



**Ashfield
Council**

Ashfield Council Section 94 Development Contributions Plan

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Executive Summary

Purpose and Objectives of the plan

This Plan is the **Ashfield Development Contributions Plan** and has been prepared to satisfy the requirements of the Environmental Planning and Assessment Act and Regulation, enabling Council or an accredited certifier to levy contributions from development for the provision of [community infrastructure](#) that is required to meet the demands of that development.

In order to levy these contributions when granting consent to development, Council must be satisfied that the proposed development will or is likely to require the provision of or increase the demand for the of [community infrastructure](#) for which the levy is being required.

This plan will ensure that adequate [community infrastructure](#) is provided to meet the demands generated by any new development and that the existing community is not burdened by the provision of [community infrastructure](#) required as a result of future development.

In addition, this plan provides an administrative framework under which specific [community infrastructure](#) strategies may be implemented and coordinated and a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on a reasonable and equitable basis. In this way, Council can be publicly and financially accountable in its assessment and administration of the contributions plan.

Nature of future development

Between 2010 and 2020, there is forecast to be an additional 1,330 private residential dwellings in the Ashfield LGA. There is also forecast to be 350 additional non-private beds comprising high-care aged care, boarding schools/colleges, hostels, hospitals, hotels/motels and serviced apartments. This new development will generate an additional population of 2,563 new residents over the ten year period 2010-2020.

By 2020, there is also estimated to be an increase in employment generating floors pace comprising approximately 8,650m² of [retail premises](#) (excluding [bulky goods premises](#)), approximately 18,175m² of [business premises](#) and [office premises](#) and approximately 26,250m² of [bulky goods premises](#). This is likely to generate an additional 1,675 workers. Whilst there is not envisaged to be any significant change in industrial development, it will be assessed on a case by case basis as will other types of development not specifically forecast in this Plan.

These future residential and non-residential populations will create a demand for new, enhanced or augmented [community infrastructure](#) and hence all new residential and non-residential development is to be levied under this plan.

Life of the plan

The plan caters for a planning period up to the year 2020 which is the period for which residential population and employment projections have been prepared. The plan will be monitored during this time to ensure that community facilities are provided as development proceeds and to amend the plan if necessary, as it is unlikely that the forecast growth will remain exactly in accordance with that estimated in the plan.

The cost estimates and land values within the plan will be indexed between the date of commencement of this Plan and the date of payment of the contribution. Cost estimates and land values will also be monitored regularly to ensure that they reflect current costs and if necessary, amendments will be made to the Plan.

Apportionment of costs

To ensure that future development is only levied for demands it generates, the cost of some facilities in this plan are apportioned to account for demands of the existing population. However, where the demand for facilities is solely as a consequence of future development, the full costs of those facilities are to be borne by future development.

This plan also accounts for the varying demands generated by different types of development. Where for instance, residential development generates greater demand for a particular facility than does non-residential development, it will be levied a greater proportion of the costs of that facility. Apportionment rationales are detailed fully within the plan and relate to, amongst other things, the level of traffic generation of different types of development, the use of public transport by residents as compared to workers and the utilisation of open space, recreation and community facilities by residents compared to workers. In all cases, the working population has been discounted to account for residents who also work in the LGA, so as to avoid double-counting the demand generated by those persons.

Summary of base contributions by facility type

Table 1 summarises the base contribution rates that are to be applied under this Plan and the base factor used to generate the contribution rate.

The rates will be indexed between the date of commencement of the Plan and the date of payment (see Section 2.6 for further details). A development consent or complying development certificate will reflect the indexed rates that apply at the date of consent.

Table 1 Summary of Base Contribution Rates by Facility Type		
Facility Category	Base Factor to Generate Contribution Rate	Contribution Rate
Local Roads	per Daily Vehicle Trip (DVT) ^A	\$73.01
Local Public Transport Facilities	per person (residential)	\$326.85
	per worker (non-residential)	\$96.89
Local Car Parking	per car parking space not provided on-site ^B	\$30,000.00
Local Open Space and Recreation	per person (residential)	\$5,261.04
	per worker (non-residential)	\$3,450.08
Local Community Facilities	per person (residential)	\$277.02
Plan Preparation and Administration	per person (residential)	\$261.15
	per worker (non-residential)	\$171.26

Notes:
A. Calculated in accordance with the NSW RTA's Guide to Traffic Generating Development (RTA, 2002).
B. Applies to non-residential development in Ashfield Town Centre only (see Section 4.3 and [Appendix C](#)).

The base contribution rates specified in **Table 1** will be used to determine any allowances for existing development in accordance with Section 2.8 of this Plan.

Conversion of base contribution rates to typical development types

For ease of understanding and use, the base contribution rates derived by this Plan (**Table 1**) have been used to calculate the contribution for a number of typical development types and these are as set out in **Table 2**. These converted rates are not to be used for the purpose applying any allowance for existing development in accordance with Section 2.8 of this Plan.

Development types not specified in **Table 2** will be assessed in accordance with Section 1.5 of this Plan and the per person (residential), per worker (non-residential) and per DVT base contribution rates specified in **Table 1**.

Table 2 Summary of Base Contribution Rates Converted to Typical Development Types			
Development Type	Per	Average Occupancy Rate ^A	Contribution Rate ^B
Dwelling House / Lot / Exhibition Home	dwelling	2.89	\$18,500.53
Residential Accommodation ^C less than 60m ² GFA	dwelling	1.31	\$8,416.75
Residential Accommodation ^C between 60-84m ² GFA	dwelling	2.02	\$12,800.43
Residential Accommodation ^C greater than 84m ² GFA	dwelling	2.88	\$18,201.51
Seniors Housing ^D	dwelling	1.56	\$9,741.27
Residential Care Facility	bed	1.00	\$370.67
Tourist and Visitor Accommodation and Eco-Tourist Facilities	bed	1.00	\$807.03
Boarding House / Educational Establishment (residential component) / Group Home / Hospital / Hostel	bed	1.00	\$974.54
Retail Premises ^E	m ² GFA	1.00	\$188.88
bulky goods premises	m ² GFA	1.00	\$53.03
Business Premises and Office Premises	m ² GFA	1.00	\$255.18
Notes:			
A. Forecast LGA-wide average occupancies as at 2020			
B. All figures exclude Ashfield Town Centre Car Parking			
C. Excluding boarding houses, dwelling houses, educational establishments (residential component), group homes, hospitals, hostels, seniors housing.			
D. Excluding residential care facilities.			
E. Excluding bulky goods premises.			
F. Other development not specified in this table will be assessed in accordance with Section 1.5 of this Plan and the per person (residential), per worker (non-residential) and per DVT rates specified in Table 1 .			
G. Levies specified in this Table and/or in this Plan will be applied to the extent permitted by prevailing Ministerial Directions relating to contributions thresholds.			

Summary of works schedule

The works to be provided by funds generated by this Plan are summarised in **Table 3**. The individual projects are specified in the schedule of works at [Appendix B](#).

Table 3 Summary of Works Schedule	
Description	Cost to New Development
Local Road Facilities	\$1,856,250
Local Public Transport Facilities	\$1,000,000
Local Car Parking Facilities (per car parking space)	\$2,850,000
Local Open Space and Recreation Facilities	\$19,262,930
Local Community Facilities	\$710,000
Plan Preparation and Administration	\$956,200
TOTAL	\$26,635,380

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1 Introduction

1.1 Name of this plan

This Plan is the *Ashfield Development Contributions Plan*.

1.2 Commencement of this plan

This Plan has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (the Act) and the *Environmental Planning and Assessment Regulation 2000* (the Regulation) and takes effect from the date on which public notice was published, pursuant to the Regulation.

1.3 Purpose and Objectives of this plan

This Plan has been prepared to satisfy the requirements of the Act, which enables Council or an accredited certifier to levy contributions from development for the provision of [community infrastructure](#) that is required to meet the demands of that development. Contributions may be in the form of a monetary contribution, dedication of land to Council or the provision of a [material public benefit](#), which may include a work commonly referred to as a '[work-in-kind](#)'.

In order to levy contributions under the Act Council must be satisfied that the proposed development will or is likely to require the provision of or increase the demand for the [community infrastructure](#) for which the levy is being required as detailed in the provisions of this Plan.

Accordingly, the objectives of this Plan are to:

- (a) authorise Council or an accredited certifier to impose conditions under the Act when granting consent to development on land to which this Plan applies including Complying Development;
- (b) ensure that adequate [community infrastructure](#) is provided to meet the demands generated by any new development;
- (c) provide an administrative framework under which specific community infrastructure strategies may be implemented and coordinated;
- (d) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- (e) ensure that the existing community is not burdened by the provision of [community infrastructure](#) required as a result of future development; and
- (f) enable Council to be both publicly and financially accountable in its assessment and administration of the contributions plan.

1.4 Land to which the plan applies

This Plan applies to all land within the local government area (LGA) of Ashfield Council as shown on the Map (see **Figure 1**).

1.5 Development forms to which this plan applies

This plan applies to:

- residential development which would result in the creation of additional private lots/dwellings or in the case of non-private residential development, additional dwellings, beds or people.
- non-residential development including development resulting in a change of use, where the new use results in additional demands for [community infrastructure](#); and

- non-residential development in the Ashfield Town Centre which is unable to provide the full on-site car parking requirement under Council's DCP due to site constraints or because it is desirable to deter vehicles from interfering with pedestrian movement and public spaces.

Where development is of a type not specifically stated in this Plan but which would result in additional demands for [community infrastructure](#), Council will determine an appropriate residential or non-residential occupancy rate and traffic generation rate and apply the per person (residential), per worker (non-residential) and/or per DVT rates as specified in **Table 1** of this Plan.

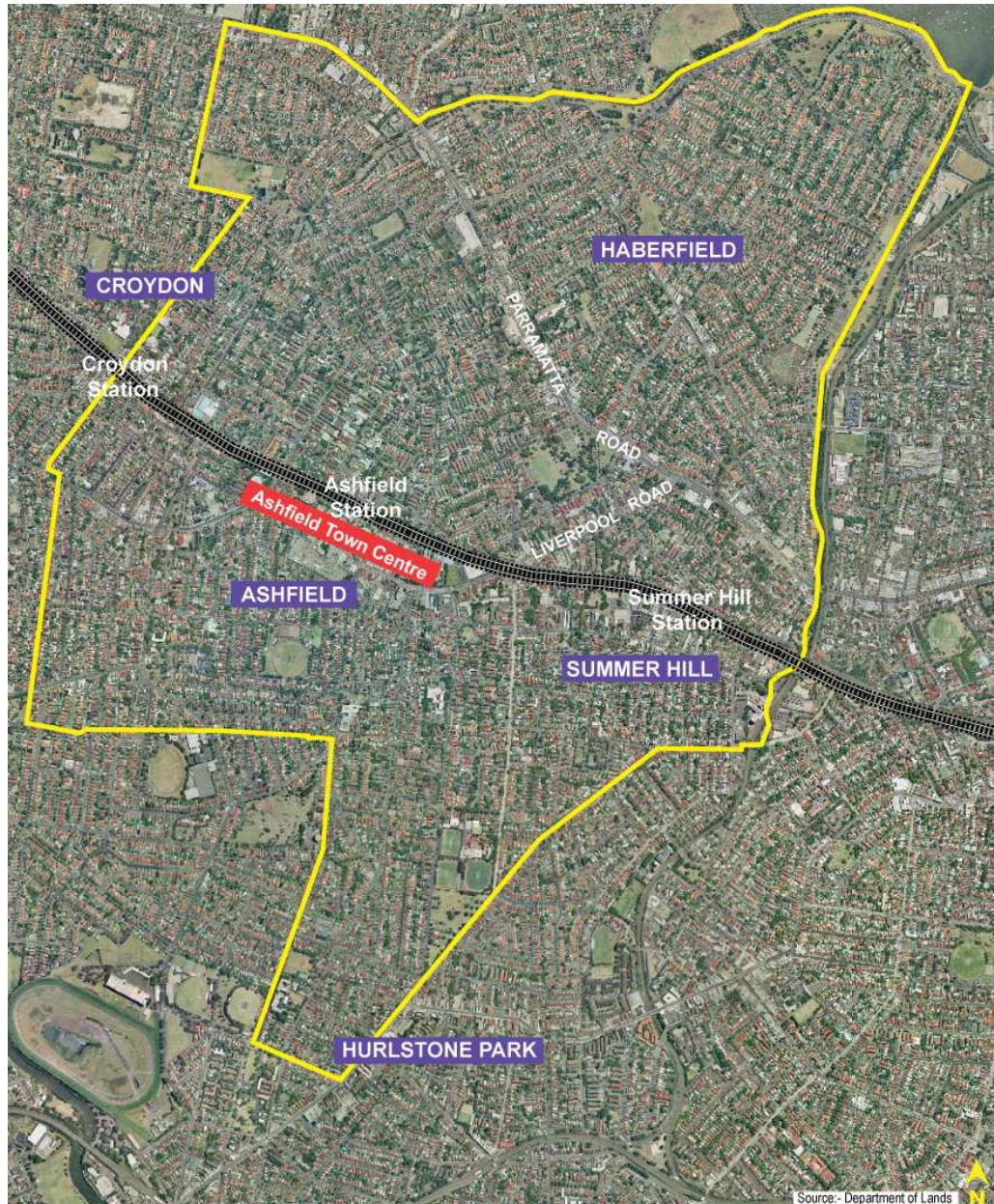


Figure 1 Map – where this contributions plan applies.

1.6 Operation Period of this Plan

The plan caters for a planning period up to the year 2020 which is the period for which residential population and employment projections have been prepared.

The Plan will be monitored and if growth appears likely to occur earlier or later than forecast, the operation period of the Plan may be adjusted to suit.

1.7 Structure of this Plan

This Plan is arranged into four sections:

Section 1 – [Introduction](#) (this section), identifies the name of the plan, its commencement date, the purpose, aims and objectives of the plan, the land to which the plan applies and the plans relationship to other plans, reports and policies.

Section 2 – [Administration and operation of the plan](#), outlines the scope of the Plan, the forms of development to which it applies, the types of [community infrastructure](#) addressed by the plan, describes how and when contributions are to be made and provides details regarding the ongoing management and review of the Plan.

Section 3 – [Expected development and demand for community infrastructure](#), outlines the anticipated future development and basis for increased demand for facilities and services.

Section 4 – [Community infrastructure and contributions](#), provides details of each category of [community infrastructure](#) in the Plan, including details of existing provision, nexus, what will be provided and when, apportionment and how contributions have been calculated.

The [Appendices](#) to this Plan include a [Glossary](#) which explains the meaning of words and terms used in this Plan, a detailed [Works Schedule](#), maps showing the [location of facilities](#), pro-forma [conditions for development consents](#) and [Complying Development Certificates](#) and a list of [References](#) including the plans, policies and other information which support the contents of the Plan.

1.8 Glossary

The meanings of key words and terms used in this Plan and are contained in the Glossary at [Appendix A](#).

