

**FORMER LEICHHARDT
LOCAL GOVERNMENT AREA
SECTION 7.12**
Development Contributions Plan 2020

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 (LGA) 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 Islander peoples, 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 to 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 the Inner West Council area. 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.

Administration and review record of this development contributions plan:

<p>Date of approval of this development contributions plan:</p> <p>Date in force of this development contributions plan:</p>	<p>Adopted – Inner West Council Meeting 28 July 2020 - Item No: C0720(1) Item 5 The notice of this decision was published on the Inner West Council website on 30 July 2020.</p> <p>This development contributions plan is in force from:1 August 2020.</p>
<p>Exhibition period:</p>	<p>The public engagement of the plan (draft) occurred between 4 May 2020 and 31 May 2020.</p>
<p>Group responsible for the development of this contributions plan:</p>	<p>Planning, Development and Recreation</p>
<p>Groups responsible (shared responsibility) for the administration and implementation of this contributions plan:</p>	<p>Planning, Development and Recreation and Infrastructure</p>
<p>References & legislation:</p>	<p>See body of document</p>

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Part A Executive Summary

The Inner West Council predominantly obtains funds towards the provision of public infrastructure through two key sections of the Environmental Planning and Assessment Act - “the Act” (and its associated *Regulations*):

- *section 7.11* (area specific/tailored contribution amounts - formerly known as section 94); and
- *section 7.12* (fixed flat rate percentage levy amounts set by the NSW State Government via the *Regulations* – formerly known as section 94A.)

Section 7.11 and 7.12 funds are used to service any expected future population and employment increase in the Local Government Area (LGA).

Following the amalgamation of the former Ashfield, Leichhardt and Marrickville Local Government Areas into a single Council area in 2016, the new Inner West Council inherited a development contributions framework comprising of seven different plans. The former Leichhardt area is the only part of the Inner West that currently does not have a section 7.12 plan, in place, because its plans predated the widespread use of this section of the Act. This is a harmonisation project which ensures that, section 7.12 levies can be applied uniformly and equitably across the Inner West LGA whilst Council staff prepare a single Inner West Contributions Plan.

Section 7.12 levies are based on flat percentage rates set by the NSW Government in its planning legislation. Given this, the levies are not required to establish, the connection (nexus) between the development paying the levy and the object of the expenditure of the levy which typically requires costly detailed research.

This draft *section 7.12* plan provides for the delivery of public amenities and services for the expected population increase, within the former Leichhardt area, to an approximate value of \$63 million, over the next 20 years. The draft plan will also seek to recoup over \$2.7million that Inner West Council has recently outlaid on public amenities and services, within the former Leichhardt Council area, to address the needs of that expected population increase.

As explained within the body of this document, developments within the former Leichhardt Council area will either pay for section 7.11 or section 7.12 contributions (not both), or none at all, depending on the circumstances.

Part B Summary schedules and abbreviations/definitions

The following summary schedules are included in this plan:

- Works schedule; and
- Summary of levies.

Summary works schedule for public amenities and services to be provided under this contributions plan

The works schedule and public amenities and services location maps identify the public amenities and services for which section 7.12 levies will be required (See **Appendices B and C**).

Section 7.12 levies paid to Council will be applied towards meeting the cost of the provision of new or the augmentation of existing, public amenities or services. Under the terms of this section of *the Act* the imposition of the levy (which is calculated as a flat percentage) does not require any connection (nexus) to be established between the development which pays the levy and the object of the expenditure of the levy.

Schedule 1 below provides a summary of public amenities or services that will be provided by Inner West Council over the next 20 Years and the estimated cost of provision and the timing of their delivery. A more detailed list of the works schedule is provided in **Appendix B**.

Schedule 1: Works schedule for public amenities or services for which levies will be sought under this plan

Community Infrastructure- Former Leichhardt LGA only	Estimated Costs \$
Completed Works	2,789,000
Children and Family Services	2,299,000
Community Services/Public Art	10,450,667
Library Services	227,000
Property and Assets	3,593,000
Recreation and Aquatics	8,900,000
Trees, Parks and Sportsfields	15,012,000
Motor Vehicle Traffic Facilities	1,055,600
Cycleways	10,881,000
Town Centre Upgrades/Commercial Strip Improvements	8,144,000
Total value of proposed works under this development contributions plan	63,351,267

Source: Inner West Council –S.7.12 Contributions Plan (Former Leichhardt LGA) Schedule of Works – Appendix A

Summary schedule of levies that are applied under this plan

Schedule 2: Summary schedule of levies

Type of development	Levy (% of development costs) *
All forms of development (unless exempted under the provisions of this plan)	0% under \$100,000
	0.5 % \$100,001 to \$200,000
	1.0% for all developments over \$200,000

* In accordance with Clause 25K of the Environmental Planning and Assessment Regulation 2000 (as amended).

