

INNER WEST

# Local Infrastructure Contributions Plan 2022

XXXX 2022





# Inner West Local Infrastructure Contributions Plan 2022 – DRAFT

XX XXXX 2022

**Prepared for**



**By**




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## Aboriginal and Torres Strait Islander Statement

Inner West Council acknowledges the Gadigal and Wangal peoples of the Eora Nation, who are the traditional custodians of the lands in which the Inner West local government area is situated.

We celebrate the survival of Aboriginal and Torres Strait Islander cultures, heritage, beliefs and their relationship with the land and water. We acknowledge the continuing importance of this relationship to Aboriginal and Torres Strait Islander peoples living today, despite the devastating impacts of European invasion. We express our sorrow for past injustices and support the rights of Aboriginal and Torres Strait Islanders to self-determination.

Inner West Council understands our responsibilities and role in working with the Aboriginal community to promote cultural heritage and history, address areas of disadvantage, and protect and preserve the environment as well as sites of significance to Aboriginal peoples. In doing so, we acknowledge that Aboriginal cultures continue to strengthen and enrich our community.

Today, diverse groups of Aboriginal and Torres Strait Islander peoples live and work across Inner West. We admire the resilience displayed in their significant achievements and in making immense contributions to both Council and the broader community.

Inner West Council is committed to embedding the values and perspectives of the Aboriginal and Torres Strait Islander communities to ensure we learn from the mistakes of our past and forge a positive future of long-lasting value built on mutual respect, equality and opportunity.



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# Inner West Local Infrastructure Contributions Plan 2022

The Inner West will grow significantly to 2036



**32,601**  
new residents



**16,856**  
new dwellings



**14,362**  
new workers

To meet this growth, Council has developed an infrastructure plan valued at **\$597m**



Developers will contribute about **\$401m**

**\$323m**



From residential development

**\$79m**



From retail, commercial and other development

## Projected minimum allocations of development contributions



**\$43m**  
Community facilities



**\$80m**  
Aquatic facilities



**\$186m**  
Open space & recreation



**\$65m**  
Transport improvements



**\$26m**  
Drainage works

## Development contribution rates (to be indexed)



**\$17,065**  
per 1-bed dwelling



**\$20,000**  
per 2-bed dwelling



**\$20,000**  
per 3-bed dwelling



**\$10,038**  
per resident in a boarding house



**\$3,204**  
per additional worker



**1%**  
of development cost for other development



## Executive summary

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**Certain development in Inner West local government area may be required to pay a contribution towards the cost of new and upgraded local infrastructure that will be used by the people that live and work in the development.**

**This plan describes what land it applies to, what development needs to pay a contribution, how to calculate the contribution and how to pay the contribution. It also describes how the contribution rates have been determined, what infrastructure Council will deliver using the contributions, and when Council will deliver it.**

In this section:

- A. Infrastructure demand
- B. Development this plan applies to
- C. Determining the contribution type
- D. Calculating the contribution
- E. Imposing the contribution
- F. Paying the contribution
- G. Obligations of registered certifiers
- H. Key steps in the process.

### A. Infrastructure demand

The Inner West Local Government Area (LGA) is forecast to grow by approximately 32,600 new residents and 14,000 new workers over 14 years from 2022 until 2036. This new population will use and therefore increase the demand for local infrastructure.

If Council does not invest in new and upgraded local infrastructure to meet the needs of the people who live and work in the new development, the infrastructure service levels for the existing and future population will decline.

This plan includes a schedule of infrastructure works valued at approximately \$597 million to be delivered between 2022 and 2036. It includes (but is not limited to) open space and recreation works (such as new and upgraded parks), community facilities works (such as new and upgraded libraries) and transport works (such as new and upgraded footpaths, cycleways and pedestrian crossings).

Approximately of the total cost of the required infrastructure is attributed to development and will be funded from development contributions under this plan. Of this, approximately \$323 million is apportioned to residential development, and \$79 million is apportioned to non-residential development.



## B. Development this plan applies to

A development will need to pay a contribution in accordance with this plan if it meets all four of the following requirements:

- the development is on land within the Inner West LGA, as shown in **Figure 2**, and
- the development needs consent, including complying development, and
- the development is not identified as excluded development in accordance with **section 1.3** of this plan, and
- the development will either (a) result in a net population increase (residents, workers or overnight visitors) on the development site, or (b) has a development cost of more than \$200,000, determined in accordance with **section 2.1** of this plan.

Provisions for Crown development and development determined by consent authorities other than Council are specified in **section 1.3**. This plan does not apply to exempt development.

## C. Determining the contribution type

A development may be required to pay either a section 7.11 contribution or a section 7.12 levy under this plan depending on whether it will result in a net population increase and, if it won't, its development cost.

A section 7.11 contribution is required for development that will result in a net population increase. The net population increase is calculated as the proposed population less the existing population. The existing and proposed population is determined by applying the occupancy rates for different land uses specified in **section 2.1**.

If the development will not result in a net population increase, a section 7.12 levy is required if the development has a development cost of more than \$200,000. The development cost is determined in accordance with **section 2.1**. In summary, if the development cost is over \$150,000 the relevant cost summary form shown in **Appendix B** needs to be completed by an authorised person and submitted with the development application or complying development application for verification.

A contribution under this plan is not required for a development if it is determined the development will not result in a net population increase and, subsequently, the development cost is \$200,000 or less. Any single development can only be the subject of either a s7.11 contribution or a s7.12 levy, not both.



## D. Calculating the contribution

### Section 7.11 contributions

If a development will result in a net population increase and a section 7.11 contribution is required, the section 7.11 contribution amount is calculated by multiplying the net population increase (residents, workers and overnight visitors) by the per resident, worker and visitor contribution rates.

The contribution rates are summarised below. Occupancy rates to determine the net population increase for different types of development are specified in **section 2.1**.

The section 7.11 contribution rates will be indexed for inflation at the time of consent and again at the time of payment in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

**Table 1 Section 7.11 contribution rates, as at October 2021<sup>1</sup>**

Development type	Rate	Rate while Minister's direction in place <sup>2</sup>
Residential development		
Dwellings <sup>3</sup>		
Per 1-bed dwelling, studio, or bedsit	\$17,065	\$17,065
Per 2-bed dwelling <sup>3</sup>	\$25,096	\$20,000
Per 3 or more bed dwelling <sup>3</sup>	\$36,138	\$20,000
Other residential uses - per resident, per occupancy rates in s2.1	\$10,038	\$10,038
Non-residential development		
Per worker – refer worker occupancy rates in section 2.1	\$3,204	\$3,204
Tourist and visitor accommodation		
Per overnight visitor – refer visitor occupancy rates in section 2.1	\$5,317	\$5,317

<sup>1</sup> This reflects the date when estimated costs were obtained for the works items in the works schedule at Appendix J, that Council will use contributions to help fund. Rates will be indexed for inflation at the time of consent and again at the time of payment in accordance with indexation provisions in this plan.

<sup>2</sup> The Minister for Planning has issued a Direction that requires that a council (or planning panel) must not grant development consent subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that: (a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or (b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent.

<sup>3</sup> Including attached dwellings, dwelling houses, residential flat buildings, and secondary dwellings. For the purposes of this plan, examples of secondary dwelling levied under this plan include granny flats, self-contained units of any type which have their own kitchen and bathroom, self-contained studios, secondary dwellings under the State Environmental Planning Policy (Housing) 2021, fonzie flats, complying development dual-occupancies. This list is a guide only. The consent authority will determine whether your type of development is subject to section 7.11 contributions under this plan. To avoid doubt, a bedroom is defined as a room designed or intended for use as a bedroom or any room capable of being adapted to or used as a separate bedroom (for example a study).





## Section 7.12 levies

A section 7.12 levy is required for a development if it will not result in a net population increase and the development cost is determined in accordance with **section 2.1** of this plan to be more than \$200,000. The section 7.12 levy amount is calculated as 1 per cent of the development cost.

### E. Imposing the contribution

If a section 7.11 contribution or section 7.12 levy is required for a development, the consent authority (for example, Council in the case of a development application, or a registered certifier in the case of a complying development certificate application) will impose a condition in the consent or complying development certificate requiring the contribution.

The condition will specify, among other things, the type of contribution payable (either a section 7.11 contribution or section 7.12 levy), the contribution amount payable, how the contribution amount will be indexed for inflation, when the contribution needs to be paid, and how to pay the contribution.

### F. Paying the contribution

The condition in the development consent (in the case of a development application or complying development certificate (in the case of complying development)) will specify when and how to pay the contribution. The timing for when contributions need to be paid is specified in **section 2.4**.

For most developments, the condition will typically require applicants to pay the contribution prior to the release of a construction certificate. For complying development, applicants must pay the contribution before commencing the complying development works.

### G. Obligations of registered certifiers

Registered certifiers are responsible for issuing either (1) complying development certificates – in the case of development that is complying development, or (2) construction certificates – in the case of development requiring a construction certificate.

In the case of complying development, registered certifiers are responsible for determining if a contribution is required, what type of contribution is required and calculating the contribution in accordance with this plan. Further, if a contribution is required, the registered certifier must include a condition in the complying development certificate requiring the contribution. **Appendix C** specifies the wording of the condition certifiers must use. Applicants must pay the contribution before commencing the complying development works. This will be subject to compliance checking.

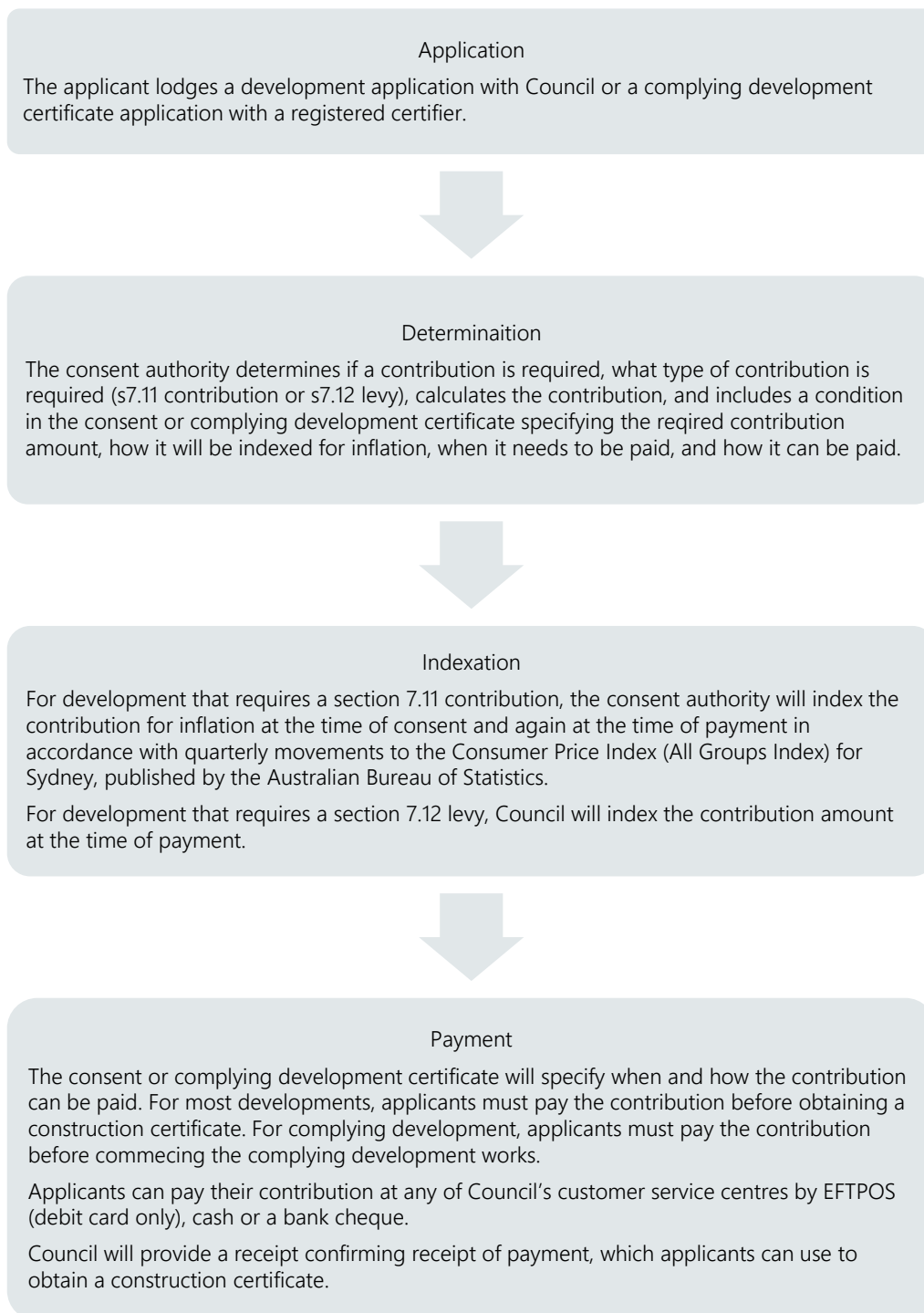
In the case of development requiring a development application, registered certifiers must verify applicants have paid their contribution in accordance with the consent before issuing the construction certificate. To do this, they must cite the payment receipt issued by Council when an applicant pays their contribution.



## H. Key steps in the process

Key steps in the overall process are depicted in **Figure 1** below. Further details are provided in relevant subsections of this plan.

**Figure 1** Key steps in the process









# 1 Background

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**This section describes the plan’s purpose, where it applies, and the development it applies to. It also outlines administration matters including how Council will use contributions, accountability measures, and when Council will review this plan.**

## 1.1 Purpose of this plan

This plan is called Inner West Local Infrastructure Contribution Plan 2022. It commenced on XXXX 2022.

The plan’s main purpose is to authorise:

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

to require either a contribution under section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act) or a fixed development levy under section 7.12 of the EP&A Act to be made towards the provision, extension or augmentation of local infrastructure required because of development in the Inner West local government area, or infrastructure that has been provided in anticipation of, or to facilitate, such development.

The plan’s other purposes are:

- to provide a framework for the efficient and equitable determination, collection and management of development contributions in the Inner West LGA.
- to establish the relationship between the expected development and proposed local infrastructure to demonstrate that the s7.11 contributions required under this plan are reasonable
- to ensure, within the constraints imposed by the NSW government, that the broader Inner West community is not unreasonably burdened by the provision of local infrastructure that is required because of development.

This plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2021, having regard to the most recent practice notes issued by the NSW Department of Planning and Environment.

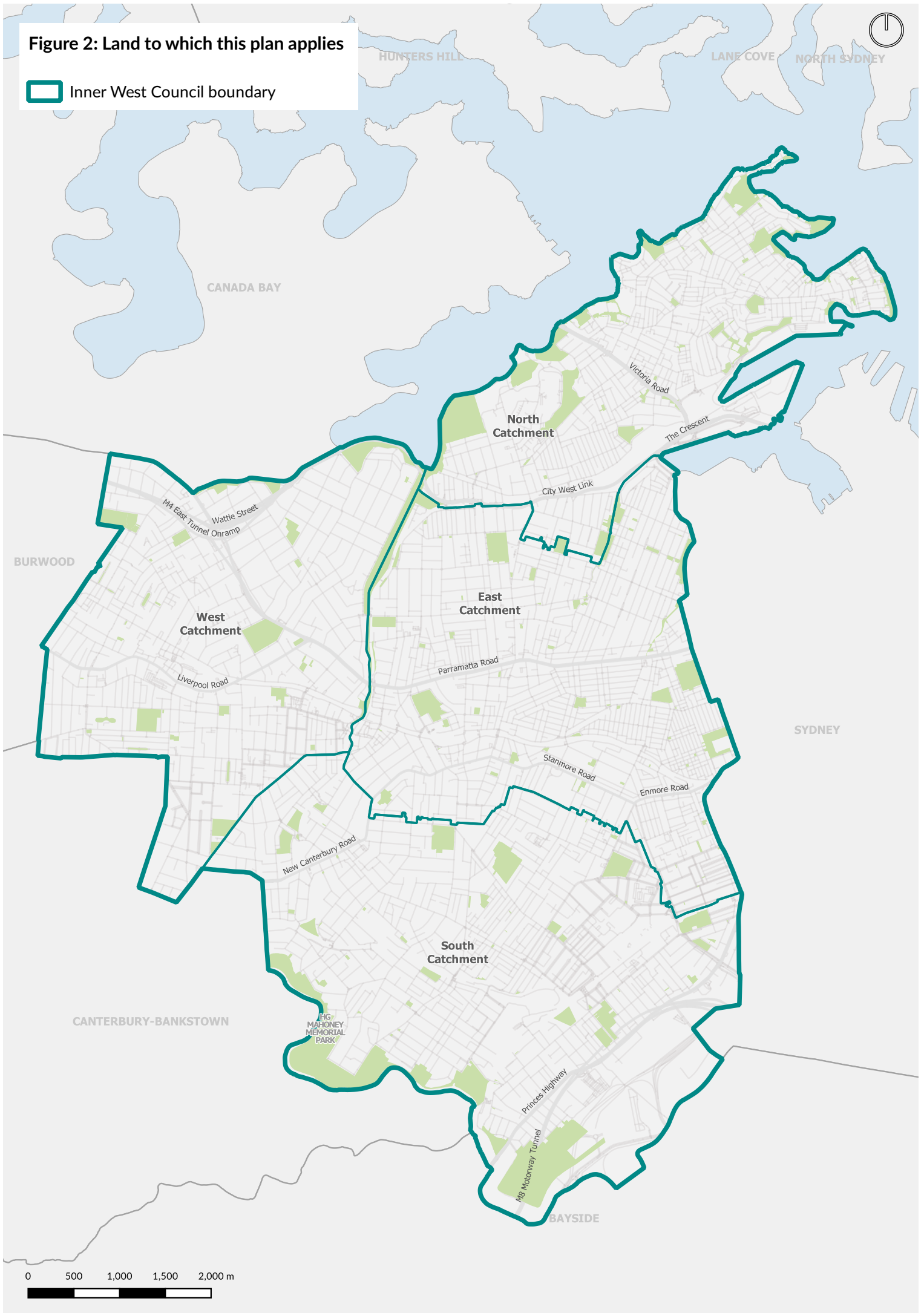
## 1.2 Where this plan applies

This plan applies to all land in the Inner West local government area, as shown in **Figure 2**.



Figure 2: Land to which this plan applies

 Inner West Council boundary





### 1.3 Development this plan applies to

#### Applicable development

This plan applies to development that meets all the following requirements:

- It is on land to which this plan applies, as shown in **Figure 2**, and
- It needs consent, including complying development, and
- It is not excluded in accordance with the subsection below, and
- It will result in a net population increase (residents, workers or overnight visitors) on the development site (determined in accordance with section 2.1) or, if it will not result in a net population increase, it has a development cost (determined in accordance with section 2.1) that is more than \$200,000.





## Excluded development

This plan does **not** apply to the following types of developments:

- development excluded from section 7.11 contributions or section 7.12 levies by way of a direction made by the Minister for Planning. Copies of the current directions are available to download from the Department of Planning, Industry and Environment website.
- development that (i) will not result in a net population increase and (ii) has a development cost of \$200,000 or less, determined in accordance with **section 2.1** of this plan.
- Subject to land use restrictions being imposed on the land under the Conveyancing Act 1919 to ensure land uses are provided in perpetuity, the following:
  - public housing within the meaning of the Housing Act 2001
  - seniors housing carried out by or on behalf of a social housing provider<sup>4</sup>
  - affordable housing carried out by or on behalf of a social housing provider<sup>5</sup>
  - places of public worship or childcare centres by or on behalf of a charity or not-for-profit organisation<sup>6</sup>
- Development carried out by or on behalf of the State for purposes of schools<sup>7</sup>, health services facilities, emergency services facilities, or public administration buildings.
- Development undertaken by or on behalf of Council, including but not limited to works identified in the works schedule at **Appendix J** of this plan
- development where a contribution has previously been paid for the same development at the subdivision stage under a predecessor plan
- development classified as exempt development by an environmental planning instrument, such as a local environmental plan or state environmental planning policy

If the development is a mixed-use development and includes any of the above excluded development, only the excluded component of the development will be excluded from the need to pay a contribution under this plan.

Council is responsible for determining if a development meets the requirements above to be excluded from the need to pay a contribution under this plan. Applicants should say how their development is consistent with the relevant exclusion in their development application or complying development application.

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<sup>4</sup> A social housing provider means the following – (a) Services Australia, (b) the Land and Housing Corporation, (c) a registered community housing provider, (d) the Aboriginal Housing Corporation, (e) a registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*, (f) a local government authority that provides affordable housing, (g) a not-for-profit organisation that is a direct provider of rental housing to tenant. Documentation or proof will need to be provided.

<sup>5</sup> A registered community housing provider has the same meaning as in the *Community Housing Providers (Adoption of National Law) Act 2012*, section 13; documentation or proof will need to be provided.

<sup>6</sup> As registered with the Australian Charities and Not-for-profit Commission; documentation or proof will need to be provided.

<sup>7</sup> Established under the Education Act 1990 by the Minister for Education



If Council is satisfied the development is consistent with the relevant exclusion, it will exclude the development from the need to pay a contribution. In the case of complying development, Council must first verify any exclusions in writing. In the case of complying development, registered certifiers must obtain Council's written confirmation a development is excluded before excluding it from the need to pay a contribution under this plan.

### **Development determined by other consent authorities**

There are many developments that generate significant extra demands on local infrastructure, but rather than being determined by Council or the Inner West Local Planning Panel, they are determined by another consent authority. Examples are the Sydney Eastern City Planning Panel, the Independent Planning Commission, and the Minister for Planning. Specific development examples include development with a capital investment value exceeding \$30 million, and state significant development (SSD).

Section 7.13 of the EP&A Act allows that, where the consent authority is not a council, the consent authority can impose a condition on the development consent for a section 7.11 or section 7.12 contribution that is not authorised (or of a kind allowed) by, or not determined in accordance with the relevant contributions plan. However, under section 7.13(2), the consent authority must, before imposing such a condition, have regard to any contributions plan that applies to the site.

There is no other published guidance provided to other consent authorities about the matters they should consider when deciding the local infrastructure contribution to impose on development. To fill that void, this plan requires that other consent authorities, before imposing a section 7.11 or section 7.12 contribution amount on a development that is less than the amount calculated in accordance with this plan, must consider the following:

- Will the reduction in contributions prejudice or place at risk Council's ability to implement this plan's works schedule in a timely manner?
- Whether sufficient justification for a reduction in contribution has been provided by the applicant.
- Where the justification for the reduction of the contribution amount calculated under this plan is to be reduced / offset by the value of works, land or other material public benefits proposed to be provided as part of the application (that is, the 'offset contributions'), all of the following criteria should be satisfied:
  - The offset contributions are not essential to the carrying out of the development and would not be required to be carried out at the developer's cost anyway as a condition of consent imposed under section 4.17(1)(a) or (h) of the EP&A Act, and
  - The offset contributions provide a public benefit that is clearly superior to the alternative of Council receiving the cash contributions in full, to enable it to provide the infrastructure included in this plan's works schedule
  - The infrastructure needs served by the offset contributions mean that the Council will not need to meet those needs by using local infrastructure contributions or other funding sources.





## **Crown development**

Under section 4.33 of the EP&A Act a consent authority (other than the Minister) must not impose a condition on its consent to a Crown development application, except with the approval of the applicant or the Minister.

Where a Crown development application proposes to reduce or waive local infrastructure contributions, Council will apply the criteria set out in the previous section 'Development determined by other consent authorities' above to determine whether to support the proposed reduction or waiver. This plan recommends that the applicant and the Minister do the same.

Where reduction or waiver does not meet the above requirements, Council may in exceptional circumstances and at its absolute discretion, support a discount of up to 50 per cent of the contribution payable for Crown development only if it is for the primary purpose of providing a direct front-line service, such as public hospitals, schools and emergency services.

Council will not support proposed discounts or waivers for Crown development for the primary purpose of administrative functions and where a direct front line service is not being provided.











## 2 How to use this plan

**This section describes how to determine what type of contribution applies, how to calculate the contribution payable, how the contribution will be indexed for inflation, when to pay the contribution, and how to pay the contribution.**

In this section:

- 2.1: Determining the contribution type
- 2.2: Calculating the contribution
- 2.3: Imposing the contribution
- 2.4 Paying the contribution
- 2.5 Obligation of registered certifiers
- 2.6 Alternatives to monetary contributions.





## 2.1 Determining the contribution type

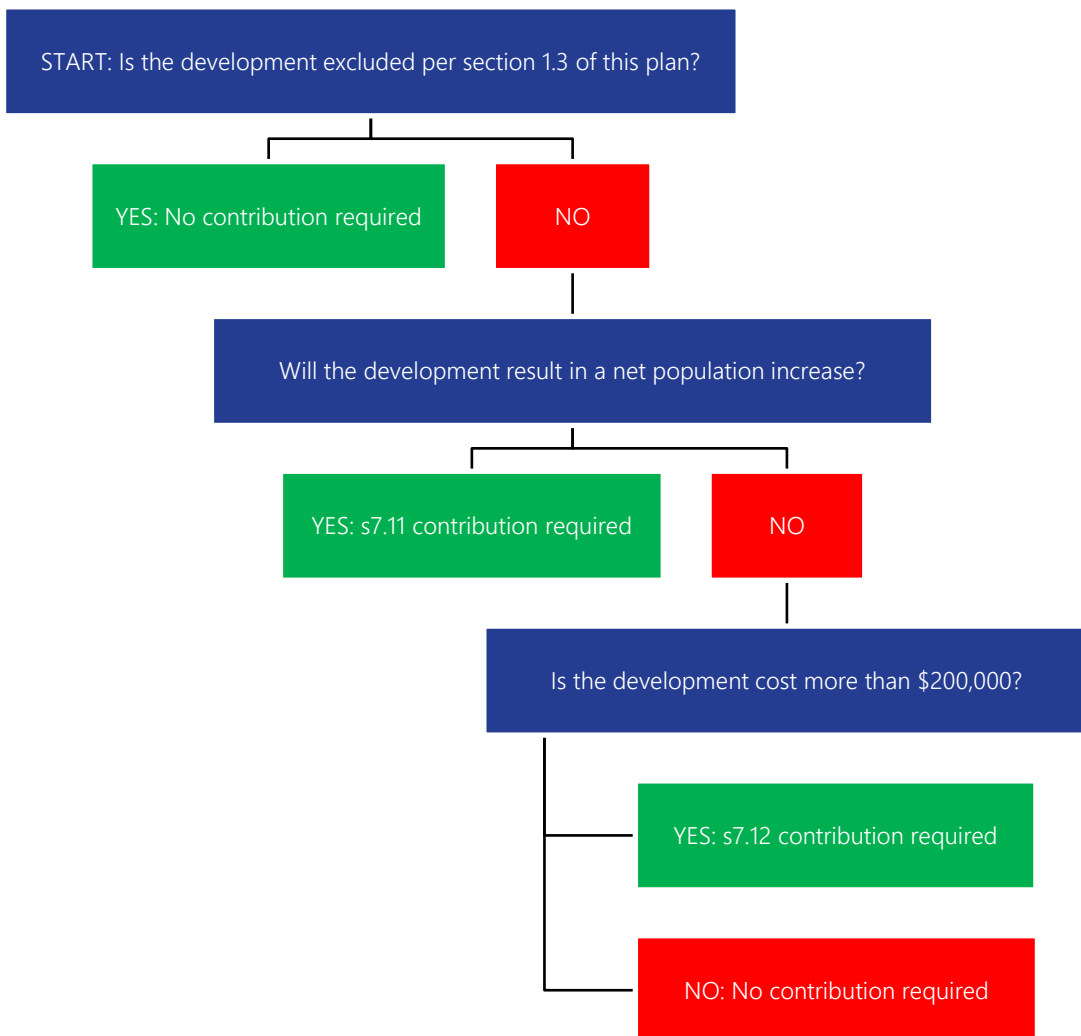
A development may be required to pay either a section 7.11 contribution or a section 7.12 levy under this plan. Any single development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both.

A section 7.11 contribution is required for development that will result in a net population increase, using the calculation procedure described in the following subsection. If, after applying that procedure, no section 7.11 is payable then a section 7.12 levy is required, but only if the development has a development cost of more than \$200,000. The process for determining the development cost is also outlined in the following subsection.

A contribution under this plan is not required for a development if it will not result in a net population increase and the development cost is \$200,000 or less.

The process for determining if and what type of contribution applies is shown in **Figure 3**. The consent authority (including registered certifiers) are responsible for determining if and what type of contribution applies.

