based on Council's long-term planning for capital works.

The works to be funded through s7.12 levy are shown in Appendix C, identify the works, estimated costs, and priority for delivery subject to available funding.

5.2 Application of a s7.12 levy to development types

5.2.1 Imposing a s7.12 levy – consent authority

Where a consent authority determines a development application, a s7.12 levy may be imposed as a condition of consent. The condition must be prepared in accordance with this Plan.

5.2.2 Imposing a s7.12 levy – registered certifier

A registered certifier must, if a complying development certificate is issued, impose a s7.12 levy that is calculated in accordance with this plan.

5.2.3 Application of s7.12 levy

The Plan levies s7.12 contributions on alterations and additions for residential development, integrated residential care facilities, and non-residential developments in areas other than Kogarah Town Centre and Hurstville City Centre, see

Table 22.

Draft

Table 22: Development types for which a s7.12 levy applies

Development type	Contribution type that applies
Residential developments	
Dwelling houses, semi-detached dwellings, attached dwellings	Section 7.12 Levy
Alterations and additions to residential accommodation including dwelling houses, semi-detached dwellings, attached dwellings	Section 7.12 levy
Seniors living (integrated residential care facilities)	Section 7.12 levy
Non- residential developments	
Commercial, industrial, or retail development in areas other than Kogarah Town Centre and Hurstville City Centre	Section 7.12 levy
Change from one non-residential use to another with or without fit out	Section 7.12 levy
Educational facilities (when not built by a public authority)	Section 7.12 levy
Tourist and visitor accommodation	Section 7.12 levy

5.2.4 s7.12 levy amount

The total levy amount that is to be imposed on a single development is calculated by multiplying the applicable rate shown in the table below by the total proposed cost of the development. For developments subject to a section 7.12 levy, there is no allowance made for the infrastructure demand of the previous use on the site.

Table 23: Section 7.12 levy rates

Development cost	Levy rate
Up to and including \$100,000	None
Greater than \$100,000 and up to and including \$200,000	0.5% of the total cost
Greater than \$200,000	1% of the total cost

5.2.5 How is the estimated cost of a development determined?

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

The Cost Summary Report template is available for download from Council's website.

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

- where the applicant's estimate of the proposed cost of carrying out the development is between \$100,001 and \$750,000 – any building industry professional suitably qualified; or
- where the proposed cost of carrying out the development is in excess of \$750,000 – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

The following must be included in the estimated cost of development:

- Any works that are required to enable the first use or a change of use to occur. This includes building, engineering and construction works (e.g., staff amenities, kitchens, doors, partitioning, feature walls, ceilings, lighting, electrical, and customised fitted furnishings), and includes demolition, excavation, and site preparation, decontamination, or remediation, and
- If the development involves the subdivision of land - the costs of, or incidental to, preparing, executing, and registering the plan of subdivision and any related covenants, easements, or other rights, and
- The costs of all fittings and furnishings must be included where the development involves an enlargement, expansion, or intensification of a current use of land.
 - Fittings and furnishing must be included in the estimated cost of works where the application is for a new use or the first use of premises, a change of use, intensification of a use, or an expansion of the premises. Indications of an intensification of a use includes, increases in floor space, increases in staff, increases in services provided or customer capacity.
 - Fittings and furnishings include decorative finishes and items fixed to the structure or items that cannot be removed/reused upon vacation of the premises, flooring, and wall finishes, and

Fittings and furnishings associated with refitting or refurbishing of an existing use where there is no intensification of the use should not be included in the estimated cost of development.

Without limitation to the above, if an applicant fails to submit a Cost Summary Report or submits a deficient report, Council may have regard to an estimate of the proposed cost of carrying out the development prepared by an approved person engaged by Council pursuant to clause 25J(2) of the EP&A Regulation. In such a case, all costs associated with obtaining this advice will be at the expense of the applicant, and consent is not to be issued until such time as these costs have been paid.

Worked example:

A proposed commercial development in Mortdale involves the demolition of existing retail shops and the construction of a commercial building, car parking and landscaping with a cost construction of \$20 million.

$$\$20 \text{ million} \times 1\% = \$200,000$$

Total contribution = \$200,000

5.2.6 Indexation of s7.12 contributions

The proposed cost of carrying out the development to which a levy imposed under this plan relates is to be adjusted quarterly to reflect inflation in the Consumer Price Index (All Groups Index) for Sydney.

The levy payable at the time of payment is the amount determined by multiplying the Levy rate by the adjusted proposed cost of carrying out the development.

Contribution at the time of payment

Indexation of the estimated cost of works to which a s7.12 levy relates between the date of the granted development consent or issuing of a complying development certificate and the date of payment will be undertaken by Council. The indexation of the cost of works will be conducted according to the below formula:

$$\text{Cost of Works}_{\text{Payment}} = \text{Cost of Works}_{\text{Consent}} \times (\text{CPI}_{\text{Payment}} \div \text{CPI}_{\text{Consent}})$$

Where:

$\text{Cost of Works}_{\text{Payment}}$	=	The Cost of Works at the time of payment
$\text{Cost of Works}_{\text{Consent}}$	=	The Cost of Works as determined in accordance with Clause 5.2.5 of this Plan
$\text{CPI}_{\text{Payment}}$	=	Increased Consumer Price Index (All Groups Index) for Sydney at the time of payment
$\text{CPI}_{\text{Consent}}$	=	The value of the Consumer Price Index (All Groups Index) for Sydney at the date of granted development consent or issuing of a complying development certificate

The contribution payable will not be less than the contribution that would have been payable for the previous quarter, notwithstanding any indexation calculation.

6 General provisions for applying a contribution or levy

6.1 Contributions and levying of development for which section 7.11 or section 7.12 may be applicable

A single development consent can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both.

For applications where section 7.11 or section 7.12 may be applicable:

- If the application of a section 7.12 contribution to the whole development yields a higher contribution amount than the application of a section 7.11 contribution, then a section 7.12 levy shall be imposed on the whole development, or
- If the application of a section 7.12 levy to the whole development yields a lower contribution amount than the application of a section 7.11 contribution, then a section 7.12 levy shall be imposed only on the component that comprises residential accommodation.

6.2 Alternatives to monetary contributions

This Plan allows for alternatives to monetary contributions to be provided to Council under any of the mechanisms discussed in the sections below.

6.2.1 General considerations for offers and agreements

Applicants that are considering making an offer should discuss this with Council at the earliest possible opportunity. A formal offer should be made to Council in writing prior to the commencement of any works proposed as part of that offer. Retrospective offers will not be accepted by Council, other than for the purpose of works-in-kind agreements (see section 6.2.3).

In satisfying a contribution's obligation in a consent, Council will generally only accept offers of works or land that form part of the items included in the works schedule in Appendix B and Appendix C of this plan.

Should an offer be accepted, Council will negotiate with the applicant to determine:

- An acceptable standard for workmanship and materials; and
- Frequency of progress works inspections; and
- The program for completion of the works or the dedication of land; and
- Any management and maintenance plans; and
- An appropriate defects liability period.

Applicants who wish to make an offer should submit plans and cost estimates of the proposed works which have been prepared by suitably qualified professionals. Council may, at its discretion, require an independent cost report be prepared at the applicant's expense.

6.2.2 Voluntary planning agreements

Applicants can offer to enter into a planning agreement with Council to provide an alternative to monetary contributions under this plan. These planning agreements are made in accordance with Part 7, Division 7.1, Subdivision 2 of the Act.

6.2.3 Works in kind agreements

An agreement with Council for works-in-kind is possible for developments in which a s7.11 contribution condition has been granted. Under s7.11(5)(b) of the EP&A Act a works-in-kind agreement can be made 'in part or full satisfaction' of a monetary s7.11 contribution or land dedication condition that has been imposed.

6.2.4 Reimbursement of works values in excess of contribution requirements

Council will consider reimbursing an applicant who provides works in kind with a value which exceeds the monetary contribution payable by their development under the following circumstances.

- The works in kind provided are for a facility which is identified in this plan and for which the proposed development would have been required to pay a contribution.
- The amount of the reimbursement is limited to the value of the facility as identified in this contributions plan (adjusted to reflect cost changes over time as allowed by this plan).
- The reimbursement will only be drawn from the monies available in the same contributions fund from which the facility would have normally been funded.
- Council is satisfied that a reimbursement would not materially and adversely impact on Council's cash flow and its ability to deliver other items in the works program set out in Appendix B.

Should Council agree to reimburse an applicant over a period of time, the applicant will be required to enter into a deed of agreement with Council which establishes the arrangements under which the reimbursement will be made.

6.2.5 Reduction in contributions payable

Under this Plan, Council can impose a condition of consent allowing the proponent to provide works-in-kind or land dedication as a means to partially offset payment of a s7.11 contribution. This is only applicable for works and land dedication that has been outlined in Appendix B of this Plan.

6.3 Timing of payment

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is outlined below.

- Development applications involving subdivision - prior to the release of the subdivision certificate.
- Development applications involving building work - prior to the release of a construction certificate as specified in the development consent.
- Development applications involving subdivision and building work – prior to the release of construction certificate.
- Development applications where no subdivision or building approval is required – prior to the issue of development consent or release of the occupation certificate.
- Complying development works – prior to any work authorised by the certificate commences, as required by clause 136L of the EP&A Regulation.

The contributions and levies are to be updated at the time of payment to the most recent indexed values, in accordance with the indexation formulas set out in Section 4.5.2 above.

6.4 Deferred or Periodic Payments

Council will not accept the deferred or periodic payment of any monetary contribution required under this Plan.

6.5 Pooling of contributions funds

To improve Council's ability to deliver infrastructure in a timely and orderly fashion, this Plan authorises monetary contributions paid for different purposes in accordance with this Plan and any other contributions plan approved by Council, to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works as set out in the Section 7.11 Works Schedule in Appendix B and Section 7.12 Works Schedule in Appendix C. Council may reprioritise the order of projects to align with the actual new development that occurs in a sequence different to that anticipated by this Plan.