1.9 Relationship with other plans, reports and policies

The Plan supplements the provisions of and should be read in conjunction with the Act and Regulation, Ashfield Council's Local Environmental Plan, Development Control Plan and other relevant plans and policies adopted by Council.

1.10 Savings and transitional arrangements

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application shall be determined in accordance with the provisions of this Plan.

1.11 Key Considerations

There are a number of key considerations for development contributions that Council will consider before introducing a development contributions plan or entering into a [planning agreement](#).

These key considerations address the main principles that underpin the development contributions system and their intent is to ensure that:

- the demand for, cost and timing of infrastructure which is the subject of the proposed contribution, has been fairly assessed; and
- the proposed level of contributions will not unreasonably impact upon the affordability of the development subject to the contribution.¹

This Plan has been prepared giving due regard to these considerations.

¹ Department of Planning, *Draft Local Development Contributions Guidelines* (November 2009)

2 Administration and operation of this plan

2.1 Scope of this Plan

The Draft Inner West Subregional Strategy (DIWSS) identifies population and employment growth for the Ashfield Council LGA to the year 2031 comprising 500 new jobs and 2,000 new dwellings.

The Ashfield Urban Planning Strategy sets out where additional housing, retail and commercial floor space is anticipated within the LGA to meet these subregional targets. In response to this anticipated growth, this Contributions Plan has been prepared to ensure that Council is capable of meeting the demands from future residential and employment populations for various types of [community infrastructure](#).

Between 2010 and 2020, there is expected to be an increase in private residential accommodation in the Ashfield LGA of approximately 1,330 dwellings² (see Section 3). During this time, there is also estimated to be an increase in retail floor space of approximately 8,650m², commercial floor space of approximately 18,175m² and bulky goods retail floor space of approximately 26,250m² (see also Section 3)³.

This future development in the LGA will create a demand for new, enhanced or augmented [community infrastructure](#). This Plan sets out the range of [community infrastructure](#) considered necessary to cater for this demand and how the cost of this infrastructure is to be imposed on future development proposals.

2.2 Types of community infrastructure addressed by this plan

2.2.1 Community infrastructure

Under this Contributions Plan, Council will require development contributions for the following [community infrastructure](#):

- Local roads, including:
 - Road and footpath infrastructure;
 - Traffic management facilities;
 - Road safety facilities;
 - Pedestrian and bicycle facilities; and
 - Street furniture (including lighting, signage and landscaping).
- Local public transport facilities including bus lay-bys, shelters and bus stop environment improvements;
- Public car parking facilities for non-residential development where car parking is impractical to provide on-site;
- Local open space and recreation facilities including:
 - New public open space and associated landscaping;
 - New and embellished active recreation facilities; and
 - New children's play equipment.
- Local community facilities including:
 - Libraries and resource materials;
 - Community centres and halls; and
 - Children's services;
- Preparation of this Contributions Plan and supporting studies; and
- Administration and management activities associated with this Plan.

² Source: DFP Estimates, 2010

³ Ibid

2.3 How will contributions be imposed?

In accordance with the Act, development contributions under this plan will be imposed as a condition of development consent (see [Appendix D](#)) or as a condition on a Complying Development Certificate (see [Appendix E](#)).

2.4 Methods of payment

In accordance with the Act, an obligation to provide contributions toward [community infrastructure](#) can be satisfied by one or more of the following methods:

- Payment of a monetary contribution;
- The dedication of land; or
- Provision of a [material public benefit](#).

Generally, the method of payment will be specified as a condition of the development consent although Council may consider any of the abovementioned alternative methods of payment at its sole discretion and in accordance with the provision of this Plan (see below).

2.4.1 Monetary contributions

Payment of contributions can be made by cash, money order or bank cheque or any other means determined acceptable by Council from time to time.

2.4.2 Dedication of land

In accordance with the provisions of this Plan, Council may require that land be dedicated as a form of contribution toward the provision of [community infrastructure](#). Where such dedication is required, it must be undertaken in accordance with the following:

- The dedication of land is to occur at the same time as payment of monetary contributions applicable to any development consent granted for the land and in all circumstances, prior to occupation of the development;
- The dedication of land is to be 'free of cost' – meaning that all costs associated with the dedication of the land and its transfer to Council's ownership are to borne by the applicant/developer;
- At the time of transfer, the land should be in a condition which is suitable for its identified public purpose and should be cleared of all rubbish and debris and have a separate title.

2.4.3 Material public benefits / 'works-in-kind'

Council may accept an offer by the applicant to provide an '[in-kind](#)' contribution (i.e. the applicant completes part or all of work/s identified in the Plan) or through provision of another [material public benefit](#) (other than the dedication of land) in lieu of the applicant satisfying its obligations under this Plan.

Council is under no obligation to accept [works-in-kind](#) or [material public benefit](#) offers and in considering any such offer, will assess the benefits to the Council and the Community and give due consideration to relevant matters including the following:

- (a) the extent to which the works/MPB satisfies the purpose for which the contribution was sought;
- (b) the [works-in-kind](#) being facilities which are already included in the Plan;
- (c) the extent to which the MPB satisfies a community need or may reduce the demand for levied items;
- (d) the impending need to construct the works for which the contributions are to be offset;

- (e) the provision of the works/MPB will not prejudice the timing, the manner or the orderly provision of public facilities included in the works program or the financial integrity of Council's Plan;
- (f) an assessment of the shortfall or credit in monetary contributions as a result of the proposal;
- (g) the availability of supplementary funding to make up the shortfall in contributions;
- (h) locational and other factors that may affect usability;
- (i) impact of recurrent operational and maintenance costs; and
- (j) the provision of the works/MPB must not result in piecemeal delivery of infrastructure or likely to result in the need to reconstruct the works due to future nearby developments (i.e. normally the works will need to relate to a whole street block or a defined precinct).

In accepting [material public benefits](#) other than a work-in kind, Council must be satisfied that the offer provides a substantial benefit to the community not envisaged by the Plan and that this benefit warrants Council accepting responsibility in fulfilling the intent of the Plan notwithstanding a reduction in expected cash contributions.

A 'work in-kind' relates to the undertaking of a specific or equivalent work specified in the Plan, and is therefore more readily capable, in comparison to other [material public benefits](#) of meeting the above criteria. However, Council may not accept an off-set to the cash otherwise required to be paid which exceeds the quantum of cash payable under the facility category that relates to the work-in kind.

For example, if a condition of a development consent requires a certain cash payment towards local roads, the provision of a work-in kind for road works proposed by the Plan will meet only the cash payment required towards local roads by that consent, even if the cost of the works exceeds that amount.

If the cost of a work in-kind exceeds the cash payment required by a development consent under the facility category that relates to the work-in kind, Council may consider the following:

- (k) provision of the work at the applicant's expense with Council recouping contributions from future development and reimbursing the applicant for costs exceeding the applicant's share, up to the total estimated cost in the Plan; or
- (l) granting a credit to the applicant on the basis of the equivalent number of persons, beds or workers that the applicant may rely upon to offset contributions otherwise payable under this Plan for other development within the LGA (see also Section 2.9).

2.4.4 Planning agreements

An applicant may voluntarily offer to enter into a [planning agreement](#) with Council in connection with a development application. Under a [planning agreement](#), the applicant may offer to pay money, dedicate land, carry out works, or provide other [material public benefits](#) for public purposes. The applicant's provision under a [planning agreement](#) may be additional to or instead of making contributions provided for by the Act.

An applicant's offer to enter into a [planning agreement](#), together with the draft agreement, will generally need to accompany the relevant development application. Council will publicly notify the draft [planning agreement](#) and explanatory note relating to the draft agreement along with the relevant application and will consider the draft [planning agreement](#) as part of its assessment of the relevant application. If Council agrees to enter into the [planning agreement](#), it may impose a condition of development consent requiring the agreement to be entered into and performed.

2.5 Timing of payments

A contribution must be paid to Council at the time specified in the condition of development consent that imposes the contribution. If no such time is specified, the contribution must be paid:

- In the case of subdivisions - prior to the issue of the Subdivision Certificate for each stage; or
- In the case of development involving building work – prior to the issue of the first Construction Certificate; or
- In the case of development that involves both subdivision and building work – prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first; or
- In the case of development that does not involve subdivision or building work – prior to occupation or the issue of an interim occupation certificate or issue of a final occupation certificate, whichever occurs first; or
- In the case of Complying Development:
 - where works are proposed - prior to any works commencing; or
 - where no works are proposed - prior to occupation or the issue of an interim occupation certificate or issue of a final occupation certificate, whichever occurs first.

It is the responsibility of an accredited certifier to ensure that a condition is imposed on a complying development certificate in accordance with this Plan and that any monetary contributions have been paid to Council prior to authorising works to commence.

2.5.1 Deferred or periodic payments

Deferred payment of development contributions may be permitted in certain circumstances in accordance with the criteria outlined below:

- (a) an application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request;
- (b) the decision to allow deferred payment will be at the sole discretion of Council;
- (c) the timing or the manner of the provision of public facilities included in the works program will not be prejudiced;
- (d) the works to which the request applies does not relate to public safety or health;
- (e) the amount of the contribution or outstanding balance is not less than \$5,000;
- (f) where the applicant intends to make a contribution by way of a [planning agreement](#), [material public benefit](#) or [works-in-kind](#) in lieu of a cash contribution or by land dedication and Council and the applicant have a legally binding agreement for the provision of the works or land dedication;
- (g) the maximum period of deferred payment of the contribution is two years from the standard payment date; and
- (h) the maximum period for payment by instalments is five years from the standard payment date;
- (i) deferred payments and payments by instalments are subject to interest charges equivalent to that applied to overdue rates and an administration charge equivalent to the bank guarantee lodgement fee for subdivision related matters as stated in Council's Fees and Charges.

If Council does decide to accept deferred payment or payment by instalments, Council will require the applicant to provide a bank guarantee with the following conditions:

- The Bank Guarantee(s) must be in Australian Dollars from a major Australian Trading Bank and in the name of Ashfield Council;
- The Bank Guarantee(s) must have no end date, be unconditional and irrevocable, and be in favour of the Ashfield Council;
- The sum of the Bank Guarantee(s) will be the amount due to Council at the date of issue, plus an additional amount specified by Council to make provision for any anticipated indexation during the life of the Bank Guarantee until the estimated date of release;
- the bank unconditionally pays the guaranteed sum to Council if Council so demands in writing;
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- the bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required;
- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution, accrued interest and other charges are paid; And
- An administration fee may apply to utilise the bank guarantee option as stated in Council's Fees and Charges.

2.5.2 Construction certificates and the obligation of accredited certifiers

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

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

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

2.5.3 Complying development and the obligation of accredited certifiers

In accordance with the Act, accredited certifiers must impose a condition on a Complying Development Certificate, requiring monetary contributions in accordance with this Plan for all types of development.

The conditions imposed must be consistent with Council's standard development consent condition for Complying Development Certificates (see [Appendix E](#)) and be strictly in accordance with this Plan. It is the professional responsibility of accredited certifier to inform themselves of any amendments to this Plan (including current indexed rates), to accurately calculate the contribution and to apply the development contributions condition correctly in accordance with Council current consent condition requirements.

Accredited certifiers should contact Council for the current consent condition requirements.

It is also the professional responsibility of an accredited certifier to ensure that any applicable monetary contributions have been paid to Council prior to authorising works to commence.

2.6 Indexation of contributions

The contributions stated in a condition of development consent are calculated on the basis of the development contribution rates determined in accordance with this Plan.

To ensure that the value of contributions is not eroded over time, if the contributions are not paid within the financial quarter that the consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner (see also Section 2.9):

$$\$C_{PY} = \frac{\$C_{PC} \times CPI_{PY}}{CPI_{PC}}$$

Where:

\$C_{PY} is the amount of the contribution at the date of Payment.

\$C_{PC} is the amount of the contribution for works schedule items at the date of the Plan Commencement (or date of development consent – see below).

CPI_{PY} is the Consumer Price Index (Sydney – All Groups) (CPI) as published by the Australian Bureau of Statistics (ABS) for the financial quarter at the date of Payment.

CPI_{PC} is the CPI (Sydney – All Groups) as published by the ABS for the financial quarter at the date of the Plan Commencement (or date of development consent – see below).

A development consent or complying development certificate may show the contribution payable at the date the consent/certificate is issued. In this circumstance, if the contribution is not paid within the same financial quarter as the date of the consent/certificate, the payment shall be further indexed in accordance with the above formula.

Contribution rates under this Plan and the estimated costs upon which they are based will also be indexed by Council on a regular basis consistent with the above methodology. The adjustment of contribution rates and estimated costs will occur by way of an amendment without the need to prepare a new contributions plan, in accordance with the Regulation. The current contributions rates are available from Council Administration Offices or Council's website.

2.7 Exemptions

Council will not provide exemption to development contributions made under this contributions plan other than exemptions and/or reductions afforded under prevailing direction of the [Minister for Planning and Infrastructure](#). At the date of commencement of this Plan, these Ministerial exemptions and reductions included:

- development undertaken by a '[social housing provider](#)' for the purposes of '[seniors housing](#)' as defined in [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#);
- development for the purposes of a school (as defined by the [Education Act 1990](#)) that is a project under the *Building the Education Revolution* (BER) program;
- development within a greenfield urban release area for the purpose of one or more dwellings or in the case of subdivision, the creation of one or more residential lots, is limited to \$30,000 for each dwelling or lot authorised by the development consent; and
- development within an established urban area for the purpose of one or more dwellings or in the case of subdivision, the creation of one or more residential lots, is limited to \$20,000 for each dwelling or lot authorised by the development consent.

Council does not apply discounts to the payment of development contributions unless otherwise stated in this contributions plan.

2.8 Allowances for existing development

All forecasts of future additional development within this Plan have been calculated allowing for existing resident and worker population at the time of preparing the Plan based on the 2006 Census plus known dwelling and non-residential development completions to 1 January 2010.

Contributions required under this Plan will be levied according to the estimated net increase in demand. The demand generated by any existing lawful population on the site of the proposed development at the date of lodgement of the development application will be allowed for in the calculation of contributions.

If an applicant wishes to obtain an allowance against contributions payable, information must be provided with the development application which demonstrates this existing lawful population on the site of the development.

If an applicant believes that the site was not operating at capacity or was vacant at the date of lodgement of the development application due to a specific event (e.g. a major renovation, installation of new plant/machinery, economic downturn or vacation pending redevelopment), evidence of this event must be provided along with details demonstrating what the lawful population would have been if not for that event. Such evidence may include Notices of Determination stating approved numbers of workers, stamped approved floor plans, official employment data or other supporting material.

However, if the site of the proposed development was vacant at the date of the 2006 Census upon which the Plan is based, the site will be deemed to have no population (i.e. generating zero existing demand) and no allowance will be given under this Plan. This is because no population from that site was counted as part of the 2006 Census population cited in this Plan and the existing standards of provision of [community infrastructure](#) did account for any such population.

