

Taverners Hill Precinct										
	Item	Description	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
Active Transport Network										
SHORT (2016-2023)	Prioritised Cycling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Nestor Lane between Carrington Street and Brown Street	Inner West Council	Local	Developer Contributions Plan	210	m	\$ 255.00	\$ 107,100.00	IPART ITEM 1.18
		Tebbutt Street between Parramatta Road and Lords Road	Inner West Council	Local	Developer Contributions Plan	450	m	\$ 225.00	\$ 101,250.00	IPART ITEM 1.11 + ITEM 3.19
		Parramatta Road between Tebbutt Street and Carrington Street	Inner West Council	Local	Developer Contributions Plan	100	m	\$ 225.00	\$ 22,500.00	IPART ITEM 1.11 + ITEM 3.19
	Desired Through Site Link	Tebbutt Street to George Street	Council	Local	Opportunity through development	150	m	\$ 225.00	\$ 33,750.00	Rate Applied as per above
								SUBTOTAL	\$ 264,600.00	
MEDIUM TO LONG TERM (2024-2054)	Prioritised Walking Link* costing applied to both sides of road	Lords Road between light rail line and Flood Street	Inner West Council	Local	Developer Contributions Plan	410	m	\$ 225.00	\$ 92,250.00	IPART ITEM 1.11 + ITEM 3.19
		Flood Street between Parramatta Road and Lords Road	Inner West Council	Local	Developer Contributions Plan	460	m	\$ 225.00	\$ 103,500.00	IPART ITEM 1.11 + ITEM 3.19
					Developer Contributions Plan	150	m	\$ 225.00	\$ 33,750.00	IPART ITEM 1.11 + ITEM 3.19
		Carrington Street	Inner West Council	Local	Developer Contributions Plan					
								SUBTOTAL	\$ 229,500.00	
								TOTAL	\$ 494,100.00	
Community Infrastructure/Facilities										
SHORT (2016-2023)	Meeting and cultural spaces	Embellishment of existing community centres	Inner West Council	Local	Developer Contributions Plan	1	Item	\$ 1,000,000.00	\$ 1,000,000.00	400m2 single story community building
	Library	Expansion of existing library (Ashfield or Haberfield) to allow for an additional 47m2 of floor space	Inner West Council	Local	Developer Contributions Plan	47	m2	\$ 4,572.36	\$ 214,900.92	IPART 4.2
	Childcare	Support the provision of 36 places	Private/Not for profit sector	Local	Private / Not for profit sector	36	Each	\$ 40,000.00	\$ 1,440,000.00	\$40,000 per place (Capital + operational cost)
	Outside of school hours (OOSH)	Support the provision of : 4 Before School Care Places, 14 After School Care Places, 10 Vacation Care Places	Private/Not for profit sector	Local	Private / Not for profit sector	28	Each	\$ 44,000.00	\$ 1,232,000.00	\$44,000 per place (Capital + operational cost)
								SUBTOTAL	\$ 3,886,900.92	
MEDIUM TO LONG TERM (2024-2054)	Childcare	Support the provision of 114 places	Private/Not for profit sector	Local	Private / Not for profit sector	114	Each	\$ 40,000.00	\$ 4,560,000.00	\$40,000 per place (Capital + operational cost)
	Outside of school hours (OOSH)	Support the provision of: 15 Before School Care Places 52 After School Care Places 37 Vacation Care Places	Private/Not for profit sector	Local	Private / Not for profit sector	104	Each	\$ 44,000.00	\$ 4,576,000.00	\$44,000 per place (Capital + operational cost)
	Meeting space	Additional meeting room with a minimum size of 60m2 to be included within relocation of Leichhardt Library and Marketplace Community Room	Inner West Council	Local	Developer Contributions Plan	60	m2	\$ 3,644.11	\$ 218,646.60	IPART 4.1
	Library	Support expansion or relocation of Leichhardt Library to accommodate an additional 61m2 of floor space	Inner West Council	Local	Developer Contributions Plan	61	m2	\$ 4,572.36	\$ 278,913.96	IPART 4.2
						1	Item	\$ 1,000,000.00	\$ 1,000,000.00	-
								SUBTOTAL	\$ 10,633,560.56	
								TOTAL	\$ 14,520,461.48	