Council is satisfied that the pooling and progressive application of the money paid will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

6.6 Obligations of accredited certifiers

6.6.1 Complying development certificates

This Plan requires that in relation to an application made to an accredited certifier for a complying development certificate (CDC):

- the accredited certifier must, if a complying development certificate is issued, impose a condition under s7.11 or s7.12 of the EP&A, and
- a s7.11 condition can only require the payment of a monetary contribution in accordance with this Plan, and the amount of the monetary contribution required by a condition imposed under s7.11 and the amount of a levy required by a condition imposed under s7.12 must be determined in accordance with this Plan.

It is the responsibility of the principal certifying authority to accurately calculate and apply the development contribution conditions to complying development certificates. Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

6.6.2 Terms of a section 7.11 condition

The terms of the condition requiring a section 7.11 contribution are as follows:

Contribution

The developer must make a monetary contribution to Georges River Council in the amount of \$[insert amount] for the purposes of the local infrastructure identified in the Georges River Local Infrastructure Development Contributions Plan 2021.

Open space facilities	\$ [insert amount]
Community and recreational facilities	\$ [insert amount]
Public domain	\$ [insert amount]
Traffic and Transport facilities	\$ [insert amount]
Plan administration	\$ [insert amount]
Total	\$ [insert amount]

Indexation

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

$$\text{Contribution}_{\text{Payment}} = \text{Contribution}_{\text{Consent}} \times (\text{CPI}_{\text{Payment}} \div \text{CPI}_{\text{Certificate}})$$

Where:

Contribution_{Consent} = Contribution at the time of consent

Contribution_{Payment} = Contribution at the time of payment

Contribution_{Certificate} = Contribution at the time of the issue of this certificate, as calculated above

CPI_{payment} = Increased Consumer Price Index (All Groups Index) for Sydney at the time of payment

Note: The contribution payable will not be less than the contribution specified in this certificate.

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 136L of the Environmental Planning and Assessment Regulation 2000.

6.6.3 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate to certify that any development contributions required as a condition of development consent or complying development certificate have been paid to the Council prior to the issue of the notice of commencement.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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

6.6.4 Occupation certificates

From 8 July 2020, amendments to the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)* require certifiers to confirm that there are no outstanding infrastructure contributions or levies prior to issuing an occupation certificate for development with a proposed cost of works exceeding \$10,000,000.

An application for an occupation certificate must include a document from Council certifying that a contribution or levy under section 7.11, 7.12 or 7.24 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*:

- is not required at any time before the issue of an occupation certificate, or
- is required before the issue of an occupation certificate and the requirement has been met.

6.7 Use of contributions towards plan preparation and administration

The preparation of this contributions plan is required due to the scale of new development that are expected to occur within the LGA. Subsequently, the demands for infrastructure and facilities resulting from this development will not be met by existing Council facilities and services.

The cost of preparing the Plan and relevant studies is directly and fully attributed to the expected new development. In addition to plan preparation, on-going administration of this Plan will incur costs. Council considers that the costs involved are an integral component of the efficient provision of services and amenities generated by future population and employment growth.

As such, to recoup the cost of creating this plan as well as ongoing costs in managing, monitoring, and implementing the Plan will be levied on all applications that are required to make a contribution under this Plan.

The apportionment of plan preparation and administration costs, and calculation of rates are outlined in Appendix B.

6.8 Accountability and access to information

The EP&A Act and Regulation require Council to maintain a contributions register, which may be inspected upon request. The register will be updated at regular intervals and will contain:

- particulars sufficient to identify each development consent for which a condition has been imposed, including—
 - (i) the development application to which the development consent relates, and
 - (ii) the relevant consent authority, and
 - (iii) the date on which the development consent was granted, and
- the nature and extent of the s7.11 contribution or s7.12 levy required by the condition for each public amenity or service, including—

- (i) the purpose for which the contribution or levy was received, and
 - (ii) the value and location of any land dedicated, or material public benefit provided, and
 - (iii) the total of the contribution or levy payable, and
 - (iv) the total of the contribution or levy received, and
- the contributions plan under which the condition was imposed, and
 - the date or dates on which any section 7.11 contribution or section 7.12 levy required by the condition was received, and its nature and extent.

Council must maintain accounting records that allow monetary section 7.11 contributions and section 7.12 levies to be distinguished from all other money held by the council. The accounting records must also identify all contributions received by council under the Plan and, for the contributions—

- the monetary amount or value of the contributions, and
- whether the contributions were in the form of—
 - (i) money, or
 - (ii) land, or
 - (iii) a material public benefit, other than money or land, or
 - (iv) a combination of the things in subparagraphs (i)–(iii).

The accounting records for a contributions plan must show—

- all section 7.11 contributions or section 7.12 levies received under the plan, by reference to the various kinds of public amenities or services for which they have been received and for which expenditure is authorised by the plan, and

Example— open space, roads and traffic facilities, community facilities, or drainage and stormwater management

- for section 7.11 contributions or section 7.12 levies paid for different purposes, the pooling or progressive application of the contributions or levies for those purposes, in accordance with—
 - (i) requirements of the plan, or
 - (ii) a ministerial direction under Division 7.1 of the Act, and
- the amounts spent in accordance with the plan, by reference to the various kinds of public amenities or services for which they have been spent.

Council is also required to publish annual statements for this plan (and include such details in its annual report), disclosing:

- The opening and closing balances of account; and
- The total amounts received by way of monetary contributions, by reference to the various kinds of public amenities or services for which they have been received; and

- The total amount spent in accordance with the contributions plan, by reference to the various kinds of public amenities or services for which they have been spent; and
- The outstanding obligations of the Council to provide public amenities or services, by reference to the various kinds of public amenities or services for contributions have been received.

Any member of the public can view these records free of charge and upon request with reasonable notice at Georges River Council during normal office hours. This plan and Council's Annual Report are also available on Council's website.

Draft

APPENDIX A: Detailed Infrastructure & Facilities Strategies

Appendix A describes the strategies to provide the categories of local infrastructure in response to the new population's demand for it. The categories are open space, community and recreational facilities, public domain, traffic and transport facilities and plan administration. For each category, the appendix describes:

- Existing facilities,
- The new population's demand for the infrastructure,
- What infrastructure Council will provide to address the new population's demand, and
- How much the infrastructure will cost and how much of the cost Council will fund using contributions.

Draft

Open space strategy

Open space objectives

Open space is a critical element of sustainable communities. It has an important role in improving livability, mitigating against climate change and supporting biodiversity. Consistent with the important role played by open space, State and local planning policy recognises the need to maintain and enhance open space provision. All existing and future residents of Georges River are entitled to have access to quality open space, with its provision being a key component of Council's role in providing for the long-term wellbeing and sustainability of the community.

Open space is all publicly owned land with unrestricted public access that is managed for leisure, recreation, and amenity purposes. It includes all parks, reserves, playgrounds, and outdoor playing fields. Civic spaces, such as plazas and squares within commercial centres, serve as key places for formal and informal gatherings and are also considered open space.

Recreational facilities, such as indoor recreation centres, are not considered open space and are instead identified as community facilities.

Existing Open Space

Council owns and maintains 266 parks and reserves throughout the LGA that have a total area of 404.9 ha.

The amount of open space available to the existing population is shown below in Table 24. This table shows the current rates of provision and is used to identify the demand for open space.

Table 24: Existing total open space provision

	2021
Equivalent residents (includes both residential and workforce population) ²⁶	173,351 (162,794 residents + 0.2 x 52,794 workers)
Current amount of open space (ha)	404.9
Provision rate (ha/1000 people)	2.34

Source: Elton Consulting, 2020

The current provision (2021) rate is lower than the 2016 provision rate of 2.7 Ha/1000 people²⁷, with an existing shortfall of 0.36 Ha/1000 people. This shortfall would grow to 0.65 Ha/1000 people by 2036 if no new open space is provided.

²⁶ Includes both residential and workforce population (open space demand of 1 worker = 0.2 residents). See Table 14.

The *Georges River Open Space, Recreation and Community Facility Strategy 2019 – 2036* has examined the provision of open space throughout the LGA. This Strategy found that:

- The overall provision rate of open space in the Georges River LGA is comparable to nearby LGAs, although the rate of provision varies between different areas within Georges River.
- There is an even split between passive open space, active open space, and bushland.
- While the majority of open space is of good quality, there are a number of smaller local parks which lack facilities, visibility and general functionality. These parks would require considerable embellishment to meet community needs.
- While nearly all residents live within 400 m of open space, some areas of high-density development have limited access within a 200 m catchment.
- The existing supply of sports fields is insufficient to support current or projected future use, with population growth anticipated to exacerbate this current level of undersupply.

Where possible, the strategy recommends targeting:

- Specific works located in ‘community hubs’, which are existing locations which provide a mix of community functions such as active and passive open space, library facilities or community centres (e.g., Olds Park, Penshurst).
- Opportunities to provide additional passive open space in higher density areas and town centres, desirably greater than 3,000 m² (although this could be as small as 1,500 m² in high density areas), particularly where there is no open space within 200 m.
- Delivering upgrades to playgrounds, including the provision of adventure playgrounds at community hubs and high-quality outdoor exercise equipment in high density areas with limited access to open space.
- Continue upgrading sports fields throughout the LGA to improve the ability of the fields to withstand high levels of use.

Demand for open space

Within the Georges River LGA both residents and workers create demand for open space.²⁸

This Plan assumes that one worker generates demand for open space equivalent to 0.2 residents²⁹ (i.e., demand from 1 resident = demand from 5 workers). The number of workers and residents is forecast to grow significantly between 2021 and 2036. This new population will use open space and will therefore contribute to the demand for its use.

Open space and contributions needed to maintain 2021 provision rates

Given that the amount of open space available to the existing population is not considered to be excessive, a reasonable strategy under this plan would be to maintain the existing provision rates.