**Figure 3 Process to determine if and what type of contribution applies**





## Determining the net population increase – for section 7.11 contributions

A section 7.11 contribution is required if the development will result in a net population increase. The net population increase is determined as follows:

***Net population increase = net increase in residents, workers and visitors***

*Net increase in residents = new residents – existing residents*

*Net increase in workers = new workers – existing workers*

*Net increase in visitors = new visitors – existing visitors*

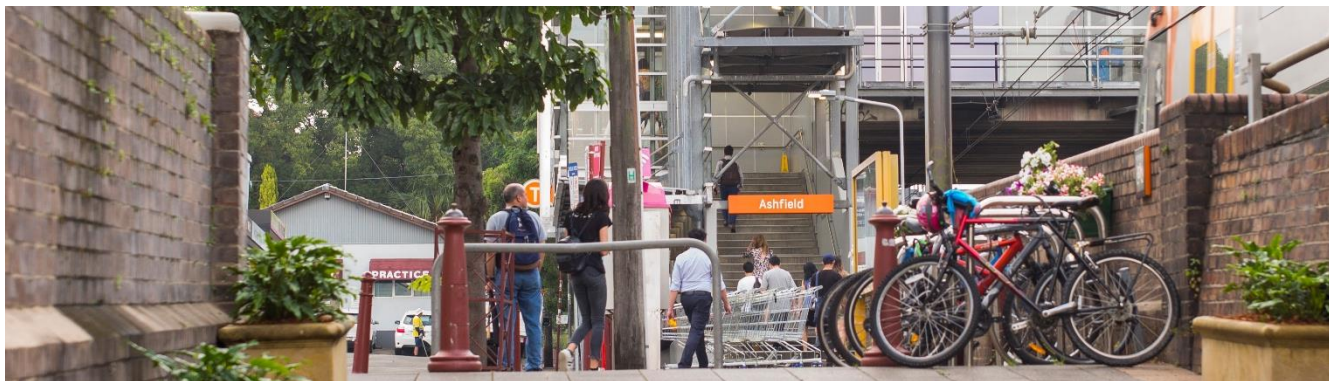
The existing, new and net associated net population increase is determined using the resident, worker and visitor occupancy rates in **Table 2** overleaf.

In the case of residential development, the existing resident population will be based on the number of bedrooms. In the case of non-residential developments, the existing and future worker population will be based on the amount of floorspace by land use, for example, business premises, shops and retail.

The net population increase will be determined by the consent authority. If the land use proposed in a development is not identified in **Table 2**, Council will select the closest use from the table. Some worked examples for determining the net population increase are shown in **Appendix A**.

If calculations using the occupancy rates indicates the development will result in a net population increase, then this plan authorises the consent authority to impose a section 7.11 contribution on that development. The method for calculating the contribution amount is outlined in **section 0**. In short, the amount will be the net increase in residents, workers or visitors is multiplied by the relevant per resident, worker or visitor contribution rate, respectively.

If no net population increase, and the development has a cost of more than \$200,000, this plan authorises a section 7.12 levy to be imposed on that development. The process for determining the development cost is outlined in the following subsection.







**Table 2      Occupancy rates – to calculate net increase in population<sup>8</sup>**

Land use <sup>9</sup>	Residents	Workers	Visitors
Residential accommodation			
1-bed dwelling, incl. studios and bedsits <sup>10</sup>	1.7 residents / dwelling	-	-
2-bed dwelling <sup>10</sup>	2.5 residents / dwelling		
3-bed dwelling <sup>10</sup>	3.6 residents / dwelling		
Co-living housing; student housing; group homes; seniors housing; independent living units; boarding house <sup>11</sup> - room less than 16 m <sup>2</sup>	1 resident / room		
As above – room greater than 16 m <sup>2</sup>	2 residents / room		
Tourist and visitor accommodation			
Hotels – keys <sup>12</sup> with 1 or 2 beds	-	0.2 workers / room	1.3 visitors / key
Hotels – keys with 3 or more beds			0.8 visitors / bed
Serviced apartments – keys with 1 or 2 beds			1.3 visitors / key
Serviced apartments – keys with 3 or more beds			0.8 visitors / bed
Backpackers’ accommodation – keys with 1 or 2 beds		0.1 worker / bed	1.3 visitors / key
Backpackers’ accommodation – keys with 3 or more beds			0.8 visitors / bed

<sup>8</sup> Occupancy rates for expected dwellings derived from Australian Bureau of Statistics 2016 Census data. Occupancy rates for all other uses derived from the City of Parramatta (outside CBD) Development Contribution Plan 2021 and City of Sydney Development Contributions Plan 2015. All floor space areas are gross floor area (GFA). To remove doubt, this plan does not levy contributions on populations that are not residents, workers or overnight visitors, for example, children attending childcare, students attending schools or universities, and patients in hospitals. These examples are excluded from the population calculations.

<sup>9</sup> Land use terms are from Standard Instrument—Principal Local Environmental Plan 2006. Where a proposed land use or development type categorisation is unclear, the consent authority will determine the most appropriate development type category and apply relevant occupancy rates in accordance with the table.

<sup>10</sup> Including attached dwellings, dwelling houses, residential flat buildings, and secondary dwellings. For the purposes of this plan, examples of secondary dwelling levied under this plan include granny flats, self-contained units of any type which have their own kitchen and bathroom, self-contained studios, secondary dwellings under the State Environmental Planning Policy (Housing) 2021, fonzie flats, complying development dual-occupancies. This list is a guide only. The consent authority will determine whether your type of development is subject to section 7.11 contributions under this plan. To avoid doubt, a bedroom is defined as a room designed or intended for use as a bedroom or any room capable of being adapted to or used as a separate bedroom (for example a study).

<sup>11</sup> Includes any manager’s residence.

<sup>12</sup> The term “key” includes all bedrooms in the hotel, suite, serviced apartment or tourist and visitor accommodation room or rooms associated with the particular key, for example, a hotel suite with two bedrooms each containing one bed has a total of one ‘key’ to access the suite.





Land use <sup>9</sup>	Residents	Workers	Visitors
<b>Commercial premises – retail premises</b>			
Specialised retail premises, garden centres and local distribution premises	-	1 worker / 113 m <sup>2</sup>	-
Shops (Type A) – neighbourhood shops		1 worker / 57 m <sup>2</sup>	
Shops (Type B) – supermarkets, grocery stores		1 worker/46 m <sup>2</sup>	
Kiosks		1 worker/26 m <sup>2</sup>	
Food & drink premises (Type A) – restaurants, cafes & take away (food focused)		1 worker/34 m <sup>2</sup>	
Food & drink premises (Type B) – including pubs, nightclubs, bars, small bars, artisan food and drink premises (drink focused)		1 worker/45 m <sup>2</sup>	
Vehicle sales or vehicle hire premises		1 worker/224 m <sup>2</sup>	
<b>Commercial premises – other</b>			
Office premises	-	1 worker / 20 m <sup>2</sup>	-
Business premises – incl. banks, post offices & hairdressers		1 worker / 44 m <sup>2</sup>	
Business premises – private colleges <sup>13</sup>		1 worker / 56 m <sup>2</sup>	
<b>Industry</b>			
Light industry – incl. home industry <sup>14</sup> & high technology	-	1 worker / 38 m <sup>2</sup>	-
Heavy industry – incl. hazardous & offensive		1 worker / 106 m <sup>2</sup>	
General industry		1 worker / 61 m <sup>2</sup>	

<sup>13</sup> For the purposes of this plan, private colleges are assumed to be a type of business premises. Examples of private colleges are colleges that provide courses for students in business, information technology, hospitality, languages and natural therapies.

<sup>14</sup> Only applies to home industry that requires development consent. If the proposed use is exempt development a contribution is not required under this plan.



Land use <sup>9</sup>	Residents	Workers	Visitors
Infrastructure – community			
Educational establishment - schools	-	1 worker / 190 m <sup>2</sup>	-
Tertiary institution - universities		1 worker / 224 m <sup>2</sup>	
Tertiary institution - TAFE		1 worker / 58 m <sup>2</sup>	
Health services facility – medical centres, health consulting rooms		1 worker / 43 m <sup>2</sup>	
Health services facility – hospitals		1 worker / 39 m <sup>2</sup>	
Childcare facilities		1 worker / 38 m <sup>2</sup>	
Entertainment facility – incl. cinemas and theatres		1 worker / 130 m <sup>2</sup>	
Other uses			
Function centres	-	1 worker / 53 m <sup>2</sup>	-
Sex services premises – incl. brothels		1 worker / 60 m <sup>2</sup>	
Registered club		1 worker / 60 m <sup>2</sup>	





### Determining the proposed development cost for section 7.12 levies

If the development will not result in a net population increase (determined in accordance with the previous subsection) and the proposed development has a development cost (determined in accordance with this subsection) over \$200,000, a section 7.12 levy is required.

Clause 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is determined, for the purpose of calculating section 7.12 levies. Note that the methodology for determining development costs for the purpose of calculating section 7.12 levies is different to the methodology for determining the estimated cost of development for the purpose of calculating development application fees. This is addressed in Planning Circular *PS 21-022 Calculating the genuine estimated cost of development* published by the Department of Planning in December 2021.

#### Cost Summary Reports

The development cost is determined by completing the relevant Cost Summary Report<sup>15</sup> shown at **Appendix B** to this plan. Copies can also be downloaded from the development contributions section of Council’s website.

There are two types of cost summary form: (1) a Cost Summary Report and (2) a Detailed Cost Summary Report. The type of report and the person authorised to complete it depends on the development cost, as shown in the table below.

**Table 3 Type of Summary Reports by development cost and authorised person**

Type	Development cost	Authorised person
Cost Summary Report	\$150,000 to \$1,000,000	Any suitably qualified building professional
Detailed Cost Summary Report	More than \$1,000,000	A quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors

Applicants must complete the relevant Cost Summary Report (as outlined below) if the proposed development has a development cost of more than \$150,000. This is to enable the consent authority to determine if the development cost is genuinely more or less than \$200,000 and, consequently, whether a section 7.12 levy is required or not.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant’s cost, engage a suitably qualified and experienced person, such as a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors, to review the applicant’s Cost Report.

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<sup>15</sup>



## 2.2 Calculating the contribution

The previous section outlines how to determine which type of contribution applies to a development.

In summary:

- a section 7.11 contribution will be required *if it will result in a net population increase, or*
- a section 7.12 levy will be required *if the cost of the development exceeds \$200,000.*

This section outlines how to calculate the contribution or levy amount in any particular circumstance.

Any single development can only be the subject of either a s7.11 contribution or a s7.12 levy, not both.

### Section 7.11 contributions

Where a section 7.11 contribution is required, it is calculated as follows:

$$\begin{aligned}
 &\textbf{Section 7.11 contribution} = \\
 &(\textit{net increase in residents} \times \textit{per resident contribution rate, as indexed}) + \\
 &(\textit{net increase in workers} \times \textit{per worker contribution rate, as indexed}) + \\
 &(\textit{net increase in visitors} \times \textit{per visitor contribution rate, as indexed})
 \end{aligned}$$

The net population increase (residents, workers and overnight visitors) is calculated as the future population minus the existing population, in accordance with the previous subsection. The existing population is subtracted as credit is provided for the existing population.

The net population increase is multiplied by the relevant contribution rate (per resident, worker and visitor) in **Table 4** to calculate the section 7.11 contribution.

Some worked examples for calculating section s7.11 contributions for different types of development are shown in **Appendix A**.



**Table 4 Section 7.11 contribution rates, as at October 2021<sup>16</sup>**

Development type	Rate	Rate while Minister’s direction in place <sup>17</sup>
Residential development		
Dwellings <sup>18</sup>		
Per 1-bed dwelling, studio, or bedsit	\$17,065	\$17,065
Per 2-bed dwelling <sup>3</sup>	\$25,096	\$20,000
Per 3 or more bed dwelling <sup>3</sup>	\$36,138	\$20,000
Other residential uses - per resident, per occupancy rates in s2.1	\$10,038	\$10,038
Non-residential development		
Per worker – refer worker occupancy rates in section 2.1	\$3,204	\$3,204
Tourist and visitor accommodation		
Per overnight visitor – refer visitor occupancy rates in section 2.1	\$5,317	\$5,317

Indexation

The section 7.11 contribution rates shown in **Table 4** are current as at October 2021. This reflects the date when estimated costs were obtained for the works items in the works schedule at **Appendix J**, that Council will use contributions to help fund.

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that the published section 7.11 contribution rates for a development will be adjusted at the time of consent, and again at the time of payment.

Council will - without the necessity of preparing a new or amending contributions plan - make changes to the section 7.11 contribution rates set out in this plan to reflect quarterly movements in

<sup>16</sup> This is the date at which works schedule costs and associated contribution rates in this plan were determined. It is the date from which section 7.11 contribution rates in this plan will be indexed for inflation, as described in the sections of this plan relating to indexation.

<sup>17</sup> The Minister for Planning has issued a Direction that requires that a council (or planning panel) must not grant development consent subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that: (a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or (b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent.

<sup>18</sup> Including attached dwellings, dwelling houses, residential flat buildings, and secondary dwellings. For the purposes of this plan, examples of secondary dwelling levied under this plan include granny flats, self-contained units of any type which have their own kitchen and bathroom, self-contained studios, secondary dwellings under the State Environmental Planning Policy (Housing) 2021, fonzie flats, complying development dual-occupancies. This list is a guide only. The consent authority will determine whether your type of development is subject to section 7.11 contributions under this plan. To avoid doubt, a bedroom is defined as a room designed or intended for use as a bedroom or any room capable of being adapted to or used as a separate bedroom (for example a study).





the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

The section 7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan. The latest contribution rates will be published on the Council's website.

Regardless of the above, the maximum contribution for residential development shall not exceed \$20,000 per lot or dwelling, as per the Minister's direction<sup>19</sup>, while it remains in force.

### Section 7.12 levies

The section 7.12 levy is calculated as follows:

$$\text{Section 7.12 levy} = 1\% \times \text{proposed development cost}$$

Worked examples for calculating section s7.12 levies for different types of development are shown in **Appendix A**.

Unlike section 7.11 contributions, there is no need to index the s7.12 levy when the development consent or complying development certificate is issued. This is because the section s7.12 levy is calculated as a percentage of the development cost. However, like section 7.11 contributions, the consent authority will index section 7.12 levies for inflation at the time of payment.

## 2.3 Imposing the contribution

If a contribution is required for a development, the consent authority (including registered certifiers) is responsible for imposing a condition in the development consent or complying development certificate requiring the contribution.

Consent authorities must use the relevant proforma conditions specified in **Appendix C**<sup>20</sup>. They include:

- Section 7.11 conditions of consent
- Section 7.11 complying development conditions

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<sup>19</sup> The Minister for Planning has issued a Direction to Council that caps s7.11 contributions (or s94 as it was formerly known) for residential development in Inner West LGA. The Direction requires that a council (or planning panel) must not grant development consent subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that: (a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or (b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent. Consistent with the Direction, consent authorities (including registered certifiers) shall not issue a development application consent or a complying development certificate that requires the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or lot.

<sup>20</sup> For the sake of transparency, this plan authorises the Council or a registered certifier, when determining an application for development or an application for a complying development certificate (CDC), and subject to other provisions of this plan, to impose a condition requiring either a contribution under s7.11 or a levy under 7.12 of the EP&A Act on that approval for the provision, extension or augmentation of local infrastructure to be provided by Council, and the recoupment of the previous costs incurred by Council in providing existing local infrastructure.



- Section 7.12 conditions of consent
- Section 7.12 complying development conditions.

The conditions specify the type of contribution payable (either a section s7.11 contribution or section 7.12 levy), the contribution amount payable, how the contribution amount will be indexed for inflation, when the contribution needs to be paid, and how to pay the contribution (acceptable payment methods).

## 2.4 Paying the contribution

### Timing of payments

A monetary contribution required to be paid by a condition imposed on the development consent or the complying development certificate in accordance with this plan is to be paid at the time specified in the condition.

Generally, the condition will provide for payment as follows:

- For development where no further approvals are required (for example, a change of use where no building works are proposed) – before the development consent is issued.
- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen plan).
- For development not involving subdivision, but where a construction certificate is required – the contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor.
- For works authorised under a complying development certificate – the contributions are to be paid before any work authorised by the certificate commences, as required by clause 157(2) of the EP&A Regulation 2021.

### Deferred or periodic payments

Council will not accept the deferred or periodic payment of a monetary contribution or a levy imposed under this plan.

### Indexation

A section 7.11 monetary contribution amount required by a condition of development consent imposed in accordance with this plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Similarly, the proposed cost of carrying out development the subject of a section 7.12 levy is to be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.



## Payment method

Acceptable payment methods are summarised in the table below.

**Table 5            Acceptable payment methods**

Method	Details
BPAY (preferred)	Telephone and internet banking. Applicants should contact their bank or financial institution to make this payment from your cheque, savings, debit or transaction account. The invoice from Council will include the biller code and reference code needed to make the payment.
Credit card / debit card	Log on to <a href="http://www.innerwest.nsw.gov.au/invoice">www.innerwest.nsw.gov.au/invoice</a> . The reference is the same as the BPAY reference above. Please note that a fee of 0.75 per cent applies to credit cards. AMEX, Mastercard and Visa only.
In person	Council Customer Service Centre: Leichhardt (7-15 Wetherill St), Petersham (2-14 Fisher St) or Ashfield (260 Liverpool Rd).
By mail	Make cheque payable to 'Inner West Council' with a copy of your remittance to: PO Box 14 Petersham NSW 2049.

## Refunds

Councils are not obligated under legislation to refund a development contributions payment. Nevertheless, Council may consider refunding a development contribution payment in either of the following circumstances:

- A consent is modified under section 4.55 of the Act resulting in a reduction in the contribution. In this case Council may refund the difference, or
- The applicant has not commenced the development and decides not to proceed with the consent, including cases where the consent has lapsed. In this case the applicant will need to surrender the consent in accordance with section 4.63 of the Act.

In both cases, Council will only consider refunding the contribution if:

- Council considers the refund won't materially impact on Council's cash flow and ability to deliver the works in the works schedule in **Appendix I**.
- the applicant applies for the refund in writing to Council within 12 months (except in exceptional circumstances) of paying the contribution for which the refund is sought.



## 2.5 Obligations of registered certifiers

### Complying development

Some types of development may be classified as ‘complying development’ under an environmental planning instrument, for example, Council’s local environmental plan (LEP) or a state environmental planning policy (SEPP).

Complying development is a combined planning and construction approval for development proposals that have a predictable and/or minor impact. They can be determined through a fast-track assessment by a council or a registered certifier, without a development application. Applicants can choose to apply to either the council or a registered certifier.

This plan applies to complying development. If a proposed development is classified as complying development and applicants apply for a complying development certificate through a private registered certifier, the certifier is responsible for determining the complying development application in accordance with this plan.

This includes:

- Determining the contribution type, that is, whether a section 7.11 contribution or section 7.12 levy is required for a development, per **section 2.1** of this plan
- Calculating either the section 7.11 contribution or section 7.12 levy, per **section 2.2**
- Imposing the contribution, per **section 2.3**

However, there are special requirements for complying development in relation to excluded development and determining the development cost for the purpose of determining if a section 7.12 levy is required and then calculating the levy. These special requirements are outlined below.

#### Excluded development

Certain types of development may be excluded from the need to pay a contribution under this plan in accordance with **section 2.1**. Certifiers must obtain Council’s written confirmation a development is excluded before excluding the development. *A certifier must not exclude a development from the need to pay a contribution under this plan if Council’s written confirmation is not obtained.*

#### Determining the development cost

As outlined in section 2.1, a section 7.11 contribution is required for a development if it will result in a net population increase; a section 7.12 is required if it will not result in a net population increase and the development cost is determined by Council to be more than \$200,000.

If the development will not result in a net population increase, applicants must complete the relevant development cost summary form if the development cost is more than \$150,000 and submit this to Council for verification (to assess if the development cost is over \$200,000). *Registered certifiers must not calculate the section 7.12 levy unless they have obtained a copy of Council’s written verification of the development cost.*



All other steps that need to be followed in applying this plan to complying development are the same as for other development types that are not classified as complying development.

If a section 7.11 contribution or section 7.12 levy is required, registered certifiers must calculate the contribution in accordance with this plan and impose a condition in the complying development using the relevant proforma condition in **Appendix C**.

Registered certifiers must notify Council of their determination of the complying development application within two (2) days of making the determination, in accordance with section 141(4) of the Environmental Planning and Assessment Regulation 2021.

Applicants must pay their contribution before commencing the complying development works.

### **Construction certificates and subdivision certificates**

Applicants need to lodge a development application for most other development that is not complying development. If the consent authority grants consent to the development application and a development contribution under this plan is required, the consent authority will impose a condition requiring the contribution using the relevant proforma condition in **Appendix C**.

The proforma condition requires that the monetary contributions must be paid to Council:

- if the development is for subdivision – prior to the issue of the subdivision certificate
- if the development is for building work – prior to the issue of the first construction certificate
- if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first
- if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.

If a subdivision certificate or construction certificate is required, applicants can apply for this from Council or, for certain development, from a private registered certifier.

In cases where a subdivision certificate or construction certificate is required, and applicants apply for this from a private registered certifier, the certifier must ensure that the condition is complied with before issuing the certificate.

In particular, the certifier must ensure the applicant provides the receipt (or receipts) issued by Council confirming contributions have been fully paid. Additionally, certifiers must include copies of the receipts with copies of the certified plans submitted to the Council in accordance with clause 141(4) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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





## 2.6 Alternatives to monetary contributions

### Works in-kind

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a monetary contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure on the Council's behalf, then the developer can approach this in either one of two ways:

- Planning agreement – the developer may offer to enter into a planning agreement (also commonly referred to as voluntary planning agreements) to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development. Further information is available on the planning agreements section of Council's website.<sup>21</sup>
- Works in-kind – if the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works in-kind through a works in-kind agreement or offer to dedicate land through a land dedication agreement.

The decision to accept part or full settlement of a contribution by way of material public benefit, works in-kind or the dedication of land is at the sole discretion of Council.

Offers of works in-kind or the dedication of land may be accepted by the Council under the following circumstances:

- The offer shall be made in writing to the Council prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.
- The offer is to be consistent with the relevant Local Environmental Plan (LEP) and Development Control Plan (DCP) applying to the land.
- Council will generally only accept offers of works or land that are items included in the schedule of local infrastructure in this plan, and
- Council determines that the works in-kind are, or the land to be dedicated is, appropriate and meets a broad community need.

In assessing the request, Council will consider the following:

- The design of the facilities, and whether the design will result in facilities that are fit for purpose.

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<sup>21</sup> See also the Inner West Voluntary Planning Agreements Policy on Council's website: [Voluntary planning agreements - Inner West Council \(nsw.gov.au\)](https://www.nsw.gov.au)



- The proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant. Land proposed to be transferred is to include site a contamination investigation report, if required remediation works and transfer of land fees.

Should an offer of works in-kind or land dedication be accepted, Council will negotiate with the applicant, as relevant, the following:

- an acceptable standard for workmanship and materials
- frequency of progress works inspections
- the program for completion of the works or the dedication of the land
- landscaping management plan
- an appropriate defects liability period
- the offset amount that can be applied to reduce any section 7.11 contribution or section 7.12 levy imposed on any development consent in the area

### **Contribution offsets for material public benefits**

Council will generally only agree to offsets of contributions where the land or works offered by the developer are items included in this plan's works schedule.

No offsets will be granted to material public benefits that comprise works required to be carried out by the developer as a condition of consent under section 4.17 of the EP&A Act.

Offsets for other material public benefits may be agreed by Council in exceptional circumstances. Matters that Council will consider include the following:

- Does the proposed material public benefit meet all relevant requirements of any policy adopted by Council for acceptance of material public benefits or works in-kind?
- Will the contributions offsets sought for proposed material public benefits prejudice or place at risk Council's ability to implement this plan's works schedule in a timely manner?
- Will the proposed material public benefit and offset against local infrastructure contributions under this plan provide a public benefit that is clearly superior to the alternative of Council receiving the cash contributions to enable it to provide the infrastructure included in the this plan's works schedule?
- Will the infrastructure needs served by the proposed material public benefits mean that the Council will not need to meet those needs by using local infrastructure contributions or other funding sources?



## Land contributions

The dedication of land free of cost to Council is a requirement in this plan under the following circumstances:

- Where development sites are identified by this plan as set out in the maps to the plan.
- Where the applicable local environmental plan (LEP) and/or development control plan (DCP) includes provisions for the delivery for road, pedestrian or cycle infrastructure.
- Where splay corners on corner sites would be beneficial for pedestrian infrastructure, as determined by the consent authority.

The dedication of land, unless otherwise agreed in writing by Council, is to take place at the following stages:

- For works requiring a construction certificate – before the issue of the construction certificate
- For works requiring a complying development certificate – before the commencement of any works.
- For development that involves subdivision only – before whichever is the first to occur of the issue of any construction certificate related to the site works or the issue of subdivision certificate.
- For development that involves both construction and subdivision – before whichever is the first to occur of the issue of any construction certificate or the issue of a subdivision certificate.
- For all other development – before whichever is the first to occur of the issue of an occupation certificate or the commencement of the use.

Council may also at its discretion consider accepting from an applicant land dedication for the full or partial satisfaction of section 7.11 contribution requirements.

In the absence of other criteria and guidance, Council requests that the applicant, consent authority and/or Minister (as relevant) also apply the criteria above in deciding whether to seek or support offsets for material public benefits.



### 3 Other administrative matters

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**This section outlines other administrative matters including transitional provisions, pooling of funds, accountability measures, and when Council will review this plan.**

In this section:

- 3.1: Relationship of this plan to other contributions plans
- 3.2: Commencement and transitional arrangements
- 3.3: Pooling of contribution funds
- 3.4: Accountability and access to information
- 3.5: Review of this plan
- 3.6: Life of this plan

#### 3.1 Relationship of this plan to other contributions plans

This plan repeals the following plans:

- Section 7.11 Leichhardt Contributions Plan No. 1 – Open Space and Recreation (2005 – amended 2016)
- Section 7.11 Leichhardt Contributions Plan No. 2 – Community Facilities and Services (2005)
- Section 7.11 Leichhardt Contributions Plan No. 3 – Transport and Access (1999)
- Section 7.12 Development Contributions Plan for the former Leichhardt Area (2020)
- Section 7.11 Ashfield Contributions Plan (2010 – amended 2015)
- Section 7.12 Ashfield Contribution Plan (2010– amended 2015)
- Section 7.11/7.12 Development Contribution Plan for the former Marrickville Area (2014 – amended 2020)
- Section 7.11/7.12 Marrickville Development Contribution Plan 2004 Amendment No. 4

This plan does not affect development consents applying to land in the Inner West LGA containing conditions requiring contributions or levies under the above plans.

Contributions imposed on developments under the above plans and paid to or held by Council will be applied to completing the works schedules in this plan.



### 3.2 Commencement and transitional arrangements

This plan commenced on XXXX 2022. It applies to development applications or applications for a complying development certificate made on or after the date this plan commenced.

It does not apply to development applications or applications for a complying development certificate made before the date this plan commenced. Instead, such applications will be determined against the relevant contribution plan that applied at the date of lodgement.

All applications to modify a consent under section 4.55 of the EP&A Act will be determined against the same contribution plan that was applied to the original consent.

### 3.3 Pooling of contribution funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan that is in effect in the Inner West LGA to be paid and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedule of this plan<sup>22</sup>.

### 3.4 Accountability and access to information

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected by the public upon reasonable request.

The register will be maintained at regular intervals and will include the following:

- particulars sufficient to identify each development consent for which contributions have been sought
- the nature and extent of the contribution required by the relevant condition of consent
- the name of the contributions plan under which the condition of consent was imposed
- the date the contribution was received, for what purpose and the amount.

Separate accounting records will be maintained for each contribution type in this plan and published annually in Council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon reasonable request.

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<sup>22</sup> Section 212(6) EP&A Regulation 2000 allows pooling where the consent authority is satisfied the infrastructure will be delivered in a reasonable time.





### 3.5 Review of this plan

Council will review this plan every five years or as required following its commencement date, being XXXXX 2022, to ensure it addresses community needs, Council priorities and relevant legislation.

Council may also elect to review the plan before then if needed because of changes to planning instruments, legislation or development conditions. In acknowledgement of the COVID-19 pandemic Council will also seek to undertake a comprehensive review of this plan by no later than 2030.

### 3.6 Life of this plan

This plan is based on forecast development generated population growth, infrastructure demand and cost from 2022 to 2036. Council will operate this plan until the sooner of:

- 30 June 2036
- Council has collected contributions for all works items in the schedule at **Appendix J**
- Council repeals this plan.









## Appendix summary

Appendices to this plan are shown on the following pages and summarised below.

### **Appendix A: Worked examples**

Worked examples for calculating section 7.11 contributions and section 7.12 levies for different types of development

### **Appendix B: Development cost summary forms**

Proforma development cost summary forms applicants must complete and submit if the development will not result in a net population increase and the development cost is \$150,000 or more.

### **Appendix C: Proforma conditions of consent**

Proforma conditions for section 7.11 and section 7.12 contributions to be used by consent authorities when issuing conditions of consent and complying development certificates.

### **Appendix D: Anticipated development**

Outlines expected development and its characteristics, which is a key indicator of development-generated infrastructure demand and cost.

### **Appendices E–H: Infrastructure strategies**

Outlines the development-generated demand for different categories of infrastructure (open space and recreation, community facilities and transport) and the works Council will provide using contributions to help address this demand.