Any allowance for existing lawful development will be calculated by multiplying the relevant per person, per worker and per DVT rates specified in **Table 1** of this Plan by the lawful resident and/or worker population and traffic generation of that development.

The acceptance of material demonstrating the existing lawful population and traffic generation remains at the sole discretion of Council and in the absence of such information, Council will undertake its own assessment.

Council will only consider an allowance for the existing lawful development to the extent of the demand for specific community facilities and services that are levied for under this Plan that arose from that development. For instance, where a residential development is proposed which replaces an employment generating land use, there may be a reduced peak traffic generation relative to the site's prior use. In this case, no levy would be applicable toward local roads. Council will not however, accept a state of credit as such a reduction in demand for this type of facility does not offset the demand for other facilities and services.

For instance, the same development may result in an increase in demand for other community facilities and services such as public open space and community facilities, which are distinct from traffic demands. Accordingly, the levies under this Plan for these other facilities and services would continue to apply.

2.9 Credits

A credit may be provided by Council where the net contributions provided by any particular development exceed that required by the Plan. This could arise where an applicant proposes the provision of a work or dedication of land, at a value determined by Council to exceed the amount of cash otherwise payable in accordance with the Plan. However, credits will only be provided at Council's absolute discretion.

A credit will be provided only against the same facility category for which the surplus contribution relates. For example, if the applicant proposes to dedicate more public open

space that would otherwise be required under the Plan, then a credit could be accrued against open space contributions requirements of future development. Consequently, if an applicant dedicates more public open space than would otherwise be required under the Plan, the value of the additional open space cannot be used to offset the cash contribution otherwise payable under a different contribution category, such as roads or community facilities. The objective is to ensure that Council maintains an adequate flow of contributions across the range of facilities to be funded under this Plan to provide for the orderly and staged delivery of all categories of facilities.

The amount and terms of the credit are to be negotiated prior to the dedication of land or commencement of works and will be for the additional value only as agreed by Council. If agreed, Council will advise the applicant of the credit which would be redeemable in lieu of contributions in the same facility category otherwise payable by the applicant for future development in the area to which this Plan applies.

Council reserves the right to require payment of a monetary contribution or to terminate the "credit agreement" should the applicant be unwilling or unable to meet its terms. No credit will be given for land or works which are not nominated in the works schedule in the relevant contributions plan.

If an applicant seeks to off-set a credit against the cash payable under a different facility category or to be reimbursed in cash, then this would need to be negotiated with Council as part of a [planning agreement](#) or a [works-in-kind/material public benefit](#) agreement in accordance with the provisions of this Plan and Council's associated Policies.

2.10 Monitoring and review of the plan

This Plan requires monitoring and review on a regular basis as it contains projections about future development including likely future populations and about the likely demands and costs of providing [community infrastructure](#) for those populations.

Monitoring actual developments, population changes and community demands will allow appropriate updating and amendment as necessary.

The cost of works proposed by the Plan (including land values) may also need review over time if there is a concern that the indexation of costs may not be adequately reflecting actual current costs.

Council's aim is that all projections, costs and assumptions are reviewed and adjustments and/or amendments as appropriate will be made at five yearly intervals after the date of adoption of this Plan.

2.11 Accounting and management of funds

2.11.1 Accounting standards and contributions register

Separate accounting records are maintained for all development contributions made to Council under this Plan and a development contributions register will be maintained by Council in accordance with the Regulation.

Council is also required to publish details of development contributions accounts annually and this is undertaken as part of Council annual financial reporting cycle.

2.11.2 Treatment of funds received prior to the commencement of this plan

Funds received prior to the commencement of this plan will be used for the purpose for which they were levied under previous plans.

2.11.3 Investment of funds

To maintain the time-value of monetary contributions received under this Plan, Council will invest these funds until the time of expenditure for the purpose for which they were received.

Council will report all investment returns as part of its annual contributions accounts reporting and all investment returns will be retained within the development contributions accounts, to be used of the purpose for which the original contribution was made.

2.11.4 Pooling of contributions

This Plan expressly authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.11.5 Other funding sources

All works proposed in this Plan represent infrastructure to be funded pursuant to the development contributions provisions of the Act.

There were no grants or other external funding sources available for works proposed in this Plan, at the time of its adoption. Should such funding become available in the future, the cost of the relevant project will be reviewed and the contribution rates will be adjusted accordingly.

2.11.6 Goods and services tax

At the date of preparing this Plan, monetary development contributions were exempt from the Federal Government Goods and Services Tax (GST).

In addition, at the date of preparing this Plan, Council's advice was that non-monetary contributions by way of dedication of land, [works-in-kind](#) or [material public benefit](#) in lieu of contributions that would be exempt under Section 81-5 of the GST Act, do not constitute a taxable supply. Therefore, there are no GST implications for non-monetary contributions.

However, if legislative changes (including Australian Tax Office tax rulings) determine otherwise, contributions in this Plan will be adjusted to include GST.

3 Expected development and demand for community infrastructure

3.1 Overview

The Ashfield Council Local Government Area (LGA) is located 7-8 kilometres west-southwest from the Sydney CBD and is bordered by six other LGAs (see **Figure 2**).

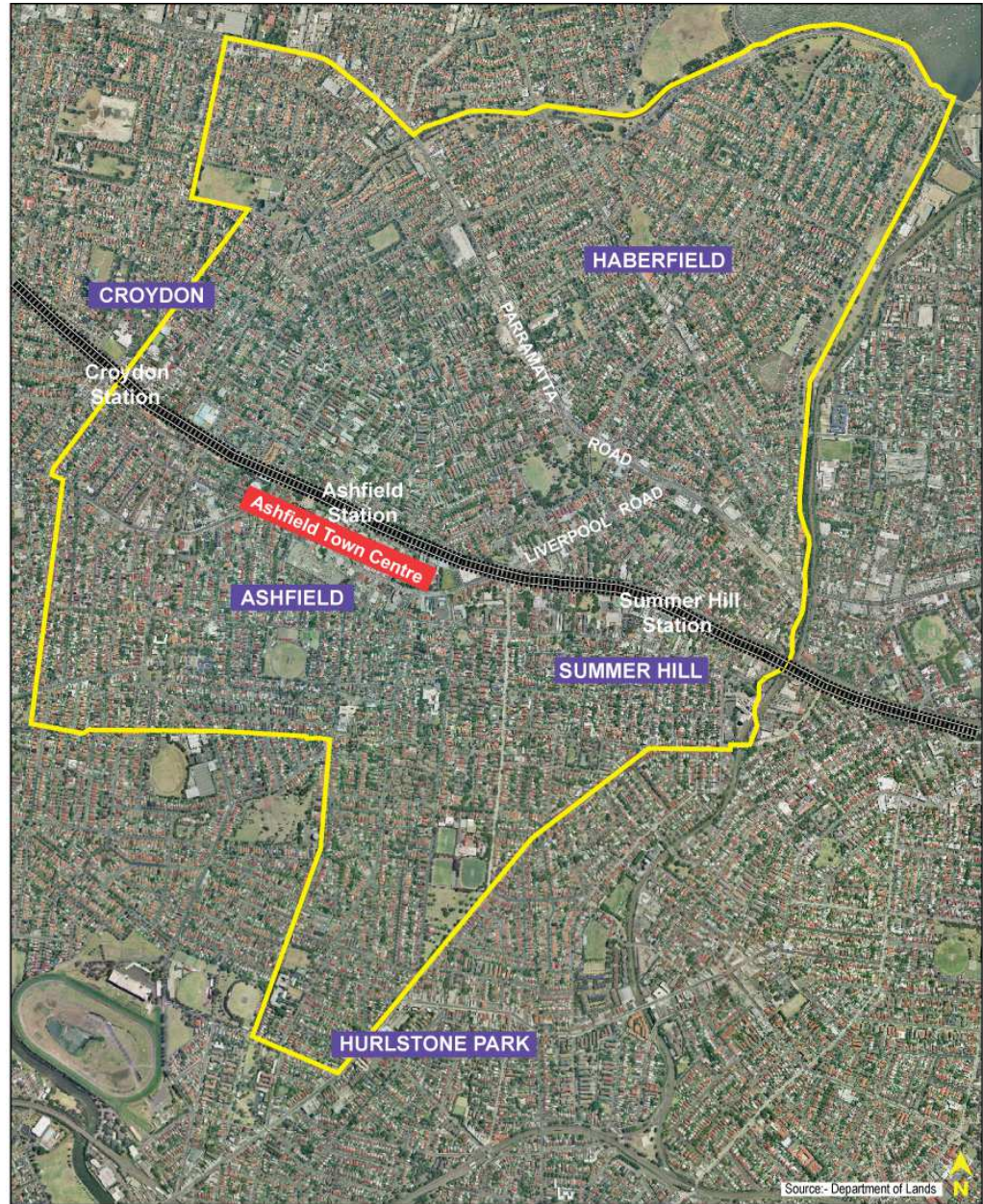


Figure 2 Ashfield LGA.

Key town centres within the LGA include Ashfield, Croydon (shared partly with Burwood LGA) and Summer Hill, which are located around rail stations, as well as Haberfield. Parramatta Road also forms a key business corridor.

3.2 Existing Population Characteristics

The LGA comprises a total land area of approximately 8.29 square kilometres and the total population count was 39,667 persons in 2006 (ABS, 2006 Census). Based on an assessment of dwellings constructed to early 2010, the 2010 population is estimated to be in the order of 40,089 persons.

Table 4 provides a brief summary of the dwelling composition in the LGA, according to the 2006 ABS Census.

Dwelling type	Dwelling Units	%	Persons usually Resident	%	Occupancy Rate
Separate House	5,941	39.8	17,362	48.3	2.92
Semi-detached, row, or terrace house, townhouse, etc	1,984	13.3	4,565	12.7	2.30
Flat, unit or apartment	6,864	46.0	13,720	38.2	2.00
Other Dwellings	130	0.9	270	0.8	2.08
Total	14,919	100%	35,917^A	100%	2.41

Note:
A. This figure varies from the total Census population as it excludes visitors and other non-classifiable households such as hospitals, hotels/motels/serviced apartments, boarding schools, high care aged care facilities and the like

Table 5 provides a further analysis of medium/high density housing in the LGA according to the 2006 ABS Census.

Dwelling type	Households	%	Persons	Occupancy Rate
Studio or One Bedroom	1,344	22.2	1,784	1.33
Two Bedroom	4,224	69.9	8,624	2.04
Three or more Bedrooms	477	7.9	1,388	2.91
Total	6,045	100%	11,796	1.95

Notes:
A. Includes Occupied Private Dwellings only.
B. Does not include dwellings where "type" was not stated.
C. Varies slightly from Table 4 due to the manner in which the census data is tabulated.

While the 2006 Census did not include detailed information on persons living in non-private dwellings, the 2001 Census indicated that there were 1,981 persons (out of 39,494) or 5% of the population living in non-private dwellings including 1,052 persons in nursing homes or other aged care facilities, 541 persons in hotels/motels/private hotels/boarding houses and 61 persons in boarding schools/residential colleges.

The LGA is ranked 131 out of 153 LGAs in NSW with regard to the Socio Economic Index of Disadvantage/Advantage (SEIFA) where 1 is the most disadvantaged LGA and 153 the least disadvantaged LGA.

Approximately 43% of the resident population was born elsewhere than Australia and speaking a language other than English at home which is significantly greater than the Sydney Statistical Division (SSD) average of about 32%. With over 30 different countries of origin, this indicates that Ashfield has a highly culturally diverse population.

Well represented communities include the Chinese (10% of the resident population), Italian (5%) and Indian (3.2%). Indigenous Australians comprise about 0.5% of the total population.

The median household income in the LGA in 2006 was \$57,300 which is less than the average for the SSD of about \$60,000.

The most dominant family type in 2006 was couple without children (36.6%) which was up 6.7% from 1996 and higher than the SSD average of 33.2%. Approximately 12.5% of the population live in lone person households, which is significantly higher than the SSD average of about 9%.

3.3 Projected Development and Population

3.3.1 Introduction

Residential and employment projections for the LGA have been undertaken to inform the various tables in this section. These projections are based on:

- (a) The Draft Inner West Subregional Strategy (IWSS);
- (b) The Draft Ashfield Urban Planning Strategy 2010;
- (c) The Draft Parramatta Road Structure Plan; and
- (d) Historical development approvals and constructions.

The following subsections provide a brief summary of the data derived from these documents, for the purposes of forecasting the future residential and employment growth in the LGA to the year 2020.

3.3.1.1 Draft Inner West Subregional Strategy (IWSS)

The Draft Inner West Subregional Strategy (IWSS) identifies population and employment growth for the Ashfield Council LGA to the year 2031 comprising 500 new jobs and 2,000 new dwellings and anticipates that this growth will primarily occur in the Ashfield Town Centre with some urban infill development across the remainder of the LGA.

The Draft IWSS nominates Ashfield as a 'Town Centre'. The Draft IWSS defines a 'Town Centre' as *"typically have[ing] retail facilities, community facilities, medical centre, schools, etc. Contain[ing] between 4,500 and 9,500 dwellings. Usually more a residential origin than employment destination"*. It is acknowledged that this definition does not necessarily correlate to the existing Ashfield town centre.

Croydon and Summer Hill are designated as 'Small Villages'. A 'Small Villages' is defined as being *"Typically a small strip of shops and adjacent residential area within a 5 to 10 minute walk. Contain[ing] between 800 and 2,700 dwellings"* although it is acknowledged that this definition does not necessarily correlate to the existing Croydon and Summer Hill localities.

The area along Parramatta Road is nominated as an 'Enterprise Corridor'. An 'Enterprise Corridor' is defined as being *"areas which provide low cost accommodation for a range of local and regional services, including start-up offices, light industrial, showrooms, building supplies and retail, which benefit from high levels of passing traffic (over 50,000 vehicles per day). They provide a valuable buffer between residential development and the road."*

3.3.1.2 Draft Ashfield Urban Planning Strategy 2010

The Draft Ashfield Urban Planning Strategy 2010 (Draft UPS) of July 2010 builds upon the Analysis and Issues Report prepared for Council in 2008.

The Draft UPS estimates that there is capacity for an additional 2,000 dwelling units to 2031 with about 70% (1,400 dwelling units) by around 2021. This equates to about 80 dwellings per year.

3.3.1.3 Draft Parramatta Road Sector 2 Structure Plan

The Draft Parramatta Road Sector 2 Structure Plan was prepared in 2005 jointly by Ashfield Council and Canada Bay Council in response to a request from the DoP (then DIPNR) for such a structure plan.

Sector 2 of Parramatta road extends from the eastern boundary (Hawthorne Canal, Summer Hill) to the western boundary (Lang Street, Croydon) of the Ashfield LGA and comprises a small area of the Canada Bay Council LGA at the western end.