Table 25 shows the amount of open space needed to maintain the existing rates of provision.

²⁷ Georges River Council, *Open Space, Recreation and Community Facility Strategy 2019 – 2036*, 2019

²⁸ Elton Consulting, 2020, *Georges River Council Section 7.11 and Section 7.12 development, Guidance for open space, community facilities and indoor courts*

²⁹ Based on the equivalent resident rate used in City of Sydney Development Contribution Plan 2015

Table 25: Increase in open space required to maintain 2021 provision rates

Current provision rate	2.34 (Ha/1000 people)
Equivalent residents in 2021	173,351 (162,794 residents + 0.2 x 52,794 workers)
Equivalent residents in 2036	198,004 (185,346 residents + 0.2 x 63,292 workers)
Growth in equivalent residents from 2021 to 2036	24,654
Increase in open space required to maintain 2021 provision rate of 2.34ha/1000 people	57.6 Ha

Source: Elton Consulting, 2020

Based on the current provision rates, 57.6 Ha of open space will need to be provided over the next 15 years. Given that the main way to provide additional open space is through the acquisition of land from existing landowners, this presents a significant challenge given the cost of land within the Georges River LGA.

Recent property valuations prepared for Georges River Council have identified that the cost of acquiring land for new open space in the LGA is estimated to be \$2,500/m². Based on this estimate, the cost of acquiring 57.6 Ha of new open space is estimated to be \$1.44 billion over the next 15 years. This equates to a cost per resident of over \$58,000 per dwelling, or over \$140,000 per two-bedroom dwelling.

Strategy for open space provision

A practical approach to meeting new demand

While the amount of open space available to the existing population of residents and workers would suggest that a reasonable strategy would be to maintain current provision rates, the high cost of land means that the required contributions would substantially exceed the \$20,000 cap on contributions per dwelling.

In order to ensure that contributions can be set at a reasonable amount, Council will use the contributions (Section 7.11 and Section 7.12) under this plan to deliver as much open space as is practical, whilst balancing the government's \$20,000 per dwelling cap and the other infrastructure needs of the community.

Council will provide open space to meet the demand of the new population by:

- Acquiring and embellishing local open space in identified locations

- Embellishing areas dedicated by developers, and
- Increasing the carrying capacity of existing Council land.

Acquiring and embellishing new open space

Council is intending to acquire and embellish new open space to meet new demand. Council will seek to acquire new open space based on the following principles:

- **No net loss** - to ensure the provision of open space / recreational spaces is suitably compensated either elsewhere on site or elsewhere in the LGA at a one-to-one rate minimum
- **Access** - equal distribution of open space across the LGA where high density development (over 60 dwellings per hectare) should be located within 200 meters of quality open space and all dwellings should be with 400 meters of open space³⁰
- **Connectivity** - planning for open space should go beyond the individual park, oval, or reserve. Connecting open spaces as part of a broader open space network provides increased benefits to the community and supports sustainable development

To help fund new open space, Council intends to collect approximately \$90 million in section 7.11 contributions for the acquisition of land approved under this Plan. The embellishment of this new land will also be funded by section 7.11 contributions collected under this Plan.

Dedication of open space

Applicants can offer to dedicate land to Council for use as public open space in full or partial satisfaction of a monetary contribution under this plan.

The dedication of land provides an opportunity for Council to provide new open space at a cost lower than what would normally be incurred through the acquisition of land. Council will decide whether to accept an offer of land instead of paying a monetary contribution based on whether the land provided will align with the acquisition objectives set out above.

Upgrades to open space

Council intends to collect approximately \$57 million in section 7.11 contributions for improving the capacity of existing open space under this Plan. Council will also use contributions levied from section 7.12 to fund open space upgrades. This is considered reasonable as the amount of new open space able to be acquired by Council is insufficient to maintain the existing provision rate, thereby requiring existing assets to 'work harder' to provide for population growth. The existing open spaces which Council will be upgrading under this Plan are identified in the Section 7.11 Works Schedule in Appendix B and Section 7.12 Works Schedule in Appendix C.

³⁰ Adopted from the *South District Plan 2018*

Open space nexus and apportionment

This plan applies s7.11 contributions on residential developments (except alterations and additions and integrated residential care facilities) and non-residential developments within Kogarah Town Centre and Hurstville City Centre.

The Plan levies section 7.12 contributions on alterations and additions for residential development, integrated residential care facilities, and non-residential developments in areas other than Kogarah Town Centre and Hurstville City Centre.

Section 7.11 contribution rates are based on 'equivalent residents' because of the need to consider the demands generated by workers.

As the new open space and open space upgrades are to meet the demands of new residents and workers, it is reasonable that the costs be met entirely by the new population (equivalent residents). Table 26 shows the open space types and the equivalent residents that will generate demand for this infrastructure.

Table 26: Demand based on population growth

Infrastructure type	Equivalent resident factor	Equivalent residents	Apportionment
Open space acquisition and embellishment	0.2	24,654	100%
Open space upgrade	0.2	24,654	100%

Section 7.11 contribution rates calculation

Section 7.11 open space contribution rates for residential developments are calculated using the formula below:

$$\text{Contribution per equivalent resident (\$)} = \frac{\text{The apportioned estimated cost of providing open space}}{\text{The expected equivalent residents that will generate demand}}$$

Section 7.11 open space contribution rates for non-residential developments in Kogarah Town Centre and Hurstville City Centre are calculated by converting the contribution rate per equivalent resident into the contribution rate per worker using the equivalent resident factor³¹, see formula below:

$$\begin{aligned} \text{Contribution per equivalent worker (\$)} \\ = \text{contribution per equivalent resident} \times \text{worker demand weighting for open space} \end{aligned}$$

³¹ As per rates outlined in Section **Error! Reference source not found.**

To determine the total contribution that would apply to a proposed development, multiply the relevant contribution rate by the proposed net additional resident or worker in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rates shown in Table 20 and Table 21.

Table 27: contribution rates for open space upgrades

Formula	Calculation
Apportioned Cost of Infrastructure	\$57,250,579
Equivalent Residents	24,654
Contribution per equivalent resident = Apportioned Cost of Infrastructure/Equivalent Residents	\$2,322
Contribution per worker = Equi. resident x 0.2	\$464

Table 28: contribution rates for open space acquisition

Formula	Calculation
Apportioned Cost of Infrastructure	\$90,258,812
Equivalent Residents	24,654
Contribution per equivalent resident = Apportioned Cost of Infrastructure/Equivalent Residents	\$3,661
Contribution per worker = Equi. resident x 0.2	\$732

Community & recreational facilities strategy

Community and recreational facilities objectives

Community and recreational facilities include childcare centres, libraries, local community centres and halls, and indoor recreation centres such as the Hurstville Museum and Gallery, Civic Theatre and Marana Auditorium. These are important facilities for the community's cohesion and well-being.

Council has a role in providing inclusive, affordable, accessible, and diverse facilities for the existing and future population. One of the five themes of Council's Local Strategic Planning Statement (LSPS) is about infrastructure and community. The LSPS sets a framework for the next 20 years to ensure that new development is supported by utilities and services.

This Contributions Plan applied industry standard and where appropriate custom-made benchmarks to identify the infrastructure and costs that can be reasonably apportioned to development and the new population. The plan apportions approximately \$42 million of community facilities to the new population from 2021 until 2036. This comprises approximately \$13 million in sports courts, \$9 million in libraries (capital works), \$2 million in libraries (book stock), \$13 million in community centres and \$5 million in childcare facilities.

This Plan assumes that the residential population generates demand for all community facilities, whereas workers generate demand for childcare centres, libraries, and recreational facilities.

Existing community and recreational facilities

Council currently provides several community and recreational facilities throughout the Georges River LGA, including community centres, libraries, childcare centres, and an indoor recreation centre. These are outlined below.

Table 29: Existing community and recreational facilities

Existing community and recreational facilities	Quantity
Local community centres	9
Libraries	5
Childcare centres	6
Aquatic facilities – swimming pools	2
Indoor recreation centre	1

Source: Georges River Council, 2019

Demand for community and recreational facilities

Demand for Childcare Centres

Council puts a priority on providing high quality care and play based education childcare centres that are affordable, engaging, and unique. Childcare centres are specifically provided for pre-school aged children 0 to 6 years.

Council owns and operates six childcare centres across the LGA, together they service 450 children, see table below.

Table 30: Existing Council owned childcare centres³²

Childcare centres	Quantity
Carss Park Narani Childcare Centre	93
Hurstville Early Learning Centre	48
Jack High Child Care Centre	113
Penshurst Long Day Care Centre	43
Ocean Street Kindergarten	73
South Hurstville Kindergarten	80
Oatley West Early Learning Centre	49
Total	499

Source: Georges River Council, 2017

It is forecast that there will be a significant increase in the number of 'parents and homebuilders' aged 35 to 49 years and 'babies and preschoolers' aged 0 to 4 years between 2021 and 2036. The new population will need childcare centres and contribute to demand.

A reasonable approach for Council to provide childcare facilities is to ensure that the new population (assumes both residents and workers would generate demand) does not reduce the number of childcare places available to each existing resident and worker.

Table 31 below identifies the number of Council-owned childcare places in 2021 and the number of places Council would need to provide in 2036 to maintain 2021 rates of Council places per equivalent resident.

³² Georges River Council, Draft Children's Services Strategic Plan 2017-2020, 2017

Council needs to provide 67 new places to ensure new residents and workers from 2021 until 2036 do not reduce places available to current population. This could be achieved by either building a new childcare centre or expand existing ones to accommodate the new places.