### **Appendix I: Plan administration**

Outlines plan administration costs apportioned to development and the contribution rates needed to meet these costs.

### **Appendix J: Works schedule**

An itemised schedule of the works Council will fund and deliver using contributions under this plan.

### **Appendix K: Works maps**

Maps showing the locations of the works items in the works schedule.



# APPENDIX A: WORKED EXAMPLES





## Appendix A: Worked examples

**This appendix contains examples for calculating section 7.11 contributions and section 7.12 levies for various types of development.**

In this section:

- A.1: Worked example 1 – residential alterations (s7.12)
- A.2: Worked example 2 – new shop top housing (s7.11)
- A.3: Worked example 3 – new residential flat building (s7.11)
- A.4: Worked example 4 – new commercial office building (s7.11)
- A.5: Worked example 5 – mixed-use development (s7.11)
- A.6: Worked example 6 – commercial office alterations (s7.12)
- A.6: Worked example 7 – dwelling additions and secondary dwelling (s7.11)
- A.7: Worked example 8 – dwelling knock down rebuild (s7.12)
- A.8: Worked example 9 – conversion of an office building to a hotel (s7.12)







## **A.1: Worked example 1 – Residential alterations (s7.12)**

### **Development description**

Alterations to an existing 4-bedroom dwelling to add a swimming pool, basement garage and wine cellar. The proposed development cost is \$232,000.

### **Working**

There is no population increase as there is no additional floor space or change of use that will result in an intensification of the use of the land. Therefore, a section 7.11 contribution is not required.

A section 7.12 levy is required as (1) there is no net population increase and (2) the development cost is over \$200,000.

The section 7.12 levy is calculated as 1 per cent of the development cost (\$232,000), which equals \$2,320.

Section 7.12 levies do not need to be indexed at the time of consent as the contribution amount is based on the estimated development cost.

Conversely, they do need to be indexed for inflation at the time of payment in accordance with indexation provisions in this plan.



## A.2: Worked example 2 – new shop top housing (s7.11)

Development description: Demolition of an existing 2-storey building containing 500 m<sup>2</sup> of office space. Erection of a new mixed-use building containing 300 m<sup>2</sup> of ground floor retail and 30 x 2-bedroom apartments in the levels above.

Net increase in residents		
Net resident increase	=	future resident – existing residents
Future residents	=	(30 units) x (2.5 residents per 2-bed unit)
	=	75 future residents
Existing residents	=	0 residents
Net increase in residents	=	75 – 0
	=	75 residents
Residential contribution	=	(75 residents) x \$10,038/resident
	=	\$752,877 (\$25,096/dwelling)
	=	This is above the cap of \$20,000 per dwelling
	=	30 x \$20,000/dwelling
	=	\$600,000
Net increase in workers		
Net worker increase	=	future workers – existing workers
Future workers	=	300 m <sup>2</sup> ÷ (57 m <sup>2</sup> per worker)
	=	5.26 workers
Existing workers	=	500 m <sup>2</sup> ÷ (20 m <sup>2</sup> per worker)
	=	25 workers
Net worker increase	=	5.26 workers – 25 workers
	=	-19.73 workers
Worker contribution	=	-19.73 workers x (\$3,204/worker)
	=	-\$63,222
Total contribution		
Total contribution	=	resident contribution + worker contribution
	=	(\$600,000) + (-\$63,222)
	=	\$536,778 unindexed <sup>23</sup>

<sup>23</sup> This is the unindexed amount. The contribution will be indexed for inflation at the time of consent and again at the time of payment in accordance with indexation provisions in this plan.



### A.3: Worked example 3 – new residential flat building (s7.11)

Development description: Demolition of an existing building containing 10 x 2-bedroom apartments and 200 m<sup>2</sup> of retail (shops) space on a single allotment of land. Erection of a new building containing 10 x 1-bedroom apartments, 20 x 2-bedroom apartment, and 5 x 3-bedroom apartments.

Net increase in residents			
Net resident increase	=	future resident – existing residents	
Future residents	=	(10 x 1.7) + (20 x 2.5) + (5 x 3.6)	
	=	85 future residents	
Existing residents	=	10 x 2.5	= 25 existing residents
Net increase in residents	=	85 – 25	= 60 residents
Residential contribution	=	(60 residents) x (\$10,038/resident)	
	=	for 35 dwellings (or A.7/dwelling)	
Net increase in workers			
Net worker increase	=	future workers – existing workers	
Future workers	=	0	
Existing workers	=	200 m <sup>2</sup> ÷ (57 m <sup>2</sup> per worker)	
	=	3.51 workers	
Net worker increase	=	0 – 3.51 workers	= -3.51 workers
Worker contribution	=	-3.51 workers x \$3,204/worker)	
	=	3.6	
Total contribution			
Total contribution	=	resident contribution + worker contribution	
	=	() + (3.6)	
	=	\$36,138 unindexed <sup>24</sup>	

<sup>24</sup> This is the unindexed amount. The contribution will be indexed for inflation at the time of consent and again at the time of payment in accordance with indexation provisions in this plan.



### A.4: Worked example 4 – new commercial office tower (s7.11)

Development description: Demolition of an existing 12-storey building containing commercial offices and basement parking. Erection of a new office building that will increase the commercial floor space by 24,200 m<sup>2</sup> and has an estimated development cost of \$220 million.

Net increase in residents		
Net resident increase	=	future resident – existing residents
	=	0 residents
Residential contribution	=	(0 residents) x (\$10,038/resident)
	=	\$0
Net increase in workers		
Net worker increase	=	future workers – existing workers
	=	24,200 m <sup>2</sup> ÷ (20 m <sup>2</sup> per worker)
	=	1,210 new workers
Worker contribution	=	1,210 new workers x \$3,204/worker
	=	\$3,877,284
Total contribution		
Total contribution	=	resident contribution + worker contribution
	=	\$0 + \$3,877,284
	=	\$3,877,284 unindexed <sup>25</sup>

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<sup>25</sup> This is the unindexed amount. The contribution will be indexed for inflation at the time of consent and again at the time of payment in accordance with indexation provisions in this plan.



### A.5: Worked example 5 – mixed-use development (s7.11)

Development description: Demolition of an existing 10 storey building containing 8,000m<sup>2</sup> of commercial office space, 350 m<sup>2</sup> of ground floor retail, and basement parking. Erection of a new mixed-use building containing a 250m<sup>2</sup> ground floor restaurant, 5,000m<sup>2</sup> of new office floorspace, and a new residential flat building containing 45 x 2-bedroom apartments. The estimated development cost is \$60 million.

Net increase in residents		
Net resident increase	=	future resident – existing residents
	=	(45 x 2.5) – (0) = 112.5 residents
Residential contribution	=	112.5 x \$10,038 for 45 units
	=	\$1,129,315 (or \$25,096/dwelling)
	=	This is above the cap of \$20,000 per dwelling
	=	45 x \$20,000/dwelling
	=	\$900,000
Net increase in workers		
Net worker increase	=	future workers – existing workers
Future workers	=	(250 ÷ 34m <sup>2</sup> /worker) + (5,000 ÷ 20m <sup>2</sup> /worker)
	=	7.35 + 250 = 257.4 workers
Existing workers	=	(8,000 ÷ 20) + (350 ÷ 57) = 406.14 workers
Net worker increase	=	257.4 – 406.14 = -148.74 workers
Worker contribution	=	-148.74 workers x \$3,204/worker
	=	-\$476,617
Total contribution		
Total contribution	=	resident contribution + worker contribution
	=	(\$900,000) + (-\$476,617)
	=	\$423,383 unindexed <sup>26</sup>

<sup>26</sup> This is the unindexed amount. The contribution will be indexed for inflation at the time of consent and again at the time of payment in accordance with indexation provisions in this plan.





## A.6: Worked example 6 – commercial office alterations (s7.12)

### Development description

Alterations to an existing commercial office building comprising replacement of the elevators and upgrade to the dated external façade. No additional floorspace is proposed. The proposed development cost is \$25 million.

### Working

There is no population increase as there is no additional floor space or change of use that will result in an intensification of the use of the land. Therefore, a section 7.11 contribution is not required.

A section 7.12 levy is required as (1) there is no net population increase and (2) the development cost is over \$200,000.

The section 7.12 levy is calculated as 1 per cent of the development cost, which is \$250,000.

Section 7.12 levies do not need to be indexed at the time of consent as the contribution amount is based on the estimated development cost.

They are indexed for inflation at the time of payment in accordance with indexation provisions in this plan.





### A.7: Worked example 7 – dwelling additions & secondary dwelling (s7.11)

Development description: addition of a second storey containing 2 new bedrooms to an existing single storey dwelling containing 2-bedrooms and erection of a new secondary 2-bedroom dwelling at the rear with laneway access. The development cost is \$1 million.

Net increase in residents		
Net resident increase	=	future resident – existing residents
Existing residents	=	2.5 residents
Future residents	=	3.6 residents + 2.5 residents
	=	6.1 residents
Net increase in residents	=	6.1 residents – 2.5 residents
	=	3.6 residents
Residential contribution	=	3.6 residents x \$10,038/resident
	=	\$36,138 unindexed <sup>27</sup> (\$18,069/dwelling)

### A.8: Worked example 8 – dwelling knock down rebuild (s7.11)

Development description: demolition of an existing 2-bedroom dwelling house and construction of a new 4-bedroom dwelling house, garage and pool. The development cost is \$1 million.

Net increase in residents		
Net resident increase	=	future residents - existing residents
Existing residents	=	2.5 residents
Future residents	=	3.6 residents
Net increase in residents	=	2.5 residents - 3.6 residents
	=	1.1 residents
Residential contribution	=	1.1 residents x \$10,038/resident
	=	\$11,042 unindexed

<sup>27</sup> This is the unindexed amount. The contribution will be indexed for inflation at the time of consent and again at the time of payment in accordance with indexation provisions in this plan.



## A.9: Worked example 9 – conversion of an office building to a hotel (s7.12)

### Development description

Alterations to an existing 2,000 m<sup>2</sup> building previously used as a commercial office and change of use to a new 2,000 m<sup>2</sup> hotel containing 10 rooms (keys) with 1 bed and 10 rooms (keys) with 4 beds. No new floor space is proposed. The development cost is \$5 million.

### Working

A section 7.11 contribution is not required as the development will not result in a net population increase. This is shown in the table below. A section 7.12 levy is required as (1) the development will not result in a net population increase, and (2) the development cost is over \$200,000.

The section 7.12 levy is calculated at 1 per cent of the development cost. For a development cost of \$5 million, this equates to a section 7.12 levy of \$50,000. As it is a section 7.12 levy, the consent authority will index it for inflation at the time of payment, but not at the time of consent (as the at the time of consent the contribution rate is based on the development cost).

Net increase in workers		
Net worker increase	=	future workers – existing workers
	=	0 – (2,000 m <sup>2</sup> ÷ 20 m <sup>2</sup> per worker)
	=	-100 workers
Non-residential contribution	=	-100 workers x \$3,204/worker
	=	--\$320,437 (unindexed)
Net increase in overnight visitors		
Net visitor increase	=	future visitors – existing visitors
Future visitors	=	10 keys x 1-bed x 1.3 visitors/key + 10 keys x 4 beds x 0.8 visitors/key
	=	13 visitors + 32 visitors
	=	45 visitors
Existing visitors	=	0
Net visitor increase	=	45 visitors
Visitor contribution	=	45 x \$3,204/visitor
	=	\$239,243 (unindexed)
Total contribution		
Total s7.11 contribution	=	worker contribution + visitor contribution
	=	(--\$320,437) + (\$239,243)
	=	-\$81,194 (unindexed)
	=	No population increase, as contribution is negative
	=	Therefore, a section 7.12 contribution applies









# APPENDIX B: DEVELOPMENT COST SUMMARY FORMS





## Development Cost Summary Report – s7.12 contribution

### Development cost between \$150,000 and \$1,000,000

This form must be completed and submitted with a development application or complying development certificate application where (1) the development will not result in a net population increase (determined in accordance with the Inner West Local Infrastructure Contributions Plan 2022) and (2) the development cost is between \$150,000 and \$1,000,000 (determined in accordance with this form). This form can only be completed by a suitably qualified building professional.

### Part 1: Application details

Development application number	Input
Complying development application number	
Date	
Construction certificate number	
Applicant name:	
Applicant address:	
Development name	
Development address	

### Part 2: Development cost details

Cost item	Estimated cost
Demolition and alterations	
Hydraulic services	
Structure	
Mechanical services	
External walls, windows and doors	
Fire services	
Internal walls, screens and doors	
Demolition and alterations	
Lift services	
Wall finishes	



Cost item	Estimated cost
External works	
Floor finishes	
External services	
Ceiling finishes	
Other related work	
Fittings and equipment	
Preliminaries and margin	
Subtotal	
Consultant fees	
Other related development costs	
Goods and services Tax	
Total development cost	

### Part 3: Declaration

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 208 of the Environmental Planning and Assessment Regulation 2021 at current prices.
- Included GST in the calculation of development costs.

Name	
Signature	
Date	
Position	
Qualifications	



## Detailed Cost Summary Report – s7.12 contribution

### Development cost over \$1,000,000

This form must be completed and submitted with a development application or complying development certificate application where (1) the development will not result in a net population increase (determined in accordance with the Inner West Local Infrastructure Contributions Plan 2022) and (2) the development cost exceeds \$1,000,000 (determined in accordance with this form). This form can only be completed by a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

### Part 1: Application details

Development application number	
Complying development application number	
Date	
Construction certificate number	
Applicant name:	
Applicant address:	
Development name	
Development address	

### Part 2: Development details

Item	Details
Gross floor area – commercial (m <sup>2</sup> )	
Gross floor area – residential (m <sup>2</sup> )	
Gross floor area – retail (m <sup>2</sup> )	
Gross floor area – car parking (m <sup>2</sup> )	
Gross floor area – other (m <sup>2</sup> )	
Total gross floor area (m <sup>2</sup> )	
Total site area (m <sup>2</sup> )	
Total car parking spaces	
Total development cost (\$)	
Total construction cost (\$)	
Total GST (\$)	



### Part 3: Development cost estimate details

Item	Details	Item	Details
Professional fees (\$)		Excavation (\$)	
% of development cost		\$/m <sup>2</sup> of site area	
% of construction cost		Car park (\$)	
Demo. & site preparation (\$)		\$/m <sup>2</sup> of site area	
\$/m <sup>2</sup> of site area		\$/parking space	
Construction – commercial (\$)		Fit out – commercial (\$)	
\$/m <sup>2</sup> of commercial area		\$/m <sup>2</sup> commercial area	
Construction – residential (\$)		Fit out – residential (\$)	
\$/m <sup>2</sup> of residential area		\$/m <sup>2</sup> of residential area	
Construction – retail (\$)		Fit out – retail (\$)	
\$/m <sup>2</sup> of retail area		\$/m <sup>2</sup> of retail area	

### Part 4: Declaration

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with the definition of development costs in the Development Contributions Plan of the Council of Dungog at current prices.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Name	
Signature	
Date	
Position	
Qualifications	



# **APPENDIX C: PROFORMA CONDITIONS OF CONSENT**





### C.1: Section 7.11 – condition of consent

In accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Inner West Local Infrastructure Contribution Plan 2022 (the Plan), the following monetary contributions shall be paid to Council to cater for the increased demand for local infrastructure resulting from the development:

<u>Contribution category</u>	<u>Amount</u>
Open space and recreation	#[insert]
Community facilities	#[insert]
Transport	#[insert]
Plan administration	#[insert]
Total	#[insert]

At the time of payment, the contributions payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

$C_{\text{payment}}$  = is the contribution at time of payment

$C_{\text{consent}}$  = is the contribution at the time of consent, as shown above

$CPI_{\text{consent}}$  = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being [insert CPI value] for the [insert latest quarter and year].

$CPI_{\text{payment}}$  = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

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

The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.

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.

Council’s Plan may be viewed at [www.innerwest.nsw.gov.au](http://www.innerwest.nsw.gov.au) or during normal business hours at any of Council’s customer service centres.

Please contact any of Council’s customer service centres on [insert email address and phone number] to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.

Once the invoice is obtained, payment may be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to [www.innerwest.nsw.gov.au/invoice](http://www.innerwest.nsw.gov.au/invoice); please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council’s customer service centres), or (iv) by mail (make cheque payable to ‘Inner West Council’ with a copy of your remittance to PO Box 14 Petersham NSW 2049).

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council’s customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.



## C.2: Section 7.11 – complying development certificate condition

In accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Inner West Local Infrastructure Contribution Plan 2022 (the Plan), the following monetary contributions shall be paid to Council to cater for the increased demand for local infrastructure resulting from the development:

<u>Contribution category</u>	<u>Amount</u>
Open space and recreation	\$(insert)
Community facilities	\$(insert)
Transport	\$(insert)
Plan administration	\$(insert)
Total	\$(insert)

At the time of payment, the monetary contribution payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

$C_{\text{payment}}$  = is the contribution at time of payment

$C_{\text{consent}}$  = is the contribution at the time of consent, as shown above

$CPI_{\text{consent}}$  = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being [insert CPI value] for the [insert latest quarter and year].

$CPI_{\text{payment}}$  = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

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

The monetary contributions must be paid to Council (i) if the development requires building works – before the works commence, or (ii) if no works are required – before occupation or the issue of an occupation certificate, whichever occurs first.

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.

Council’s Plan may be viewed at [www.innerwest.nsw.gov.au](http://www.innerwest.nsw.gov.au) or during normal business hours at any of Council’s customer service centres.

Please contact any of Council’s customer service centres on [insert email address and phone number] to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.

Once the invoice is obtained, payment can be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to [www.innerwest.nsw.gov.au/invoice](http://www.innerwest.nsw.gov.au/invoice); please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council’s customer service centres), or (iv) by mail (make cheque payable to ‘Inner West Council’ with a copy of your remittance to PO Box 14 Petersham NSW 2049).

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council’s customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.



### C.3: Section 7.12 – condition of consent

In accordance with section 7.12 of the *Environmental Planning and Assessment Act 1979* and the Inner West Local Infrastructure Contribution Plan 2022 (the Plan), a monetary contribution of \$[INSERT FIGURE] shall be paid to Council for the purposes of the provision, extension or augmentation of local infrastructure identified in the Plan.

At the time of payment, the monetary contribution payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

$C_{\text{payment}}$  = is the contribution at time of payment

$C_{\text{consent}}$  = is the contribution at the time of consent, as shown above

$CPI_{\text{consent}}$  = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being [insert CPI value] for the [insert latest quarter and year].

$CPI_{\text{payment}}$  = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

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

The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.

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.

Council's Plan may be viewed at [www.innerwest.nsw.gov.au](http://www.innerwest.nsw.gov.au) or during normal business hours at any of Council's customer service centres.

Please contact any of Council's customer service centres on [insert email address and phone number] to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.

Once the invoice is obtained, payment can be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to [www.innerwest.nsw.gov.au/invoice](http://www.innerwest.nsw.gov.au/invoice); please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.



## C.4: Section 7.12 – complying development certificate condition

In accordance with section 7.12 of the *Environmental Planning and Assessment Act 1979* and the Inner West Local Infrastructure Contribution Plan 2022 (the Plan), a monetary contribution of \$[INSERT FIGURE] shall be paid to Council for the purposes of the provision, extension or augmentation of local infrastructure identified in the Plan.

At the time of payment, the monetary contribution payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

$C_{\text{payment}}$  = is the contribution at time of payment

$C_{\text{consent}}$  = is the contribution at the time of consent, as shown above

$CPI_{\text{consent}}$  = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being [insert CPI value] for the [insert latest quarter and year].

$CPI_{\text{payment}}$  = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

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

The monetary contributions must be paid to Council (i) before the works commence – if the development requires building works, or (ii) before occupation or the issue of an occupation certificate, whichever occurs first – if no works are required.

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.

Council's Plan may be viewed at [www.innerwest.nsw.gov.au](http://www.innerwest.nsw.gov.au) or during normal business hours at any of Council's customer service centres.

Please contact any of Council's customer service centres on [insert email address and phone number] to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.

Once the invoice is obtained, payment can be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to [www.innerwest.nsw.gov.au/invoice](http://www.innerwest.nsw.gov.au/invoice); please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.



# APPENDIX D: ANTICIPATED DEVELOPMENT





## Appendix D: Anticipated development

**This appendix outlines expected development, which is the key indicator of development-generated infrastructure demand and cost. Demand and cost for different infrastructure types are addressed in subsequent appendices of this plan.**

In this section:

- D1: Overview
- D2: Existing population
- D3: Expected development and population
- D4: Infrastructure demand.

The contribution rates in this plan are based on the expected development, the anticipated population in or occupation of that development, the cost of the facilities, and the fair apportionment of those costs to the expected development. The following sections discuss these aspects further.

### D.1: Overview

The Inner West local government area (LGA) is situated on the lands of the Gadigal and Wangal people and spans 36 square kilometres from the banks of the Parramatta River at Birchgrove in the north east, to the Cooks River at Dulwich Hill in the south west. It is surrounded by Canada Bay LGA and Burwood LGA to the west, Canterbury Bankstown LGA and Bayside LGA to the South, and the City of Sydney LGA to the east.

Inner West LGA sits within the Greater Sydney Commission's Eastern City District. Located on the western edge of the Harbour CBD and geographically close to the international trade and transport gateways – Sydney Airport and Port Botany – Inner West plays a key role in growing a stronger and more competitive Harbour CBD. The proximity of these key trade and transport gateways has influenced and shaped areas around Marrickville, Sydenham, St Peters and Tempe for industrial land uses.

Under the Greater Sydney Commission's Eastern City District Plan, the Inner West consists of the following local centres:

- Balmain
- Summer Hill
- Marrickville
- Rozelle
- Leichhardt Marketplace
- Marrickville Metro
- Ashfield
- Leichhardt
- Newtown

Inner West is relatively well served by main roads, heavy and light rail, buses and ferries. The area has a higher proportion of people who travel on sustainable modes of transport than Greater Sydney; fewer people drive and more people walk and catch public transport to get to their destinations.



## D.2: Existing population

The Inner West has high rates of infill residential development from medium- to high-density built forms and a reduction of detached houses. In 2016, 73 per cent of dwellings in the LGA were medium- or high-density dwellings, compared to 44 per cent in Greater Sydney. This form of construction is likely to continue due the area's proximity to employment opportunities and the Sydney CBD.

### Housing

The table below shows the increase in the number of dwellings between 2011 and 2016. Over this time, there was a net increase of 3,989 dwellings, representing an average of 798 net additional dwellings per annum. The highest increase in dwelling types during this period was medium- and high-density dwellings.

The dwelling density characteristics of the LGA which consists of 24 per cent low density detached housing, 46.6 per cent medium density and 26.8 per cent high density.

**Table 6 Dwelling structure comparison 2011-2016**

Dwelling type	2011		2016		Change, 2011-2016
	Number	%	Number	%	
Separate house	25,966	34.0	19,316	24.0	-6,650
Medium density	31,612	41.4	37,480	46.6	+5,868
High density	17,705	23.2	21,505	26.8	+3,800
Caravans, cabin, houseboat	9	0.0	18	0.0	+9
Other	973	1.3	1,424	1.8	+451
Not stated	119	0.2	630	0.8	+511
<b>Total private dwellings</b>	<b>76,384</b>	<b>100</b>	<b>80,373</b>	<b>100</b>	<b>+3,989</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

### Household type

Inner West's household type and family structure are outlined in the table below. The LGA's highest proportion of household types consists of lone person households (25.5 per cent), however, between 2011 and 2016 this has declined from 27.3 per cent. In comparison, the number of households including couples with children has increased from 24.7 per cent to 25.3 per cent within the same period, whilst couples without children has remained constant at 23.8 per cent.

**Table 7 Household type 2016 census**

Households by type	2011		2016		Change, 2011 to 2016
	Number	%	Number	%	
Couples with children	17,478	24.7	18,812	25.3	+1,334
Couples without children	16,847	23.8	17,677	23.8	+830
One parent families	6,013	8.5	5,895	7.9	-118
Other families	1,223	1.7	1,075	1.4	-148
Group household	5,734	8.1	6,401	8.6	+667
Lone person	19,329	27.3	18,952	25.5	-377
Other not classifiable household	3,608	5.1	4,745	6.4	+1,137
Visitor only households	655	0.9	744	1.0	+89
<b>Total households</b>	<b>70,887</b>	<b>100</b>	<b>74,301</b>	<b>100</b>	<b>+3,414</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

## Cultural diversity and language

The Inner West is culturally diverse, reflected in each neighbourhood's unique character and heritage established through the wave of migrants that helped shape their areas.

In 2016, 34.2 per cent of the population was born overseas, compared to 36.7 per cent from Greater Sydney. This has increased by 0.6 per cent between 2011 and 2016. The most common birthplace were the United Kingdom (5.3 per cent), China (3.5 per cent), New Zealand (2.3 per cent) and both Italy and Vietnam at 1.8 per cent. Other overseas origins include Greece, Nepal, India, Philippines and United States of America.

In the LGA, 28.3 per cent of people speak a language other than English. The dominant language is Mandarin with 3.6 per cent (6,525 people) speaking this language at home. This is closely followed by Greek, Italian and Vietnamese as other highly represented languages.

## Labour force and education

During 2016, 68 per cent of the population was in the labour force, exceeding the Greater Sydney average of 61.6 per cent. The unemployment rate is 4.6 per cent and below the Greater Sydney average of 6 per cent.

The population has a high proportion of tertiary qualification at 50.6 per cent, exceeding the Greater Sydney average of 37.6 per cent. Conversely, the trade qualification is 10 per cent, which is lower than the Greater Sydney's average of 15 per cent.



The most common occupations were professionals (37.6 per cent), managers (16.4 per cent) and clerical and administrative works (12.8 per cent). Together, this accounts for 66.8 per cent of the employed resident population.

## **Income**

In 2016, 34.9 per cent of households in the Inner West LGA earned a high income (earning \$2,500 per week or more) and 13.1 per cent were low-income households (less than \$650 per week), compared with 28.3 per cent and 15.1 per cent respectively for Greater Sydney. This is consistent with the relatively high number of people with qualifications and lower unemployment rate.

## **Journey to work**

19.6 per cent of the population live and work in the LGA, whilst 42.8 per cent work in the City of Sydney and 34.7 per cent work in other areas.

For the work commute, the LGA has lower car dependency and higher than average public transport and active transport adoption in comparison to Greater Sydney.<sup>28</sup>

- 38 per cent of people in the LGA use a car, compared to 57 per cent for Greater Sydney
- 35.4 per cent of people use public transport, compared 23 per cent
- 5.2 per cent walk only, compared to 4 per cent
- 2.6 per cent cycle to work, compared to 1 per cent

## **Occupation**

Inner West LGA has over 19,000 local businesses which provide over 75,000 jobs to the community.

Health care and social assistance was the most represented industry group (13.2 per cent), followed by retail trade (11.3 per cent) and education and training (8.7 per cent). In comparison, Greater Sydney employed 12.5 per cent in health care and social assistance services, 9.7 per cent in retail trade and 8.3 per cent in education and training. Most industry sectors of employment remained stable between 2011 and 2016 except for construction, accommodation and good services which gained over 1,000 workers respectively and wholesale trade which lost over 1,000 workers.

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<sup>28</sup> Inner West Local Strategic Planning Statement pg 14



## D.3: Expected development and population

### Expected residents

#### Strategic context

Council's Local Strategic Planning Statement (LSPS) anticipates that between 2016 and 2036, the resident population for the LGA is forecast to increase by 38,646 residents to a total of 230,667, equivalent to 20.1 per cent growth, at an average annual change of 0.92 per cent. It also expects that there will be a 17 per cent increase of children aged between 0 to 15 years, and a 52 per cent increase in persons aged over 65 years.<sup>29</sup>

The Structure Plan for the Inner West is shown in the figure overleaf. As shown, infill housing development is being investigated at most heavy and light rail stops within the LGA. From 2019 onwards, the LSPS proposes redevelopment along Parramatta Road Corridor, shop-top housing and residential flat building development at Dulwich Hill and Marrickville. From 2026 onwards, this development is also proposed at Croydon, Ashfield, Waratah Mills, Arlington, Petersham, Lilyfield and Rozelle.

Additional low-scale medium density development through a mix of townhouse, duplex and secondary dwellings are also being investigated at Leichardt North, Ashfield and Taverners Hill from 2026.<sup>30</sup>

The suburbs with the greatest projected increase in population density from 2016 to 2036 are:

- Petersham: +23.6 persons per hectare (66 persons per ha in 2016, increasing to 89.9 in 2036)
- Leichhardt: +19.5 persons per hectare (60 persons per ha in 2016 to 80 in 2036)
- Lewisham: +17.2 persons per hectare (53 persons per hectare in 2016 to 71 in 2036)
- Rozelle: +16.8 persons per hectare (51 persons per hectare in 2016 to 69 in 2036)<sup>31</sup>

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<sup>29</sup> Inner West Local Strategic Planning Statement, pg11

<sup>30</sup> Inner West Local Strategic Planning Statement, pg42

<sup>31</sup> Recreation Needs Study, Cred Consulting pg33.