Ashfield Council intends to create an 'enterprise corridor' for business development along this corridor, with residential development being prohibited due to significant externalities such as noise and air pollution as well as potential negative impacts on surrounding conservation areas and existing residential development. The Draft Structure Plan identified three 'Precincts' along the corridor and potential additional employment growth in these precincts as follows:

- **Battle Bridge Precinct**, comprising upmarket businesses such as offices and schools within walking distance of Summer Hill Station – 800 jobs over 10 years;
- **Middle Zone Precinct**, comprising a large range of business including bulky goods retail to cater for local and regional demand – 1,050 jobs over 10 years; and
- **Dobroyd Precinct**, comprising local service businesses – 175 jobs over 10 years.

The Draft Structure Plan indicates that the above estimates (approximately 2,000 jobs total) are at the lower range of potential employment growth and that the upper range is approximately 3,000 new jobs.

Table 6 summarises the potential additional floor space yield in Parramatta Road corridor according to the Draft Structure Plan.

Table 6 Parramatta Road Floor Space Growth Estimates (Draft Parramatta Road Structure Plan)	
Land Use	Estimated GFA (m²)
Business Premises and Office Premises	33,300
Bulk Goods Premises	52,500
Retail Premises (excluding bulky goods premises)	12,740
Total	98,540

3.3.1.4 Development Application History

Table 7 provides a summary of historical development application approvals/refusals for multi-dwelling development proposal dating back to approximately 1996.

This equates to approximately 166 dwelling units per annum being approved over the 13 years from 1996-2009 and approximately 103 dwelling units per annum being constructed during the same period.

It is acknowledged that there has also been low density residential development approved and constructed in the LGA over this period although this has been limited due to the built-up nature of the existing urban environment. The Draft UPS estimated that such development equated to less than 10 dwellings per annum.

Table 7 Multi-dwelling DAs 1996-2009 (Ashfield Council, 2009)

Year	Dwelling Units			
	Approved	Constructed/ Under Construction	Refused	DA Pending
1996-2000	954	912	74	0
2000/01	404	376	12	0
2001/02	34	8	26	0
2002/03	80	28	3	0
2003/04	135	6	52	0
2004/05	334	0	0	0
2005/06	143	12	14	0
2006/07	40	0	6	4
2007/08	0	0	0	6
2008/09 ^A	28	0	0	0
Total	2,152	1,342	187	10

Note:
A. To June 2009

3.3.2 Forecast Residential Development

The majority of residential growth is likely to occur in the Ashfield Town Centre and within existing medium/high density zones as much of the remainder of the LGA is constrained by heritage conservation items/areas, limited vacant land and the small size of existing lots, which limits further subdivision.

The Draft UPS indicates that there is potential for about 1,880 additional dwelling units in the Ashfield Town Centre and area west of the town centre, with about 750 units (40%) to be built-out within 10 years. There is also potential for limited development in the Summer Hill neighbourhood centre of approximately 115 additional multi-unit dwellings to be built-out within 10 years.

The Draft UPS also indicates that there is capacity for an additional 665 dwelling units within the existing medium/high density zones throughout the remainder of the LGA although only about 20% (or 130 dwelling units) are likely to be built-out within ten years.

There is also substantial theoretical capacity for dual occupancy dwelling units within the LGA although in the short term only a small number of these are likely to be built. Based on historical dwelling completions from Council DA registers and Census Data, it is estimated that about 20 of these may occur up to the year 2020.

There is also significant capacity for additional Senior's Housing units in the LGA (self-contained). For the purposes of this plan, it is estimated that there may be approximately 350 additional self-contained seniors housing units constructed in the LGA to 2020.

There is also likely to be growth in the number of non-private dwellings in the LGA over the period of this contributions plan. Non-private dwellings include aged care beds (e.g. high care/nursing homes), boarding schools and colleges, hostels, boarding houses, hospitals, hotels, motels and serviced apartments. Based on an assessment of existing supply derived from Census and aged care facility databases, a growth rate of about 1-2% per annum has been applied to forecast the potential growth in these types of accommodation to the year 2020.

Table 8 provides a summary of the potential private and non-private dwelling growth to 2020 including the LGA-wide average occupancy rate for different dwelling types (i.e. not solely the occupancy rate of future dwellings).

Table 8 demonstrates that the majority of future residential development is anticipated to be medium/high density development comprising apartments, townhouses and the like. The medium/high density housing mix has been derived using the 2006 Census data which represented a unit mix of 20% one bedroom, 65% two bedroom and 15% three bedroom units.

As the majority of additional housing is anticipated to be medium/high density, it has been assumed that while the incoming population which will fill these dwellings is more likely to be younger singles and younger couples with/without children, it will not be exclusively these cohorts and it is recognised that there will be a substantial increase in older persons nearing retirement age. It is also acknowledged that, whilst medium/high density housing may historically have been associated with singles or couples without children, modern forms of medium/high density housing are highly suitable for and attractive to families.

Table 8 Estimated Residential Development 2006-2020 (DFP, 2010)						
Residential Dwelling Type	Occupancy Rates ^A	# Dwellings / Beds				Growth
		2006	2010	2015	2020	2010-20
Private Dwellings^B	2.31	16,993	17,109	17,775	18,441	1,332
Dwelling House / Lot / Exhibition Home	2.89	6,593	6,641	6,641	6,641	0
<i>Sub-total</i>	<i>na</i>	<i>6,593</i>	<i>6,641</i>	<i>6,641</i>	<i>6,641</i>	<i>0</i>
Residential Accommodation^C less than 60m ² GFA	1.31	2,040	2,054	2,152	2,250	196
Residential Accommodation^C between 60-84m ² GFA	2.02	6,630	6,674	6,993	7,311	637
Residential Accommodation^C greater than 84m ² GFA	2.88	1,530	1,540	1,614	1,687	147
<i>Sub-total</i>	<i>2.01</i>	<i>10,200</i>	<i>10,268</i>	<i>10,758</i>	<i>11,248</i>	<i>980</i>
Seniors Housing^{D,E}	1.56	200	200	376	552	352
<i>Sub-total</i>	<i>na</i>	<i>200</i>	<i>200</i>	<i>376</i>	<i>552</i>	<i>352</i>
Non-Private Dwellings (Beds)^F	-	1,760	1,848	2,023	2,198	350
Residential Care Facility	beds	935	981	1,081	1,181	200
Hostels/ Group Homes/ Hospitals/ Educational Establishments (residential)	beds	624	655	705	755	100
Tourist and Visitor Accommodation and Eco-Tourist Facilities	beds	202	212	237	262	50
Notes:						
A. Forecast LGA-wide average occupancies as at 2020						
B. Includes occupied and unoccupied dwellings						
C. Excluding boarding houses, dwelling houses, educational establishments (residential component), group homes, hospitals, hostels, seniors housing.						
D. Excluding residential care facilities						
E. Estimates based on 2001 and 2006 ABS Census data						
F. NSW Average based on 2001 and 2006 ABS Census data						

Using the estimated number of additional dwellings from **Table 8**, a demographic model was constructed to factor in fertility and mortality of the existing and future populations in order to generate a forecast of the total number of persons resident in the LGA at the year 2020, being the end of the plan period.

Table 9 provides a comparison of the historical growth/decline in population and the forecast population.

Table 9 highlights that there is forecast to be an additional 2,563 persons living in the LGA by 2020 (from 2010).

	Estimated Population (based on Census)			Forecast Population (based on dwelling estimates)		
	1996	2001	2006	2010	2015	2020
Persons in private dwellings	37,862	37,046	37,907	38,241	39,561	40,454
Total dwellings (private dwellings)	16,186	16,512	16,993	17,109	17,775	18,441
Persons in non-private dwellings	2,215	1,984	1,760	1,848	2,023	2,198
Total Persons	40,077	39,030	39,667	40,089	41,584	42,652

Table 10 provides a summary of the average annual growth in private dwellings based on historical data and the above forecasts.

Period	New private dwellings	Average Dwgs/year	Growth rate (p.a.)
2001 - 2006	481	96	0.6%
2006 - 2010	116	29	0.2%
2010 - 2015	666	133	0.8%
2015 - 2020	666	133	0.7%

The demographic profile of the future population has also been forecast using a demographic model. The model utilises base demographic data for the LGA from the 2006 ABS census, factors in the additional population occupying new housing to be constructed in the plan period and applying NSW average fertility and mortality rates published by the ABS.

Table 11 provides a summary of the forecast demographic profile of the future population in the Ashfield LGA.

The demographic profile forecasts a reduction of 539 persons aged 0-4 years between 2010 and 2020, a reduction of 340 persons aged 5-9 years and only a small increase in persons aged 10-14 years (161 persons), which will have implications for the provision of child services and recreation facilities such as playground equipment. That is, the resident population may not demand such services at the same rate at which they are currently provided.

There will be an increase in the number of youths (10-24 year olds) in the order of 1,017 persons which will have implications for the provision of active recreation facilities. That is, there is likely to be greater demand for active recreation facilities to suit youths, such as youth play spaces, sports fields and courts.

There will be a significant increase in the pre-retirement and retirement population which will have implications for the provision of passive and active recreation facilities, community facilities, as well as accessibility of public open spaces and connections to activity nodes. That is, there is likely to be greater demand for quality passive open spaces, walking/running and bicycling facilities, fitness facilities such as swimming pools as well as community centres and cultural facilities.

Table 11 Forecast Demographic Profile 2006-2020 (DFP, 2010)

Age (years)	2006		2010		2015		2020		Growth 2010-2020	
	Persons ^A	%	Persons	%	Persons	%	Persons	%	Persons	%Change
0-4	2,210	5.6	1,944	4.8%	1,756	4.2%	1,405	3.3%	-539	-24%
5-9	2,008	5.1	2,240	5.6%	2,089	5.0%	1,901	4.5%	-340	-17%
10-14	1,910	4.8	2,037	5.1%	2,376	5.7%	2,198	5.2%	161	8%
15-19	1,980	5.0	1,939	4.8%	2,175	5.2%	2,488	5.8%	549	28%
20-24	3,047	7.7	2,012	5.0%	2,107	5.1%	2,320	5.4%	307	10%
25-29	3,573	9.0	3,086	7.7%	2,233	5.4%	2,288	5.4%	-798	-22%
30-34	3,610	9.1	3,614	9.0%	3,325	8.0%	2,424	5.7%	-1,191	-33%
35-39	3,324	8.4	3,647	9.1%	3,839	9.2%	3,496	8.2%	-151	-5%
40-44	3,290	8.3	3,336	8.3%	3,769	9.1%	3,906	9.2%	570	17%
45-49	2,854	7.2	3,269	8.2%	3,341	8.0%	3,825	9.0%	556	19%
50-54	2,456	6.2	2,824	7.0%	3,257	7.8%	3,376	7.9%	552	22%
55-59	2,133	5.4	2,411	6.0%	2,791	6.7%	3,256	7.6%	845	40%
60-64	1,505	3.8	2,065	5.2%	2,350	5.7%	2,753	6.5%	688	46%
65-69	1,297	3.3	1,427	3.6%	1,968	4.7%	2,263	5.3%	837	64%
70-74	1,314	3.3	1,185	3.0%	1,313	3.2%	1,827	4.3%	643	49%
75+	3,156	8.0	3,053	7.6%	2,893	7.0%	2,926	6.9%	-127	-4%
Totals	39,667	100	40,089	100%	41,584	100%	42,652	100%	2,563	6%

Notes:

A. Includes persons in private and non-private dwellings

3.3.3 Forecast Employment Development

The majority of growth in employment generating floor space is likely to occur within the Parramatta Road corridor (as retail, bulky goods retail or commercial development) and within the Ashfield Town Centre (as standalone retail/commercial development or mixed retail/commercial and residential development).

It is recognised that additional employment generating development may occur in the smaller neighbourhood centres or on isolated sites throughout the LGA although such development is anticipated to be limited. Notwithstanding, development not specifically included in the calculations below will be assessed on a case-by-case basis and contributions will be levied based on the per worker and DVT rates specified in **Table 1** (see also Section 2.8).

The Draft Parramatta Road Structure Plan estimated that 98,540m² of business related floor space could be achieved in the Parramatta Road corridor over a ten year period and that this could generate between 2,000-3,000 additional jobs.

The Structure Plan estimates that this floor space could be built out within ten years is considered overly ambitious given economic circumstances in recent years and accordingly, a build-out rate of 50% for development in the Parramatta Road corridor between 2010 and 2020 has been adopted for the purposes of this development contributions plan.

In addition to the Parramatta Road corridor, it is likely that future development in the Ashfield Town Centre will comprise a mix of residential and employment land uses. Council's Draft UPS estimated that there may be approximately 12,700m² of non-residential floor space in the LGA although only about 30% of this (about 3,800m²) was likely to be built-out within 10 years.

Accordingly, within the Parramatta Road corridor and the Ashfield Town Centre, there is estimated to be approximately 53,083m² of additional employment floor space by the year 2020.

Table 12 summarises these estimates and indicates that the additional employment generating floor space may create an additional 1,675 workers between 2010 and 2020.

This additional floor space and increase in working population will generate additional vehicular traffic on local streets, create additional demands for off-street public car parking, generate demands for new and better pedestrian, bicycle and public transport facilities and create a demand for new and embellished urban and open spaces.

	Ashfield Town Centre		Parramatta Road Corridor		Total	
	GFA (m ²)	Jobs ^B	GFA (m ²)	Jobs ^B	GFA (m ²)	Jobs ^B
Retail Premises ^C	2,288	92	6,370	255	8,658	346
bulky goods premises	0	0	26,250	117	26,250	117
Business Premises and Office Premises	1,525	102	16,650	1,110	18,175	1,212
Total	3,813	193	49,270	1,481	53,083	1,675

Note:
A. It is recognised that the above figures may vary from regional strategy and other estimates (which are based on various sources). This plan has been prepared based on a composite of the most recent available data and estimates.
C. Future worker population based on *Employment Monitoring of Commercial Centres and Industrial Areas* (DoP, 1991) as follows:
- one worker per 25m² GFA of retail premises (excluding bulky goods premises).
- one worker per 225m² GFA of bulky goods premises.
- one worker per 15m² GFA of business premises and office premises.
C. Excluding bulky goods premises

3.3.4 Journey to Work Analysis

The ABS Journey to Work data provides useful information relating to the number of persons employed in the LGA, the number of residents employed and the manner in which these persons ordinarily travel to/from work. This data is summarised in **Table 13**.