Table 31: Council childcare places and demand at current provision rate

Current provision rate	0.0025 per capita, equivalent to 2.5 places per 1,000 equivalent residents
Number of Council owned childcare centres in 2021	499
Equivalent residents in 2021 ³³	194,464 (162,794 residents + 0.6 x 52,794 workers)
Equivalent residents in 2036 ³⁴	223,321 (185,346 residents + 0.6 x 63,292 workers)
Equivalent resident growth 2021-2036 ³⁵	28,857
Increase in the number of childcare centres required to maintain 2021 provision rate of 0.002 per capita ³⁶	74 (0.0025 x 28,857)

Source: SGS Economics and Planning

Demand for Libraries

Libraries provide free access to books, computers, and high-speed internet connection.

The Georges River LGA has a network of five libraries at Hurstville, Kogarah, Oatley, Penshurst and South Hurstville, see Table 32.

Table 32: Existing libraries

Library	Floorspace Area (m ²)	Category
Hurstville Library	3,440	District
Kogarah Library	2,070	District

³³ Assumed a resident to workers ratio of 1:0.6. See Table 14.

³⁴ As above.

³⁵ As above.

³⁶ As above.

Library	Floorspace Area (m ²)	Category
Oatley Library	255	Branch
Penshurst Library	278	Branch
South Hurstville Library	355	Branch
Total	6,398	

Library floorspace needed to maintain 2021 provision rates

A reasonable approach for Council to provide library floorspace using contributions is to ensure that the new population does not reduce the area of library facilities and services available to each existing resident and worker.

Table 33 identifies the floorspace of Council's libraries in 2021 and the library floorspace Council would need to provide in 2036 to maintain 2021 rates of Council places per equivalent resident.

Based on maintaining 2021 provision rates, Council needs to provide 910 m² of new library space to ensure new residents and equivalent workers from 2021 to 2036 do not reduce library floor space available to residents and equivalent workers in 2021.

Table 33: Council libraries and demand at current provision rate

Current provision rate	0.037 per capita, equivalent to 37 sqm per 1,000 equivalent residents
Library floorspace in 2021	6,398 m ²
Equivalent residents in 2021 ³⁷	173,351 (162,794 residents + 0.2 x 52,794 workers)
Equivalent residents to 2036 ³⁸	198,004 (185,346 residents + 0.2 x 63,292 workers)
Equivalent resident growth 2021-2036 ³⁹	24,654

³⁷ Assumed a resident to workers ratio of 1:0.2. See Table 14.

³⁸ As above.

³⁹ As above.

Increase in the area of library floorspace required to maintain 2021 provision rate of 0.037 per capita

912 m²
(0.037 x 24,654)

Source: SGS Economics and Planning.

Library Resources

Along with provision of library floor space, this Plan will also provide funds for provision of library resources including books, technology, systems, and other resources to meet the demand generated by future population.

Demand for local community centres

Currently there is 5,854 sqm of Council owned and/or managed community spaces available for hire within the LGA, see Table 34.

Table 34: Existing community centres

Facility name	Floorspace (sqm)
Kingsgrove Community Centre	750
Mortdale Community Centre	1,365
Oatley Community Hall	267
Hurstville Senior Citizens Centre	213
Marana Auditorium	1,512
Civic Theatre	627
PJ Ferry Reserve Community Hall	185
Kogarah School of Arts	502
St George Community Centre	264
Carss Park Lifesaving Hall	169
Total	5,854

Community centre floorspace needed to maintain 2021 provision rate

A reasonable approach for Council to provide community centre floorspace using contributions is to ensure that the new population does not reduce the amount of community centres available to each existing resident and worker.

Table 35 below identifies the area of Council’s community centres in 2021 and the area of community centre floorspace Council would need to provide to maintain 2021 rates of Council places per equivalent resident.

Based on maintaining the 2021 rates of provision, Council needs to provide 811 square meters of new community centre space to ensure new residents from 2021 to 2036 do not reduce community centre floor space available to residents in 2021. This Plan assumes workers do not generate demand for community centres.

Table 35: Community centres floorspace and demand at current provision rate

Current provision rate	0.036 per capita, equivalent to 36 m ² per 1,000 equivalent residents
Community centre floorspace in 2021	5,854 m ²
Resident population in 2021 ⁴⁰	162,794
Resident population in 2036 ⁴¹	185,346
Resident population growth 2021-2036 ⁴²	22,552
Increase in the area of community centres floorspace required to maintain 2021 provision rate of 0.036 per capita	811 m ² (0.036 x 22,552)

Source: SGS Economics and Planning.

Demand for sports courts

Currently there are 10 indoor courts and 43 outdoor courts in Georges River LGA, see Table 36.

Table 36: Existing indoor and outdoor courts

Recreational facilities	Number of courts
-------------------------	------------------

⁴⁰ Assumed that workers do not generate demand for community centres. See Table 14.

⁴¹ As above.

⁴² As above.

Recreational facilities	Number of courts
Indoor courts	10
Outdoor netball courts	28
Outdoor tennis courts	15
Total	53

Number of sports courts needed to maintain 2021 provision rates

A reasonable approach for Council to provide sports courts using contributions is to ensure that the new population does not reduce the number of courts available to each existing resident and worker. Table 37 below identifies the number of indoor and outdoor courts in 2021 and the number of courts Council would need to provide in 2036 to maintain 2021 rates of courts per equivalent resident.

Council needs to provide 7.5 new sports courts to ensure new residents and workers from 2021 to 2036 do not reduce sports courts available to residents and workers in 2021.

Table 37: Demand for sports courts at current provision rate

Current provision rate	0.0003 per capita, equivalent to 0.3 courts per 1,000 equivalent residents
Number of sports courts in 2021	53
Equivalent residents in 2021 ⁴³	173,351 (162,794 residents + 0.2 x 52,794 workers)
Equivalent residents in 2036 ⁴⁴	198,004 (185,346 residents + 0.2 x 63,292 workers)
Equivalent resident growth 2021-2036 ⁴⁵	24,654
Increase in the number of sports courts required to maintain 2021 provision rate of 0.0003 per capita	7.5 (0.0003 x 24,654)

⁴³ Assumed a resident to workers ratio of 1:0.2. See Table 14.

⁴⁴ As above.

⁴⁵ As above.

Strategy for community and recreational facilities provision

Council will use section 7.11 contributions under this plan to provide as many of the community facilities as possible to maintain the current rate of provision given the government’s \$20,000 per residential dwelling cap, high land costs and other infrastructure needs. Council will use section 7.11 contributions to partially fund the following:

- Childcare centres – Council will provide 74 new places, equivalent to approximately one new centre.
- Libraries – Council will provide a new Central Library in Hurstville and a new library in the western LGA. Council will also use contributions to provide resources associated with all its library facilities to account for population growth.
- Local community centres – Council will provide community facilities in the Hurstville City Centre Civic Precinct including a community centre and some entertainment facilities. Council will provide community facilities in Peakhurst and a new community facility likely to be co-located with the library in the western LGA.
- Sports courts – Council will provide 2 multipurpose courts as part of the Peshurst Park Sporting Hub Stage 3 in Peshurst.

Summary of works schedule for community and recreational facilities

The table below illustrates community and recreational facilities works Council will provide using contributions under this plan. More detail is provided in the works program at Appendix B and Appendix C.

Table 38: Summary of works schedule for community and recreational facilities

Community and recreational facilities	Estimated total costs	Apportionment	Apportioned cost
Peshurst Park Sporting Hub - Stage 3	\$12,776,500	100%	\$12,776,500
Civic Precinct Community Facilities	\$13,996,641	62%	\$8,677,917
Community Facility in Peakhurst Park	\$2,222,000	62%	\$1,377,640
Community Facility in Western LGA	\$5,555,000	62%	\$3,444,100

Provision of Child Care Services	\$5,555,000	92%	\$5,107,835
New Central Library - Hurstville Civic Centre	\$38,812,955	18%	\$6,986,332
New Western Library	\$13,565,654	18%	\$2,441,818
Library resources	\$1,693,757	100%	\$1,693,757
Total	\$94,177,508		\$42,505,899

Community and recreational facility nexus and apportionment

Council will apportion the cost of community and recreational facilities works to the new and existing population from 2021 to 2036 as follows:

- Childcare centres – Council will apportion 100 per cent of costs to the new population. This is reasonable as current provision rates are not excessive and the works will not increase the amount of childcare available to the existing population over the life of this plan.
- Libraries (capital work) – Council will apportion 18 per cent of costs to the new population. This is calculated by dividing the planned provision by the demand needed to maintain current provision rate. This is reasonable as the works will increase the amount of library floorspace available to the existing population over the life of this plan.
- Libraries (resources) – Council will apportion 100 per cent of costs to the new population. The costs identified represent 18% of the costs of the current annual allocation to the renewal and purchase of new library resources. This approach is reasonable as the demand for library resources will be generated by the new equivalent resident population.
- Local community centres – Council will apportion 62 per cent of costs to the new population. This is calculated by dividing the planned provision by the demand needed to maintain current provision rate. This is reasonable as the works will increase the amount of community centres available to the existing population over the life of this plan.
- Sports courts – Council will apportion 100 per cent of costs to the new population. This is reasonable as current provision rates are not excessive and research has shown there is an undersupply of sports courts.⁴⁶

Section 7.11 contribution rates calculation

Section 7.11 community and recreational facilities rates for residential developments are calculated using the formula below:

⁴⁶ Georges River Council, 2019, Open Space, Recreation and Community Facilities Strategy 2019- 2036.

$$\text{Contribution per equivalent resident (\$)} = \frac{\text{The apportioned estimated cost of providing community facilities}}{\text{The expected equivalent residents that will generate demand}}$$

Section 7.11 community and recreational facilities contribution rates for non-residential developments in Kogarah Town Centre and Hurstville City Centre are calculated by converting the contribution rate per equivalent resident into the contribution rate per worker using the equivalent resident factor⁴⁷, see equation below:

$$\begin{aligned} \text{Contribution per equivalent worker (\$)} \\ = \text{contribution per equivalent resident} \times \text{worker demand weighting for community facilities} \end{aligned}$$

To determine the total contribution that would apply to a proposed development, multiply the relevant contribution rate by the proposed net additional resident or worker in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rates shown in Table 20 and Table 21.