**Figure 4 Inner West Structure Plan, 2019**



Source: Inner West Council (2020), Our Place Inner West, Local Strategic Planning Statement.



Forecast dwellings and development

Forecast dwellings and development from 2022 until 2036 is shown in the table below. A total of 16,856 new dwellings are forecast, an increase of approximately 19 per cent. Most new dwellings are expected in Marrickville South (+3,110), Marrickville North (+1,931), Ashfield South (+1,874), Rozelle (+1,619), Leichhardt (+1,493), Petersham (+1,362) and Dulwich Hill (+1,271).

**Table 8 Forecast dwellings and development, 2022-2036**

Area	2022	2036	Change	Change, %
Annandale	4,447	4,729	+282	+6.3
Ashfield (North)	5,529	5,933	+404	+7.3
Ashfield (South)	5,389	7,263	+1,874	+34.8
Balmain	5,224	5,409	+185	+3.5
Balmain East	988	988	0	0
Birchgrove	1,495	1,495	0	0
Camperdown	1,747	1,810	+63	+3.6
Croydon	2,157	2,824	+667	+30.9
Dulwich Hill	6,925	8,196	+1,271	+18.4
Enmore	1,898	1,966	+68	+3.6
Haberfield	2,518	2,888	+370	+14.7
Leichhardt	6,872	8,365	+1,493	+21.7
Lewisham	1,763	2,141	+378	+21.4
Lilyfield	3,395	4,061	+666	+19.6
Marrickville (North)	7,802	9,733	+1,931	+24.7
Marrickville (South)	5,403	8,513	+3,110	+57.6
Newtown	4,113	4,255	+142	+3.5
Petersham	4,197	5,559	+1,362	+32.5
Rozelle	4,359	5,978	+1,619	+37.1
St Peters - Sydenham	2,171	2,354	+183	+8.4
Stanmore	3,696	4,104	+408	+11.0
Summer Hill	3,653	3,966	+313	+8.6
Tempe	1,422	1,489	+67	+4.7
<b>Inner West Council</b>	<b>87,162</b>	<b>104,018</b>	<b>+16,856</b>	<b>+19.3</b>

Source: Population and household forecasts, 2016 to 2041, prepared by .id (informed decisions), December 2020.



### Expected residents

Forecast residents from 2022 until 2036 is shown in the table below. A total of 32,601 new residents are forecast, an increase of approximately 16 per cent. Most new residents are expected in Marrickville South (+3,110), Marrickville North (+1,931), Ashfield South (+1,874), Rozelle (+1,619), Leichhardt (+1,493), Petersham (+1,362) and Dulwich Hill (+1,271). Accordingly, this plan is formulated on the basis that from 2022 until 2036 there will be approximately 16,856 new dwellings accommodating 32,601 new residents in the Inner West LGA.

**Table 9 Forecast residents, 2022-2036**

Area	2022	2036	Change	Change, %
Annandale	10,256	10,831	+575	+5.6
Ashfield (North)	13,967	14,822	+856	+6.1
Ashfield (South)	14,055	18,003	+3,948	+28.1
Balmain	11,498	11,649	+152	+1.3
Balmain East	2,109	2,096	-13	-0.6
Birchgrove	3,444	3,294	-150	-4.4
Camperdown	3,784	3,801	+17	+0.4
Croydon	5,391	6,895	+1,504	+27.9
Dulwich Hill	15,801	17,903	+2,102	+13.3
Enmore	4,192	4,228	+37	+0.9
Haberfield	7,199	8,197	+998	+13.9
Leichhardt	16,740	19,150	+2,410	+14.4
Lewisham	4,026	4,749	+723	+18.0
Lilyfield	8,167	9,440	+1,273	+15.6
Marrickville (North)	19,646	23,111	+3,465	+17.6
Marrickville (South)	13,114	19,866	+6,752	+51.5
Newtown	8,695	8,867	+172	+2.0
Petersham	9,659	12,354	+2,695	+27.9
Rozelle	9,565	12,627	+3,062	+32.0
St Peters - Sydenham	5,129	5,578	+449	+8.8
Stanmore	8,626	9,483	+858	+9.9
Summer Hill	8,336	8,959	+624	+7.5
Tempe	3,896	3,989	+93	+2.4
<b>Inner West Council</b>	<b>207,294</b>	<b>239,894</b>	<b>+32,601</b>	<b>+15.7</b>

Source: Population and household forecasts, 2016 to 2041, prepared by .id (informed decisions), December 2020.



Dwelling occupancy rates

Expected dwelling occupancy rates (by number of bedrooms) is shown in the table below. These figures have been derived from an analysis of Australian Bureau of Statistics 2016 Census data. The per dwelling contribution rates in this plan are calculated by multiplying the per resident contribution rate by the relevant dwelling occupancy rates.

**Table 10 Expected dwelling occupancy rates, by number of bedrooms**

Number of bedrooms	Occupancy rate
0-1 bedroom dwelling (incl. studios and bedsitters)	1.7 residents/dwelling
2-bedrooms	2.5 residents/dwelling
3 or more bedrooms	3.6 residents/dwelling

Source: derived from ABS 2016 Census

**Expected workers**

Strategic context

Council’s Employment and Retail Lands Strategy forecasts that an additional 60,000 square metres of retail and 176,000 square metres of office floor space will be needed within the Inner West LGA by 2036. To accommodate this growth, key areas in the LGA have been identified for redevelopment that are intended to be delivered as low-carbon, high-performing precincts that are either completely within the LGA or shared across our boundaries with neighbouring councils. Targets for increased energy efficiency, water and waste avoidance, reduction or re-use will need to be supported by planning controls.

The Identified precincts are:

- Camperdown-Ultimo health, education and biotechnology precinct
- Parramatta Road Corridor (as identified in the Urban Transformation Strategy)
- The Bays Precinct
- Marrickville Centre.



Expected workers

Forecast growth in workers in Inner West LGA from 2022 until 2036 is shown in the table below. These figures have been derived from Council’s Inner West Employment and Retail Lands Strategy adopted by Council in September 2020.

Employment within the LGA is forecast to increase from 80,588 jobs (workers) in 2020 to 94,950 jobs by 2036. This represents 14,362 additional workers or 18 per cent employment growth over the period.

These figures are used in this plan to apportionment costs to non-residential development and calculate associated per worker contribution rates. The development-generated demand for infrastructure (nexus), strategy, apportionment of costs and calculation of contributions rates for different types of infrastructure is outlined in the following appendices.

**Table 11 Forecast workers, 2022-2036**

2022	2036	Change, 2022-2036	Change
80,588	94,950	14,362	18%

Source: derived from Council’s (2020) Inner West Employment and Retail Lands Strategy

Employment floor space

To accommodate forecast growth, Council’s (2020) Employment and Retail Lands Study estimates that Council will need to provide the following additional retail, commercial and industrial/large format business floor space from 2019 until 2036:

- Retail – 60,000m<sup>2</sup> of additional floorspace
- Commercial – 176,000m<sup>2</sup> of additional floorspace
- Industrial – 218,000m<sup>2</sup> of additional floorspace by 2036

Future floorspace has been projected based on the above employment projections and industry standard benchmarks of floorspace per worker. Forecast commercial and retail floor space requirements by centre are shown in the tables below.

The projected floorspace requirements are for an additional demand of around 217,730 sqm of floorspace to be accommodated in the Inner West LGA’s employment precincts as shown in the table below.

Most new commercial floor space is expected in Rozelle, Marrickville, Leichhardt and Ashfield. Most new retail floor space is expected in Balmain, Leichhardt, Rozelle, Petersham and Stanmore, and Ashfield.





**Table 12 Forecast commercial office floorspace (GFA) in centres 2019-2036**

Commercial centre	2019-26	2026-36	2019-36
Rozelle	17,553	28,797	46,350
Marrickville	18,756	9,670	28,426
Leichhardt	16,816	3,249	20,065
Ashfield	8,606	8,905	17,511
Leichhardt Frame	8,472	3,574	12,045
Petersham and Stanmore	6,402	4,142	10,543
Newtown-Enmore	5,260	2,828	8,088
Camperdown Frame	1,753	943	2,696
Balmain	0	2,019	2,019
Others	18,399	10,166	28,565
<b>Total</b>	<b>102,017</b>	<b>74,291</b>	<b>176,309</b>

Source: HillPDA

**Table 13 Forecast retail floorspace (GFA), 2019-2036**

Commercial centre	2019-26	2026-36	2019-36
Ashfield	53,205	61,485	9,741
Balmain	27,650	44,567	19,902
Leichhardt	43,730	46,396	3,137
Rozelle	26,707	36,492	11,511
Marrickville	19,627	19,293	-392
Newtown-Enmore	18,520	18,994	558
Petersham and Stanmore	19,136	27,446	9,777
Leichhardt Frame	14,934	25,726	12,697
Camperdown Frame	26,793	23,838	-3,476
Others	26,041	18,110	-9,331
<b>Total</b>	<b>346,624</b>	<b>399,701</b>	<b>62,443</b>

Source: HillPDA



### Expected overnight visitors

The estimated expected population of overnight visitors is shown in the table below. This is the population of overnight visitors staying in tourist and visitor accommodation on any given night. Tourist and visitor accommodation includes backpackers’ accommodation, hotel or motel accommodation and serviced apartments.

**Table 14 Forecast overnight visitors, 2022-2036**

2015	2020	2022	2036	Change, 2022-2036	Change, 2022-2036	Average annual change
9,492	10,589	11,028	14,098	3,071	28%	2.0%

Source: Figures for 2015 and 2020 derived from Tourism Research Australia, unpublished data from the National Visitor Survey and International Visitor Survey 2019/20. Figures for 2022 and 2036 extrapolated using annual average growth from 2015 and 2022.





## D.4: Infrastructure demand

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 local infrastructure created by that development.

Key aspects of determining nexus are:

- whether the anticipated development actually creates a demand or increases the demand local infrastructure
- whether the estimates of demand for infrastructure to which the proposed development contribution relates are reasonable
- what types of local infrastructure 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 transport and social 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 transport and social infrastructure
- 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’.

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

**Appendices E, F, G and H** of this plan establish the nexus between the anticipated development and the demand for additional or embellished open space and recreation facilities and community facilities. They also provide details how that nexus has been apportioned, to ensure that contributions reflect the demand of new development, rather than existing demand or past deficiencies.







# APPENDIX E: OPEN SPACE AND RECREATION STRATEGY





## Appendix E: Open space and recreation strategy

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**This appendix describes the development-generated demand for open space and recreation facilities, the works Council will provide to address this demand, the apportionment of costs to development, and the contribution rates to meet this cost.**

In this section:

- E1: Introduction
- E2: Existing facilities
- E3: Nexus to development
- E4: Strategy – proposed infrastructure
- E5: Apportionment
- E6: Contribution rates.

### E.1: Introduction

Open space is all publicly owned land with unrestricted public access that is managed for leisure, recreation and amenity purposes. It includes all parks, reserves, playgrounds and outdoor playing fields. It also includes civic spaces in commercial centres such as squares and plazas that are key community focal points for formal and informal gatherings. Recreation facilities include aquatic centres and indoor recreation spaces.

Open space provides the setting for activities across the spectrum of recreation, from quiet reading to social gatherings to active sport. Local parks meet the needs of a local community, such as for play space, space to walk the dog, or relief from the urban environment. Larger parks may meet a district or regional need, providing a range of uses for different groups including space for community gatherings, sporting grounds, iconic spaces and major facilities

Open space and recreation is essential to the healthy functioning of the community and its urban environment. It provides a range of benefits including exercise, recreation, relaxation, escape, exploration, contemplation, interaction, connection, celebration, biodiversity, cooling, ventilation, tourism, identity and community well-being.

The forecast 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 existing facilities.



## E.2: Existing facilities

### Open space

Overall, there are 283 parks covering approximately 322 hectares across Inner West local government area, comprising approximately 9.1 per cent of the LGA.

Parks are categorised based on their size as either pocket (less than 0.1 hectares), local level 1 (0.1 to 0.5 hectares), local level 2 (0.5 to 2 hectares), district (2 to 5 hectares) and regional (more than 5 hectares) open space.

Council is a major provider of open space and recreation assets across the Inner West LGA. This includes:

- 12 regional parks
- 23 district parks
- 45 local level 1 parks
- 86 local level 2 parks
- 117 pocket parks.

### Recreation facilities

Council is also a major provider of recreation facilities across the Inner West LGA. They include:

- 32 summer sporting fields
- 45 winter sporting fields
- 5 indoor (multipurpose) courts
- 77 outdoor (multipurpose) courts
- 2 indoor leisure centres (dry)
- 5 indoor leisure centres (aquatic)
- 5 skate park/spaces
- 126 play spaces.



### E.3: Nexus to development

In 2016, the population density in the Inner West LGA was 51 persons per hectare, which is substantially higher than Greater Sydney at 4 persons per hectare. Based on recent estimates of people per hectare of public open space, Inner West is estimated to have the second lowest amount of open space of all Sydney Councils (NSW Office of Local Government, 2016-2017).

Based on the current standard of public open space provision in the LGA of 16.4m<sup>2</sup> per person in 2016, the forecast additional population will generate demand for approximately 58 hectares of new open space land. Alternatively, using the historical benchmark of 2.83 hectares per 1,000 persons, approximately 101 hectares of open space land would be required.

By the very nature of being an inner-city area, the density of the existing built environment, high land prices and limited available funding sources restricts opportunity to provide new open space. As the population increases this will remain a challenge requiring innovative solutions to provide the additional facilities and increase carrying capacity of existing facilities to keep the community active and healthy.

In 2021, Council commissioned Cred Consulting to prepare the Inner West Recreation Needs Study to review open space and recreation needs of the community. The study identified the growing demand for recreational infrastructure. Across the LGA a variety of new facilities and open space embellishment is required to meet the increased demand by 2036.

Benchmarking analysis using industry accepted benchmarks indicates that the new development-generated population increase will generate demand for the following additional open space and recreation facilities to 2036<sup>32</sup>

- Summer sporting fields – 5.5 fields located in sporting grounds
- Winter sporting fields – 8.0 fields located in sporting grounds
- Outdoor multipurpose courts – 14.3 courts
- Indoor leisure centre (dry) – 0.48 centres
- Indoor multipurpose courts – 1.8 courts
- Aquatic centres – 1 new aquatic centre
- Skateparks – 0.7 skateparks
- Play spaces – 3 play spaces

Alternatively, significant embellishment of existing facilities will be required to cater for additional usage from the forecast additional population. The existing and future populations also generate a demand for high quality urban spaces in addition to traditional parks and sportsgrounds.

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<sup>32</sup> In all cases, the figures are calculated as the forecast 2036 gap less the current gap.



## E.4: Strategy – proposed infrastructure

Council recognises the significant cost of acquiring land for new open space to maintain the current quantitative level of service plus the cost of embellishing and maintaining this quantum of new open space. Accordingly, this plan only seeks contributions from future development for targeted / limited open space land acquisition. Council’s broad strategies for addressing the additional demands placed on open space and recreation facilities by future development are as follows:

- Acquiring a limited number of local open space in strategic areas with forecast gaps.
- Increasing the recreation carrying capacity of existing open spaces
- Re-imagining streets and laneways for open space and recreation
- Creating partnerships with other agencies to share spaces that are inclusive to all will also make more effective use of existing open space
- Increase opportunities for people to connect to nature. This can be achieved by increasing the resilience of existing recreation spaces to climate change, expanding the green grid through increased tree planting and incorporating biophilic design into new residential and public domain projects.

Specific works include:

- A new aquatic facility
- Aquatic facility upgrades
- Various Greenway corridor upgrades, embellishments and enhancements
- Johnstons Creek Corridor acquisitions and embellishments
- Signage and wayfinding
- Embellishment of Stanmore Reserve and integration of outdoor recreational outdoor areas
- Street play spaces
- Park upgrades including Fleming Park, Newtown
- New civic space in Dulwich Hill
- New skatepark
- Sports field upgrades, for example, Steel Park and Marrickville Park.

The works schedule at **Appendix J** 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 K**.



## E.5: Apportionment

### Apportionment between existing and future population

The works schedule at **Appendix J** contains 37 open space and recreation works items. For each item, it includes the estimated cost and the cost this plan apportions to development, to be funded from contributions.

For all but five works items, this plan apportions the full cost of each item to the future development-generated population increase. This includes all park upgrade, land acquisition and embellishment works. This is considered reasonable as the works will not increase the open space provision rate but will increase the quality, capacity and usability of the open space

Apportionment rates for other works items comprise:

- Street play spaces (item 28) – 50 per cent.
- Town centre upgrade (item 27) – 50 per cent
- New aquatic facility (item 1) – 89 per cent
- Aquatic facility upgrades (item 2) – 89 per cent
- New indoor recreation centre (item 3) – 48 per cent.

The apportioned cost of the new aquatic facility and aquatic facility upgrades is equivalent to the cost of one new aquatic centre. This is reasonable as the new population will generate demand for one new aquatic centre.

The 50 per cent apportionment for street play spaces and town centre upgrade works is considered reasonable on the basis that development will generate significant demand for new open space however all the works will not increase the existing open space provision rate and the street play spaces works item will increase the capacity of streets to play a role in helping to address the new population's open space and recreation demand.

The 48 per cent apportionment rate for the new indoor recreation centre is based on benchmarking analysis which found the new population will generate demand for 0.48 indoor recreation centres.





### Apportionment between residents, workers and visitors

This plan assumes one worker generates demand for open space and recreation works equivalent to 0.1 residents and one overnight visitor generates demand equivalent to 0.5 residents. The worker rate has been derived from City of Sydney analysis that found workers generate demand equivalent to 0.2 residents. This has been adjusted to reflect slightly different conditions and ensure a conservative approach. It is reasonable to assume visitors' use open space is closer to residents' use than workers' use as they are more active than workers during the day and evenings.

#### E.6: Contribution rates

Contribution rates for open space and recreation works are calculated using the following formula:

$$\text{Contribution rate per person} = \frac{\text{Works cost apportioned to development}}{\text{Development generated population increase}}$$

This calculation is shown in the table below.

**Table 15 Contributions rates – open space and recreation works**

Item	Formula	Calculation
Total estimated cost	A	\$320.8m
Apportioned cost	B	\$266.6m
New residents, 2022-2036	C	32,601
New workers, 2022-2036	D	14,362
New workers as equivalent residents	E = F x 0.1	1,436
New visitors, 2022-2036	F	6,360
New visitors as equivalent residents	G = F x 0.5	3,180
New population (equivalent residents)	H = C + E + G	37,217
Contribution rate (per equivalent resident)	I = B ÷ H	\$7,165
Contribution rate (per resident)	J = I	\$7,165
Contribution rate (per worker)	K = I x 0.1	\$716
Contribution rate (per overnight visitor)	L = I x 0.5	\$3,582





# APPENDIX F: COMMUNITY FACILITIES STRATEGY



## Appendix F: Community facilities strategy

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**This appendix describes the development-generated demand for community facilities, the works Council will provide to address this demand, the apportionment of costs to development, and the contribution rates to meet this cost.**

In this section:

- F1: Introduction
- F2: Existing facilities
- F3: Nexus to development
- F4: Strategy – proposed infrastructure
- F5: Apportionment
- F6: Contribution rates.

### F.1: Introduction

Community facilities include libraries, local community centres, cultural facilities, and multipurpose facilities.

They provide spaces for people to physically come together, create social capital, learn new skills, create, celebrate and build resilience essential to strong communities. They can also influence and support social diversity, economic activity, place-making and neighbourhood liveliness.

An effective community asset network relies on the availability of facilities and spaces for the services, programs and activities that are held there.

While libraries, social and cultural assets can be purpose built for specific roles and functions, more contemporary approaches to community asset design and function include multipurpose and flexible community assets that cater to learning, social and cultural uses and create efficiencies in terms of floor space, staffing, “one stop access for users” and ongoing resourcing.

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







### F.3: Nexus to development

Future development will be responsible for 32,601 new residents from 2022 until 2036. This additional population will generate additional demand for community facilities such as community halls, meeting rooms, cultural facilities and libraries including upgrading of existing facilities to cater for additional capacity or to enable a wider variety of activities to be undertaken.

Council’s Community Access Needs Study (Cred Consulting, 2022) uses industry accepted benchmarks to differentiate between the existing and new population’s demand for community facilities. The benchmarks used are summarised in Table 17.

The following subsections outline the nexus between this forecast additional population and the demand it will generate for new and upgraded community facilities.

**Table 17 Community facilities planning benchmarks**

Benchmark type	Facility Type	Rate of Provision
Number of libraries benchmark	Flagship/central library	1 flagship/central library per Catchment of approximately 100,000+
	Branch library (larger catchment)	1 branch library per Catchment of approximately 35,000 – 65,000 people
Floorspace benchmark	All libraries	State Library NSW population-based library calculator
Floorspace benchmark	All community spaces	80m <sup>2</sup> of social asset community floorspace per 1,000 people
Number of social assets/community spaces	District community space	1 community space providing community floor space per Catchment of approximately 20,000 to 30,000 people. All districts or planning Catchments in IWC are above 30,000 people, so only the 30,000 benchmark is applied.
	Local community space	3 to 4 local community spaces per Catchment of 30,000 people, this equates to a range of 1 local community space per 10,000 people (or 3 facilities per 30,000) and 1 local community space per 7,500 people (or 4 facilities per 30,000).
	All cultural spaces	20m <sup>2</sup> of cultural floorspace per 1000 people
	Major civic/performance space	1: 100,000 - 150,000 people
	District cultural space	1 arts and cultural space per Catchment of approximately 20,000 to 30,000 people
	Local cultural space	Between 3 - 4 local arts and cultural spaces per Catchment of approximately 20,000 to 30,000 people, this equates to a range of 1 local community space per 10,000 people (or 3 facilities per 30,000) and 1 local community space per 7,500 people (or 4 facilities per 30,000). With an aim to delivering a local space in every suburb.



## Libraries

Council owns 8 libraries. This includes: Ashfield Civic Centre, Balmain Town Hall Library, Emanuel Tsardoulis Community (ETC) Library Centre, Haberfield Centre & Library, Leichhardt Library, Marrickville Town Hall Library, Sydenham/St Peters Town Hall and Stanmore Branch Library.

Inner West Libraries are important places that play multiple roles in the community. They help to foster strong community connections and thereby enhance resilience, they provide access to vital resources and information, and they facilitate lifelong learning and education opportunities for people of all ages, abilities and backgrounds. Beyond physical public spaces, Inner West Libraries also provide a range of online e-resources and access to free public Wi-Fi.

In addition to Council-owned libraries, there are 2 non-Council libraries located within the LGA.

The total existing Council-owned library floorspace is 8,213 m<sup>2</sup>. However, this is not equitably distributed across the LGA. Also, several of the LGA's libraries are small which limits their ability to deliver high quality modern library services.

Benchmarking analysis indicates that by 2036 development is expected to generate demand equivalent to 0.5 flagship libraries. Development is also expected to generate demand for 973 m<sup>2</sup> of library floor space.

## Social assets

Council owns 41 social assets. Of these, 27 are 'community spaces' including multipurpose community hubs, community centres, halls and meeting rooms; 11 are leased facilities; and 3 are environmental facilities.

The total existing Council-owned social asset floorspace is 17,379 m<sup>2</sup>. This equates to a current provision rate of 71 m<sup>2</sup> of community space per 1,000 people, across the LGA (2016 population). The industry benchmark is approximately 80 to 100 m<sup>2</sup> per 1,000 people. This is therefore considered to an under provision of community floorspace in the LGA.

Benchmarking analysis indicates that by 2036 development will generate demand equivalent to 3.5 to 4.8 social assets and 2,785 m<sup>2</sup> of floor space.

## Cultural assets

Council owns 24 community assets within the LGA that are classified as cultural assets. This includes 17 local level cultural assets and 7 district level cultural assets. Additionally, the NSW Government owns 3 regional level cultural assets. The total existing IWC-owned cultural asset floorspace available is 11,159 m<sup>2</sup>.

Floor space benchmarking indicates that by 2036 development is expected to generate demand equivalent to 697 m<sup>2</sup> of floor space. Applying alternative benchmarks based on number of facilities, development is expected to generate demand for 3.5 to 4.6 local cultural assets, 1.1 district cultural assets and 0.3 regional cultural assets.



## F.4: Strategy – proposed infrastructure

The community facilities Council will provide using contributions under this plan to address development-generated demand for community facilities is summarised in the subsections below.

The works schedule at **Appendix J** 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 K**.

### All community assets

New community hubs to provide equitable distribution and access across the LGA. Opportunities include:

- A new community hub, co-located with the Marrickville Library and Marrickville Town Hall,
- A new community hub in Leichhardt
- Consolidation of community space in Dulwich Hill around Seaview Street Hall, and
- Repurposing the Ashfield Civic Centre as a future - potentially regionally focussed, community hub.

Leverage of major renewal areas to deliver increased and improved community assets in growth areas. Opportunities include major renewal opportunities including the Bays Precinct, and any future planning for Carrington Road Precinct in Marrickville.

Encourage the provision of communal community spaces within future high-density development (delivered through development) including music practice rooms, indoor/outdoor spaces for community gatherings and events.

### Library assets

Improve and modernise Council's branch libraries with improved/increased study space, improved information technology space and digital programming.

Opportunities include:

- Investigate the potential to provide additional library and community floor space on Council-owned land near Norton Street, Leichhardt, as part of a future community hub
- Balmain Library interior and access improvements
- Stanmore Library renewed in the long term
- Retail St Peters-Sydenham Town Hall Library in the short to medium term, investigate a longer-term use

Address the gap of a flagship library by identifying opportunities to co-locate flagship libraries in appropriate locations. Opportunities include:



- An increase to floor space in Catchment 3 through a new and relocated Leichhardt Library potentially co-located as part of a multipurpose community hub in the main street.
- Potential for the gap of 1 flagship/central library to be delivered in the Rozelle / Lilyfield / Whites Bay area as part of the Bays Precinct.

## Social assets

Ensure there is equitable access to community hubs and multi-purpose community floorspace across the LGA through upgrading existing facilities or delivering new ones.

Address the gap of local level social assets, particularly in the suburbs of Ashfield and Haberfield. These gaps could potentially be addressed through:

- Innovative solutions to increase the number of local-level spaces such as an outdoor community pavilion in Ashfield Park or Pratten Park
- There may also be an opportunity to deliver additional social and cultural floor space at the Ashfield Civic Centre, subject to the findings of Council’s Long-term Accommodation Strategy.
- Respond to the diversity of the Inner West community through the provision of community assets that reflect this diversity.

Opportunities include:

- Conversion of Newtown Town Hall into a Pride Centre with increased accessibility inclusion
- Provision of youth spaces within future multipurpose hubs, and inclusion of study space with access to technology in future improved library spaces
- Delivery of a services hub for co-location of Indigenous services, groups and gathering, and a cultural space for Indigenous programming (Catchment 4)
- Delivery of innovative community spaces in parks to support participation in cultural programs (such as dance, tai-chi and performance). Potential parks include Ashfield Park and Pratten Park
- Continue to provide access to affordable spaces for participation in community, cultural, and lifelong learning programs.

Make our existing social assets work harder through refurbishment and increased capacity to ensure that it is designed to meet the needs of community programs and service.

Opportunities include:

- Upgrade of Tom Foster Community Centre to cater for the Newtown Neighbourhood Centre who has agreed to relocating here following the conversion of the Newtown Town Hall into a Pride Centre.



- Town Hall upgrades with modern furniture, basic presentation technology (at a minimum a PA system, wireless microphones, projectors, screen, Wi-Fi, speakers and a modest lighting system)

### **Cultural assets**

Increase the provision of Council owned fit for purpose cultural assets to ensure long term access for the community. There may be opportunities through future development for a purpose built creative arts to be delivered as part of a developer contribution

Opportunities include:

- Unlocking the potential of town halls as high functioning, fit for purpose cultural assets for performance, participation and viewing
- Delivery of 1 IWC owned district level purpose built creative arts space for cultural participation
- Delivery of 1 IWC owned purpose-built performance space for rehearsal and performance

## **F.5: Apportionment**

### **Apportionment between existing and future population**

Benchmarking analysis indicates the new development-generated population is expected to generate demand equivalent to:

- Libraries – 0.5 flagship libraries and 973 m<sup>2</sup> of library floor space
- Social assets – 3.5 to 4.8 social assets and 2,785 m<sup>2</sup> of floor space
- Cultural assets – 697 m<sup>2</sup> of cultural asset floor space and 3.5 to 4.6 local facilities, 1.1 district facilities and 0.3 regional cultural facilities.

Council's strategy to address this demand is to provide 21 community facilities works items comprising a combination of new and upgraded library works, social assets and cultural assets. This plan apportions 33 per cent of the cost of all community facilities items to the new development-generated population increase. This is considered reasonable given the demand analysis and estimated cost of the works.

The total cost of community facilities apportioned to development is approximately \$43 million.

### **Apportionment between residents, workers and overnight visitors**

This plan contribution rate for community facilities is calculated as the cost apportioned to development divided by the demand population, expressed as equivalent residents.