Mode of travel	Residents in the Workforce		Persons Employed in the LGA		Residents employed in the LGA	
	Count	%	Count	%	Count	%
Car or passenger	8,358	44%	5,672	59%	748	32%
Train	5,494	29%	1,143	12%	87	4%
Bus	1,072	6%	261	3%	45	2%
Walk	881	5%	741	8%	614	26%
Bicycle	168	1%	54	1%	15	1%
Work at Home	593	3%	517	5%	491	21%
Other ^A	2,483	13%	1,250	13%	333	14%
Total	19,049	100%	9,638	100%	2,333	100%

Note:
A. Includes persons in that travelled by other modes, did not work on the day of enumeration or did not state their mode of travel

The following key considerations can be derived from **Table 13**:

- 35% of residents use public transport to travel to/from work (being 84% of the total public transport use);
- 17.3% of non-resident employees use public transport to travel to/from work (being 16% of the total public transport use);
- Approximately 84% of all public transport trips by the working population are by residents;
- 6% of residents walk or cycle to work;
- 2.3% of non-resident employees walk or cycle to/from work; and
- There were 7,305 non-resident workers in the LGA.

These usage trends are important considerations for the provision of additional or embellished local road, public transport and walking/cycling facilities to cater for the demands of the additional resident and worker populations forecast in this development contributions plan.

3.4 Demand for public facilities and services

One of the fundamental principles of development contributions is the relationship, or 'nexus', between the expected types of development and the demonstrated demand for new, augmented or embellished public and [community infrastructure](#) created by that development. Key aspects of determining nexus are:

- whether the anticipated development actually creates a demand or increases the demand for a particular public facility;
- whether the estimates of demand for each item of public infrastructure to which the proposed development contribution relates are reasonable;
- what types of facilities will be required to meet that demand;
- whether the proposed development contribution is based on a reasonable apportionment between existing demand and new demand for public infrastructure to be created by the proposed development to which the contribution relates;
- whether the proposed development contribution is based on a reasonable estimate of the cost of proposed public infrastructure; and
- when facilities will be provided to meet the demand of the development – often expressed as timing or thresholds.

It is also necessary to ensure that new development only contributes to its share of the total demand for public facilities and services, rather than any demand generated by the existing population, which may result out of a deficiency in existing facilities. This is known as 'apportionment'.

The increased usage of and demand for new public facilities as a consequence of future development are likely to exceed the capacity of existing public facilities in the LGA. Accordingly, it will be necessary for new and embellished public facilities to be provided to cater for the anticipated demand of that development.

Section 4 of this Plan establishes the nexus between the anticipated development and the demand for additional or embellished public facilities and if relevant, details how that nexus has been apportioned, to ensure that contributions reflect the demand of new development, rather than existing demand or past deficiencies.

4 Community infrastructure and contributions

4.1 Local roads

4.1.1 Introduction

The projected development within the LGA will generate additional demand for use of local roads by vehicular, bicycle and pedestrian traffic and this demand will require augmentation of existing facilities due to the additional pressures on those facilities. This section outlines the nature of the existing local road environment and the rationale for the augmentation of those facilities.

4.1.2 Existing provision

The transport network within the Ashfield LGA is characterised by a number of important regional transport routes including the Western (Sydney-Parramatta) Railway Line, Parramatta Road and Liverpool Road which run through the LGA, as well as the City West Link Road and Old Canterbury Road which form parts of the LGA's northern and southern boundaries, respectively.

Due to these regional transport routes, there are high volumes of traffic on local roads and the local community bears the brunt of the externalities of this traffic, such as noise and air pollution, congestion and the potential for road accidents.

4.1.3 Nexus to development

Based on traffic generation rates published by the RTA, the additional residential development (i.e. 1,332 private dwellings and approximately 350 non-private beds) and the additional 53,083m² of non-residential floor space forecast for the LGA to the year 2020, may generate approximately 25,425 additional daily vehicle trips (DVTs).

This increase in traffic will have implications for the local road network such as congestion, noise and air quality, road safety and discouraging more benign modes of travel such as walking and cycling.

4.1.4 Strategy – proposed infrastructure

Council's strategies for addressing the additional demands placed on the local road environment by future development are as follows:

- Traffic calming on selected streets to deter rat-running on local streets as a consequence of increased traffic in the locality;
- Intersection improvements on selected intersections to ensure that increased traffic does not adversely impact on the efficiency and safety of these intersections;
- Pedestrian and bicycle improvements in the town centre to ensure that increased vehicular traffic does not adversely impact on the walking and cycling environment and to provide additional capacity for the increase in pedestrian and bicycle traffic;
- Embellishment of footpaths including obstruction removal, and regrading to cater for increased pedestrian traffic;
- Embellished kerbside car parking infrastructure to cater for increased utilisation as a consequence of additional vehicular traffic;
- Gateway treatments to town/neighbourhood centres to announce entry to local streets and shopping centres.

The Works Schedule at [Appendix B](#) sets out all local road facilities for which a contribution is required under this Plan.

The location of the proposed facilities is identified on the maps at [Appendix C](#) to this plan.

4.1.5 Apportionment

Two types of apportionment are relevant to local road facilities – apportionment between different types of development (e.g. residential and non-residential) and apportionment between existing and future development.

With regard to different types of development, a vehicle trip from a residential development has the same impact as a vehicle trip from a non-residential development and accordingly, there is no apportionment between residential and non-residential development other than to take into consideration the differing rates of traffic generation from different types of development.

Apportionment relating to existing compared to future development for each works item is set out in the Works Schedule at [Appendix B](#).

Where an existing street or intersection is currently operating at or near capacity but future development will increase demand causing usage in excess of capacity, the full cost has been apportioned to future development.

Where existing capacity exists or the facility is operating above capacity, future development will be levied at a reduced amount, commensurate with the likely increase in demand for use of that facility.

4.1.6 Calculation of contribution rate

The formula for the calculation of the contribution rate for local road works is as follows:

$$\begin{aligned} \text{Contribution rate} &= \frac{\text{Total Cost x Apportionment}}{\text{per DVT} \quad \text{Total Additional DVT}} \\ &= \frac{\$1,856,250 \times 100\%}{25,425} \\ &= \$73.01 \text{ per DVT} \end{aligned}$$

4.2 Public transport facilities

The projected development within the LGA will generate additional demand for public transport and this demand will require upgrading of public transport facilities such as bus lay-bys and shelters, linkages to bus stops, light rail and rail nodes and associated signage and lighting.

4.2.1 Existing Facilities

The LGA is currently serviced by rail and bus public transport services. A light rail service on the existing freight rail line connecting Lilyfield (in Leichhardt LGA) to Summer Hill and possibly further to Dulwich Hill (in Marrickville LGA) is currently in its planning stages. These services comprise the following facilities:

- Three rail stations (Ashfield, Summer Hill and Croydon) on the Western (Sydney-Parramatta) Railway Line;
- Numerous bus stops on ten main bus routes; and
- Four light rail stops along the Ashfield LGA's eastern boundary to be named Hawthorne, Marion, Taverners Hill and Lewisham West.

4.2.2 Nexus to development

Future development will be responsible for about 2,600 new residents and approximately 1,700 additional workers within the LGA.

Based on the Journey to Work data outlined in Section 3.3.4, this could equate to almost 900 additional residents and almost 450 additional non-resident workers using bus stops, rail stations and light rail stations.

This additional usage of public transport facilities will generate a demand for greater capacity and a higher level of amenity and accessibility at and leading to bus stop environments, rail stations and light rail stations.

4.2.3 Strategy – proposed infrastructure

Council's strategies for addressing the additional demands placed on the local public transport facilities by future development are as follows:

- Undertake a programme of removing obstacles and providing seating at a number of bus stops throughout the LGA;
- Undertake a programme of removing obstacles, providing seating, higher quality paving and crossing facilities in the Brown Street locality adjacent to Ashfield Rail Station; and
- Undertaking pedestrian and bicycle environment works on major routes linking to the planned light rail stations including footpath, lighting, signage and crossing facilities.

The Works Schedule at [Appendix B](#) sets out all public transport facilities for which a contribution is required under this Plan.

The location of the proposed facilities is identified on the maps at [Appendix C](#) to this plan.

4.2.4 Apportionment

Data on public transport usage in the LGA is readily available from the Journey to Work data series as outlined in Section 3.3.4 and it is considered appropriate to apportion costs between residents and workers based on this data.

The JTW data indicates that resident worker versus non-resident worker usage of public transport for journeys to work is at a ratio of approximately 84%/16% and accordingly, this ratio has been utilised for the purposes of apportioning costs between residential and non-residential future development.

Development comprising aged care / nursing home facilities (i.e. excluding self-care) will not be levied for public transport facilities as the residents of these facilities are highly unlikely to utilise such facilities.

As the proposed public transport facilities are considered necessary to meet the demands of the future resident and non-resident populations, rather than addressing any existing deficiency, the full cost has been apportioned to future development.

4.2.5 Calculation of Contribution Rate

The formulae for the calculation of the contribution rate for local public transport facilities are as follows:

$$\begin{aligned}
 \text{Contribution rate per new resident} &= \frac{\text{Total Cost x Apportionment}}{\text{Total Additional Residents}} \\
 &= \frac{\$1,000,000 \times 83.8\%}{2,563} \\
 &= \frac{\$837,714}{2,563} \\
 &= \$326.85 \text{ per resident} \\
 \text{Contribution rate per new worker} &= \frac{\text{Total Cost x Apportionment}}{\text{Total Additional Workers}} \\
 &= \frac{\$1,000,000 \times 16.2\%}{1,675} \\
 &= \frac{\$162,286}{1,675} \\
 &= \$96.89 \text{ per worker}
 \end{aligned}$$

4.3 Public car parking

The projected development within the LGA will generate additional demand for car parking in the Ashfield town centre.

For many years, Council has had a policy requiring non-residential development in the Ashfield Town Centre (land bounded by heavy black lines in **Figure 3**) to pay a monetary contribution toward a centralised car parking facility. The objective of this approach is the co-location of off-street car parking facilities to minimise vehicular access points and impacts on the pedestrian environment.

This Policy will continue to be applied under this plan and a monetary contribution toward centralised public car parking will be required where non-residential development is unable to provide car parking on-site. Residential development will continue to be required to provide 100% of Council's off-street car parking requirement.

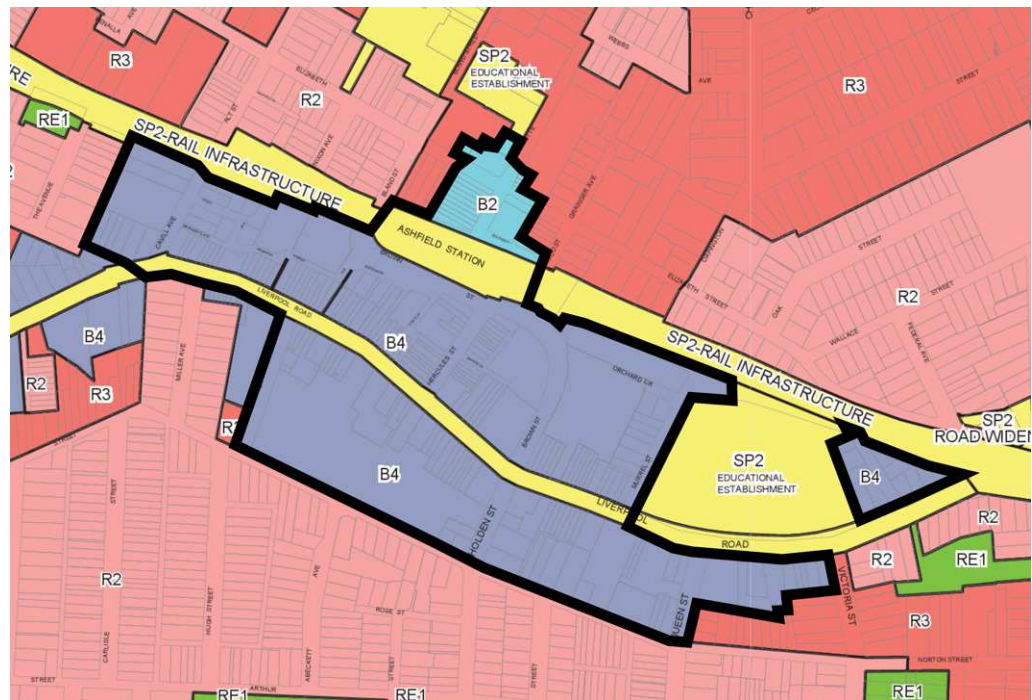


Figure 3 Ashfield Town Centre (land bounded by heavy black lines).

4.3.1 Existing Facilities

There is an existing public car parking facility in Brown Street (the Brown Street Carpark) which was provided by Council in anticipation of future development as part of a previous development contributions plan. This facility is complete and there is no opportunity for extension or embellishment of this facility to cater for future demand.

4.3.2 Nexus to development

It is estimated that there may be 3,813m² of additional non-residential floor space in Ashfield Town Centre during the plan period and in accordance with Council's current off-street car parking requirements, this would generate a demand for 95 additional off-street public car parking spaces.

Future development which is unable to provide its car parking requirements on-site will continue to be levied for public car parking which will be provided by Council in public facilities within the Ashfield Town Centre. This will ensure that no greater strain is placed on the limited on-road supply and that there are no impacts on the traffic capacity of streets in the Town Centre.

4.3.3 Strategy – proposed infrastructure

Council’s strategy for addressing the additional demand generated by future development for off-street public car parking is as follows:

- Provision of centralised car parking in the town centre to limit driveways and vehicular access points crossing footpaths and/or conflicting with pedestrian priority areas.
- The preferred location of future public car parking is as part of a multi-storey car park on the site of the existing State Rail car park, to cater for existing commuter parking as well as the additional public car parking demanded by future non-residential development in the town centre.

The preferred location of the proposed facility is identified on the maps at [Appendix C](#) to this plan. In the event that this site is not available within a reasonable timeframe, an alternate site within the Ashfield Town Centre will be identified by Council.

4.3.4 Apportionment

The full cost per car parking space will be sought under this Plan for each space that cannot be provided on-site as part of future non-residential development in the Ashfield Town Centre.

4.3.5 Contributions

The cost per car parking space has been estimated to be **\$30,000 per space** and contributions applicable to future non-residential development will be levied on the basis of each car parking space deficient.

4.4 Open space and recreation facilities

The projected development within the LGA will generate additional demand for local open space and recreation facilities and this demand will require additional open space and embellishment of existing facilities to cater for increased pressures on those existing facilities.

4.4.1 Existing Facilities

Open Space Provision

There is approximately 48.5 hectares⁴ of public open space within the Ashfield LGA which equates to about 1.21 hectares per 1,000 persons for the estimated population of 39,972 persons at 2010⁵. This land area is distributed across more than 50 parks, reserves and urban spaces with the major open spaces including:

- Ashfield Park;
- Pratten Park;
- Ashfield Centenary Sports Area;
- Yeo Park;
- Robson Park;
- Algie Park;
- Hammond Park;
- Richard Murden Reserve;
- DJ Gardens; and
- Allman Park.

Approximately 29 parks and reserves are less than 3,000m² in area (including 12 less than 1,000m² in area) and 18 parks/reserves are in excess of 5,000m² in area. Many parks are however, long narrow parcels of land which are not entirely suitable for many active recreation pursuits.