Table 39: Contribution rates for childcare facilities

Formula	Calculation
Apportioned Cost of Infrastructure	\$5,107,835
Equivalent Residents	28,857
Contribution per equivalent resident = Apportioned Cost of Infrastructure/Equivalent Residents	\$177
Contribution per worker = Equi. resident x 0.6	\$106

Table 40: Contribution rates for libraries (capital works)

Formula	Calculation
Apportioned Cost of Infrastructure	\$9,428,150
Equivalent Residents	24,654
Contribution per equivalent resident = Apportioned Cost of Infrastructure/Equivalent Residents	\$382
Contribution per worker = Equi. resident x 0.2	\$76

Table 41: Contribution rates for libraries (resources)

Formula	Calculation
Apportioned Cost of Infrastructure	\$1,693,757

⁴⁷ As per rates outlined in Section **Error! Reference source not found.**

Formula	Calculation
Residents	22,552
Contribution per equivalent resident = Apportioned Cost of Infrastructure/Equivalent Residents	\$75
Contribution per worker = Equi. resident x 0	-

Table 42: Contribution rates for local community centres

Formula	Calculation
Apportioned Cost of Infrastructure	\$13,499,657
Residents	22,552
Contribution per equivalent resident = Apportioned Cost of Infrastructure/Equivalent Residents	\$599
Contribution per worker = Equi. resident x 0	-

Table 43: Contribution rates for sports courts

Formula	Calculation
Apportioned Cost of Infrastructure	\$12,776,500
Equivalent Residents	24,654
Contribution per equivalent resident = Apportioned Cost of Infrastructure/Equivalent Residents	\$518
Contribution per worker = Equi. resident x 0.2	\$104

Public domain strategy

Public domain objectives

Public domain includes street trees, streetscape, street furniture, public art, and other urban elements for the Georges River community. Public domain is often considered as part of the open space, this section excludes open space as the strategy for open space is included above.

The Georges River *Local Strategic Planning Statement 2020* envisioned the town centres in Georges River as having high quality public spaces including public art. For the centres to be attractive and lively, it is vital to have upgraded streetscapes, new paving, and street furniture, and public art that demonstrates creativity and energy of the centres.

The plan assumes each resident and worker generates the same demand for public domain facilities. This is reasonable since they each access public spaces. Council can use contributions to provide new and upgraded public domain facilities.

Existing public domain

Existing public domain works are provided throughout the LGA, with particular focus on centres. For example, the Kogarah North Precinct Public Domain Plan provides guidelines for public domain improvements. The plan aims to address public domain issues such as:

- Providing a better public domain;
- Improving traffic movement;
- Increasing tree canopy cover; and
- Improving the quality of the precinct.

Demand for public domain

The anticipated growth in both workers and residential population will generate demand for use of the public domain areas in local and strategic centres.

Additional public domain works, and upgrades will be required to provide a suitable environment for the community and workers.

Council intends to increase the provision of public domain facilities and public spaces within local and strategic centres, including improving pedestrian pavements and streetscapes, and implement street furniture, lighting, and trees. This will be a high priority in the strategic centres of Hurstville and Kogarah.

Table 44: Equivalent resident growth used for public domain works and upgrades

Equivalent residents in Hurstville and Kogarah in 2021 ⁴⁸	215,578 (162,794 residents + 1 x 52,784 workers)
Equivalent residents in Hurstville and Kogarah in 2036 ⁴⁹	248,638 (185,346 residents + 1 x 63,292 workers)
Equivalent resident growth in Hurstville and Kogarah 2021-2036 ⁵⁰	33,060

Source: SGS Economics and Planning.

Strategy for public domain provision

Council will primarily use s7.11 contributions to fund public domain works to upgrade and enhance the following places to meet future population demand:

- Hurstville City Centre
- Hurstville Civic Precinct
- Kogarah Town Centre
- Kogarah Railway Parade precinct
- Kogarah North Precinct
- Beverly Hills Local Centre
- Mortdale Local Centre

Public domain works in smaller centres will be funded by section 7.12 levy.

Works schedule for public domain

The table below illustrates public domain works Council will provide using contributions under this plan. More detail is provided in the works program at Appendix B and Appendix C.

Table 45: Summary of public domain works program

Public domain works	Estimated total costs	Apportionment	Apportioned cost
Hurstville City Centre	\$8,999,100	15%	\$1,349,865

⁴⁸ Assumed a resident to workers ratio of 1:1. See Table 14.

⁴⁹ As above.

⁵⁰ As above.

Hurstville Civic Precinct	\$16,528,402	15%	\$2,479,260
Kogarah Town Centre	\$4,444,000	15%	\$666,600
Kogarah North Public Domain	\$47,791,403	15%	\$7,168,710
Mortdale Public Domain	\$4,888,400	15%	\$733,260
Beverly Hills – Streetscape Upgrade and Median Treatment	\$5,555,000	15%	\$833,250
Total	\$88,206,305	15%	\$13,230,946

Open space apportionment and nexus

Council will apportion 15 per cent of the cost of public domain works to the new equivalent resident population (including workforce) from 2021 to 2036. This apportionment rate is based on the population growth rate and assumed a 1:1 worker-resident demand ratio.

Only workers in Hurstville City Centre and Kogarah Town centre were included in this calculation as most of the demand came from these two strategic centres based on additional workers being projected.

Section 7.11 contribution rates calculation

Public domain section 7.11 contribution rates are calculated using the formulas below:

$$\text{Contribution per equivalent resident (\$)} = \frac{\text{The apportioned estimated cost of providing public domain works}}{\text{The expected equivalent residents that will generate demand}}$$

Section 7.11 public domain works contribution rates for non-residential developments in Kogarah Town Centre and Hurstville City Centre are calculated by converting the contribution rate per equivalent resident into the contribution rate per worker using the equivalent resident factor⁵¹, see equation below:

$$\begin{aligned} \text{Contribution per equivalent worker (\$)} \\ = \text{contribution per equivalent resident} \times \text{worker demand weighting for public domain works} \end{aligned}$$

To determine the total contribution that would apply to a proposed development, multiply the relevant contribution rate by the proposed net additional resident or worker in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rates shown in Table 20 and Table 21.

⁵¹ As per rates outlined in Section **Error! Reference source not found.**

Table 46: Contribution rates for public domain works

Formula	Calculation
Apportioned Cost of Infrastructure	\$13,230,946
Equivalent Residents	33,060
Contribution per equivalent resident = Apportioned Cost of Infrastructure/Equivalent Residents	\$400
Contribution per worker = Equi. resident x 1	\$400

Traffic and transport strategy

Objectives for traffic and transport

Traffic and transport infrastructure include pedestrian, cycling and traffic calming works, intersection upgrades, traffic lights, and new and upgraded local roads.

Georges River LGA faces several challenges including limited cycleways, traffic congestion on State roads and in the Hurstville strategic centre. The current population as well as the future population will contribute to the demand for traffic and transport infrastructure.

The *Hurstville City Centre Transport Management and Accessibility Plan (TMAP) 2018* was commissioned by Council and identifies a range of appropriate transport measures for the Hurstville City Centre. Other studies included the *Kogarah Town Centre Traffic Study* and the *Housing Investigation Areas Traffic Study*.

Existing traffic and transport infrastructure

Council manages a network of local road assets, including traffic and transport facilities.

Demand for traffic and transport infrastructure

Pedestrian, cycling and traffic-calming works

Pedestrian, cycling and traffic calming works are important for the connection, health, and well-being of the community. They facilitate active transport modes such as walking and cycling.

Population and housing forecasts show that there is a need for an additional 14,000 dwellings to be built by 2036. Future residential development will generate demand for PCTC infrastructure.

Council is currently investigating mitigation measures for the impacts of new development on the local, State and Regional Road network.

The following recommendations from the Hurstville City Centre TMAP 2018 could be carried out using contributions:

- Pedestrian and Cycling Safety Improvements along City Centre Routes
- All new major road infrastructure to include a provision for cyclists and pedestrians

- Review and update wayfinding and signage, and
- Provide bicycle parking at major stops and stations.

Public transport links

As the population grows, there is a need to connect different transport modes or services, so they can be accessed with ease. While the NSW Government is primarily responsible for upgrading and creating new public transport connections, Council plays a role in advocating for better public transport connections as well as also improving accessibility to public transport (as part of managing demand for parking in centres for example).

Roads and intersections

There are three categories of roads managed by different levels of government, including State Roads, Regional Roads and Local Roads. For Georges River LGA, only State and Local Roads are relevant. Council is the road authority for Local Roads, and acts as a contractor for State Roads.

For any road categories, Council could seek financial assistance grants from Federal Government. The State Government provides funding to councils for the following items:

- Road safety
- Traffic route lighting subsidy scheme
- Traffic management
- Heavy vehicle compliance
- Natural disasters
- Urban bus routes

Strategy for transport and traffic infrastructure provision

Council will use contributions from development to fund traffic and transport facilities in Hurstville, Kogarah, Beverley Park, Ramsgate, Carlton, Blakehurst, Peakhurst, Penshurst, South Hurstville, Mortdale, Beverly Hills and Riverwood.

Dedication of land for new roads

Developers may dedicate part of their land for Council to use as a new road in full or partial satisfaction of a monetary contribution under this Plan. This offer should be secured through a planning agreement in accordance with Section 4.3.

New developments may incur a demand for new roads as generated by the incoming population. Applicants may offer to dedicate land for local or major roads and transfer the dedicated lands to Council at no cost.

Works Schedule for transport and traffic works

The traffic and transport infrastructure that Council will fund using the contributions under this plan are listed below, more details can be found in Appendix B.