For community facilities, the demand population used is 32,601 equivalent residents. This is the forecast growth in the resident population from residential development. This plan assumes residents generate demand for community facilities, but workers and overnight visitors do not. Accordingly, the demand population used is 32,601





## F.6: Contribution rates

Contribution rates for open space and recreation works are calculated using the following formula:

$$\text{Contribution rate per person} = \frac{\text{Works cost apportioned to development}}{\text{Development generated population increase}}$$

This calculation is shown in the table below.

**Table 18 Contributions rates – community facilities works**

Item	Formula	Calculation
Total estimated cost	A	\$131.2m
Apportioned cost	B	\$43.3m
New residents, 2022-2036	C	32,601
New workers, 2022-2036	D	14,362
New workers as equivalent residents	E = 0	0
New visitors, 2022-2036	F	6,360
New visitors as equivalent residents	G = 0	0
New population (equivalent residents)	H = C + E + G	32,601
Contribution rate (per equivalent resident)	I = B ÷ H	\$1,328
Contribution rate (per resident)	J = I	\$1,328
Contribution rate (per worker)	K = 0	\$0
Contribution rate (per overnight visitor)	L = 0	\$0





# APPENDIX G: TRANSPORT STRATEGY





## Appendix G: Transport strategy

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**This appendix describes the development-generated demand for local transport infrastructure, the local transport works Council will provide to help address this demand, the apportionment of costs to development, and the contribution rates to meet this cost.**

In this section:

- G1: Introduction
- G2: Existing provision and nexus to development
- G3: Strategy – proposed works
- G4: Apportionment
- G5: Contribution rates.

### G.1: Introduction

Local transport infrastructure covered in this appendix includes pedestrian and traffic calming works, cycling connectivity works, intersection and traffic signal upgrades and new and upgraded local roads. Pedestrian and traffic calming works include works to footpaths, pedestrian crossings, islands, barriers, roundabouts, traffic signs and speed humps. Cycling connectivity works consists of the creation of shared paths along with dedicated local and accessible regional cycleway networks.

The forecast development within the LGA will generate additional demand for use of roads and related transport infrastructure 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.





## G.2: Existing provision and nexus to development

The existing transport network comprises roads, on-road and off-road footpaths, shared paths and cycle lanes as well as supporting infrastructure such as traffic management devices, crossing facilities, signage and other street furniture. In addition, the LGA is serviced by numerous bus networks, many of which are on local roads, and these service hundreds of bus stops.

These transport networks are geographically extensive although do not necessarily provide an equitable level of accessibility and/or safety to all existing residents.

Furthermore, as the community moves toward more sustainable modes of transport, the existing transport networks and infrastructure will not be adequate to cater for the demand of an increased population.

Future development will be responsible for approximately 32,601 new residents, 14,362 new workers and 6,360 new overnight visitors to 2036 that will increase demand for new and augmented traffic management, pedestrian and bicycle facilities and bus stop improvements that assist in providing a sustainable, safe, efficient and user-friendly transport network.

The new population will walk, cycle, use public transport and drive, and therefore contribute to the demand for traffic and transport facilities that enable travel by these modes. As more people walk, cycle, use public transport and drive, competition between the various modes of travel increases as road space is limited. This increases demand for infrastructure works to better manage transport needs including:

- Traffic signals and intersection upgrades – to reduce conflicts and improve reliability and safety.
- New roads, lane realignments and road-widening – to increase connectivity of the road network and minimise congestion.
- Pedestrian and traffic calming works – to support walking, and public transport, ease congestion, and reduce demand on the road network.
- Cycling connectivity works – to support cycling in the aim of further encouraging modal shift through dedicated routes that reduce time delays and offer additional safety from other transport modes.

If Council does not adequately cater for the new population's transport needs, amenity and accessibility levels will decline.

Network improvements have been identified in Council's integrated transport strategy, *Our Place Inner West - Going Places* – an Integrated Transport Strategy for Inner West (Cardno, 2020) and from consideration of Council's asset registers. The works schedule at **Appendix J** identifies network improvements that future development will be expected to contribute towards.





### G.3: Strategy – proposed infrastructure

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

- Embellishment of footpaths and shared ways to cater for increased pedestrian and bicycle traffic
- Localised road works to facilitate on-road bicycle facilities and transitions to off-road facilities and related local traffic management measures
- Bus stop environment improvements comprising shelters, footpath connections and safe crossing points
- Electric vehicle charging facilities, to support the transition to a more sustainable transport system.

The works schedule at **Appendix J** sets out the transport works for which a contribution is required under this plan. The location of the proposed facilities is identified on the maps at **Appendix K**.

Specific works comprise:

- 53 bus stop improvement works
- 5 cycling specific works, including new cycleways, parking hoops and stencils
- 14 works to support both walking and cycling
- 58 works to support walking, including new footpaths, footpath extensions, pedestrian crossings, shared zones, street upgrades and traffic signal reconfiguration
- 4 traffic calming works including threshold treatments and intersection modifications
- 2 intersection signalisation works
- 3 road closure works
- 1 works item to formalise existing car parking
- 34 electric vehicle charging facilities
- Land dedications in planning precincts, for improved pedestrian and vehicle access.

For the land dedications, previous studies<sup>33</sup> have shown that where land is dedicated but the floor space from the dedicated land is transferred to the remaining part of the site the value of the dedicated land is effectively zero. This plan assumes floor space is able to be transferred for all land dedication works items, however, rather than valuing the dedication land at zero assigns a value of

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<sup>33</sup> See for example AEC Group, Review of community infrastructure contributions and land dedication (2015) commissioned by the City of Sydney.



\$200 per square metre to it. It does this to incentivise landowners to dedicate the land and offset their costs associated with the dedication.

Subject to Council's agreement, landowners can offer to dedicate the land as works in-kind and seek an offset for the land dedication against monetary contributions under this plan. This continues the approach adopted by Council in Marrickville Section 94/94A Contributions Plan 2014 (amended November 2019), which has been superseded by this plan. The City of Sydney has also adopted a similar approach in City of Sydney Development Contributions Plan 2015.

## G.4: Apportionment

### Apportionment between existing and future population

The estimated cost of each transport works item and the part of the cost apportioned to development (to be funded using contributions under this plan) and the associated apportionment rate (that is, the apportioned cost as a percentage of the total estimated cost) is shown in the works schedule at **Appendix J**.

Transport works include active transport works, traffic calming works and electric vehicle charging facilities. The costs of all transport works items are fully (100 per cent) apportioned to the new development-generated population increase.

The apportionment rate for active transport works and traffic calming works is reasonable as the works will assist with mitigating the traffic impact of development by supporting a shift to active transport modes such as walking and cycling, however, the works will not fully mitigate the traffic impact of development.

The cost of fully mitigating the traffic impact of development, such as via road widening and intersection upgrades, is prohibitively expensive and would significantly increase the contribution rates. Apart from being expensive, the works would also foster continued car dependence, contrary to strategic objectives.

A more practical, efficient and reasonable approach is to focus on works that will support mode shift, and fully apportion the cost of these works to development, in lieu of road works which are prohibitively expensive and do not support strategic objectives.

The apportionment rate for electric vehicle charging facilities is reasonable as the works will assist with mitigating the transport-related sustainability impact of new development, however, it will not fully mitigate the impact the impact.

The charging facilities will support a shift to electric vehicles, however, many people in the new development will drive electric vehicles other than electric vehicles, with associated sustainability impacts. On balance, the impacts will not be fully offset by the increased number of people that drive because of the electric vehicle charging facilities.



### Apportionment between residents, workers and visitors

The previous section outlines how this plan apportions transport costs between the existing population and the new development-generated population increase. This section outlines how costs apportioned to the new population will be apportioned between residents, workers and visitors.

Future development will be responsible for approximately 32,601 new residents, 14,362 new workers and 6,360 new overnight visitors to 2036. To apportion transport costs between residents, workers and overnight visitors, this plan assumes that, on average:

- 1 worker generates transport demand equivalent to 2 residents
- 1 overnight visitor generates transport demand equivalent to 1.2 residents.

These apportionment rates / conversion factors have been derived from assumed vehicle average trip generation rates for different land uses derived from the NSW Roads and Maritime Services (2002) Guide to Traffic Generating Developments. Figures used are shown in the table below.

**Table 19** Relative transport demand – residents, workers and visitors

Unit	Vehicle trips per day	Equivalent residents
1 resident	2.5 vehicle trips per day	1 equivalent resident
1 worker	5 vehicle trips per day	2 equivalent residents
1 overnight visitor	3 vehicle trips per day	1.2 equivalent residents





## G.5: Contribution rates

Contribution rates for open space and recreation works are calculated using the following formula:

$$\text{Contribution rate per person} = \frac{\text{Works cost apportioned to development}}{\text{Development generated population increase}}$$

This calculation is shown in the table below.

**Table 20 Contributions rates – transport works**

Item	Formula	Calculation
Total estimated cost	A	\$65.0m
Apportioned cost	B	\$65.0m
New residents, 2022-2036	C	32,601
New workers, 2022-2036	D	14,362
New workers as equivalent residents	E = D x 2	28,725
New visitors, 2022-2036	F	6,360
New visitors as equivalent residents	G = F x 1.2	7,632
Total new equivalent residents	H = C + E + G	68,958
<b>Contribution rate (per equivalent resident)</b>	<b>I = H ÷ B</b>	<b>\$942</b>
<b>Contribution rate (per resident)</b>	<b>J = I</b>	<b>\$942</b>
<b>Contribution rate (per worker)</b>	<b>K = I x 2</b>	<b>\$1,884</b>
<b>Contribution rate (per overnight visitor)</b>	<b>L = I x 1.2</b>	<b>\$1,130</b>



# APPENDIX H: DRAINAGE STRATEGY





## Appendix H: Drainage strategy

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**This appendix describes the development-generated demand for drainage infrastructure, the drainage works Council will provide to help address this demand, the apportionment of costs to development, and the contribution rates to meet this cost.**

In this section:

- H1: Nexus to development and strategy
- H2: Apportionment
- H3: Contribution rates.

### H.1: Nexus to development and strategy

‘Stormwater drainage’ is large pipes, culverts and channels that collect stormwater runoff in a catchment area and conveys it to receiving waters to prevent damage to property or risk to human life.

Some areas of the Inner West are catchments are significantly flood-affected. To mitigate flooding to an acceptable standard that permits further development, Council will use contributions to fund various drainage works.

Drainage works Council will provide under this plan are summarised as follows:

- Balmain Road flow path – additional pipe from the low point on Norton St to the existing pipe network (towards Parramatta Road). Duplication of existing pipe network or extra pipes from Balmain Rd to Whites Ck Culvert at Hearn St
- Additional pipes/culverts from Upward St to Hawthorne Canal via Beeson St
- Modify Petersham Oval to accommodate above ground detention basin
- Sloane Street Upgrade to duplicate existing pipeline between Parramatta Road and Hawthorne Canal
- Pratten Park detention basin - construct underground detention basin beneath Pratten Park tennis courts
- Whites Creek culvert - additional culvert or duplication of existing Whites Creek culvert from Parramatta Road to open channel downstream of Moore St (at Wisdom Street)
- Johnston Street flow path – additional pipes/culverts and duplication of existing pipe network from Johnston St to Johnston Creek open channel. Additional pipes on Parramatta Road, Trafalgar St, Albion St, and Nelson St.
- Moore Street flow path - additional pipes from Catherine St to Whites Creek along Moore Land



- Increase inlet capacity on Despointes St, Convent Ln, Peace Ln, Le Cos Ln, Illawarra Rd and Silver St with 600mm diameter pipes and additional inlet pits
- Upgrade drainage in Cary St and Premier St to install new 750mm diameter pipes and inlet pits. Upgrade drainage in Renwick St to install 750mm diameter pipes.

Further details including staging and maps showing the works' locations are provided in **Appendix J** and **Appendix K**.

The planned works will address a need both within and outside the relevant drainage catchments for each works item. Within the catchment, the works will provide additional capacity to convey runoff and mitigate flooding. This will help to reduce risks to human life and property, ensure that roads in the catchment remain accessible during large storm events, and reduce the minimum floor level required for development. This will, in turn, help to enable additional development.

Outside the drainage catchments, the works will allow people in the wider precinct to travel both into and through the catchments during large stormwater events. The catchments contain several important roads that serve a wider area than the drainage catchment.

The drainage works will benefit and support the provision of other infrastructure works under this plan including open space and recreation, community facilities and transport works.

## H.2: Apportionment

Regarding apportionment of costs between residents, workers and overnight visitors, this plan assumes each resident, worker and visitor generates the same demand for drainage works.

Regarding apportionment of costs between the existing population and the new development-generated population increase, this plan apportions 67 per cent of costs to the existing population and 33 per cent of costs to the new development-generated population increase. This is reasonable as while the works will benefit both the existing and new populations, the marginal benefit to the new population will be greater on a per person basis as the works will facilitate and support new development.



### H.3: Contribution rates

Contribution rates for open space and recreation works are calculated using the following formula:

$$\text{Contribution rate per person} = \frac{\text{Works cost apportioned to development}}{\text{Development generated population increase}}$$

This calculation is shown in the table below.

**Table 21 Contribution rates – drainage works**

Item	Formula	Calculation
Total estimated cost	A	\$79.8m
Apportioned cost	B	\$26.3m
New residents, 2022-2036	C	32,601
New workers, 2022-2036	D	14,362
New workers as equivalent residents	E = D	14,362
New visitors, 2022-2036	F	6,360
New visitors as equivalent residents	G = F	6,360
Total new equivalent residents	H = C + E + G	53,324
<b>Contribution rate (per equivalent resident)</b>	<b>I = B ÷ H</b>	<b>\$494</b>
<b>Contribution rate (per resident)</b>	<b>J = I</b>	<b>\$494</b>
<b>Contribution rate (per worker)</b>	<b>K = I</b>	<b>\$494</b>
<b>Contribution rate (per overnight visitor)</b>	<b>L = I</b>	<b>\$494</b>



# APPENDIX I: PLAN ADMINISTRATION



## Appendix I: Plan administration

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**This appendix outlines how Council will collect and use contributions to fund costs associated with managing and administering this plan.**

In this section:

- I1: Nexus to development
- I2: Apportionment and calculation of contribution rates.

### I.1: Nexus to development

Council is required to manage, monitor and maintain the contributions plan. This plan has been prepared to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules
- Monitoring and programming works identified in the works schedules including design works and land acquisition
- Determining the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications
- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined
- Reviewing and determining the suitability of any works in kind and material public benefits proposed by a developer
- Preparing and making available the accountability information as required by the EP&A Regulation.
- Providing advice to applicants and the public regarding the operation of the plan
- Commissioning of consultant studies and advice in relation to the efficacy of the development and demand assumptions of the contributions plan
- Plan reviews.

These activities will be undertaken by both in-house staff and external consultants.





## I.2: Apportionment and calculation of contribution rates

Plan administration costs arise directly because of future development. Therefore, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a financial contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark<sup>34</sup> of an allowance equivalent to 1.5 per cent of the cost of construction works that are to be met by development approved under this plan.

Administration costs over the life of this plan and the calculation of associated contribution rates are shown in the table below.

**Table 22 Plan administration costs and contribution rates**

Item	Formula	Calculation
Apportioned cost - all works categories	A	\$391.6m
Apportioned cost - plan administration	$B = A \times 0.015$	\$5.9m
New residents, 2022-2036	C	32,601
New workers, 2022-2036	D	14,362
New visitors, 2022-2036	E	6,360
Total new equivalent residents	$F = C + D + E$	53,324
<b>Contribution rate (per equivalent resident)</b>	$G = B \div F$	<b>\$110</b>
<b>Contribution rate (per resident)</b>	$H = G \times 1$	<b>\$110</b>
<b>Contribution rate (per worker)</b>	$I = G \times 1$	<b>\$110</b>
<b>Contribution rate (per overnight visitor)</b>	$J = G \times 1$	<b>\$110</b>

<sup>34</sup> Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, page 63



# APPENDIX J: WORKS SCHEDULE



## Appendix J: Works schedule

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**This appendix contains a works schedule and maps showing what works Council will provide using contributions under this plan, when and where Council will provide them, and how much of the total cost will be apportioned to development and funded using contributions.**

In this section:

- J.1: Summary tables
- J2: Works schedule – Open space and recreation
- J3: Works schedule – Community facilities
- J4: Works schedule – Transport works
- J5: Works schedule – Drainage works





## J.1: Summary tables

**Table 23** Infrastructure costs summary<sup>35</sup>

	Count	Land cost	Capital cost	Total cost	Apportioned cost	Unapportioned cost
Open space & recreation	35	\$55.6m	\$266.7m	\$322.3m	\$266.6m	\$55.7m
Community facilities	21	\$69.3m	\$61.9m	\$131.2m	\$43.3m	\$87.9m
Transport	129	\$0.6m	\$64.4m	\$65.0m	\$65.0m	\$0.0m
Drainage	10	\$0.0m	\$79.8m	\$79.8m	\$26.3m	\$53.4m
Plan administration		-	-	\$5.9m	\$5.9m	\$0.0m
	<b>195</b>	<b>\$126m</b>	<b>\$473m</b>	<b>\$604m</b>	<b>\$407m</b>	<b>\$197m</b>

**Table 24** Contribution rates<sup>36</sup>

	Total cost	0-1 bed dwelling	2-bed dwelling	3 or more bed dwelling	Worker	Overnight visitor
Open space & recreation	\$321m	\$12,180	\$17,911	\$25,792	\$716	\$3,582
Community facilities	\$131m	\$2,258	\$3,320	\$4,781	\$0	\$0
Transport	\$65m	\$1,602	\$2,355	\$3,391	\$1,884	\$1,130
Drainage	\$80m	\$839	\$1,234	\$1,777	\$494	\$494
Plan administration	-	\$187	\$275	\$397	\$110	\$110
<b>Rate</b>	<b>\$597m</b>	<b>\$17,065</b>	<b>\$25,096</b>	<b>\$36,138</b>	<b>\$3,204</b>	<b>\$5,317</b>
<b>Rate per Minister's direction</b>		<b>\$17,065</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$3,204</b>	<b>\$5,317</b>

<sup>35</sup> For simplicity, cost amounts in the table are rounded to the nearest \$ million.

<sup>36</sup> The Minister for Planning has issued a Direction to Council that caps s7.11 contributions (or s94 as it was formerly known) for residential development in Inner West LGA. The Direction requires that a council (or planning panel) must not grant development consent subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that: (a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or (b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent. Consistent with the Direction, consent authorities (including registered certifiers) shall not issue a development application consent or a complying development certificate that requires the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or lot.



## J.2: Works schedule – open space and recreation<sup>37 38</sup>

Item	Description 1	Description 2	Location	Land cost	Capital cost	Estimated cost	Apportioned cost	Apportionment (%)	Staging / priority
1	New aquatic centre	New aquatic centre or equivalent facility upgrades	Tempe and/or Marrickville		\$67.1m	\$67.1m	\$59.7m	89%	Long
2	Aquatic facilities upgrades	Aquatic facilities upgrades including Dawn Fraser, Annette Kellerman, Ashfield, Fanny Durack, and Leichhardt Park	LGA		\$23.1m	\$23.1m	\$20.5m	89%	Medium
3	New Indoor recreation centre	Multi-purpose indoor recreation/neighbourhood centre - acquisition and capital works	Rozelle or Leichhardt	\$9.8m	\$25.8m	\$35.5m	\$17.0m	48%	Medium
4	Greenway Corridor Hawthorne Canal Precinct	Priority B and C works from Greenway Implementation Plan - Hawthorne Canal, including: waterfront rest point/gathering place, bouldering wall under City West Link, Canal Road car park upgrade, upgrade path from gate to Cafe Bones, decking over Hawthorne Canal, shipping container frontage reconfiguration, repair canal wall (360m), extended dog off leash area (excluding acquisition costs), floating islands, kayak launching deck, canal bank naturalisation, 15x sets of picnic tables and shelters, new amenities at northern netball courts, tidal stairs, sports court renewal and learner bike circuit, water access improvements, lookout deck with seats and suspended lounge nets, embellishment of play spaces,	Lilyfield, Leichhardt, Haberfield		\$16.7m	\$16.7m	\$16.7m	100%	Long

<sup>37</sup> For simplicity, cost amounts in the table are rounded to the nearest \$0.1 million.

<sup>38</sup> Short = years 1 to 4 (2022 to 2025); Medium = years 5 to 9 (2026 to 2030); Long = years 10 to 15 (2031 to 2036)





Item	Description 1	Description 2	Location	Land cost	Capital cost	Estimated cost	Apportioned cost	Apportionment (%)	Staging / priority
		new kiosk and amenities building, and allowances for turf, wayfinding and drinking water fountains.							
5	Shared recreational spaces Greenway Corridor - Hawthorne Canal	Establish public access to approximately 8,000sqm of new open space in proximity to the Taverners Hill Precinct by establishing shared-use arrangements with public agencies and educational providers or negotiate land dedications or public use of recreational facilities with private landowners.	Leichhardt, Haberfield		\$3.6m	\$3.6m	\$3.6m	100%	Long
6	Greenway Corridor Gadigal Reserve Precinct	Priority C works including new channel crossing near Haig Avenue, and plantings.	Leichhardt, Haberfield		\$0.3m	\$0.3m	\$0.3m	100%	Long
7	Greenway Corridor Dulwich Grove Precinct	Priority B and C works, including pedestrian crossing at-grade over light rail, refurbishment of Jack Shanahan Reserve toilets, stairs connection to Jack Shanahan Reserve, and secondary path along disused fork.	Dulwich Hill		\$0.9m	\$0.9m	\$0.9m	100%	Long
8	Land acquisition for new open space in Dulwich Hill Village Planning Precinct	Land acquisition and embellishment costs for 2,000sqm of new open space in Dulwich Hill Village Planning Precinct	Dulwich Hill	\$13.3m	\$1.8m	\$15.1m	\$15.1m	100%	Medium
9	Land acquisitions for new open space in Marrickville	Land acquisition and embellishment costs for 1,650sqm of new open space in Marrickville	Dulwich Hill	\$14.3m	\$1.5m	\$14.3m	\$14.3m	100%	Medium
10	Greenway Corridor Cooks River Precinct	Priority B and C works, including The Parade swale and landscape treatment, Garnet and Parade link, opportunities for shared paths through golf course (as	Marrickville		\$1.1m	\$1.1m	\$1.1m	100%	Long



Item	Description 1	Description 2	Location	Land cost	Capital cost	Estimated cost	Apportioned cost	Apportionment (%)	Staging / priority
		part of the golf course master plan), allowance for trees, turf, and restoration.							
11	Sports & recreation facilities	2 new multipurpose synthetic fields that also provide for large format sports	Lilyfield, St Peters		\$4.0m	\$4.0m	\$4.0m	100%	Long
12	Shared recreational facilities	7 new multipurpose sporting fields and new 10 outdoor multipurpose courts across the LGA by collaborating with NSW Government and educational providers	LGA		\$8.3m	\$8.3m	\$8.3m	100%	Long
13	Shared recreational facilities	Embellishment of existing or development with Fort Street High School to enable community use of existing sporting field and 4 multi-purpose outdoor courts (PRCUTS Precinct)	Petersham		\$1.1m	\$1.1m	\$1.1m	100%	Medium
14	Land acquisitions	Acquisition or lease agreement with Fort Street High School, Petersham, and embellishment of vacant lot at 2-6 Palace Street, Petersham, for open space and a pocket park (1,245sqm)	Petersham	\$5.5m	\$0.8m	\$6.3m	\$6.3m	100%	Medium
15	Weekley Park, Park Embellishment	Embellishment of open space facilities at Weekley Park and embellishment for recreational and off leash dog areas	Stanmore		\$3.5m	\$3.5m	\$3.5m	100%	Medium
16	Johnston Creek Corridor, Park embellishment and part land acquisition costs for rear of properties along Susan St, Annandale.	Part land acquisitions, upgrade and embellishment for passive open space for Johnston Creek Corridor upgrade (1,100sqm) in Camperdown Precinct of the Parramatta Road Corridor	Annandale	\$1.0m	\$0.6m	\$1.5m	\$1.5m	100%	Medium



Item	Description 1	Description 2	Location	Land cost	Capital cost	Estimated cost	Apportioned cost	Apportionment (%)	Staging / priority
17	Park embellishment	Conversion of 2 Hay Street to public open space (excluding acquisition costs) in PRCUTS precinct	Leichhardt		\$2.4m	\$2.4m	\$2.4m	100%	Medium
18	Land acquisitions	Land acquisition for open space and embellishment of 15 and 15A Hearn St, Leichhardt (approx 1,180sqm)	Leichhardt	\$4.8m	\$0.7m	\$5.5m	\$5.5m	100%	Medium
19	Land acquisitions	Acquisition of 1 Cahill Street, Annandale for new open space	Annandale	\$2.1m	\$0.2m	\$2.3m	\$2.3m	100%	Medium
20	Land acquisitions	Land acquisition and base level embellishment for open space at 30 Brighton St, Petersham (1,724sqm)	Petersham	\$2.5m	\$1.3m	\$3.8m	\$3.8m	100%	Medium
21	Embellishment of 7,500m2 new open space	New open Space and embellishment in Ashfield North or Croydon	Ashfield, Croydon		\$1.9m	\$1.9m	\$1.9m	100%	Medium
22	Signage and wayfinding	LGA wayfinding improvement project	LGA		\$1.3m	\$1.3m	\$1.3m	100%	Long
23	Embellishment of Stanmore Reserve and integration of recreational outdoor areas with built-for-purpose local library facility.	Embellishment of Stanmore Reserve for outdoor space (to be integrated with built-for-purpose local community and library services)	Stanmore		\$1.3m	\$1.3m	\$1.3m	100%	Long
24	New open space in Dulwich Hill	New public open space (approx 1,200sqm) as part of Dulwich Hill Precinct master planning for enhanced/expanded open space. Potential locations include Tom Kenny Reserve, along Greenway Corridor beyond that shown by the Greenway Master plan as	Dulwich Hill		\$1.0m	\$1.0m	\$1.0m	100%	Medium



Item	Description 1	Description 2	Location	Land cost	Capital cost	Estimated cost	Apportioned cost	Apportionment (%)	Staging / priority
		opportunities arise, or town centre renewal projects for the provision of new civic spaces							
25	Town centre upgrade - capital works	Town centre improvement projects across LGA	LGA		\$47.6m	\$47.6m	\$23.8m	50%	Long
26	Street play spaces	Street and laneway upgrades and enhancements including additional play spaces and community gardens	LGA		\$4.0m	\$4.0m	\$2.0m	50%	Long
27	Flemming Park upgrade, Newtown	Flemming Park upgrade including expansion of existing park to road on the eastern (25m x 10m) and southern sides (20m x 5m) and acquisition of an adjoining property, preferably on the west side of the park (196sqm) subject to future negotiations with landowners. Should the land acquisition not occur this plan allows for the equivalent land value cost to be attributed to open space enhancements in the local area.	Newtown	\$2.3m	\$2.9m	\$5.2m	\$5.2m	100%	Long
28	Public art and placemaking projects	Public art and placemaking projects across the LGA to link local open space networks to larger networks including the Greenway Corridor, Cooks River, Foreshore areas, as a local level public art trail	LGA		\$1.3m	\$1.3m	\$1.3m	100%	Long
29	New civic space, Dulwich Hill town centre	Provision of 3,330sqm civic space and public domain improvements in Dulwich Hill Town Centre surrounding council's existing community and library spaces - to improve connectivity to main streets and other community uses	Dulwich Hill		\$5.5m	\$5.5m	\$5.5m	100%	Medium
30	Flexible hard stand outdoor space/pavillion	Provision of flexible hard stand outdoor space/pavillion as a local level recreational and community space	Ashfield		\$1.4m	\$1.4m	\$1.4m	100%	Medium



Item	Description 1	Description 2	Location	Land cost	Capital cost	Estimated cost	Apportioned cost	Apportionment (%)	Staging / priority
31	Park upgrades	Park upgrades across the LGA identified in Park Plans of Management and masterplans. Includes updates to Plans of Management and masterplans where required.	LGA		\$27.6m	\$27.6m	\$27.6m	100%	Medium
32	Skate park , Lilyfield	New skatepark, Lilyfield	Lilyfield		\$1.5m	\$1.5m	\$1.5m	100%	Short
33	Steel Park sportsfield upgrade	Upgrade of Steel Park sportsfields	Tempe		\$1.2m	\$1.2m	\$1.2m	100%	Short
34	Playground strategy works	Embellishment of child playgrounds across the LGA	LGA		\$1.8m	\$1.8m	\$1.8m	100%	Short
35	Sportsfield upgrade, Marrickville Park	Upgrade/embellishment of existing sportsfields, Marrickville Park	Marrickville		\$1.9m	\$1.9m	\$1.9m	100%	Short
				\$56m	\$267m	\$321m	\$267m		



### J.3: Works schedule – community facilities<sup>39 40</sup>

Item	Description 1	Description 2	Location(s)	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
36	Multi-purpose hub	Library floorspace including circulation space (1,755sqm) and community floorspace (1,019sqm). Total floorspace 2,744sqm.	Rozelle/ Lilyfield	\$14.0m	\$6.2m	\$20.2m	\$6.7m	33%	Medium
37	Local arts space	Cultural and creative floorspace (628sqm)	Rozelle / Lilyfield	\$5.7m	\$0.8m	\$6.4m	\$2.1m	33%	Medium
38	White Creek Cottage upgrades	Enhancement of existing community space for an park pavillion and indoor/outdoor event space.	Lilyfield		\$1.3m	\$1.3m	\$0.4m	33%	Medium
39	Balmain Town Hall upgrades	Technology upgrades for wifi, audio visual and stage lighting, as identified by the Community Assets Needs Study, and renewal works.	Balmain		\$0.1m	\$0.1m	\$0.0m	33%	Long
40	Repurpose Ashfield Civic Centre as multicultural centre	Fitout and modifications to existing building office space and addition of 300sqm floorspace space as either: a co-located services hub, a creative arts centre, co-working spaces, communitys arts and performance space.	Ashfield		\$4.6m	\$4.6m	\$1.5m	33%	Long

<sup>39</sup> For simplicity, cost amounts in the table are rounded to the nearest \$0.1 million.