Within the LGA's parks/reserves are located the following **sportsground** facilities:

- Six cricket wickets (and 4 practice nets);
- Seven soccer/football/rugby fields;
- 14 tennis courts (plus ten courts at the NSW Catholic Lawn Tennis Association complex in Haberfield);
- Ten basketball/netball courts;
- One skate park;
- One Bocci court;
- One children's bike track;
- One rowing club building (UTS Rowing Club).

There are also 31 sets of **playground equipment** in the LGA with the type and extent of these facilities varying from swings to modern, expansive climbing equipment.

⁴ Based on the, *Report on the Review of Parks, Open Space and Playground Equipment* (Ashfield Municipal Council, 1997) and desktop analysis undertaken by DFP in 2010.

⁵ DFP Estimate, 2010.

Aquatic, Indoor Sports and other facilities

Aquatic facilities within the LGA consist of the three swimming pools at the Ashfield Aquatic centre, comprising one x 50 metre pool, one x 30 metre pool and one x 22 metre pool.

There are two bowling clubs within the LGA (Ashfield Park and Pratten Park) comprising four greens and there are a further three greens at the privately owned Western Suburbs Leagues Bowling Club at Croydon.

In terms of **informal recreation** areas, of particular note is the Bay Run along the northern boundary of the LGA which contains a shared pedestrian/bicycle path extending through Richard Murden Reserve along the Hawthorne Canal. The full extent of this facility is located partly within the Canada Bay LGA.

4.4.2 Nexus to development

Based on the current standard of public open space provision in the LGA of 1.21 hectares per 1,000 persons, the forecast additional population of 2,563 persons would generate a demand for an additional 3.11 hectares of open space land to maintain this quantitative level of service.

In addition, future development will place greater strain on existing open space and recreation facilities which will require embellishment of those existing facilities.

It is also forecast that there may be an additional 1,675 jobs in the LGA by 2020 and this working population is also likely to generate a demand for additional and/or embellished open spaces. That is, the working population is likely to demand quality urban spaces to recreate in during the working day.

4.4.3 Strategy – proposed infrastructure

Whilst it is desirable to maintain the existing quantitative level of service with regard to open space provision, it is recognised that this may not be practical given the high cost of acquiring land and the difficulty in acquiring suitable land in appropriate locations within the 10 year life of this plan.

Accordingly a reduced quantum of 7,500m² of land (i.e. as opposed to 3.11 hectares) is proposed to be acquired for public open space as part of this plan. The preferred locations for this open space are in the vicinity of the Ashfield Aquatic Centre and the area generally bounded by Parramatta Road, Orpington Street, Elizabeth Street and Frederick Street.

In addition to this land acquisition, a range of embellishment works to existing facilities is proposed to cater for the demands of the future population, giving due consideration to the demographic make-up of the future population as described in this plan.

The Works Schedule at [Appendix B](#) sets out all open space and recreation facilities for which a contribution is required under this Plan.

The location of the proposed facilities is identified on the maps at [Appendix C](#) to this plan.

4.4.4 Apportionment

The land acquisition proposed under this plan is required fully as a consequence of future development and accordingly, the full cost of this acquisition will be borne by future development. In addition, most of the embellishment works proposed in this plan are required to provide additional capacity to cater for future development and those costs also are to be borne 100% by future development.

However, it is recognised that some works are not required fully as a consequence of future development, such as the aquatic centre improvements, Lewis Herman Reserve embellishment works and community gardens at Elizabeth Street and St John's Church grounds.

In the case of the former two of these items, the apportionment between existing and future development has been derived as follows.

Local open space and recreation facilities are primarily provided for the enjoyment of residents, however, the working population also utilises these facilities during the working day. On average, facilities are available for use by residents between the hours of 7am to 10pm, 7-days a week (or 105 hours per week). Workers, on the other hand, are generally only present in the LGA between 9am to 5pm Monday to Friday (outside of which they may be residents).

Accordingly, workers have the opportunity to access facilities for only 40% of the time that residents do, although it is likely that their utilisation of facilities during this time would be less than a resident. It is considered reasonable to adopt a reduced apportionment rate for workers of 30% of the cost of new and embellished open space and recreation facilities.

An apportionment between future and existing resident and worker population demands can then be derived by adding the ratio of future residents to total residents as at 2020 x 80% and the ratio of future workers to total workers as at 2020 x 20% as follows:

$$\begin{aligned}
 &= \frac{2,563}{42,652} \times 80\% \quad + \quad \frac{1,675}{8,980} \times 20\% \\
 &= 4.8\% + 3.7\% \\
 &= 8.5\%
 \end{aligned}$$

4.4.5 Calculation of Contribution Rate

The formulae for the calculation of the contribution rate for local open space and recreation facilities are as follows:

$$\begin{aligned}
 \text{Contribution rate per new resident} &= \frac{\text{Total Cost} \times \text{Apportionment}}{\text{Total Additional Residents}} \\
 &= \frac{\$19,262,230 \times 70\%}{2,563} \\
 &= \frac{\$13,484,051}{2,563} \\
 &= \$5,261.04 \text{ per resident} \\
 \text{Contribution rate per new worker} &= \frac{\text{Total Cost} \times \text{Apportionment}}{\text{Total Additional Workers}} \\
 &= \frac{\$19,262,230 \times 30\%}{1,675} \\
 &= \frac{\$5,778,879}{1,675} \\
 &= \$3,450.08 \text{ per worker}
 \end{aligned}$$

4.5 Local community facilities

The projected development within the LGA will generate additional demand for community facilities and this demand will require additional community facilities and upgrading of existing facilities.

4.5.1 Existing Facilities

There is a range of community facilities available throughout the LGA comprising:

- Two community centres (131 Smith Street and 81 Dalhousie Street (Mervyn Fletcher Hall));
- Two libraries (Ashfield and Haberfield);
- One baby health clinic (Yeo Park) - vacant;
- Two Council owned childcare centres (Bastable Street and Smith Street);
- 24 non-council childcare centres; and
- Three kindergartens.

4.5.2 Nexus to development

Future development will be responsible for about 2,600 new residents within the LGA by the year 2020. This additional population will generate additional demand for community facilities such as community halls, meeting rooms and cultural facilities including upgrading of existing facilities to cater for additional capacity or to enable a wider variety of activities to be undertaken or to remain open for longer hours in all weather and during different parts of the day.

4.5.3 Strategy – proposed infrastructure

A range of embellishment works to existing facilities is proposed as part of this plan, primarily comprising upgrading existing facilities to provide air conditioning, amenities and shaded areas to allow for use in all climates and to provide for greater functionality of existing spaces. Specifically, this includes:

- A building extension to the existing Yeo Park facility to provide additional useable floor space as a community space (i.e. as opposed to a baby health clinic);
- Provision of all weather outdoor shading to the Bastable Street facility;
- Provision of air conditioning and embellished amenities to the Dalhousie Street facility to provide for a wider range of community activities in all weather; and
- Provision of community information consoles in nodes of high community activity such as rail station environments and in the town centres) to provide additional information and outreach to the diverse population that is forecast to the year 2020.

The Works Schedule at [Appendix B](#) sets out all community facilities for which a contribution is required under this Plan.

The location of the proposed facilities is identified on the maps at [Appendix C](#) to this plan.

4.5.4 Apportionment

With the exception of the Ashfield library, all community facilities for which contributions are sought through this plan are required directly as a consequence of future development and therefore, the costs of those facilities will be borne entirely by future development. The costs associated with the Ashfield library have been apportioned based on the proportion of the future population compared to the total population as at the year 2020, which is forecast to be 6%.

The local community facilities for which contributions are sought through this plan are primarily provided for the use and enjoyment of residents rather than the working population. Accordingly, 100% of costs are attributed to the residential population. Apportionment between existing and future resident populations is discussed further under each item below.

4.5.5 Calculation of Contribution Rate

The formula for the calculation of the contribution rate for local community facilities is as follows:

$$\begin{aligned} \text{Contribution rate} &= \frac{\text{Total Cost} \times \text{Apportionment}}{\text{Total Additional Persons}} \\ \text{per resident} &= \frac{\$710,000 \times 100\%}{2,563} \\ &= \$277.02 \text{ per person} \end{aligned}$$

4.6 Plan Preparation and Studies

4.6.1 Introduction

In accordance with the Act, Council is authorised to recoup the reasonable costs of preparing this plan and the cost, or apportioned cost, of any studies specifically prepared to inform the plan. In addition, any costs associated with the ongoing management and administration of the plan can be levied for.

4.6.2 Nexus to Development

This development contributions plan has been specifically prepared to enable Council to ensure that adequate [community infrastructure](#) is provided to meet the demands generated by any new development and that the existing community is not burdened by the provision of [community infrastructure](#) required as a result of future development.

4.6.3 Strategy

The proposed costs associated with this category of contributions comprises:

- The consultant costs associated with preparing the contributions plan and relevant studies to support the plan; and
- An allowance for the ongoing management of the plan over a ten year period.

4.6.4 Apportionment

As this plan has been prepared solely to cater for the demands of future development, the costs associated with the plan's preparation and ongoing administration will be borne fully by future development.

The ratio of residential to non-residential contributions, as a proportion of the total contributions under this plan (excluding preparation and administration) is 79%/21% and accordingly, this apportionment has been applied to the costs associated with plan preparation and administration.

4.6.5 Calculation of Contribution Rate

The formulae for the calculation of the contribution rate for plan preparation and studies are as follows:

$$\begin{aligned}
 \text{Contribution rate per new resident} &= \frac{\text{Total Cost} \times \text{Apportionment}}{\text{Total Additional Residents}} \\
 &= \frac{\$956,200 \times 70\%}{2,563} \\
 &= \frac{\$669,340}{2,563} \\
 &= \$261.15 \text{ per resident} \\
 \text{Contribution rate per new worker} &= \frac{\text{Total Cost} \times \text{Apportionment}}{\text{Total Additional Workers}} \\
 &= \frac{\$956,200 \times 30\%}{1,675} \\
 &= \frac{\$286,860}{1,675} \\
 &= \$171.26 \text{ per worker}
 \end{aligned}$$

Appendix A - Glossary

Terms used in this Plan have the following meanings:

“**ABS**” means the Australian Bureau of Statistics.

“**Act**” means the *Environmental Planning and Assessment Act 1979*.

“**affordable housing**” means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

“**applicant**” means the person(s) or organisation(s) submitting a development application.

“**apportionment**” means the adjustment of a contribution (usually a percentage) to ensure the contributing population only pays for its share of the total demand for the facility.

“**attached dwelling**” means a building containing 3 or more dwellings, where:

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

“**backpackers’ accommodation**” means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room);

“**bed and breakfast accommodation**” means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests’ rooms, and
- (c) dormitory-style accommodation is not provided;

“**boarding house**”⁶ means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers’ accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment;

⁶ NB: Clause 30(1)(c) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* limits the occupancy of each boarding house room to no more than 2 adult lodgers.

“bulky goods premises” means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require:

- (a) a large area for handling, display or storage, and
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods;

“business premises” means a building or place at or on which:

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
- (b) a service is provided directly to members of the public on a regular basis,

and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital;

“Consumer Price Index (CPI)” is a standard measure of price movements published by the Australian Bureau of Statistics.

“contribution” means the same as **“development contribution”**;

“contributions plan” means a contributions plan referred to in the Act.

“community infrastructure” means public amenities and public services, but does not include water supply or sewerage services.

“Council” means the Ashfield Council.

“DCP” means a Development Control Plan adopted by Council under the Act.

“development” has the meaning under Section 4 of the Act which in relation to land means:

- (a) the use of land; and
- (b) the subdivision of land; and
- (c) the erection of a building; and
- (d) the carrying out of a work; and
- (e) the demolition of a building or work; and
- (f) any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument.

“development consent” means consent under Part 4 of the Act to carry out development and includes, unless expressly excluded, a complying development certificate.

“development contribution” means the making of a monetary contribution, dedication of land or the providing of a [material public benefit](#) (including a [work-in-kind](#)), or any combination of these as referred to in the Act for the provision of [community infrastructure](#);

“DoPI” means the New South Wales Department of Planning and Infrastructure;

“dual occupancy” means a dual occupancy (attached) or a dual occupancy (detached).

“dual occupancy (attached)” means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

“**dual occupancy (detached)**” means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

“**DVT**” means daily vehicle trip as calculated in accordance with the NSW RMS’s *Guide to Traffic Generating Development* (RTA, 2002).

“**dwelling**” means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile;

“**dwelling house**” means a building containing only one dwelling;

“**eco-tourist facility**” means a building or place that:

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

“**educational establishment**” means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act;

“**exhibition home**” means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

“**freight transport facility**” means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

“**GFA**” means the same as gross floor area.

“**gross floor area**” means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and

- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

“**group home**” means a permanent group home or a transitional group home;

“**group home (permanent)**” or “**permanent group home**” means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies;

“**group home (transitional)**” or “**transitional group home**” means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies;

“**hospital**” means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take-away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries;

“**hostel**” means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis;

“hotel or motel accommodation” means a building or place (whether or not licensed premises under the [Liquor Act 2007](#)) that provides temporary or short-term accommodation on a commercial basis and that:

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests’ vehicles,

but does not include backpackers’ accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation;

“industry” means any of the following:

- (a) general industry,
- (b) heavy industry,
- (c) light industry,

but does not include:

- (d) rural industry, or
- (e) extractive industry, or
- (f) mining;

“LEP” means a Local Environmental Plan made by the Minister under the Act.

“LGA” means the Local Government Area.

“material public benefit” means a facility or work which is offered by a developer as a finished entity either in return for a reduction in the amount of monetary contributions required for the same category of contribution or as an additional or partial additional benefit under a [planning agreement](#);

“Minister” means the Minister administering the *Environmental Planning and Assessment Act 1979*.

“moveable dwelling” means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the [Local Government Act 1993](#)) for the purposes of this definition.

“office premises” means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used;

“planning agreement” means a planning agreement referred to in the Act.

“public infrastructure” means:

- (a) public amenities and public services, and
- (b) affordable housing, and
- (c) transport infrastructure,

but does not include water supply or sewerage services.

“Regulation” means the *Environmental Planning and Assessment Regulation 2000*.

“Residential accommodation” means a building or place used predominantly as a place of residence, including:

- Attached dwellings;
- Boarding houses;
- Dual occupancy dwellings (attached and detached);
- Dwelling houses;
- Hostels;
- Multi dwelling housing;
- Residential flat buildings;
- Rural worker’s dwellings;
- Secondary dwellings
- Seniors housing (including residential care facilities);
- Semi-detached dwellings;
- Shop top housing; and
- Group homes (including permanent group homes and transitional group homes);

but does not include tourist and visitor accommodation.

“residential care facility” means accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

but does not include a dwelling, hostel, hospital or psychiatric facility;

“retail premises” means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following;

- (a) [bulky goods premises](#),
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

“semi-detached dwelling” means a dwelling that is on its own lot of land and is attached to only one other dwelling.