Table 47: Summary of traffic and transport works program

Traffic and transport works	Estimated total costs	Apportionment	Apportioned cost
Roads and intersections	\$26,816,875	14%	\$3,754,363
Pedestrian, active transport and traffic calming	\$15,082,243	14%	\$2,111,514
Total	\$41,899,118	14%	\$5,865,876

Traffic and transport apportionment and nexus

The plan apportions 14 per cent of the cost of the works to the new population from 2021 until 2036. This apportionment rate is based on the population growth rate and assumed a 1:1 worker-resident demand ratio⁵².

Section 7.11 contribution rates calculation

Traffic and transport contribution rates are calculated using the formulas below:

$$\text{Contribution per equivalent resident (\$)} = \frac{\text{The apportioned estimated cost of providing traffic and transport infrastructure}}{\text{The expected equivalent residents that will generate demand}}$$

Section 7.11 transport infrastructure works contribution rates for non-residential developments in Kogarah Town Centre and Hurstville City Centre are calculated by converting the contribution rate per equivalent resident into the contribution rate per worker using the equivalent resident factor⁵³, see equation below:

$$\text{Contribution per equivalent worker (\$)} = \text{contribution per equivalent resident} \times \text{worker demand weighting for transport infrastructure}$$

To determine the total contribution that would apply to a proposed development, multiply the relevant contribution rate by the proposed net additional resident or worker in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rates shown in Table 20 and Table 21.

⁵² See rates outlined in Section **Error! Reference source not found.**

⁵³ As per rates outlined in Section **Error! Reference source not found.**

Table 48: Contribution rates for roads and intersections

Formula	Calculation
Apportioned Cost of Infrastructure	\$3,754,363
Equivalent Residents	33,060
Contribution per equivalent resident = Apportioned Cost of Infrastructure/Equivalent Residents	\$114
Contribution per worker = Equi. resident x 1	\$114

Table 49: Contribution rates for pedestrian, active transport, and traffic calming

Formula	Calculation
Apportioned Cost of Infrastructure	\$2,111,514
Equivalent Residents	33,060
Contribution per equivalent resident = Apportioned Cost of Infrastructure/Equivalent Residents	\$64
Contribution per worker = Equi. resident x 1	\$64

DRAFT

APPENDIX B: Section 7.11 works schedule

The cost estimates contained within the works schedule are based on the estimated full cost of producing the community infrastructure. These include costs that are permitted to be capitalised under the Australian Accounting Standards Board (AASB). To maximise the capacity of Council to deliver the community infrastructure contained within the works schedule, consideration of other funding sources is encouraged to jointly fund projects. It is noted that project management and administration costs cannot exceed 10% of the project when utilising infrastructure contributions.

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Apportionment	Apportioned cost	Repealed Plan Monies
Open space acquisition								
7.11.1	Land acquisition for open space – land identified for acquisition in Kogarah Local Environmental Plan 2012	Various	\$6,800,000	1	2026	0%	\$0	Y
7.11.2	Land acquisition for open space – land identified in draft Georges River Council Local Environmental Plan 2021	Various	\$8,258,812	1	2031	100%	\$8,258,812	N

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Apportionment	Apportioned cost	Repealed Plan Monies
7.11.3	Land Acquisition - Investigate opportunities to provide additional passive open space in higher density areas, aiming for parks of at least 3,000sqm and embellishment of that land. (Minimum 1,500sqm).	LGA Wide	\$82,000,000	1	2036	100%	\$40,000,000	N
Open space upgrades								
7.11.4	Harold Fraser Oval	Kogarah Bay	\$869,000	1	2026	0%	\$0	Y
7.11.5	Sans Souci Park	Sans Souci	\$1,666,500	1	2026	0%	\$0	Y
7.11.6	Gannons Park	Peakhurst	\$1,365,855	1	2026	0%	\$0	Y
7.11.7	Poulton Park - Stage 2	Hurstville Grove	\$385,000	1	2026	0%	\$0	Y
7.11.8	H.V. Evatt Park	Lugarno	\$6,816,510	1	2026	100%	\$6,816,510	N
7.11.9	Carss Bush Park District Hub	Carss Park	\$1,144,330	1	2031	100%	\$1,144,330	N
7.11.10	Todd Park - New amenity block and bike track	Blakehurst	\$2,222,000	1	2036	100%	\$2,222,000	N
7.11.11	Carrs Bush Park Flats	Carss Park	\$319,000	1	2026	0%	\$0	Y

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Apportionment	Apportioned cost	Repealed Plan Monies
7.11.12	Quarry Reserve (North)	Hurstville Grove	\$880,000	1	2036	100%	\$880,000	N
7.11.13	Olds Park – Stage 1	Penshurst	\$1,574,373	1	2026	0%	\$0	Y
7.11.14	Olds Park – Stage 2	Penshurst	\$17,174,045	1	2026	100%	\$17,174,045	N
7.11.15	Riverwood Park	Riverwood	\$3,268,174	1	2026	0%	\$0	Y
7.11.16	Beverly Hills Park	Beverly Hills	\$2,522,579	1	2036	100%	\$2,522,579	N
7.11.17	Peakhurst Park	Peakhurst	\$3,269,681	1	2026	0%	\$0	Y
7.11.18	Hogben Park	Kogarah	\$2,833,050	1	2026	0%	\$0	Y
7.11.19	Palm Court	Hurstville	\$3,333,000	1	2026	100%	\$3,333,000	N
7.11.20	Dover Park (East)	Blakehurst	\$602,000	1	2031	100%	\$602,000	N
7.11.21	Tom Uglys Point Reserve	Blakehurst	\$660,732	1	2031	100%	\$660,732	N
7.11.22	Tavistock St/Grosvenor St Reserve	South Hurstville	\$88,098	1	2026	0%	\$0	Y
7.11.23	Renown Park	Oatley	\$880,000	1	2031	100%	\$880,000	N
7.11.24	Moore Reserve	Oatley	\$6,088,280	1	2026	0%	\$0	Y

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Apportionment	Apportioned cost	Repealed Plan Monies
7.11.25	Joffre St/Culwulla St Reserve	South Hurstville	\$990,000	1	2031	100%	\$990,000	N
7.11.26	Hurstville Oval/Timothy Street Reserve	Hurstville	\$5,860,525	1	2026	100%	\$5,860,525	N
7.11.27	Oatley Bowling Club Stage 1	Oatley	\$2,585,075	1	2026	100%	\$2,585,075	N
7.11.28	Oatley Bowling Club Stage 2	Oatley	\$1,177,216	1	2026	100%	\$1,177,216	N
7.11.29	Playground upgrade program	Various	\$3,327,445	1	ongoing	100%	\$3,327,445	N
7.11.30	Parkside Drive Irrigation and Stormwater Harvesting	Kogarah Bay	\$770,000	1	2031	0%	\$0	Y
7.11.31	Neverfail Bay foreshore improvement works	Oatley	\$2,888,600	1	2026	100%	\$2,888,600	N
7.11.32	Oatley Park to Gannons Park Walk	Peakhurst Heights/Oatley	\$3,110,800	1	2031	100%	\$3,110,800	N
7.11.33	Donnelly Park foreshore improvement works	Connells Point	\$869,000	1	2026	100%	\$869,000	N
7.11.34	Poulton Park foreshore improvement works	Hurstville Grove	\$418,000	1	2026	0%	\$0	Y
7.11.35	Lugarno Parade watercraft launching platform	Lugarno	\$396,000	1	2026	100%	\$396,000	N

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Apportionment	Apportioned cost	Repealed Plan Monies
7.11.36	Jewfish Bay Walk	Oatley	\$1,666,500	1	2026	100%	\$1,666,500	N
7.11.37	Bald Face Point Walk	Blakehurst	\$264,000	1	2036	100%	\$264,000	N
Sports courts and recreational facilities								
7.11.38	Penshurst Park Sporting Hub - Stage 3	Penshurst	\$12,776,500	1	2026	100%	\$12,776,500	N
Public domain								
7.11.39	Hurstville City Centre	Hurstville	\$8,999,100	1	2026	15%	\$1,349,865	Y
7.11.40	Hurstville Civic Precinct	Hurstville	\$16,528,402	1	2036	15%	\$2,479,260	N
7.11.41	Kogarah Town Centre	Kogarah	\$4,444,000	1	2026	15%	\$666,600	N
7.11.42	Kogarah North Public Domain	Kogarah	\$47,791,403	1	2031	15%	\$7,168,710	Y
7.11.43	Beverly Hills Streetscape Upgrade and Median Treatment	Beverly Hills	\$5,555,000	1	2026	15%	\$833,250	N
7.11.44	Mortdale Public Domain	Mortdale	\$4,888,400	1	2026	15%	\$733,260	N
Community facilities								
7.11.45	Civic Precinct Community Facilities	Hurstville	\$13,996,641	1	2036	62%	\$8,677,917	N

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Apportionment	Apportioned cost	Repealed Plan Monies
7.11.46	Community Facility in Peakhurst Park	Peakhurst	\$2,222,000	1	2026	62%	\$1,377,640	N
7.11.47	Community Facility in Western LGA	Location TBC	\$5,555,000	1	2026	62%	\$3,444,100	Y
7.11.48	Child Care Facility	Location TBC	\$5,555,000	1	2031	92%	\$5,107,835	Y
Libraries								
7.11.49	New Central Library - Hurstville Civic Centre	Hurstville	\$38,812,955	1	2036	18%	\$6,986,332	N
7.11.50	New Library – Western area of LGA	Location TBC	\$13,565,654	1	2026	18%	\$2,441,818	Y
7.11.51	Library resources – including library books, technology, systems, and other resources	LGA Wide	\$1,693,757	1	2026	100%	\$1,693,757	N
Traffic and transport								
7.11.52	Slip road and bus jump lane on Park Road at its intersection with Queens Road	Hurstville	\$440,000	1	2031	14%	\$61,600	N
7.11.53	Widening of The Avenue underpass between Treacy St and Railway Pde to two lanes in each direction	Hurstville	\$17,600,000	1	2031	14%	\$2,464,000	Y