<sup>40</sup> Short = years 1 to 4 (2022 to 2025); Medium = years 5 to 9 (2026 to 2030); Long = years 10 to 15 (2031 to 2036)





Item	Description 1	Description 2	Location(s)	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
41	Summer Hill Community Centre upgrade	Modifications to existing community facilities building and site to provide for additional floorspace for community and cultural uses.	Summer Hill		\$1.0m	\$1.0m	\$0.3m	33%	Medium
42	Community space in new development	Provision of 300sqm of new local-level community floorspace and fitout	Ashfield (North), Croydon	\$1.5m	\$0.6m	\$2.1m	\$0.7m	33%	Long
43	Provision of new library floorspace as part of a multipurpose hub in the Leichhardt Precinct.	Provision of 433m2 of new library floorspace as part of a new multipurpose hub	Leichhardt	\$11.9m	\$1.5m	\$13.4m	\$4.4m	33%	Long
44	Stanmore Library upgrade – construction and fitout of floorspace within new building	Facilitate the co-location of recreation and community uses within Stanmore Library by replacing the existing building with a purpose-built facility for local library, and 230sqm of new floorspace for a local level community space.	Stanmore		\$2.8m	\$2.8m	\$0.9m	33%	Long
45	Newtown Town Hall repurpose	Upgrade to the Town Hall heritage item to a district level community and cultural facility	Newtown		\$4.1m	\$4.1m	\$1.4m	33%	Short
46	Tom Foster Community Centre refurbishment	Upgrade to existing facility for community centre	Newtown		\$2.0m	\$2.0m	\$0.7m	33%	Short
47	Indoor/ outdoor collaboration space	New district-level outdoor/indoor collaboration space	Camperdown	\$3.9m	\$1.5m	\$5.4m	\$1.8m	33%	Medium



Item	Description 1	Description 2	Location(s)	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
48	Local community spaces (3)	Fitout of 3 local level community spaces	Leichhardt, Camperdown/ Taverners Hill	\$5.6m	\$1.1m	\$6.7m	\$2.2m	33%	Medium
49	Local cultural spaces (4)	Fitout of 4 local level cultural spaces	Enmore, Newtown, Annandale	\$4.5m	\$0.7m	\$5.2m	\$1.7m	33%	Medium
50	Upgrade of community facilities to a district-level community or cultural centre in Dulwich Hill	District-level community and cultural facility	Dulwich Hill	\$11.1m	\$2.9m	\$14.0m	\$4.6m	33%	Long
51	Multipurpose community centre in Marrickville Town Centre	District-level community centre	Marrickville Town Centre	\$5.5m	\$2.2m	\$7.7m	\$2.5m	33%	Long
52	Marrickville town hall repurpose	Live music and performing arts centre	Marrickville		\$22.0m	\$22.0m	\$7.3m	33%	Long
53	St Peters town hall repurpose	District-level community and cultural facility	St Peters		\$3.4m	\$3.4m	\$1.1m	33%	Long
54	Cultural production spaces	Fitout of two local-level cultural and production work spaces (approx 250sqm each)	Sydenham, Marrickville, St Peters, Tempe, Dulwich Hill	\$1.3m	\$0.8m	\$2.0m	\$0.7m	33%	Long
55	Local Community spaces (2)	Fitout of two local-level community spaces	Sydenham, Marrickville, St	\$4.5m	\$2.2m	\$6.7m	\$2.2m	33%	Long



Item	Description 1	Description 2	Location(s)	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
			Peters, Tempe, Dulwich Hill						
56	Purchase and fitout of community transport bus (22-seats)	New community transport bus to enable better access to Community and Social Services	NA	\$0.0m	\$0.2m	\$0.2m	\$0.1m	33%	Long
				\$69.3m	\$61.9m	\$131.2m	\$43.3m		







### J.4: Works schedule – transport works<sup>41 42</sup>

Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
57	Modal transfer, safety	Prioritised Walking Link in accordance with PRCUTS guidelines (generous footpaths, seating, landscaping and priority over other modes at intersections ) - Croydon Road between Parramatta Road and Elizabeth Street	Croydon		\$1.3m	\$1.3m	\$1.3m	100%	Short
58	Improved pedestrian access	Croydon Road and Parramatta Road - In collaboration with TfNSW reconfigure traffic signals to provide pedestrian leg on eastern side of intersection and increased time for north/south access	Croydon		\$0.2m	\$0.2m	\$0.2m	100%	Short
59	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, shade and weather protection, seating, landscaping and priority over other modes at intersections) - Parramatta Road between Renwick Street and Catherine Street	Leichhardt		\$0.4m	\$0.4m	\$0.4m	100%	Short
60	Modal transfer, safety	Prioritised walking/cycling link in accordance with PRCUTS guidelines (generous footpaths, shade and weather protection, seating, landscaping, low speed limits, reduced lane widths, priority over other modes at intersections) - Norton Street between Marion Street and Parramatta Road	Leichhardt		\$1.2m	\$1.2m	\$1.2m	100%	Short

<sup>41</sup> See Appendix D of Council’s Traffic and Transport Needs Study for detailed locations of works for items 59 to 183 of this works schedule.

<sup>42</sup> Short = years 1 to 4 (2022 to 2025); Medium = years 5 to 9 (2026 to 2030); Long = years 10 to 15 (2031 to 2036).





Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
61	Improved pedestrian access	Balmain Road/Parramatta Road – In collaboration with TfNSW, undertake an operational and layout review of the signalised intersection to provide a pedestrian leg on eastern side	Leichhardt		\$0.2m	\$0.2m	\$0.2m	100%	Medium
62	Modal transfer, safety	Walking/cycling link - Dot Lane between Norton Street and Hay Street	Leichhardt		\$0.1m	\$0.1m	\$0.1m	100%	Short
63	Modal transfer, safety, inclusive access	Upgrade paths and boarding area of bus stops on Parramatta Road in accordance with the Guideline for Promoting Compliance of Bus Stops with the Disability Standards for Accessible Public Transport 2002 (AHRC)	Various suburbs – see suburb maps		\$0.5m	\$0.5m	\$0.5m	100%	Short
64	Modal transfer, safety	Improved walking infrastructure - Byron Street Croydon	Croydon		\$0.1m	\$0.1m	\$0.1m	100%	Short
65	Modal transfer, safety	Improved walking infrastructure - Scott Street Croydon	Croydon		\$0.1m	\$0.1m	\$0.1m	100%	Short
66	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, seating, landscaping and priority over other modes at intersections) - Lords Road between light rail line and Flood Street	Leichhardt		\$0.4m	\$0.4m	\$0.4m	100%	Short
67	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, seating, landscaping and priority over other modes at intersections) - Carrington Street / Thomas St between Parramatta Road and Lewisham Station	Petersham		\$0.4m	\$0.4m	\$0.4m	100%	Short





Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
68	Vehicle demand	Electric vehicle charging facility - Lang St carpark (Centenary Park)	Croydon		\$0.0m	\$0.0m	\$0.0m	100%	Short
69	Traffic management, safety	Bay Street - entry threshold treatment at Croydon Road and raised speed table over intersection with Byron Street.	Croydon		\$0.1m	\$0.1m	\$0.1m	100%	Short
70	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, seating, landscaping and priority over other modes at intersections) - Tebbutt Street between Parramatta Road and Lords Road	Leichhardt		\$0.4m	\$0.4m	\$0.4m	100%	Short
71	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, shade and weather protection, seating, landscaping and priority over other modes at intersections) - Parramatta Road between Tebbutt Street and Carrington Street	Leichhardt		\$0.1m	\$0.1m	\$0.1m	100%	Short
72	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, shade and weather protection, seating, landscaping and priority over other modes at intersections) - Parramatta Road between Johnston's Creek and Mallet Street	Camperdown		\$0.4m	\$0.4m	\$0.4m	100%	Short
73	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, shade and weather protection, seating, landscaping and priority over other modes at intersections) - Pyrmont Bridge Road between Parramatta Road and Booth Street	Camperdown		\$0.6m	\$0.6m	\$0.6m	100%	Short



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
74	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, seating, landscaping and priority over other modes at intersections) - Gordon Street between Parramatta Road and Water Street	Camperdown		\$0.1m	\$0.1m	\$0.1m	100%	Short
75	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, seating, landscaping and priority over other modes at intersections) - Australia Street between Parramatta Road and Derby Street	Camperdown		\$0.3m	\$0.3m	\$0.3m	100%	Short
76	Modal transfer, safety	Prioritised Walking Link in accordance with PRCUTS guidelines (generous footpaths, shade and weather protection, seating, landscaping and priority over other modes at intersections) - Booth Street / Mallett Street between Guihen Street and Fowler Street	Camperdown		\$0.5m	\$0.5m	\$0.5m	100%	Short
77	Modal transfer, safety	Iron Cove link (stage 1) - Walking/cycling path along Iron Cove Creek on council owned land (Lot 61 DP 1220258) between Parramatta Rd and Church Street	Croydon		\$0.4m	\$0.4m	\$0.4m	100%	Short
78	Modal transfer, safety	Iron Cove link (stage 2) - Walking/cycling path along Iron Cove Creek on Sydney Water land between Church Street and John St and link to Croydon Rd at Centenary Park	Croydon		\$0.4m	\$0.4m	\$0.4m	100%	Short
79	Modal transfer, safety	Iron Cove link (stage 3) - Cycling link between stage 2 link and Elizabeth Street (low speed limits, reduced lane widths, priority over other motorists at intersections) - Croydon Road between Elizabeth Street and John Street	Croydon		\$1.5m	\$1.5m	\$1.5m	100%	Short



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
80	Improved pedestrian access	In collaboration with TfNSW, undertake an operational and layout review of the signalised intersection Parramatta Rd and Bland Street providing pedestrian leg on eastern side	Ashfield		\$0.0m	\$0.0m	\$0.0m	100%	Short
81	Improved pedestrian access	In collaboration with TfNSW, install bicycle/pedestrian leg on eastern side of Parramatta Road at Denison St/Pymont Bridge Rd Camperdown	Camperdown		\$0.2m	\$0.2m	\$0.2m	100%	Short
82	Improved pedestrian access	In collaboration with TfNSW, install pedestrian leg on eastern side of Parramatta Road at Croydon Rd Croydon	Croydon		\$0.2m	\$0.2m	\$0.2m	100%	Short
83	Improved pedestrian access	In collaboration with TfNSW, install pedestrian leg on eastern side of Parramatta Road at Crystal St	Petersham		\$0.2m	\$0.2m	\$0.2m	100%	Medium
84	Improved pedestrian access	In collaboration with TfNSW, install pedestrian leg on Parramatta Road at Norton St, eastern side	Leichhardt		\$0.2m	\$0.2m	\$0.2m	100%	Short
85	Modal transfer, safety	Walking/cycling link in Cahill Street, Cahill Lane and Mathieson Street connecting McCarthy Lane with Parramatta Road via bridge across Johnston's Creek	Camperdown		\$6.2m	\$6.2m	\$6.2m	100%	Short
86	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, seating, landscaping and priority over other modes at intersections) - Lang Street Croydon (eastern side)	Croydon		\$0.1m	\$0.1m	\$0.1m	100%	Short



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
87	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, seating, landscaping and priority over other modes at intersections - West St and Flood St Petersham/Leichhardt	Petersham		\$0.5m	\$0.5m	\$0.5m	100%	Short
88	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, seating, landscaping and priority over other modes at intersections) - Tebbut Street between Parramatta Rd and Lords Rd	Leichhardt		\$0.4m	\$0.4m	\$0.4m	100%	Short
89	Vehicle demand	Electric vehicle charging facility - Hay Street carpark	Leichhardt		\$0.0m	\$0.0m	\$0.0m	100%	Short
90	Vehicle demand	Electric vehicle charging facility - Marion Street carpark	Leichhardt		\$0.0m	\$0.0m	\$0.0m	100%	Short
91	Vehicle demand	Electric vehicle charging facility - Renwick Street carpark	Leichhardt		\$0.0m	\$0.0m	\$0.0m	100%	Short
92	Improved pedestrian access	In collaboration with TfNSW, install pedestrian leg on Balmain Rd at Marion St/Leichhardt St on northern side	Leichhardt		\$0.2m	\$0.2m	\$0.2m	100%	Medium
93	Improved pedestrian access	In collaboration with TfNSW, install pedestrian leg on Tebbutt St at Hathern St on northern side	Leichhardt		\$0.2m	\$0.2m	\$0.2m	100%	Short
94	Modal transfer, safety	Prioritised walking link in accordance with PRCUTS guidelines (generous footpaths, seating, landscaping and priority over other modes at intersections - Flood Street between Parramatta Road and Lords Road	Leichhardt		\$0.5m	\$0.5m	\$0.5m	100%	Short



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
95	Modal transfer, safety	Mid-block raised pedestrian crossing in Lords Road for pedestrian desire line through Lambert Park.	Leichhardt		\$0.1m	\$0.1m	\$0.1m	100%	Short
96	Modal transfer, safety	Raised pedestrian crossing on Hawthorne Parade at Lord Street	Haberfield		\$0.1m	\$0.1m	\$0.1m	100%	Medium
97	Modal transfer, safety	Raised pedestrian crossing at Lords Rd and Kegworth St to access Greenway	Leichhardt		\$0.1m	\$0.1m	\$0.1m	100%	Medium
98	Improved pedestrian access	Signalised pedestrian crossing - Darley Road between Allen St and Lyall St in alignment with light rail crossing	Leichhardt		\$0.2m	\$0.2m	\$0.2m	100%	Medium
99	Traffic management, safety	Signalise the Edward Street/ Old Canterbury Road / Weston Street intersection	Summer Hill		\$0.5m	\$0.5m	\$0.5m	100%	Medium
100	Traffic management, safety	Gateway threshold treatment - Wardell Road - Ewart Street	Dulwich Hill		\$1.1m	\$1.1m	\$1.1m	100%	Short
101	Modal transfer, safety	Constitution Road - Continue footpath to provide a direct link with the ramp to rail crossing with an appropriate tie in with the service driveway to Johnson Park	Dulwich Hill		\$0.0m	\$0.0m	\$0.0m	100%	Medium
102	Modal transfer, safety	Provide missing footpath along Hercules Street, between Terrace Road and the RailCorp driveway point (adjacent to 101 Hercules Street).	Dulwich Hill		\$0.0m	\$0.0m	\$0.0m	100%	Medium
103	Modal transfer, safety	Cycling and streetscape improvements - Marrickville Rd and Railway Pde between Meeks Rd and Gleeson Ave at Sydenham Station	Marrickville		\$4.1m	\$4.1m	\$4.1m	100%	Medium



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
104	Vehicle demand	Electric vehicle charging facility - Garners Ave carpark	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Short
105	Vehicle demand	Electric vehicle charging facility - Frampton Ave east carpark	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Short
106	Vehicle demand	Electric vehicle charging facility - Frampton Ave west carpark	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Short
107	Vehicle demand	Electric vehicle charging facility - Henson Park carpark	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Short
108	Vehicle demand	Electric vehicle charging facility - Marrickville library (new) carpark	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Short
109	Vehicle demand	Electric vehicle charging facility - Marrickville library (old) carpark	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Short
110	Vehicle demand	Electric vehicle charging facility - Calvert Street carpark	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Short
111	Vehicle demand	Electric vehicle charging facility - Debbie and Abbey Borgia Recreation Centre carpark, Thornley Street	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Short
112	Vehicle demand	Electric vehicle charging facility - carpark at Steel Park Waterplay Park	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Short
113	Modal transfer, safety, inclusive access	Upgrade paths and boarding area of bus stops serving Marrickville Road between Victoria Rd and Petersham Road in accordance with the Guideline for Promoting Compliance of Bus Stops with the Disability Standards for Accessible Public Transport 2002 (AHRC)	Marrickville		\$0.4m	\$0.4m	\$0.4m	100%	Medium





Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
114	Modal transfer, safety, inclusive access	Upgrade paths and boarding area of bus stops serving Illawarra Road outside Marrickville Station in accordance with the Guideline for Promoting Compliance of Bus Stops with the Disability Standards for Accessible Public Transport 2002 (AHRC)	Marrickville		\$0.1m	\$0.1m	\$0.1m	100%	Medium
115	Improved pedestrian access	In collaboration with TfNSW, install pedestrian leg on Illawarra Rd at Petersham Road, southern side	Marrickville		\$0.2m	\$0.2m	\$0.2m	100%	Short
116	Traffic management, safety	Station Street - Install Shared Zone commencing at Schwebel Street	Marrickville		\$0.9m	\$0.9m	\$0.9m	100%	Short
117	Modal transfer, safety	Cycleway - Illawarra Road, between Schwebel St and Marrickville Rd	Marrickville		\$1.4m	\$1.4m	\$1.4m	100%	Short
118	Traffic management, safety	John Street - closure restricting traffic from Frederick Street	Ashfield		\$0.3m	\$0.3m	\$0.3m	100%	Short
119	Traffic management, safety	Henry Street - road closure restricting traffic from Frederick Street	Ashfield		\$0.3m	\$0.3m	\$0.3m	100%	Medium
120	Traffic management, safety	Ormond Street - road closure restricting traffic from Parramatta Road	Ashfield		\$0.3m	\$0.3m	\$0.3m	100%	Medium
121	Traffic management, safety	Bland St between Elizabeth St and Parramatta Rd- integrated traffic calming (3) and intersection modifications (4)	Ashfield		\$4.1m	\$4.1m	\$4.1m	100%	Short



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
122	Improved pedestrian access	Raised pedestrian crossing - Elizabeth St at Alt St	Ashfield		\$0.1m	\$0.1m	\$0.1m	100%	Short
123	Vehicle demand	Electric vehicle charging facility - Ashfield Pool (west) carpark	Ashfield		\$0.0m	\$0.0m	\$0.0m	100%	Short
124	Vehicle demand	Electric vehicle charging facility - Ashfield Pool (east) carpark	Ashfield		\$0.0m	\$0.0m	\$0.0m	100%	Short
125	Vehicle demand	Electric vehicle charging facility - Brown Street carpark	Ashfield		\$0.0m	\$0.0m	\$0.0m	100%	Short
126	Traffic management, safety	Gateway threshold treatment at Thomas St and Liverpool Road	Ashfield		\$0.3m	\$0.3m	\$0.3m	100%	Short
127	Traffic management, safety	Raised zebra crossing - Robert St and Buchannan St (port access road)	Rozelle		\$0.1m	\$0.1m	\$0.1m	100%	Medium
128	Traffic management, safety	Formalise existing car park at King George Park	Rozelle		\$0.5m	\$0.5m	\$0.5m	100%	Long
129	Traffic management, safety	Lilyfield Rd at Easton Park / Denison St - raised pedestrian/bicycle crossing providing access between Rozelle Parklands and Rozelle/Lilyfield	Rozelle		\$0.1m	\$0.1m	\$0.1m	100%	Medium
130	Traffic management, safety	Robert St / Buchanan St - reconfigure intersection to provide improved efficiency and safety for pedestrians, cyclists and motorists	Rozelle		\$0.2m	\$0.2m	\$0.2m	100%	Medium



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
131	Traffic management, safety	Robert St / Mullens St - signalise and reconfigure intersection to provide improved efficiency and safety for pedestrians, cyclists and motorists	Rozelle		\$1.0m	\$1.0m	\$1.0m	100%	Medium
132	Vehicle demand	Electric vehicle charging facility - Merton Street carpark	Rozelle		\$0.0m	\$0.0m	\$0.0m	100%	Medium
133	Vehicle demand	Electric vehicle charging facility - Hamilton Street carpark	Rozelle		\$0.0m	\$0.0m	\$0.0m	100%	Medium
134	Improved pedestrian access	In collaboration with TfNSW, install pedestrian leg on Victoria Road at Gordon Street, eastern side	Rozelle		\$0.2m	\$0.2m	\$0.2m	100%	Medium
135	Improved pedestrian access	In collaboration with TfNSW, install pedestrian leg on Victoria Road at Robert Street, eastern side	Rozelle		\$0.2m	\$0.2m	\$0.2m	100%	Medium
136	Improved pedestrian access	In collaboration with TfNSW, install pedestrian leg on Victoria Road at Evans Street, eastern side	Rozelle		\$0.2m	\$0.2m	\$0.2m	100%	Medium
137	Modal transfer, safety, inclusive access	Upgrade paths and boarding area of bus stops on Victoria Road Rozelle in accordance with the Guideline for Promoting Compliance of Bus Stops with the Disability Standards for Accessible Public Transport 2002 (AHRC)	Rozelle		\$0.4m	\$0.4m	\$0.4m	100%	Medium
138	Improved pedestrian access	Robert St between Mullens St and Buchanan St - Install footpath on southern side, adjacent to former power station/future metro station	Rozelle		\$2.0m	\$2.0m	\$2.0m	100%	Long



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
139	Modal transfer, safety	Denison Street between Lilyfield Rd and Brockley St; Brockley St (all), Foucart/Padstow St between Brockley St and Balmain Rd - Active transport link (generous footpaths, seating, landscaping, low speed limits, reduced lane widths, priority over other motorists at intersections)	Rozelle		\$1.8m	\$1.8m	\$1.8m	100%	Long
140	Modal transfer, safety	Cecily Street - Active transport link (generous footpaths, seating, landscaping, low speed limits, reduced lane widths, priority over other motorists at intersections)	Lilyfield		\$0.2m	\$0.2m	\$0.2m	100%	Long
141	Modal transfer, safety	Grove Street - Active transport link (generous footpaths, seating, landscaping, low speed limits, reduced lane widths, priority over other motorists at intersections)	Lilyfield		\$1.2m	\$1.2m	\$1.2m	100%	Long
142	Vehicle demand	Electric vehicle charging facility - Charles Street carpark	Petersham		\$0.0m	\$0.0m	\$0.0m	100%	Long
143	Vehicle demand	Electric vehicle charging facility - Chester Street carpark	Petersham		\$0.0m	\$0.0m	\$0.0m	100%	Long
144	Vehicle demand	Electric vehicle charging facility - Crystal Street carpark	Petersham		\$0.0m	\$0.0m	\$0.0m	100%	Long
145	Vehicle demand	Electric vehicle charging facility - Queen Street carpark	Petersham		\$0.0m	\$0.0m	\$0.0m	100%	Long
146	Vehicle demand	Electric vehicle charging facility - Sadlier Crescent carpark	Petersham		\$0.0m	\$0.0m	\$0.0m	100%	Long
147	Improved pedestrian access	In collaboration with TfNSW, install pedestrian leg on Railway Tce at West Street, eastern side	Petersham		\$0.3m	\$0.3m	\$0.3m	100%	Long



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
148	Vehicle demand	Electric vehicle charging facility - Edgeware Rd carpark Enmore	Enmore		\$0.0m	\$0.0m	\$0.0m	100%	Long
149	Vehicle demand	Electric vehicle charging facility - Leichhardt Park Aquatic Centre carpark	Lilyfield		\$0.0m	\$0.0m	\$0.0m	100%	Long
150	Modal transfer, safety	Brenan Street at Whites Creek - pedestrian/bicycle crossing linking Rozelle Parklands and Whites Creek active transport corridor	Lilyfield		\$0.1m	\$0.1m	\$0.1m	100%	Medium
151	Traffic management, safety	Install traffic signals at Beattie St and Mullens St Balmain including pedestrian crossings on all approaches	Balmain		\$0.3m	\$0.3m	\$0.3m	100%	Long
152	Vehicle demand	Electric vehicle charging facility - Lennox Street carpark Newtown	Newtown		\$0.0m	\$0.0m	\$0.0m	100%	Long
153	Vehicle demand	Electric vehicle charging facility - Haberfield Library carpark	Haberfield		\$0.0m	\$0.0m	\$0.0m	100%	Long
154	Vehicle demand	Electric vehicle charging facility - carpark 69 Dalhousie Street	Haberfield		\$0.0m	\$0.0m	\$0.0m	100%	Long
155	Vehicle demand	Electric vehicle charging facility - Federation Place carpark, Gilles Ave	Haberfield		\$0.0m	\$0.0m	\$0.0m	100%	Long
156	Vehicle demand	Electric vehicle charging facility - carpark Temple Street Stanmore	Stanmore		\$0.0m	\$0.0m	\$0.0m	100%	Long
157	Vehicle demand	Electric vehicle charging facility - Beattie Street carpark Balmain	Balmain		\$0.0m	\$0.0m	\$0.0m	100%	Long



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
158	Vehicle demand	Electric vehicle charging facility - Hordern Place carpark Camperdown	Camperdown		\$0.0m	\$0.0m	\$0.0m	100%	Long
159	Vehicle demand	Electric vehicle charging facility - Hardie Avenue carpark Summer Hill	Summer Hill		\$0.0m	\$0.0m	\$0.0m	100%	Long
160	Vehicle demand	Electric vehicle charging facility - Tempe Reserve carpark, Holbeach Ave Tempe	Tempe		\$0.0m	\$0.0m	\$0.0m	100%	Long
161	Traffic management, safety	Shared zone/plaza in Hudson Street and removal of roundabout at light rail station. Signalised pedestrian crossing at Hudson and Old Canterbury Road and close Henry St at intersection with Old Canterbury Road.	Lewisham		\$2.0m	\$2.0m	\$2.0m	100%	Medium
162	Modal transfer, safety	East/west walking/cycling connections to Greenway in Hawthorne Canal Precinct - Marion St (between Ramsay St and Foster St)	Leichhardt		\$1.2m	\$1.2m	\$1.2m	100%	Short
163	Modal transfer, safety	East/west walking/cycling connections to Greenway in Hawthorne Canal Precinct - Allen St (between Darley Rd and Flood St)	Leichhardt		\$0.6m	\$0.6m	\$0.6m	100%	Short
164	Modal transfer, safety	East/west walking/cycling connections to Greenway in Mills Precinct - Davis St (between Windsor Rd and Denison Rd)	Dulwich Hill		\$0.8m	\$0.8m	\$0.8m	100%	Short
165	Modal transfer, safety	East/west walking/cycling connections to Greenway in Dulwich Hill Parks Precinct - Constitution Rd (between Windsor Rd roundabout and Denison Rd)	Dulwich Hill		\$1.0m	\$1.0m	\$1.0m	100%	Short
166	Modal transfer, safety	East/west walking/cycling connections to Greenway in Dulwich Grove Precinct - Ewart Street between Terrace Rd and Ewart Lane beside rail corridor	Dulwich Hill		\$0.3m	\$0.3m	\$0.3m	100%	Short





Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
167	Modal transfer, safety	Prioritised walking/cycling link - Whites Creek Lane between Moore/Booth Street and Albion St (landscaping, low speed limits, traffic calming, reduced lane widths)	Leichhardt		\$2.5m	\$2.5m	\$2.5m	100%	Medium
168	Vehicle demand	Sydenham Rd / Fitzroy St signalisation	Marrickville		\$0.8m	\$0.8m	\$0.8m	100%	Long
169	Bicycle wayfinding and safety	Bicycle on-road route stencils	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Long
170	Active transport diversity	Bicycle parking hoops	Marrickville		\$0.0m	\$0.0m	\$0.0m	100%	Long
171	Public domain and active transport	Green Lung – Byron Street, Croydon (footpath widening, undergrounding overhead wires, landscaping, public furniture), 900sqm approx.	Croydon		\$1.4m	\$1.4m	\$1.4m	100%	Medium
172	Public domain and active transport	Green Lung – Scott Street, Croydon (footpath/active transport, tree canopy, urban heat island minimisation), 1,200sqm approx.	Croydon		\$1.8m	\$1.8m	\$1.8m	100%	Medium
173	Public domain and active transport	Prioritised walking link on Parramatta Road incl. Acton St & Alfred St intersections, 375sqm approx.	Croydon		\$0.4m	\$0.4m	\$0.4m	100%	Medium
174	Public domain and active transport	Green Lung – Tebbutt Street, Leichhardt (footpath/active transport, tree canopy, urban heat island minimisation), 1,800sqm approx.	Leichhardt		\$1.5m	\$1.5m	\$1.5m	100%	Medium