Road/Intersection Upgrade										
SHORT (2016-2023)	Road	The Flood Street / Parramatta Road intersection has been identified as a focus for facilitating better north-south movements across Parramatta Road for all road users, as well as improving access into the Precinct. The opportunity exists to investigate reprioritisation of the signals to allow additional green time post implementation for WestConnex Stage 3 (M4-M5 Link)	Inner West Council	Local	RMS	1	Item	\$ 1,000,000.00	\$ 1,000,000.00	Based on typical high volume intersection
								TOTAL	\$ 1,000,000.00	
Open Space and Recreation										
SHORT (2016-2023)	Outdoor sportsground	Support development of hockey facilities with Lambert Park	Inner West Council	Local	Developer Contributions Plan	1	Item	\$ 100,000.00	\$ 100,000.00	Amount based on Linemarking and Goal Posts only
								SUBTOTAL	\$ 100,000.00	
MEDIUM TO LONG TERM (2024-2054)	Sportsground	Embellishment of existing facilities	Inner West Council	Local	Developer Contributions Plan	2500	m2	\$ 220.00	\$ 550,000.00	-
	Outdoor sportsground	Embellishment of existing. To be determined based on audit	Inner West Council	Local	Developer Contributions Plan	2500	m2	\$ 220.00	\$ 550,000.00	-
	New Passive Open Space	New linear park - Tebbutt Street to Upward Street	Inner West Council	Local	Developer Contributions Plan	450	m2	\$ 240.00	\$ 108,000.00	Industry Advice
								SUBTOTAL	\$ 1,208,000.00	
								TOTAL	\$ 1,308,000.00	
								CONTRIBUTION TOTAL	\$ 17,322,561.48	
Taverners Hill Precinct										
	Item	Description	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
Public Transport Network										
MEDIUM TO LONG TERM (2024-2054)	Rail and Light Rail	Investigate improved frequencies at Lewisham rail station and Taverners Hill Light Rail stop to support growth in the precinct	TfNSW	Regional	TfNSW	1	Item	\$ 592,000.00	\$ 592,000.00	-
								SUBTOTAL	\$ 592,000.00	
								TOTAL	\$ 592,000.00	
								CONTRIBUTION TOTAL	\$ 592,000.00	
Taverners Hill Precinct - Urban Amenity Improvements Program (UAIP)										
	Item	Description	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
SHORT (2016-2023)	Prioritised Walking and Cycling Link	Greenway connection under Parramatta Road	Council	Local	UAIP	100	m	\$ 255.00	\$ 25,500.00	Approximate measurement, applied rates above
	Prioritised Walking and Cycling Link	Greenway connection under Longport Street	Council	Local	UAIP	270	m	\$ 255.00	\$ 68,850.00	Approximate measurement, applied rates above
								SUBTOTAL	\$ 94,350.00	
								TOTAL	\$ 94,350.00	
								CONTRIBUTION TOTAL	\$ 94,350.00	
Taverners Hill Precinct - Regional / State Infrastructure										
	Item	Description	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
SHORT (2016-2023)	Bus	Enhanced bus priority measures. 50% of total attributable cost to be paid by development	TfNSW	Regional	Satisfactory arrangements (monetary contributions, works in kind)	519623	m2	\$ 58.26	\$ 30,273,235.98	Based on TfNSW figures
MEDIUM TO LONG TERM (2024-2054)	Primary Schools	New school/classroom provision. 50% of total attributable cost to be paid by development	DEC	Local	Satisfactory arrangements (monetary contributions, works in kind)	1351	Per Dwelling	\$ 7,151.00	\$ 9,661,001.00	
	Secondary Schools		DEC	Local	Satisfactory arrangements (monetary contributions, works in kind)	1351	Per Dwelling	\$ 4,375.50	\$ 5,911,300.50	Based on DEC figures
	Hospital	Hospital beds and services at Royal Prince Alfred Hospital and Canterbury Hospital	Sydney Local Health District	Regional	On the capital works program for NSW for Royal Prince Alfred					Based on info from SLHD
								CONTRIBUTION TOTAL	\$ 45,845,537.48	
								TOTAL	\$ 45,845,537.48	