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Apportionment	Apportioned cost	Repealed Plan Monies
7.11.54	Alteration of The Avenue approach to Treacy St	Hurstville	\$550,000	1	2031	14%	\$77,000	N
7.11.55	Signalisation of the Hudson Rd/Forest Rd intersection	Hurstville	\$1,100,000	1	2026	14%	\$154,000	N
7.11.56	Princes Highway / Regent Street - Pavement marking adjustments	Kogarah	\$5,500	1	2026	14%	\$770	N
7.11.57	Gladstone Street / Regent Street - Signalisation	Kogarah	\$2,185,700	1	2026	14%	\$305,998	Y
7.11.58	Railway Parade / Regent Street /Montgomery Street - Turn restrictions	Kogarah	\$1,100	1	2026	14%	\$154	N
7.11.59	Jubilee Avenue / Rocky Point Road - Turn restrictions	Beverley Park	\$1,100	1	2026	14%	\$154	N
7.11.60	Ramsgate Road/ Rocky Point Road - Pavement marking adjustments	Ramsgate	\$5,500	1	2026	14%	\$770	N
7.11.61	King Georges Road / Terry Street - Additional turning lane	Blakehurst	\$2,219,800	1	2031	14%	\$310,772	Y

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Apportionment	Apportioned cost	Repealed Plan Monies
7.11.62	Peakhurst Park precinct: Widening Clarendon Rd to accommodate curb side parking on both sides and two-way traffic flows; part- or full-time restriction of right turn from Hardwicke St to Belmore Rd	Peakhurst	\$3,133,031	1	2026	14%	\$438,624	N
7.11.63	Apsely Estate precinct, Penshurst: Closure of Apsley St-Forest Rd Right Turn Movement	Penshurst	\$1,144	1	2026	14%	\$160	N
7.11.64	Rowe St precinct South Hurstville: Widening of Rowe St to 9m wide carriageway to accommodate curb side parking on both sides of the roadway and two-way traffic flow.	South Hurstville	\$385,000	1	2026	14%	\$53,900	N
7.11.65	Road Widening/Footpath Narrowing to provide three eastbound exit lanes in Gray Street approaching Princes Highway.	Kogarah	\$2,200,000	1	2026	14%	\$308,000	Y
Active Transport								
7.11.66	Route A: Mortdale Station to Olds Park	Mortdale	\$4,183,150	1	2031	14%	\$585,641	N
7.11.67	Route B: Penshurst Station to Olds Park	Penshurst	\$2,550,701	1	2031	14%	\$357,098	N

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Apportionment	Apportioned cost	Repealed Plan Monies
7.11.68	Route C: Hurstville Station to Penshurst Park and Hurstville Park/Oval	Hurstville	\$2,253,119	1	2031	14%	\$315,437	N
7.11.69	Route D: Beverly Hills Station to Beverly Hills Park, Olds Park and M5 Linear Park	Beverly Hills	\$2,040,561	1	2031	14%	\$285,679	N
7.11.70	Route G: Riverwood Station to Peakhurst Park, Riverwood Park and Olds Park	Riverwood	\$4,043,711	1	2031	14%	\$566,120	Y

Works Schedules Item 7.11.1: Lands identified for acquisition in *Kogarah Local Environmental Plan 2012*

Ref No.	Property address	Suburb
1	247 Princes Hwy	Kogarah
2	25 Joffre Street	South Hurstville
3	29 Joffre Street	South Hurstville
4	1 Denman Street (parcel at rear of property)	Hurstville
5	3 Denman Street (parcel at rear of property)	Hurstville

Works Schedules Item 7.11.2: Lands identified for acquisition in *Georges River Local Environmental Plan 2021*

Reference No.	Property Address	Suburb
1	26 Culwulla Street	South Hurstville
2	28 Culwulla Street	South Hurstville
3	30 Culwulla Street	South Hurstville
4	7 Hedley Street	Riverwood
5	11 Keith Street	Peakhurst
6	15 Keith Street	Peakhurst

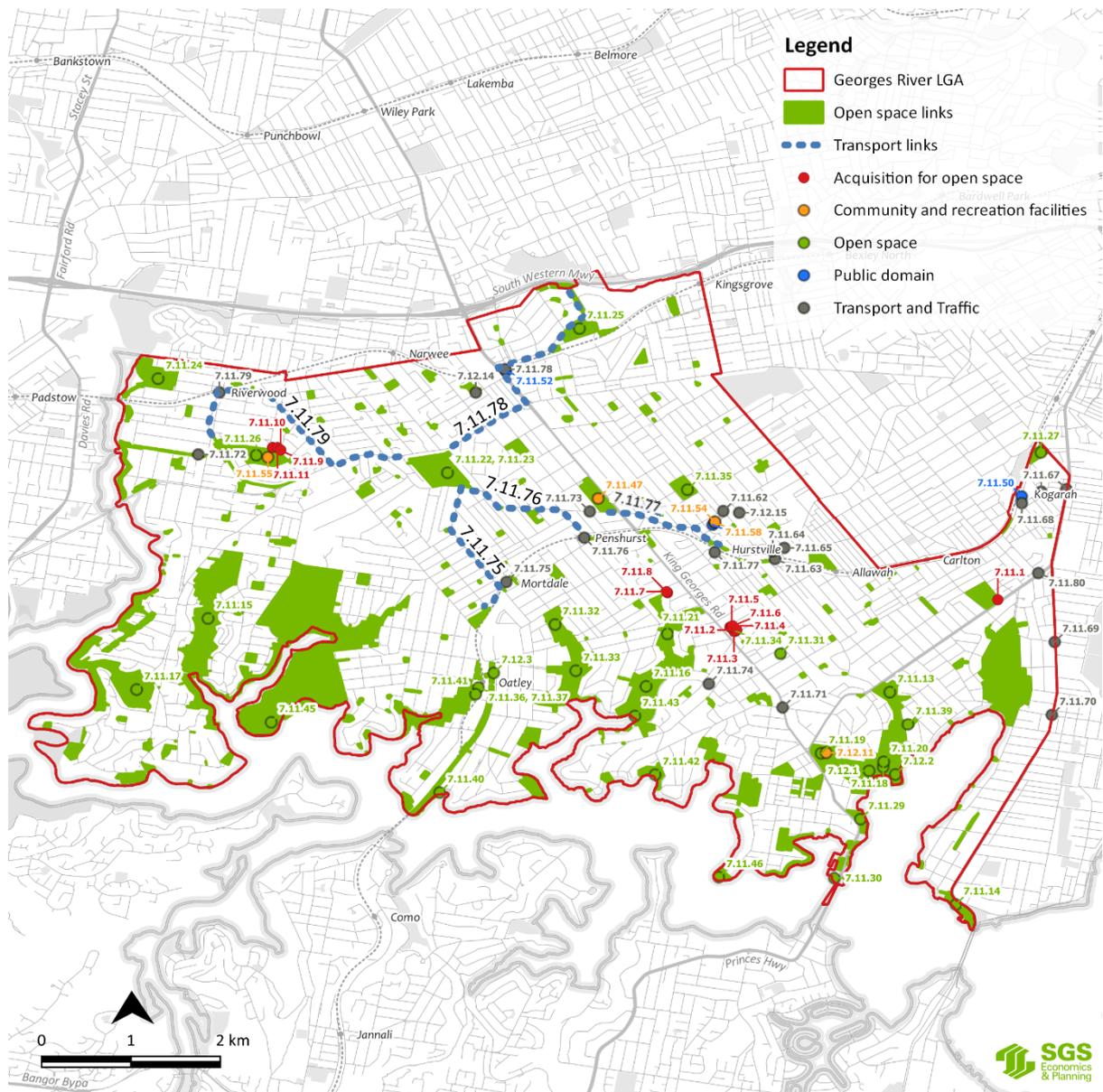
APPENDIX C: Section 7.12 works schedule

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Repealed Plan Monies
Open space						
7.12.1	Carss Park Bay Walk – foreshore restoration & bay walk with disabled access	Carss Park	\$500,000	1	2026	N
7.12.2	Carss Park Foreshore Lighting	Carss Park	\$200,000	1	2026	N
7.12.3	Oatley Village Centre Improvement Plan	Oatley	\$1,800,000	1	2031	N
7.12.4	Streetscape works for shopping villages	Various	\$600,000	1	ongoing	N
7.12.5	Street Tree Removal and Replacement as per Street Tree Management Plan	Various	\$200,000	1	ongoing	N
7.12.6	Park Furniture renewal	Various	\$600,000	1	ongoing	N

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Repealed Plan Monies
7.12.7	Park Signage Renewal	Various	\$400,000	1	ongoing	N
7.12.8	Disability Discrimination Act Capital Works based on Access Audit	Various	\$200,000	1	ongoing	N
7.12.9	Public Art and Memorial Installations	Various	\$200,000	1	ongoing	N
7.12.10	Children's playgrounds – shade structures	Various	\$300,000	1	ongoing	N
Community facilities						
7.12.11	Carss Park – Todd Park Community Recreation Facility	Blakehurst	\$2,800,000	1	2031	N
7.12.12	Photovoltaic installations on Community Facilities/Parks	Various	\$300,000	1	2026	N
Traffic and transport						
7.12.13	Traffic modelling	Various	\$450,000	1	ongoing	N
7.12.14	Beverly Hills commuter/timed car park in Edgbaston Road (Council car park component) - Total Cost \$12.8M	Beverly Hills	\$4,500,000	1	2031	N
7.12.15	Widen The Avenue Railway Underpass	Hurstville	\$3,000,000	1	2031	N