“seniors housing” means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#), or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

and that is, or is intended to be, used permanently for:

- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital;

“serviced apartment” means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner’s or manager’s agents.

“shop” means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises;

“social housing provider” means a social housing provider as defined by *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* which, at the date of adoption of this Plan included:

- (k) the New South Wales Land and Housing Corporation,
- (l) the Department of Housing,
- (m) a community housing organisation registered with the Office of Community Housing of the Department of Housing,
- (n) the Aboriginal Housing Office,
- (o) a registered Aboriginal housing organisation within the meaning of the [Aboriginal Housing Act 1998](#),
- (p) the Department of Ageing, Disability and Home Care,
- (q) a local government authority that provides affordable housing,
- (r) a not-for-profit organisation that is a direct provider of rental housing to tenants.

“SSD” means the Sydney Statistical Division as used by the ABS;

“tourist and visitor accommodation” means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes hotel or motel accommodation, serviced apartments, bed and breakfast accommodation and backpackers’ accommodation.

“transport depot” means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

“truck depot” means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

“waste or resource management facility” means any of the following:

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)-(c).

“work-in-kind” means the carrying out of work which is identified in the costed works schedule which form part of this contributions plan in return for a reduction in the amount of monetary contributions (but not a reduction in the total quantum of contributions) required for the same category of contribution.

Ashfield Council Section 94 Development Contributions Plan

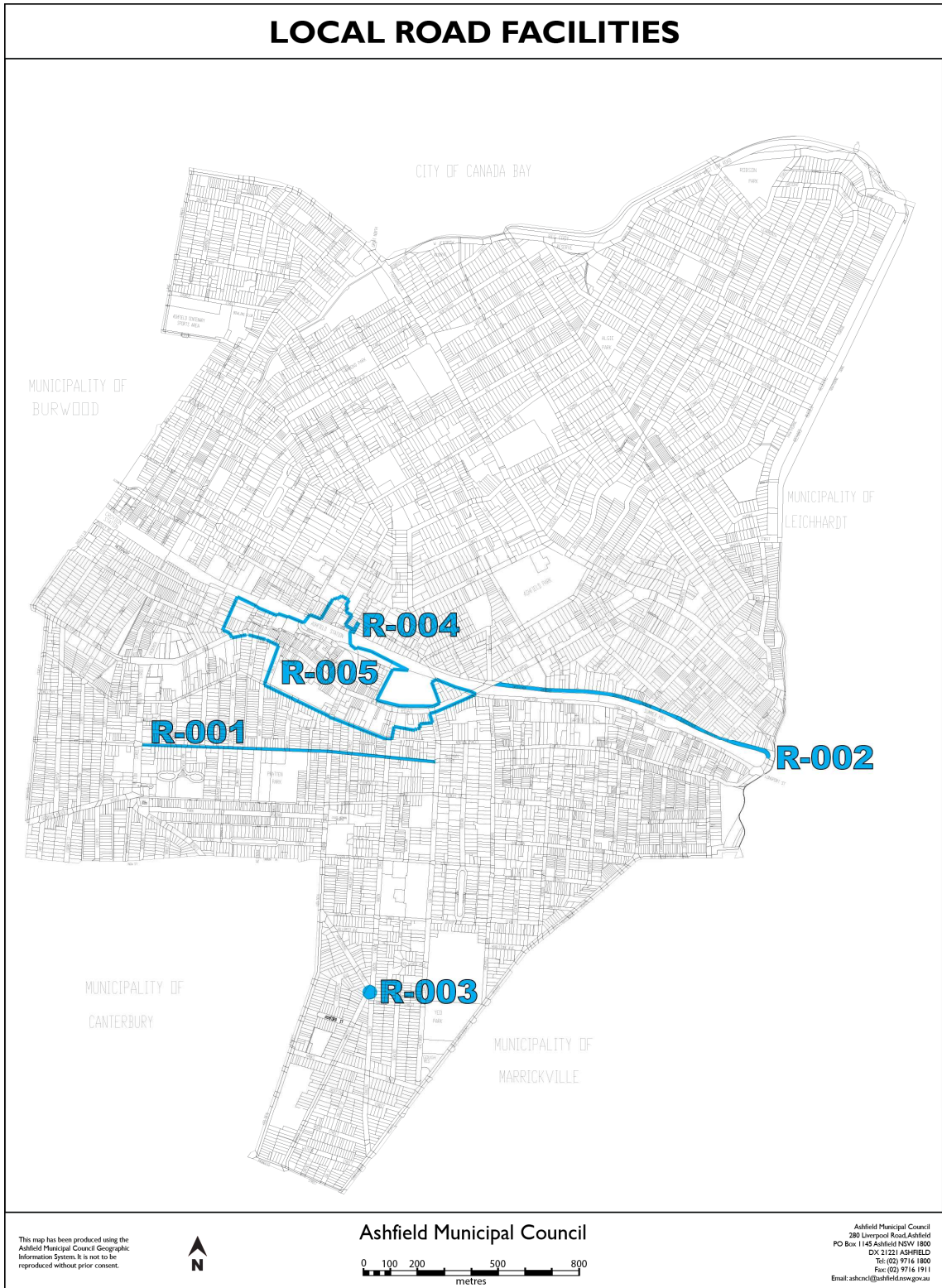
Appendix B - Works Schedule

Facility Ref.	Description	Land Acquisition Area (m ²)	Land Acquisition Cost (per m ²)	Land Acquisition Cost	Capital Cost	Total Facility Cost	Apportioned to New Development	Apportioned Facility Cost	Cost attributable to New Development	Cost attributable to Council	Priority / Timing /
Local Roads											
R-001	Arthur Street Traffic Calming	0	\$-	\$-	\$200,000	\$200,000	100%	\$200,000	\$200,000	\$-	2011
R-002	Grosvenor Crescent Traffic Calming	0	\$-	\$-	\$100,000	\$100,000	100%	\$100,000	\$100,000	\$-	2011
R-003	Intersection of Queen/Armstrong/Hardy Streets - Improvements	0	\$-	\$-	\$125,000	\$125,000	25%	\$31,250	\$31,250	\$93,750	2015
R-004	Wood Street - Kerbs to angled parking	0	\$-	\$-	\$25,000	\$25,000	100%	\$25,000	\$25,000	\$-	2011
R-005	Footpath obstruction removal and regrading (30 locations)	0	\$-	\$-	\$300,000	\$300,000	100%	\$300,000	\$300,000	\$-	2011-2020
R-006	Gateway Treatments (Ashfield Town Centre)	0	\$-	\$-	\$1,200,000	\$1,200,000	100%	\$1,200,000	\$1,200,000	\$-	2012
Sub-Total		0	N/A	\$-	\$1,950,000	\$1,950,000	N/A	\$1,856,250	\$1,856,250	\$93,750	N/A
Local Public Transport Facilities											
PT-001	Bus Stop seating and obstruction removal (20 locations)	0	\$-	\$-	\$100,000	\$100,000	100%	\$100,000	\$100,000	\$-	2013-2015
PT-002	Ashfield Station bus stop/taxi rank environment upgrades	0	\$-	\$-	\$400,000	\$400,000	100%	\$400,000	\$400,000	\$-	2013
PT-003	Light Rail Station Environment embellishments	0	\$-	\$-	\$500,000	\$500,000	100%	\$500,000	\$500,000	\$-	2012
Sub-Total		0	N/A	\$-	\$1,000,000	\$1,000,000	N/A	\$1,000,000	\$1,000,000	\$-	N/A
Local Car Parking Facilities											
CP-001	Ashfield Town Centre Public Car Parking Facilities (95 Spaces)		\$-	\$-	\$2,850,000	\$2,850,000	100%	\$2,850,000	\$2,850,000	\$-	2016-2018
Sub-Total		0	N/A	\$-	\$2,850,000	\$2,850,000	N/A	\$2,850,000	\$2,850,000	\$-	N/A
Local Open Space and Recreation Facilities											
OS-001	Ashfield Aquatic Centre Improvements	0	\$-	\$-	\$9,000,000	\$9,000,000	8.5%	\$768,401	\$768,401	\$8,231,599	2011
OS-002	Ashfield Park Upgrades (Lighting, Furniture)	0	\$-	\$-	\$500,000	\$500,000	100%	\$500,000	\$500,000	\$-	2014
OS-003	Darrell Jackson Gardens - Embellishment & Public Amenities	0	\$-	\$-	\$300,000	\$300,000	100%	\$300,000	\$300,000	\$-	2016
OS-004	Lewis Herman Reserve - Embellishment Works	0	\$-	\$-	\$1,400,000	\$1,400,000	8.5%	\$119,529	\$119,529	\$1,280,471	2012
OS-005	Pratten Park Facilities Upgrades	0	\$-	\$-	\$250,000	\$250,000	100%	\$250,000	\$250,000	\$-	2014
OS-006	Install Youth Play Spaces & Outdoor Gyms	0	\$-	\$-	\$400,000	\$400,000	100%	\$400,000	\$400,000	\$-	2017
OS-007	Parks and Reserves Landscaping Upgrades	0	\$-	\$-	\$200,000	\$200,000	100%	\$200,000	\$200,000	\$-	2015
OS-008	New Open Space and Embellishment	7,500	\$1,150	\$8,625,000	\$1,000,000	\$9,625,000	100%	\$9,625,000	\$9,625,000	\$-	2019-2020
OS-009	Hawthorne Canal Shared Path (Southern Section)	0	\$-	\$-	\$500,000	\$500,000	100%	\$500,000	\$500,000	\$-	2012

Ashfield Council Section 94 Development Contributions Plan

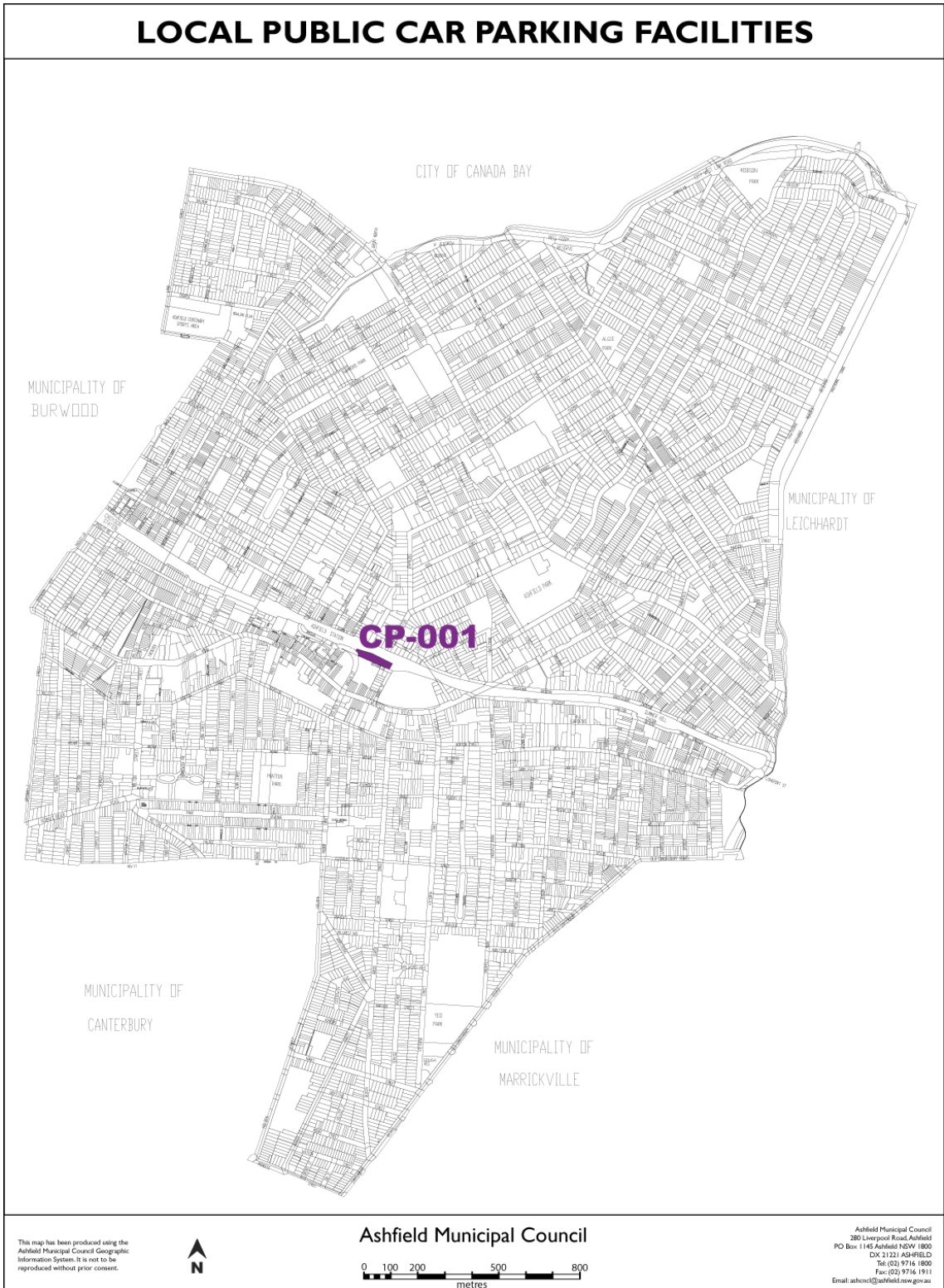
Facility Ref.	Description	Land Acquisition Area (m ²)	Land Acquisition Cost (per m ²)	Land Acquisition Cost	Capital Cost	Total Facility Cost	Apportioned to New Development	Apportioned Facility Cost	Cost attributable to New Development	Cost attributable to Council	Priority / Timing /
OS-010	Hawthorne Canal Shared Path Upgrade (Northern Section)	0	\$-	\$-	\$250,000	\$250,000	100%	\$250,000	\$250,000	\$-	2013
OS-011	Bay Run Widening and Upgrade	0	\$-	\$-	\$750,000	\$750,000	100%	\$750,000	\$750,000	\$-	2014
OS-012	Ashfield Town Centre Embellishment	0	\$-	\$-	\$3,500,000	\$3,500,000	100%	\$3,500,000	\$3,500,000	\$-	2011-2015
OS-013	Park Cafes (x4)	0	\$-	\$-	\$1,000,000	\$1,000,000	100%	\$1,000,000	\$1,000,000	\$-	2012-2016
OS-014	Centenary Park - Embellishment & Public Amenities	0	\$-	\$-	\$1,000,000	\$1,000,000	100%	\$1,000,000	\$1,000,000	\$-	2012-2016
OS-015	Richard Murden Reserve - Upgrade Courts	0	\$-	\$-	\$100,000	\$100,000	100%	\$100,000	\$100,000	\$-	2011
Sub-Total		7,500	N/A	\$8,625,000	\$20,150,000	\$28,775,000	N/A	\$19,262,930	\$19,262,930	\$9,512,070	N/A
Local Community Facilities											
CF-001	Ashfield Library - Recoupment	0	\$-	\$-	\$1,000,000	\$1,000,000	6.0%	\$60,000	\$60,000	\$940,000	2011
CF-002	Yeo Park - Extension/upgrade to 'Baby Health Care' Building for use as a community space	0	\$-	\$-	\$350,000	\$350,000	100%	\$350,000	\$350,000	\$-	2012
CF-003	Bastable Street Hall Upgrade (Shading)	0	\$-	\$-	\$50,000	\$50,000	100%	\$50,000	\$50,000	\$-	2013
CF-004	Dalhousie Street Community Hall Upgrade	0	\$-	\$-	\$150,000	\$150,000	100%	\$150,000	\$150,000	\$-	2014
CF-005	Community Information Consoles (four locations)	0	\$-	\$-	\$100,000	\$100,000	100%	\$100,000	\$100,000	\$-	2014
Sub-Total		0	N/A	\$-	\$1,650,000	\$1,650,000	N/A	\$710,000	\$710,000	\$940,000	N/A
Plan Preparation and Administration											
PA-001	Preparation of Contributions Plan	0	\$-	\$-	\$56,200	\$56,200	100%	\$56,200	\$56,200	\$-	2011
PA-002	Plan Administration	0	\$-	\$-	\$900,000	\$900,000	100%	\$900,000	\$900,000	\$-	2011-2020
Sub-Total		0	N/A	\$-	\$956,200	\$956,200	N/A	\$956,200	\$956,200	\$-	N/A
TOTALS		7,500	N/A	\$8,625,000	\$28,556,200	\$37,181,200	N/A	\$26,635,380	\$26,635,380	\$10,545,820	N/A