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
175	Public domain and active transport	Green Lung – Upward Street, Leichhardt (footpath/active transport, tree canopy, urban heat island minimisation), 700sqm approx.	Leichhardt		\$0.5m	\$0.5m	\$0.5m	100%	Medium
176	Public domain and active transport	Green Lung- George Street, Leichhardt (footpath/active transport, tree canopy, urban heat island minimisation), 600sqm approx.	Leichhardt		\$0.5m	\$0.5m	\$0.5m	100%	Medium
177	Public domain and active transport	Green Lung – Flood Street, Leichhardt (footpath/active transport, tree canopy, urban heat island minimisation), 1,100sqm approx.	Leichhardt		\$1.7m	\$1.7m	\$1.7m	100%	Medium
178	Public domain and active transport	Green Lung – Elswick Street, Leichhardt (footpath/active transport, tree canopy, urban heat island minimisation), 1,000sqm approx.	Leichhardt		\$0.8m	\$0.8m	\$0.8m	100%	Medium
179	Public domain and active transport	Green Lung – Young Street, Leichhardt (footpath/active transport, tree canopy, urban heat island minimisation), 1,000sqm approx.	Leichhardt		\$1.4m	\$1.4m	\$1.4m	100%	Medium
180	Public domain and active transport	Green Lung – Annandale Street, Annandale (footpath/active transport, tree canopy, urban heat island minimisation), 1,000sqm approx.	Annandale		\$1.8m	\$1.8m	\$1.8m	100%	Medium
181	Public domain and active transport	Green Lung – Johnston Street, Annandale (footpath/active transport, tree canopy, urban heat island minimisation), 2,000sqm approx.	Annandale		\$1.8m	\$1.8m	\$1.8m	100%	Medium



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
182	Land dedications, St Peters Triangle Planning Precinct	Dedication of 1,434sqm of land for improved vehicular and pedestrian access at 31-45 Princes Highway (348sqm), 93-99 Princes Highway (373sqm), 129 Princes Highway (347sqm), 59-61 Campbell St (102sqm), 2,4, 6, 8 Lackey St (167sqm), and 48, 50, 52, 54 Hutchinson St (97sqm).	St Peters (refer Figure 11)	\$0.29m		\$0.29m	\$0.29m	100%	Short
183	Land dedications, Marrickville Town Centre Planning Precinct	Dedication of 1,116sqm of land for improved vehicular and pedestrian access at 280-296 Illawarra Rd (238sqm), 272-278 Illawara Rd (245sqm), 98-112a Petersham Rd (188sqm), 73A-75 Hutchinson St (213sqm) and 96-102A May St (232sqm).	Marrickville (refer Figure 12)	\$0.22m		\$0.22m	\$0.22m	100%	Short
184	Land dedications, Petersham South Planning Precinct	Dedication of 109sqm of land for improved vehicular and pedestrian access at 93 Audley St and 311-317 tralgar St (74sqm), 71 Audley St (16sqm) and 24 Fisher St (19sqm).	Petersham (refer Figure 13)	\$0.02m		\$0.02m	\$0.02m	100%	Short
185	Land dedications, Lewisham South Planning Precinct	Dedication of 134sqm of land for improved vehicular and pedestrian access at 27-29 Railway Terrace (54sqm) and 2 Hunter St and 19-25 Railway Terrace (80sqm).	Lewisham (refer Figure 14)	\$0.03m		\$0.03m	\$0.03m	100%	Short
				\$0.6m	\$64.4m	\$65.0m	\$65.0m		





### J.5: Works schedule – drainage works<sup>43 44</sup>

Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
186	Balmain Road flow path	Balmain Road flow path – additional pipe from the low point on Norton St to the existing pipe network (towards Parramatta Road). Duplication of existing pipe network or extra pipes from Balmain Rd to Whites Ck Culvert at Hearn St	Leichhardt (refer Figure 15)		\$7.6m	\$7.6m	\$2.5m	33%	Medium
187	Additional pipes/culverts from Upward Street to Hawthorne Canal via Beeson Street	Additional pipes/culverts from Upward St to Hawthorne Canal via Beeson St	Leichhardt (refer Figure 16)		\$7.3m	\$7.3m	\$2.4m	33%	Medium
188	Petersham Oval detention basin	Modify Petersham Oval to accommodate above ground detention basin	Petersham, Leichhardt		\$1.0m	\$1.0m	\$0.3m	33%	Medium
189	Sloane St upgrade	Sloane Street Upgrade to duplicate existing pipeline between Parramatta Road and Hawthorne Canal	Haberfield		\$1.2m	\$1.2m	\$0.4m	33%	Medium
190	Pratten Park detention basin	Pratten Park detention basin - construct underground detention basin beneath Pratten Park tennis courts	Ashfield (refer Figure 17)		\$16.9m	\$16.9m	\$5.6m	33%	Medium

<sup>43</sup> For further information on drainage works and locations, please contact Council’s Stormwater and Asset Planning Team on (02) 9392 5000.

<sup>44</sup> Short = years 1 to 4 (2022 to 2025); Medium = years 5 to 9 (2026 to 2030); Long = years 10 to 15 (2031 to 2036).



Item	Description 1	Description 2	Location	Land cost	Capital cost	Total cost	Apportioned cost	Apportionment	Staging / priority
191	Whites Creek culvert	Whites Creek culvert - additional culvert or duplication of existing Whites Creek culvert from Parramatta Road to open channel downstream of Moore St (at Wisdom Street)	Leichhardt, Annandale (refer Figure 18)		\$28.5m	\$28.5m	\$9.4m	33%	Medium
192	Johnston St flow path	Johnston Street flow path – additional pipes/culverts and duplication of existing pipe network from Johnston St to Johnston Creek open channel. Additional pipes on Parramatta Road, Trafalgar St, Albion St, and Nelson St.	Annandale (refer Figure 19)		\$11.0m	\$11.0m	\$3.6m	33%	Medium
193	Moore St flow path	Moore Street flow path - additional pipes from Catherine St to Whites Creek along Moore Land	Leichhardt (refer Figure 20)		\$5.1m	\$5.1m	\$1.7m	33%	Medium
194	Increase inlet capacity, Marrickville	Increase inlet capacity on Despointes St, Convent Ln, Peace Ln, Le Cos Ln, Illawarra Rd and Silver St with 600mm diameter pipes and additional inlet pits	Marrickville (refer Figure 21)		\$0.6m	\$0.6m	\$0.2m	33%	Short
195	Drainage upgrade, Marrickville	Upgrade drainage in Cary St and Premier St to install new 750mm diameter pipes and inlet pits. Upgrade drainage in Renwick St to install 750mm diameter pipes.	Marrickville (refer Figure 22)		\$0.6m	\$0.6m	\$0.2m	33%	Short
				\$0m	\$79.8m	\$79.8m	\$26.3m		





# APPENDIX K: WORKS MAPS



## Appendix K: Works maps

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**This appendix contains a works schedule and maps showing what works Council will provide using contributions under this plan, when and where Council will provide them, and how much of the total cost will be apportioned to development and funded using contributions.**

In this section:

- Works maps
  - Figure 5: Works map, all categories (excluding transport works) – LGA-wide
  - Figure 6: Works map, transport works – LGA-wide
  - Figure 7: Works map, all categories – North precinct
  - Figure 8: Works map, all categories – East precinct
  - Figure 9: Works map, all categories – South precinct
  - Figure 10: Works map, all categories – West precinct.
  
- Planning Precinct maps
  - Figure 11: Map of St Peters Triangle Planning Precinct
  - Figure 12: Map of Petersham South Planning Precinct
  - Figure 13: Map of Marrickville Town Centre Planning Precinct
  - Figure 14: Map of Lewisham South Planning Precinct
  
- Drainage works maps
  - Figure 15: Works map – Balmain Rd flow path
  - Figure 16: Works map – Additional pulps/culverts, Leichhardt
  - Figure 17: Works map – Pratten Park detention basin
  - Figure 18: Works map – Whites Creek culvert
  - Figure 19: Works map – Johnston St flow path
  - Figure 20: Works map – Moore St flow path
  - Figure 21: Works map – Inlet upgrade
  - Figure 22: Works map – Cary St drainage upgrade

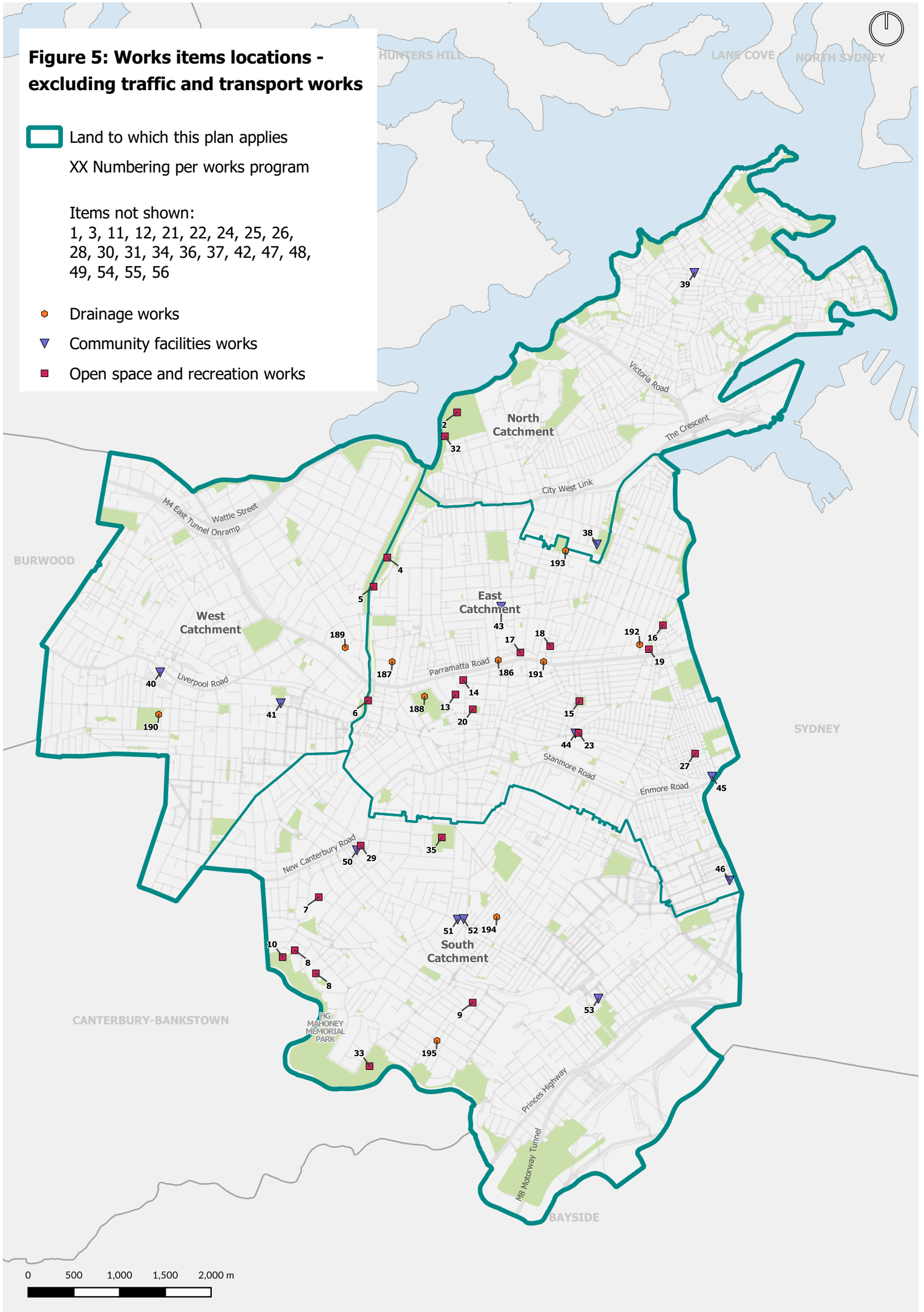
**Figure 5: Works items locations - excluding traffic and transport works**

Land to which this plan applies  
 XX Numbering per works program

Items not shown:




1, 3, 11, 12, 21, 22, 24, 25, 26,  
 28, 30, 31, 34, 36, 37, 42, 47, 48,  
 49, 54, 55, 56

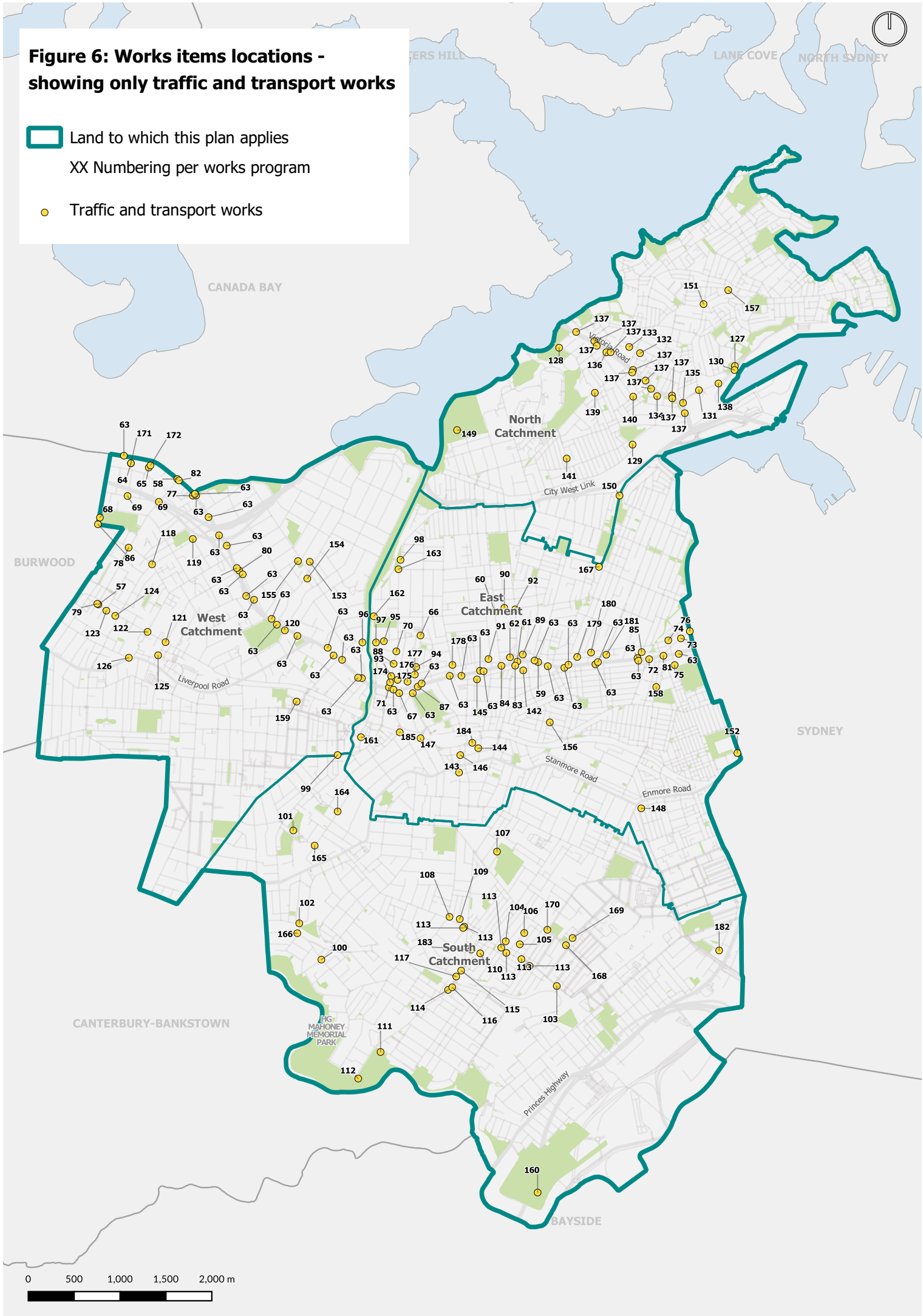
- Drainage works
- ▼ Community facilities works
- Open space and recreation works






**Figure 6: Works items locations - showing only traffic and transport works**

-  Land to which this plan applies
-  XX Numbering per works program
-  Traffic and transport works







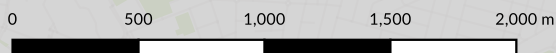
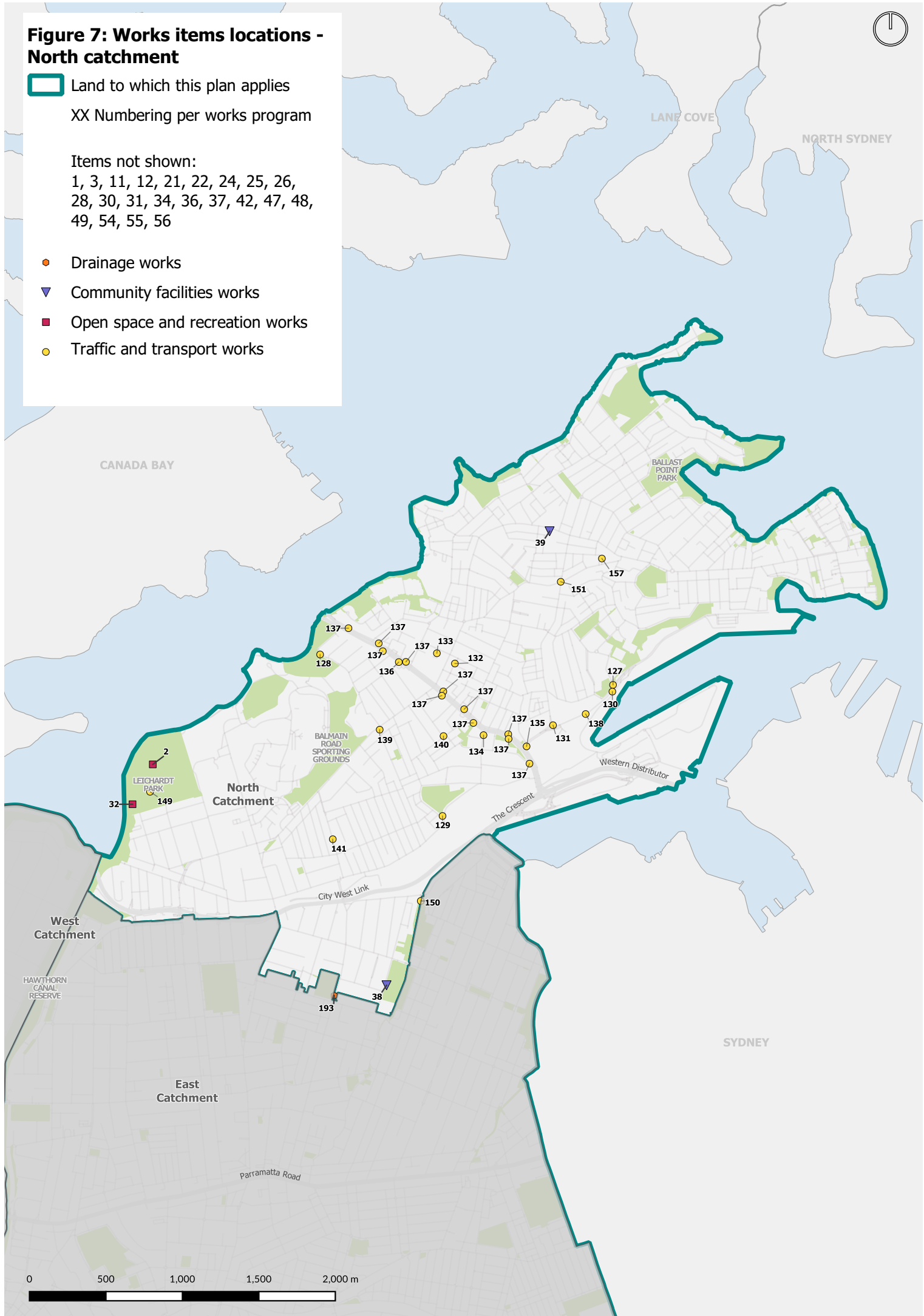
**Figure 7: Works items locations - North catchment**

 Land to which this plan applies  
 XX Numbering per works program

Items not shown:

1, 3, 11, 12, 21, 22, 24, 25, 26,  
 28, 30, 31, 34, 36, 37, 42, 47, 48,  
 49, 54, 55, 56

-  Drainage works
-  Community facilities works
-  Open space and recreation works
-  Traffic and transport works



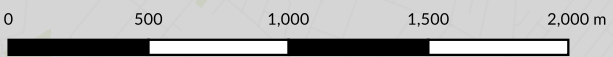
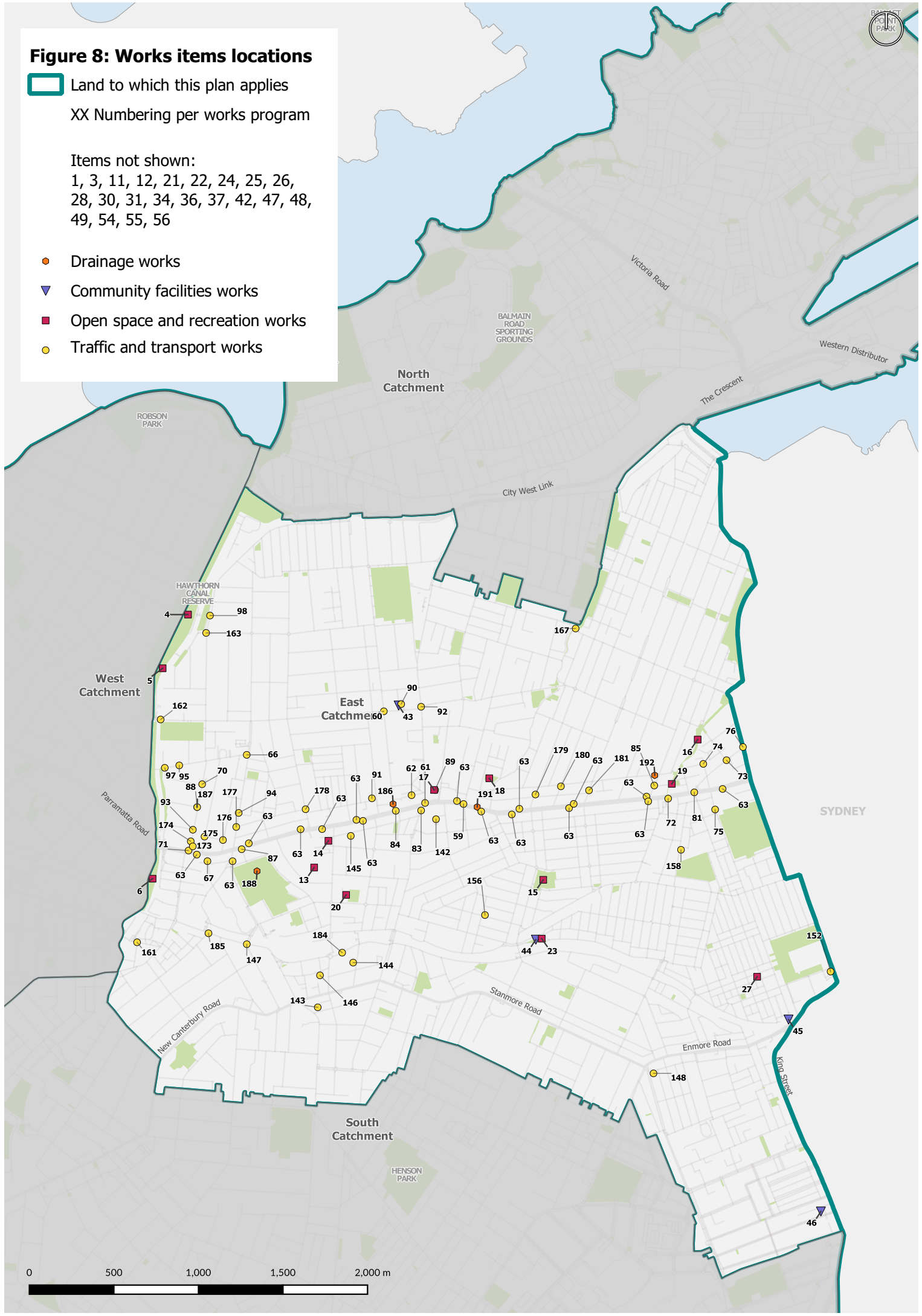


**Figure 8: Works items locations**

Land to which this plan applies  
XX Numbering per works program


Items not shown:  
1, 3, 11, 12, 21, 22, 24, 25, 26,  
28, 30, 31, 34, 36, 37, 42, 47, 48,  
49, 54, 55, 56

- Drainage works
- Community facilities works
- Open space and recreation works
- Traffic and transport works









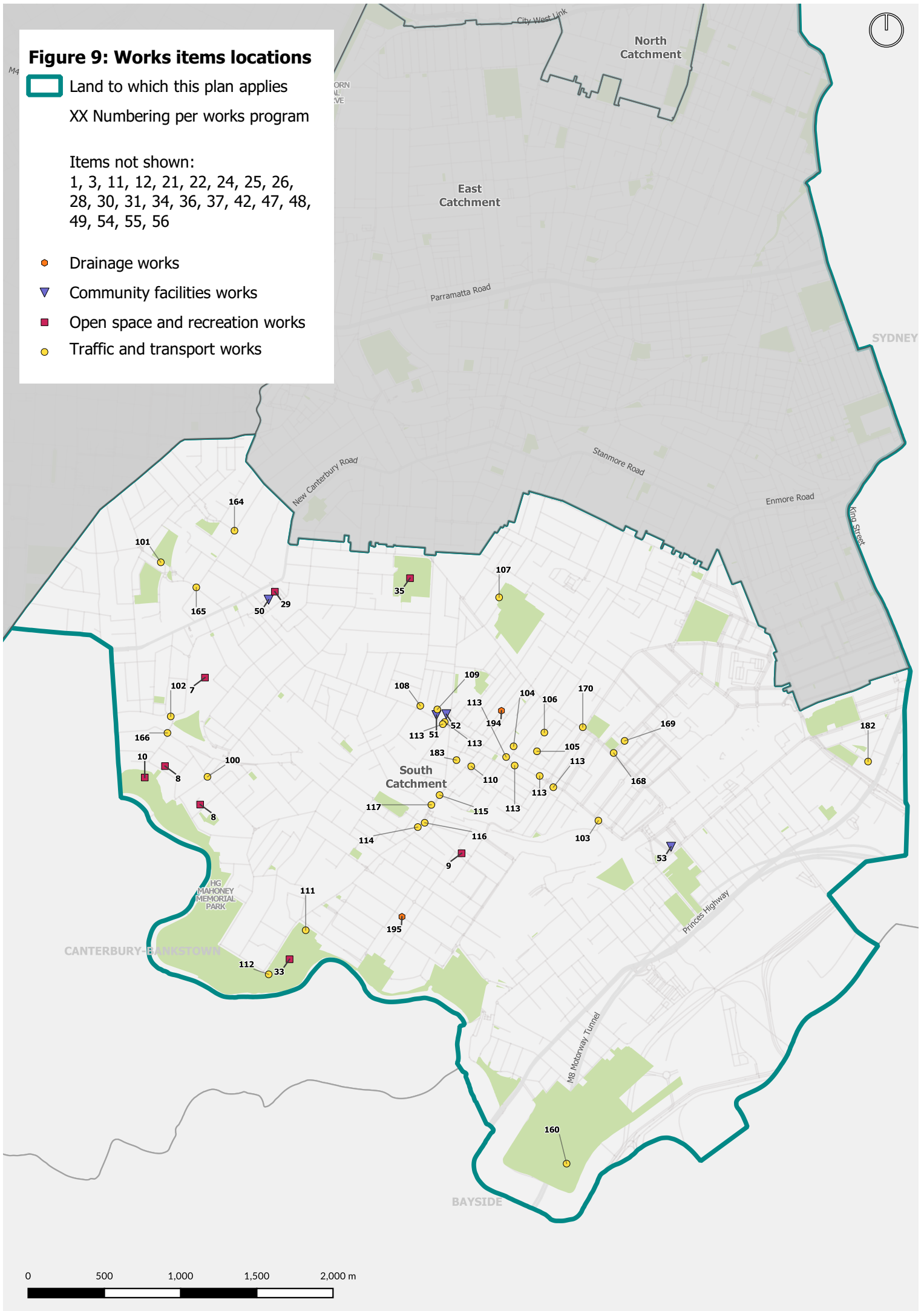
**Figure 9: Works items locations**

 Land to which this plan applies  
XX Numbering per works program

Items not shown:

1, 3, 11, 12, 21, 22, 24, 25, 26,  
28, 30, 31, 34, 36, 37, 42, 47, 48,  
49, 54, 55, 56

-  Drainage works
-  Community facilities works
-  Open space and recreation works
-  Traffic and transport works