Reference No.	Description of Works	Suburb	Cost Estimate	Priority	Staging	Repealed Plan Monies
7.12.16	Traffic modelling - Beverly Hills & Kingsgrove Town Centre	Various	\$100,000	1	ongoing	N
7.12.17	Curb and Gutter Replacement Program	Various	\$200,000	1	ongoing	N
7.12.18	Footpath renewal and access	Various	\$500,000	1	ongoing	N
7.12.19	Street Name Sign Replacement	Various	\$400,000	1	ongoing	N
7.12.20	Bus Shelters – various locations	Various	\$200,000	1	ongoing	N
7.12.21	Traffic Management Devices - various locations	Various	\$200,000	1	ongoing	N
7.12.22	Bike parking infrastructure at all community hubs	Various	\$150,000	1	ongoing	N

APPENDIX D: Section 7.11 and Section 7.12 location map for works schedule



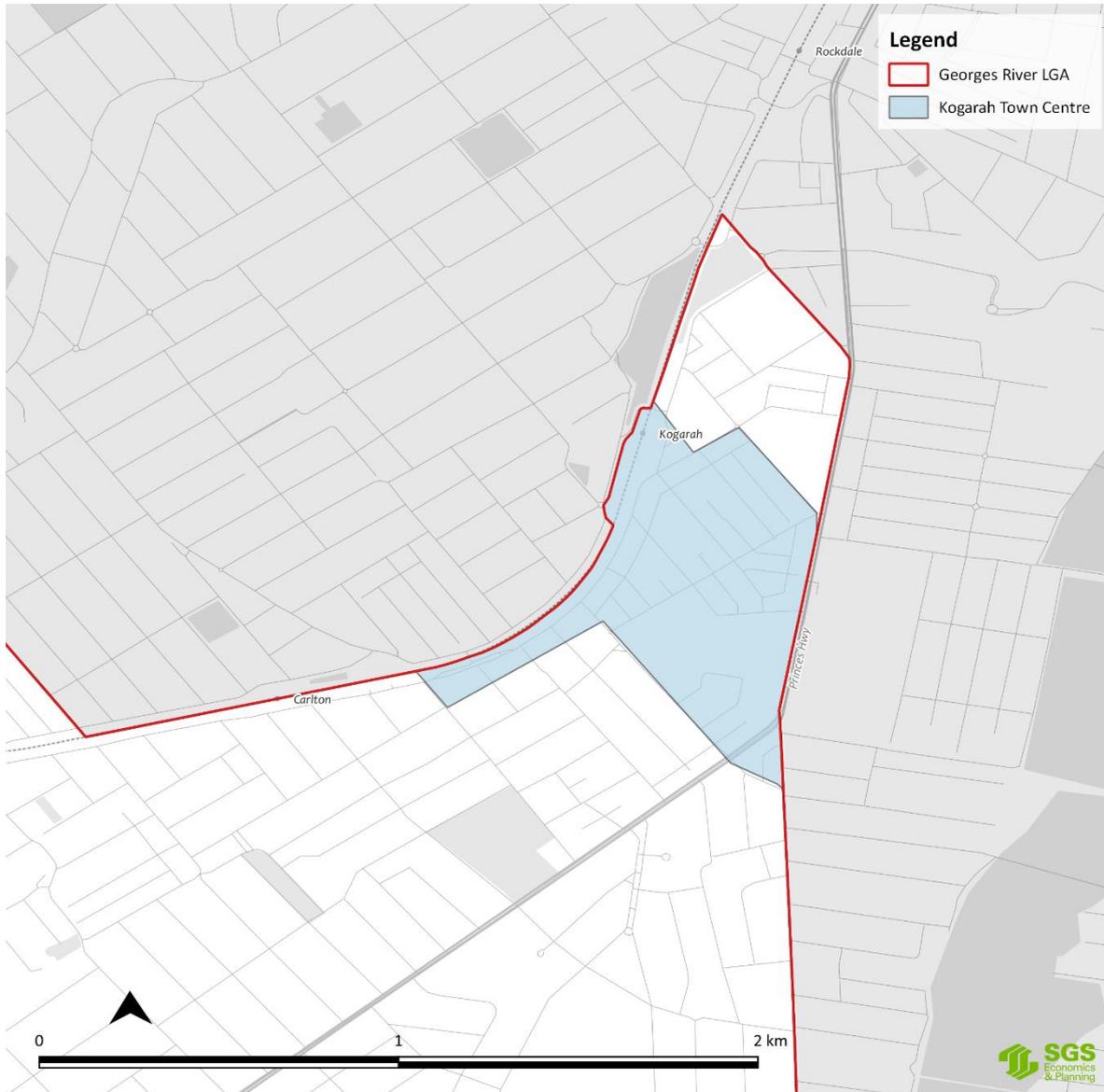
APPENDIX E: Maps for Commercial Centres

Map 1: Hurstville City Centre



Source: SGS Economics and Planning, 2021.

Map 2: Kogarah Town Centre



Source: SGS Economics and Planning, 2021.

APPENDIX F: Plan preparation and administration

Apportionment of plan preparation and administration costs

The preparation and administration of this Plan are apportioned 100 per cent to new development from 2021 until 2036. The preparation of the Plan includes background studies, engagements and drafting. Council is also required to manage, monitor, and maintain the adopted Contribution Plan.

The administration of the Plan will also need additional resources from Council. Council has the following administration roles:

- Administer the plan to ensure that the contributions are used to meet infrastructure and open space demands of the future population, and
- Monitor the receipt and authorise the expenditure of contributions, and
- Assess the merit of land proposed to be dedicated, and
- Monitor the dedication and development of land contribution, and
- Recommend to Council the appropriate management and expenditure of funds as outlined in the adopted works schedules, and
- Recommend to Council the interim use of dedicated land, the acquisition of land and the re-use of existing Council facilities, and
- Monitor and program works, and
- Regularly review the works schedule, and
- Regularly review the contribution rates, and
- Determine the time for provision of infrastructure and open space based on works schedule, funds, demand, and maintenance implications, and
- Monitor the implications arising from development, and
- Advise Council of the management, expenditure, recurrent costs, and policy implications of the development contributions, and
- Assess whether a credit or reassessment of the contribution is appropriate, and
- Review and determine the suitability of proposed works in kind and material public benefits, and
- Prepare and make available the contribution register, input to Council's annual financial report and the annual statement for the Contribution Plan, and

- Provide advice to applicants and the general public about the operation of the Plan.

These tasks outlined above require additional resources from Council to carry out. Accordingly, the administration of the plan will require the engagement of suitable persons. It is reasonable for the costs associated with administration of the plan to be progressively recouped through contributions.

A suitable person to carry out these tasks would be someone who has a good knowledge of development control, the property development process, project management and the operation of this Plan.

The preparation of the contribution plan and relevant studies has been funded by Council's own resources and it is reasonable for these costs to be recouped.

The engagement of additional personnel to administer the plan will be an ongoing cost for the life of this plan. Contributions towards this should be sought on a progressive basis throughout the life of the plan.

Calculating plan administration contribution rates

The general formula for calculating contribution rates for plan administration and management is:

$$\text{Contribution per equivalent resident (\$)} = \frac{\text{The apportioned estimated cost of providing plan administration}}{\text{The expected equivalent residents that will generate demand}}$$

Section 7.11 plan administration contribution rates for non-residential developments in Kogarah Town Centre and Hurstville City Centre are calculated by converting the contribution rate per equivalent resident into the contribution rate per worker using the equivalent resident factor⁵⁴, see equation below:

$$\begin{aligned} \text{Contribution per equivalent worker (\$)} \\ = \text{contribution per equivalent resident} \times \text{worker demand weighting for plan administration} \end{aligned}$$

To determine the total contribution that would apply to a proposed development, multiply the relevant contribution rate by the proposed net additional resident or worker in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rates shown in Table 20 and Table 21.

The formula assumes that the cost of plan administration is 1.5 per cent of cost of total works attributable to new population.

⁵⁴ As per rates outlined in Section **Error! Reference source not found.**

APPENDIX G: List of Supporting Documents

Australian Bureau of Statistics (ABS), *Census of Population and Housing data* (2016)

Atlas Urban, *Kogarah North Precinct Public Domain Plan*, 2018

Cardno, *Traffic Modelling Report - Kogarah Local Environmental Plan Rezoning*, 2019

City of Sydney, *City of Sydney Development Contributions Plan 2015*

Department of Planning, Industry and Environment, *Development Contributions Practice Notes* 2005

Elton Consulting, *Open Space, Recreation and Community Facilities Strategy 2019-2036*, 2019

Elton Consulting, *Georges River Council s7.11 and s7.12 Development Contributions, Guidance for Open Space, Community Facilities and Indoor Courts*, 2020

Georges River Council, *Community Strategic Plan 2018-2028*

Georges River Council, *Draft Local Environmental Plan 2021*

Georges River Council, *Policy on Planning Agreements*, 2016

Georges River Council, *Public Art Policy*, 2020

Georges River Council, *Hurstville Place Strategy*, 2020

Georges River Council, *Libraries Strategy 2030*, 2020

Georges River Council, *Local Housing Strategy*, 2020

Georges River Council, *Local Strategic Planning Statement 2040*, 2020

GHD Consulting, *Hurstville City Centre Transport Management and Accessibility Plan (TMAP)*, 2018

PTC Consulting, *Car Parking Strategy*, 2020

Gondwana Consulting, *Hurstville Oval and Timothy Reserve Plan of Management*, 2020

Gondwana Consulting, *Olds Park Masterplan*, 2020

.id, *Georges River Council Community Profile*

Studio TCS, *Create Georges River Cultural Strategy*, 2020

Transport for NSW, *Employment Projections v1.5*

MELBOURNE

Level 14, 222 Exhibition Street
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

CANBERRA

Level 2, 28-36 Ainslie Avenue
Canberra ACT 2601
+61 2 6257 4525
sgsact@sgsep.com.au

HOBART

PO Box 123
Franklin TAS 7113
+61 421 372 940
sgstas@sgsep.com.au

SYDNEY

209/50 Holt Street
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au

Draft