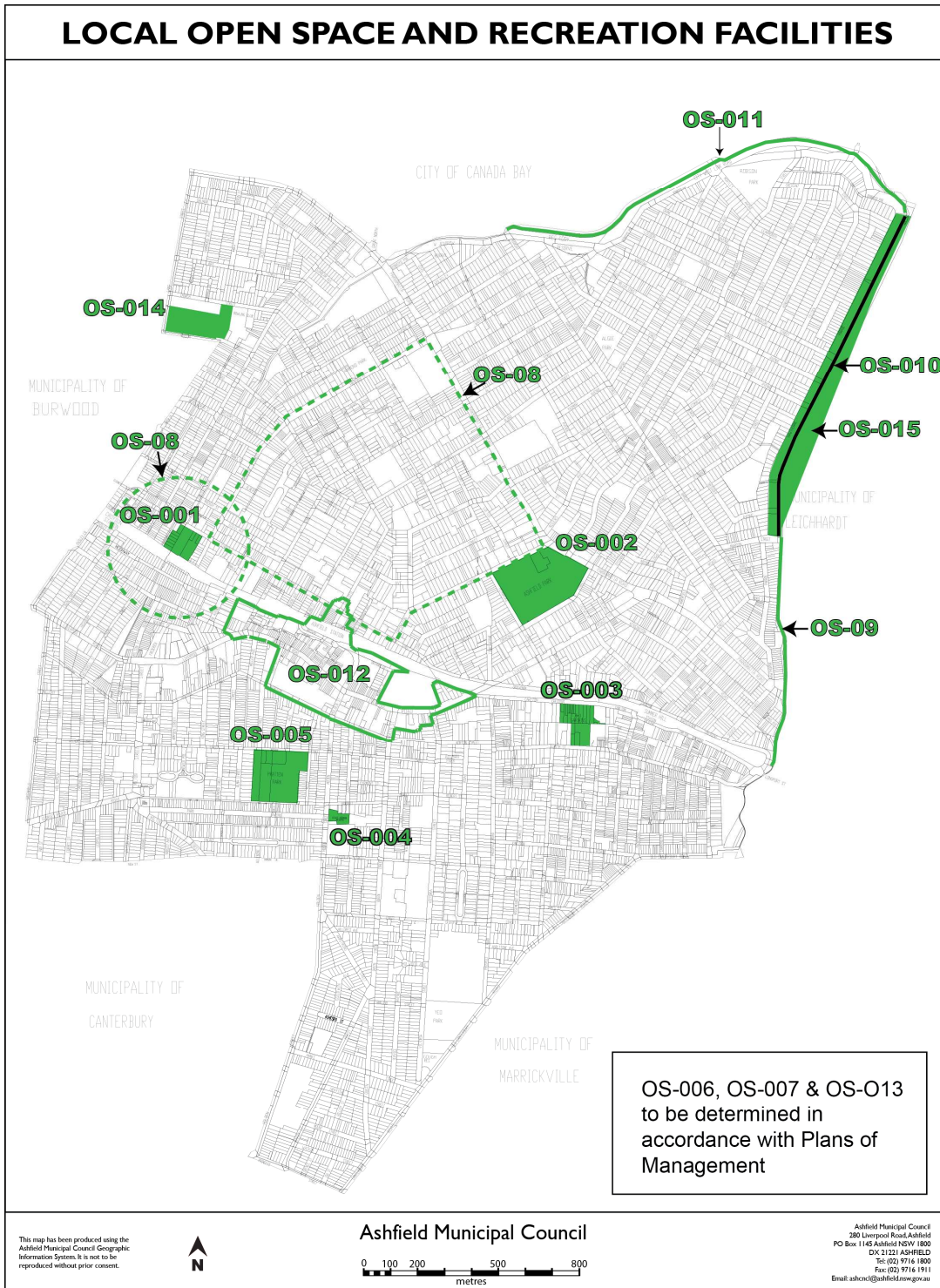
Appendix C – Maps of Facility Locations

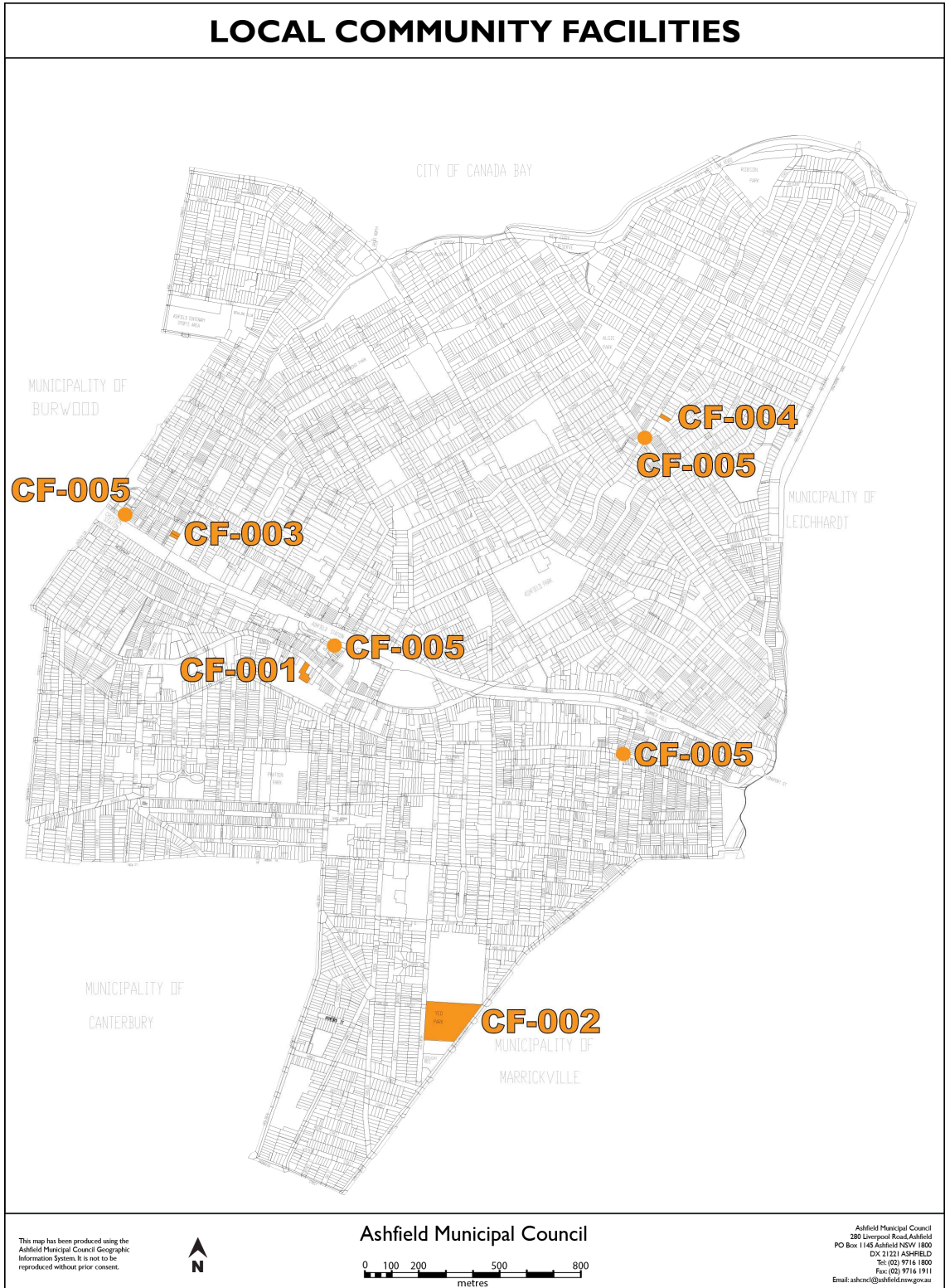




LOCAL PUBLIC CAR PARKING FACILITIES







Appendix D - Pro-forma Condition of Consent for Development Contributions

- (a) In accordance with Section 80A(1) of the *Environmental Planning and Assessment Act 1979* and the Ashfield Council Development Contributions Plan, the following monetary contributions shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development:

Description	Contribution (\$)
Roads	\$
Public Transport Facilities	\$
Car Parking	\$
Open Space and Recreation	\$
Community Facilities	\$
Plan Preparation and Administration	\$
TOTAL	\$

- (b) If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Ashfield Development Contributions Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner:

$$\begin{aligned}
 \$C_{PY} &= \frac{\$C_{DC} \times CPI_{PY}}{CPI_{DC}}
 \end{aligned}$$

Where:

- \$C_{PY}** is the amount of the contribution at the date of Payment
- \$C_{DC}** is the amount of the contribution as set out in this development consent
- CPI_{PY}** is the latest release of the Consumer Price Index (Sydney – All Groups) at the date of Payment as published by the ABS.
- CPI_{DC}** is the Consumer Price Index (Sydney – All Groups) for the financial quarter at the date of this development consent.

- (c) The monetary contributions shall be paid to Council:
- (i) prior to the issue of the Subdivision Certificate where the development is for subdivision; or
 - (ii) prior to the issue of the first Construction Certificate where the development is for building work; or
 - (iii) prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
 - (iv) prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.

It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Prior to payment of the above contributions, the applicant is advised to contact Council's Planning Division on 9716 1800. Payment may be made by cash, money order or bank cheque.

Council's Development Contributions Plan may be viewed at www.ashfield.nsw.gov.au or a copy may be inspected at Council's Administration Centre.

Appendix E – Pro forma Complying Development Certificate Condition

- (a) In accordance with Section 85A(6) of the *Environmental Planning and Assessment Act 1979* and the Ashfield Council Development Contributions Plan, the following monetary contributions shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development:

Description	Contribution (\$)
Roads	\$
Public Transport Facilities	\$
Open Space and Recreation	\$
Community Facilities	\$
Plan Preparation and Administration	\$
TOTAL	\$

- (b) If the contributions are not paid within the financial quarter that this complying development certificate is granted, the contributions payable will be adjusted in accordance with the provisions of the Development Contributions Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner:

$$\begin{aligned}
 \$C_{PY} &= \frac{\$ C_{CDC} \times CPI_{PY}}{CPI_{CDC}}
 \end{aligned}$$

Where:

\$C_{PY} is the amount of the contribution at the date of Payment.

\$C_{CDC} is the amount of the contribution as set out in this Complying Development Certificate.

CPI_{PY} is the latest release of the Consumer Price Index (Sydney – All Groups) at the date of Payment as published by the ABS.

CPI_{CDC} is the Consumer Price Index (Sydney – All Groups) for the financial quarter at the date of this Complying Development Certificate.

- (c) The monetary contributions shall be paid to Council:
- (i) prior to the works commencing where the development requires building works;
 - (ii) prior to occupation or the issue of an interim occupation certificate or issue of a final occupation certificate, whichever occurs first, where no works are required.

It is the professional responsibility of an accredited certifier to ensure that the monetary contributions have been paid to Council prior to authorising works to commence.

Council's Development Contributions Plan may be viewed at www.ashfield.nsw.gov.au or a copy may be inspected at Council's Administration Centre during normal business hours.

Appendix F - References

The following legislation, plans and policies, studies, technical guides and other information have been used to formulate the contents of the Plan:

- Ashfield Local Environmental Plan 1985;*
- Ashfield Local Environmental Plan 2013;*
- Ashfield Council, *Annual Reports (2005/06 to 2008/09);*
- Ashfield Council, *Ashfield Bridging Social Plan 2007-2008 (2007);*
- Ashfield Council, *Ashfield Urban Strategy – Analysis and Issues (2008);*
- Ashfield Council, *Draft Ashfield Urban Planning Strategy 2010 (September 2009);*
- Ashfield Council, *Ashfield Urban Planning Strategy Dwelling Capacity Modelling & Ashfield Town Centre Analysis (September 2009);*
- Ashfield Council, assorted asset plans;
- Ashfield Council, *Draft Parramatta Road Sector 2 Structure Plan (2005);*
- Ashfield Council, *Report on the Review of Parks, Open Space and Playground Equipment (1997);*
- Ashfield Council, *Section 94 Contributions Plan – Community Facilities (2002);*
- Ashfield Council, *Section 94 Contributions Plan – Open Space and Recreation Facilities (2002);*
- Ashfield Council, *Section 94 Contributions Plan – Public Car Parking (2005);*
- Ashfield Council, *Section 94A Contributions Plan 2009;*
- Australian Bureau of Statistics, selected 1996, 2001 and 2006 Census Data;
- Department of Planning, *Employment Monitoring of Commercial Centres and Industrial Areas (1991);*
- Department of Planning (DIPNR), *Development Contributions Practice Notes (2005);*
- Department of Planning, *Draft Local Development Contributions Guidelines (November 2009);*
- Department of Planning, *Draft Inner West Subregional Strategy (July 2008);*
- Department of Urban Affairs & Planning (June 1997), *The Section 94 Contributions Manual;*
- Don Fox Planning and URS Australia, *Preliminary Report – Review of Background Material and Growth Estimates (prepared for Ashfield Council), (April 2010);*
- Environmental Planning and Assessment Act 1979;*
- Environmental Planning and Assessment Amendment Act 2008;*
- Environmental Planning and Assessment Regulation 2000;*
- NSW Roads and Traffic Authority (October 2002 – Version 2.2), *Guide to Traffic Generating Development.*