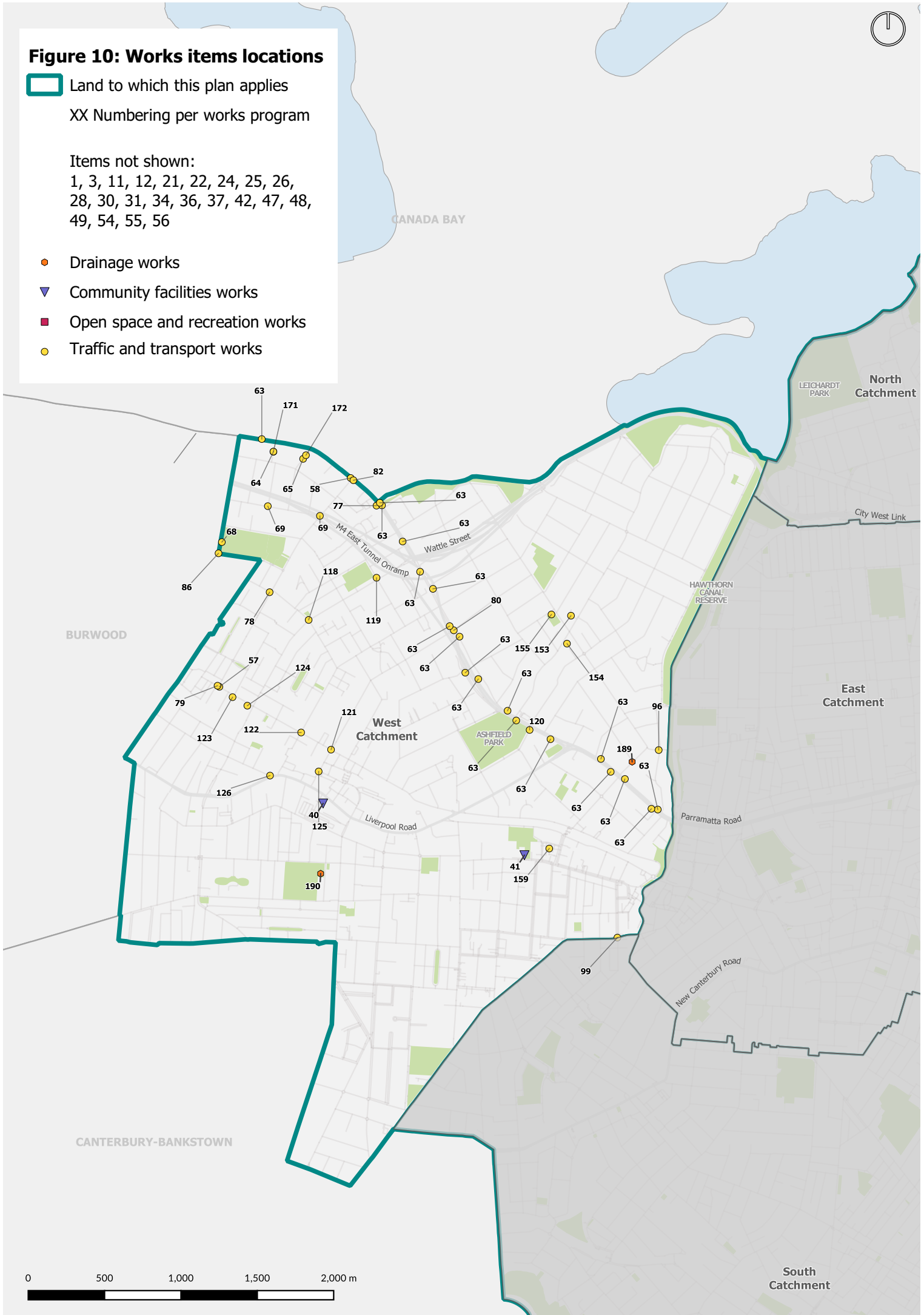
**Figure 10: Works items locations**

Land to which this plan applies  
XX Numbering per works program

Items not shown:

1, 3, 11, 12, 21, 22, 24, 25, 26,  
28, 30, 31, 34, 36, 37, 42, 47, 48,  
49, 54, 55, 56

- Drainage works
- Community facilities works
- Open space and recreation works
- Traffic and transport works



0 500 1,000 1,500 2,000 m



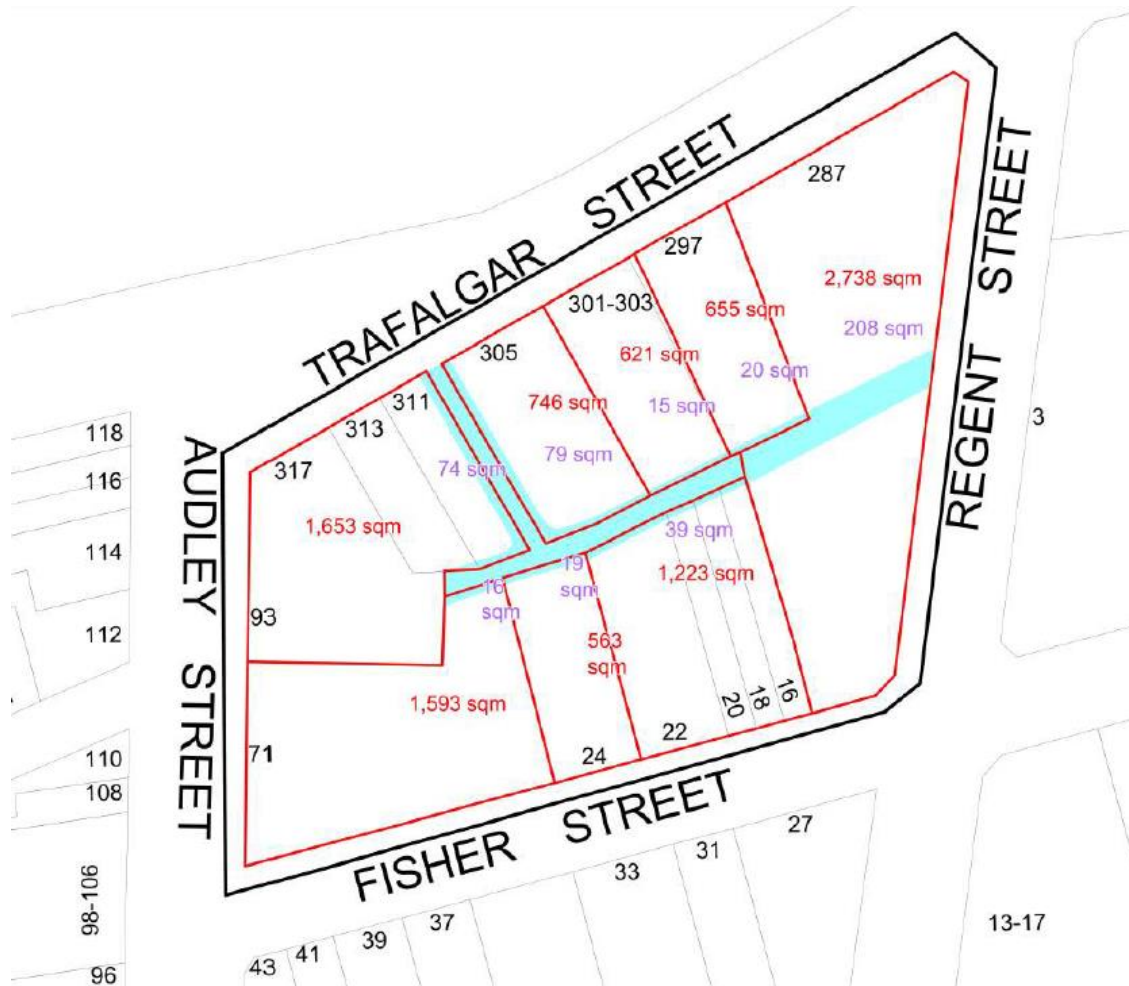
**Figure 11 Works map – St Peters Triangle Planning Precinct<sup>45</sup>**



<sup>45</sup> Planning precinct outlined in black; sites for amalgamation outlined in red; dedication areas for access shown in blue-green; individual site areas and the area from each site to be dedicated are also shown.



**Figure 12 Works map – Petersham South Planning Precinct<sup>46</sup>**

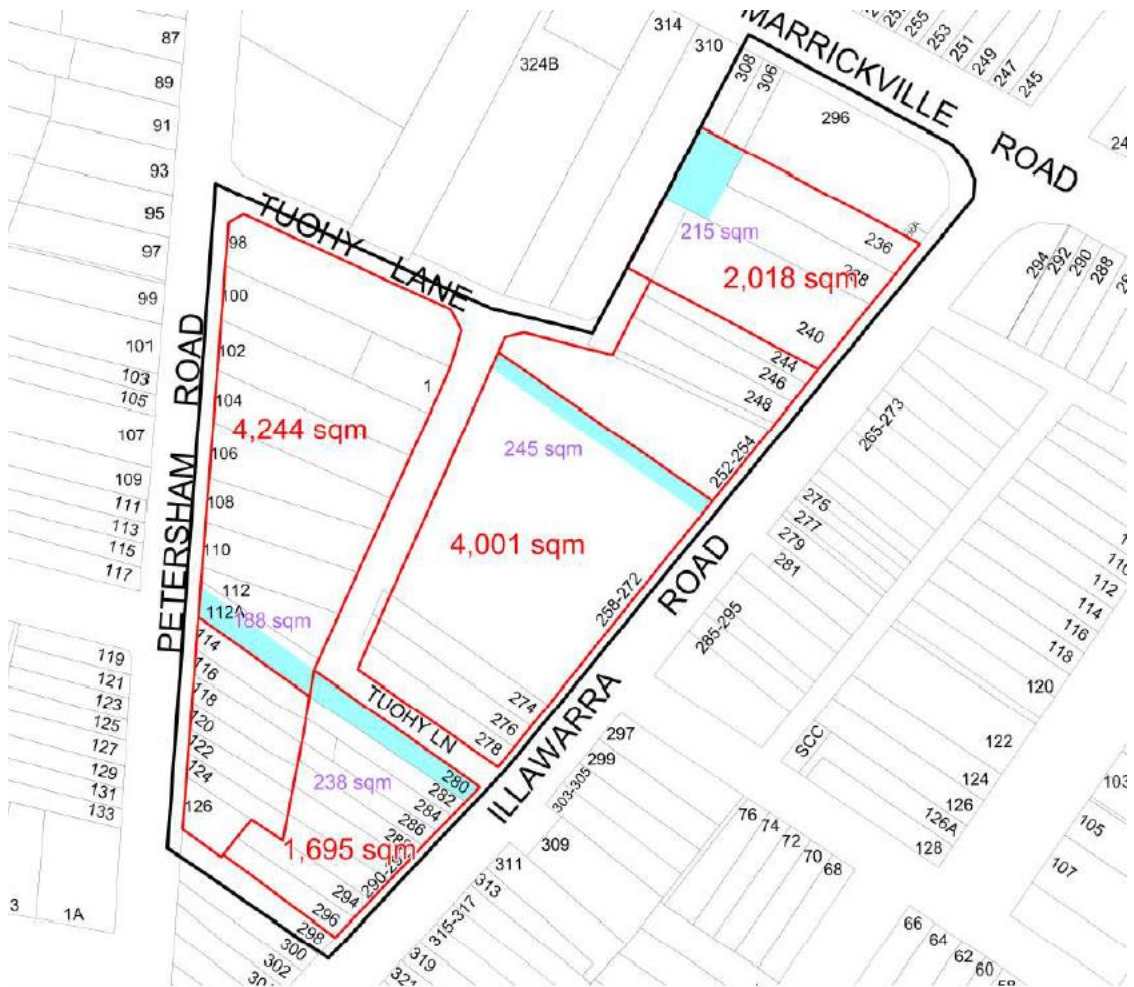


<sup>46</sup> Planning precinct outlined in black; sites for amalgamation outlined in red; dedication areas for access shown in blue-green; individual site areas and the area from each site to be dedicated are also shown.





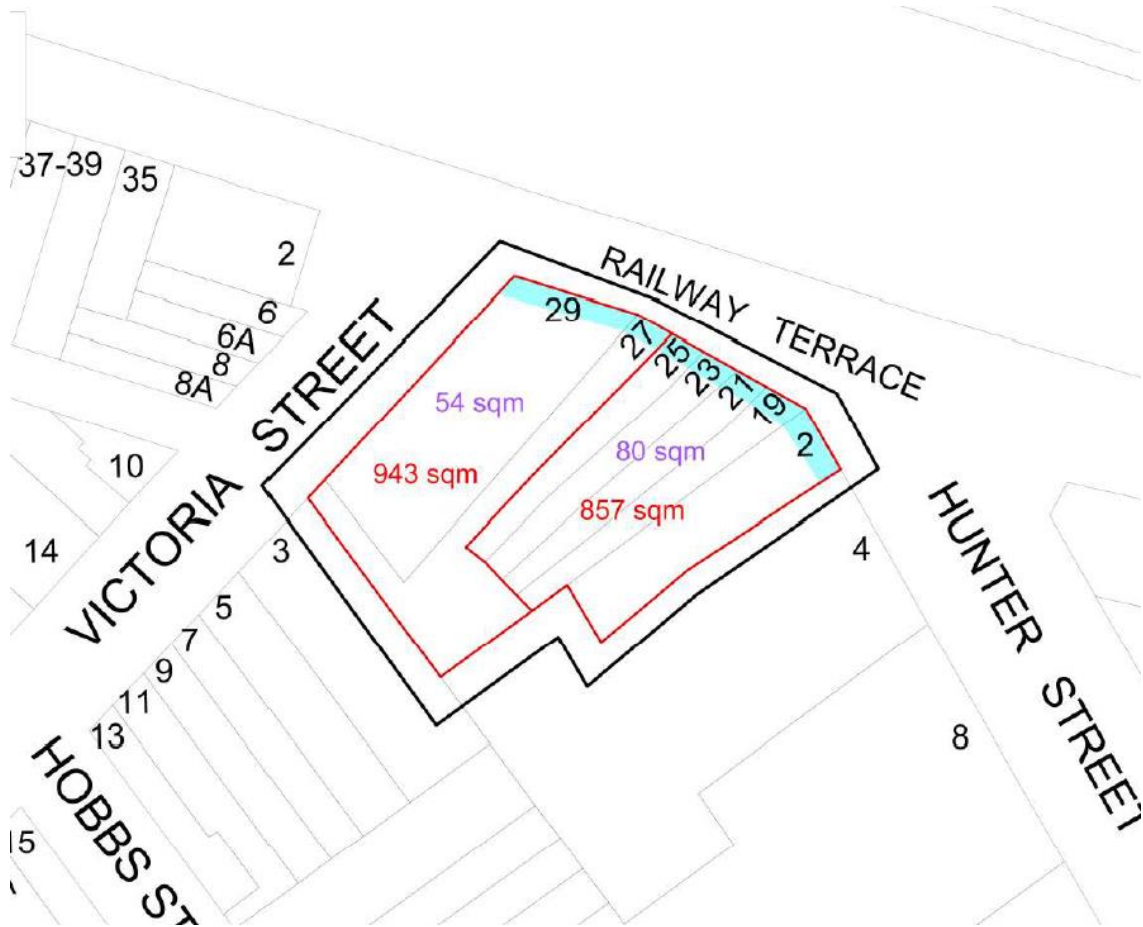
**Figure 13 Works map – Marrickville Town Centre Planning Precinct<sup>47</sup>**



<sup>47</sup> Planning precinct outlined in black; sites for amalgamation outlined in red; dedication areas for access shown in blue-green; individual site areas and the area from each site to be dedicated are also shown.



**Figure 14 Works map – Lewisham South Planning Precinct<sup>48</sup>**

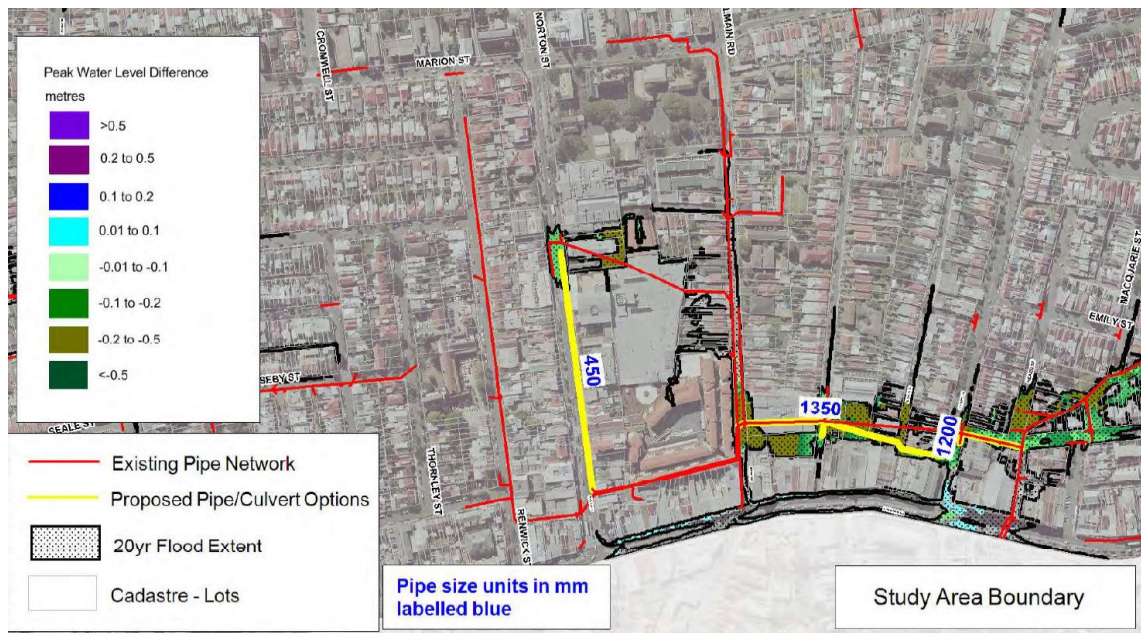


<sup>48</sup> Planning precinct outlined in black; sites for amalgamation outlined in red; dedication areas for access shown in blue-green; individual site areas and the area from each site to be dedicated are also shown.

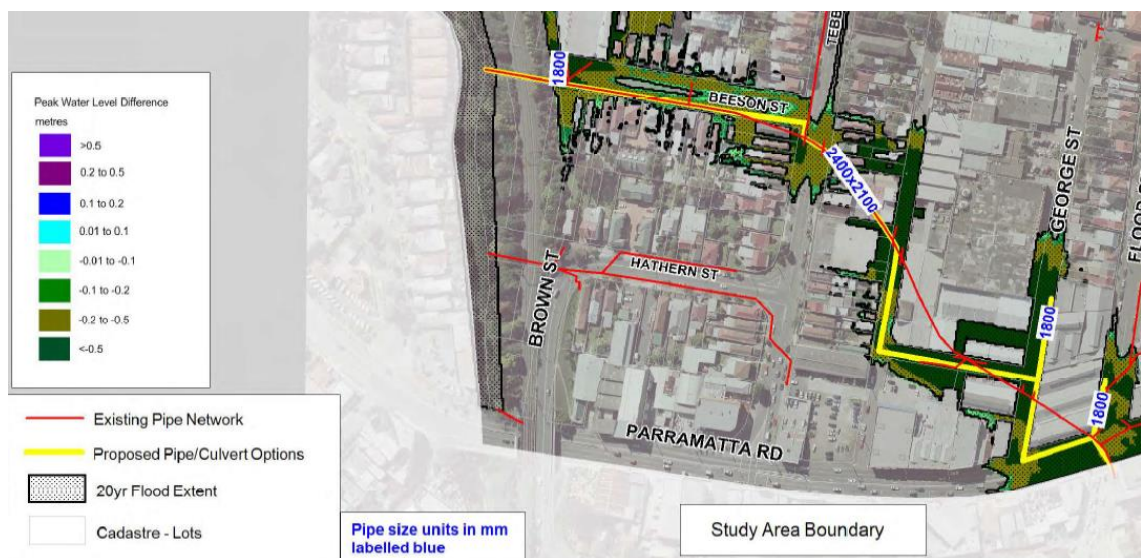




**Figure 15 Works map – Balmain Road flow path**

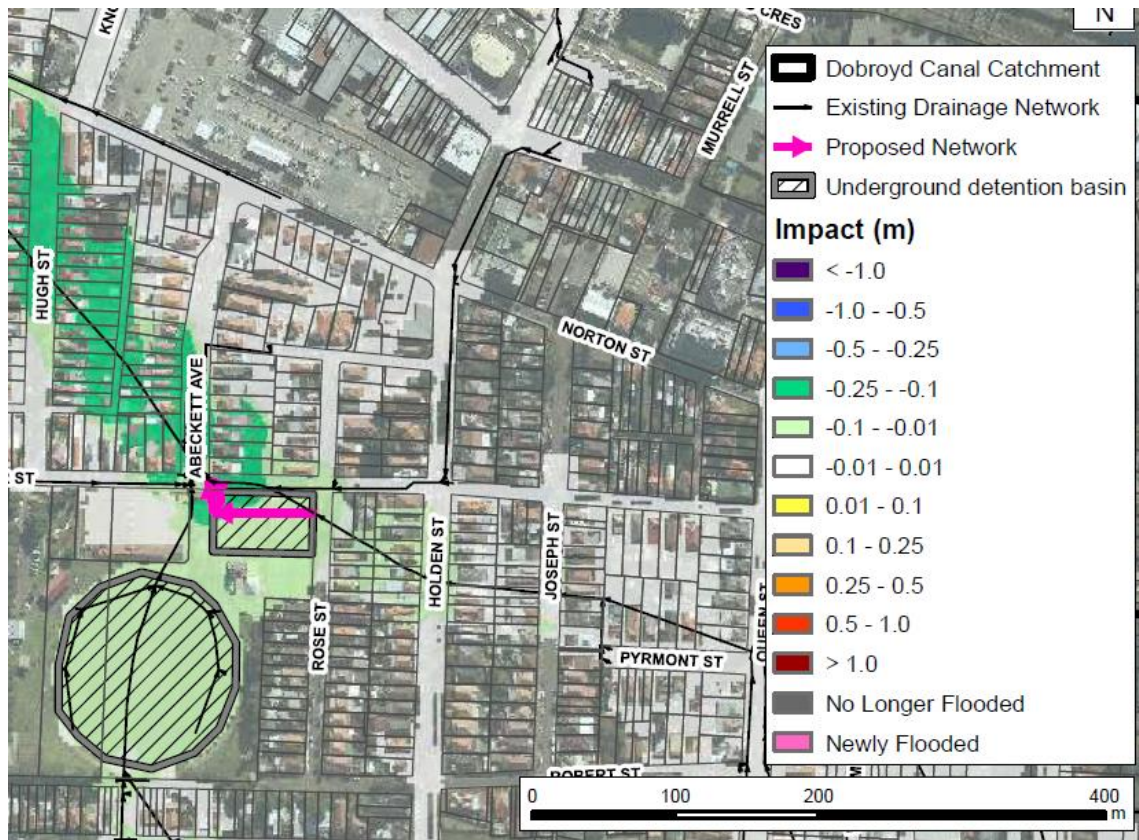


**Figure 16 Works map – Additional pipes/culverts, Leichhardt**





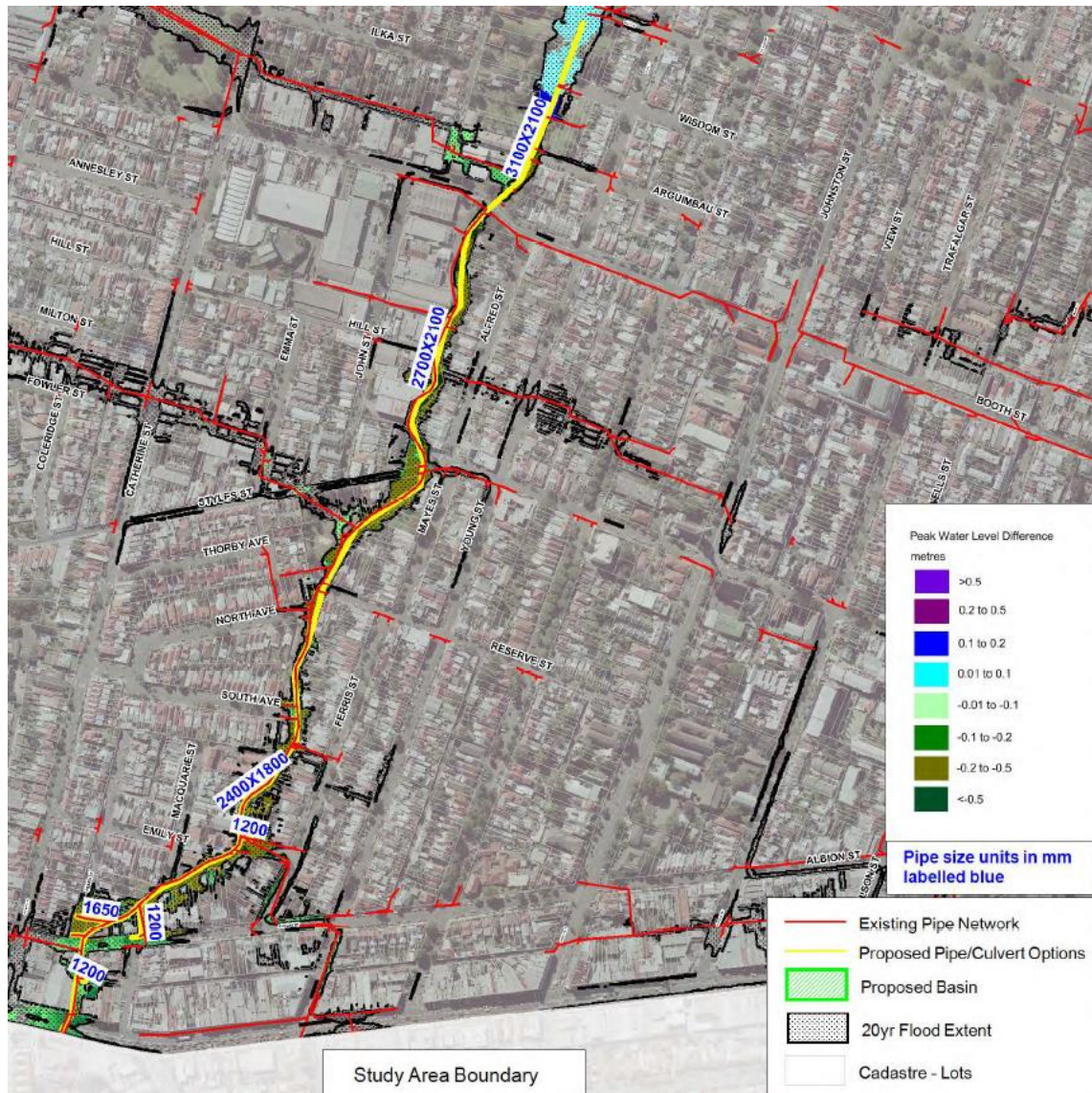
**Figure 17 Works map – Pratten Park detention basin**







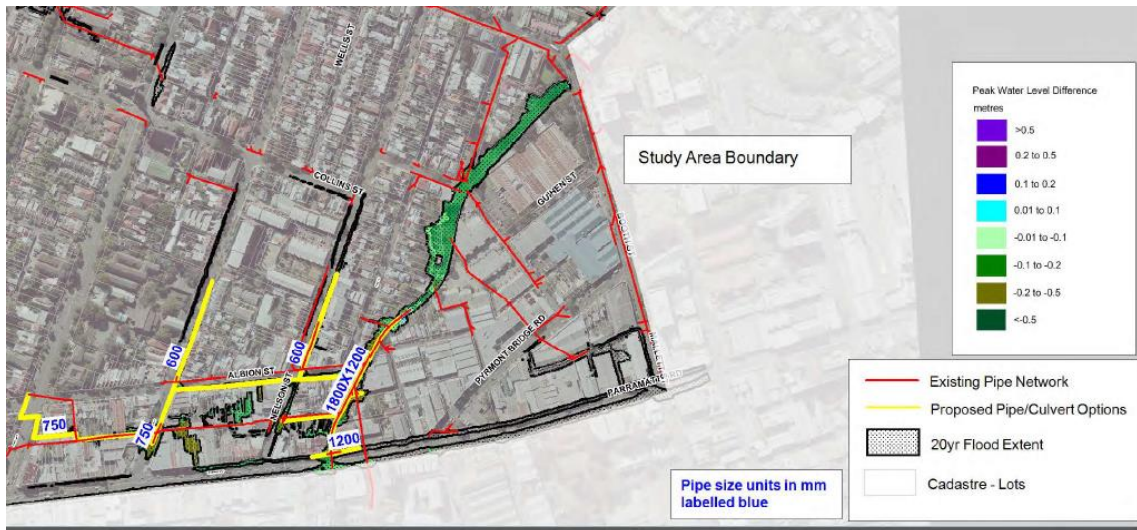
**Figure 18 Works map – Whites Creek culvert**







**Figure 19 Works map – Johnston St flow path**



**Figure 20 Works map – Moore St flow path**







**Figure 21 Works map – Inlet upgrade**







**Figure 22 Works map – Cary St drainage upgrade**





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