Abbreviations/Definitions

The abbreviations used in this plan are:

Term/ Abbreviation	Full term and explanation where required
<i>Affordable Housing</i>	As defined in section 1.4 of <i>the Act</i> “means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as provided for in an environmental Planning instrument.”
AQIS	Australian Institute of Quantity Surveyors (AIQS) “is a professional standards body. Through its leadership, standards and code of ethics, it ensures that practising Quantity Surveyors are dedicated to maintaining the highest standards of professional excellence.” For more information go to www.aiqs.com.au
ATO	Australian Taxation Office (ATO). “The ATO is the Australian Government’s principal revenue collection agency.”
<i>Capital Cost</i>	“a cost incurred on the purchase of land, buildings, construction and equipment to be used...” Collins English Dictionary - www.collinsdictionary.com
<i>Contributions Plan</i>	Means a contributions plan referred to in section 7.18 of <i>the Act</i>
<i>Council</i>	Inner West Council (See also IWC below)
<i>CPI</i>	Consumer Price Index. For the purposes of this plan it refers to the <i>Sydney All Groups Consumer Price Index</i> as published quarterly by the <i>Australian Bureau of Statistics</i> (ABS)
<i>CSP</i>	Community Strategic Plan – <i>Our Inner West 2036</i> (See details of the main strategic directions within this plan at the end of this table)
<i>Development</i>	Has the same meaning as “development” in section 1.5 of <i>the Act</i> : “..1 (a) the use of land, (b) the subdivision of land, (c) the erection of a building (d) the carrying out of a work, (e) the demolition of a building or work, any other act, matter or thing that may be controlled by an environmental planning instrument...”
<i>DP</i>	Delivery Program (Inner West Council 2018 – 2022)
<i>DCP</i>	Development Control Plan

Term/ Abbreviation	Full term and explanation where required
<i>Environmental Heritage (item of)</i>	<p>The terms “item” and environmental heritage” have the same meaning as in the <i>Heritage Act 1977</i>:</p> <p>“Environmental heritage means those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.</p> <p>Item means a place, building, work, relic, moveable object or precinct.”</p>
<i>ERLS</i>	<i>IWC</i> Employment and Retail Lands Study/Strategy (Draft)
<i>IWC</i>	Inner West Council/ Inner West Council Local Government Area
<i>LEP</i>	Local Environmental Plan
<i>LGA</i>	Local Government Area
<i>Local Housing Strategy</i>	Our Place Inner West Local Housing Strategy prepared by Elton Consulting
<i>LSPS</i>	<i>IWC</i> Local Strategic Planning Statement
<i>Public amenities or services</i>	<p>Refers to public infrastructure that are to be provided or augmented under this plan within the former Leichhardt Local Government Area of the Inner West. For the purposes of this plan they include capital works for:</p> <ul style="list-style-type: none"> • <i>Children and Family Services;</i> • <i>Community Services/Public Art;</i> • <i>Library Services;</i> • <i>Property and Assets;</i> • <i>Recreation and Aquatics;</i> • <i>Trees, Parks and Sportsfields;</i> • <i>Motor Vehicle Traffic Facilities;</i> • <i>Cycleways; and</i> • <i>Town Centre Upgrades/Commercial Strip Improvements.</i>
<i>Seniors Housing</i>	<p>As defined in Clause 10 of the <i>NSW State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> “is residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of –</p> <ul style="list-style-type: none"> a) <i>a residential care facility, or</i> b) <i>a hostel, or</i> c) <i>a group of self-contained dwellings, or</i> d) <i>a combination of these,</i> <p><i>but does not include a hospital.”</i></p>

Term/ Abbreviation	Full term and explanation where required
<i>Social Housing Provider</i>	For the purposes of this plan includes: <ul style="list-style-type: none"> a) the New South Wales Land and Housing Corporation; b) Housing NSW; c) a Community Housing Provider that is a registered organisation pursuant to the Community Housing Providers (Adoption of National Law) Act 2012 (NSW) that manages community housing; d) the Aboriginal Housing Office; e) a registered Aboriginal housing organisation within the meaning of the <u>Aboriginal Housing Act 1998</u>; f) the Department of Ageing, Disability and Home Care; g) affordable housing provided by Inner West Council; and h) a not – for - profit organisation that is a direct provider of rental housing to tenants.
<i>the Act</i>	Environmental Planning and Assessment Act 1979 (as amended)
<i>the Regulation or the Regulations</i>	Environmental Planning and Assessment Regulation 2000 (as amended)
<i>Works schedule/ Schedule of works</i>	Inner West Council - S.7.12 Contributions Plan (Former Leichhardt LGA) Schedule of works – Appendix A

Details of Strategic Directions within the IWC Community Strategic Plan – Our Inner West 2036:

- *Strategic direction 1: An ecologically sustainable Inner West (Page 17 CSP);*
- *Strategic direction 2: Unique, liveable, networked neighbourhoods (Page 19 CSP);*
- *Strategic direction 3: Creative communities and a strong economy (Page 21 CSP);*
- *Strategic direction 4: Caring, happy, healthy communities (Page 23 CSP); and*
- *Strategic direction 5: Progressive local leadership (Page 25 CSP).*

Part C Demand for public amenities or services

Expected population growth in the former Leichhardt LGA component of the current Inner West LGA

As of 30 June 2018, the Inner West Council’s population was about 198,000. In the 10 years to this point, the population of the Inner West grew by approximately 1.3% each year. By way of comparison, the population of Greater Sydney grew by about 1.7% over the same period.

Inner West Council has adopted a Local Housing Strategy (2019) which identifies the housing needs of Inner West’s current and expected future residents. The Local Housing Strategy anticipates a growth of about 42,000 people, in the Inner West, over the 20 years to 2036.

Furthermore, based on the NSW Department of Planning & Environment's projections, the number of dwellings within the Inner West is expected to increase by about 1,000 per year, over the next 20 years.

This local development contributions plan only relates to that part of the Inner West which comprised the former Leichhardt Local Government Area. The Local Housing Strategy contains an analysis of the potential opportunities for housing growth within various parts of the Inner West. The analysis envisages a combined potential housing increase to 2036, for identified opportunity areas, located within the former Leichhardt LGA boundary, of an approximate range of 5,602 - 7,586 dwellings.

Accordingly, this local contributions plan seeks to recoup costs for public amenities or services (which has or will be completed) to service the population growth expected within the former Leichhardt LGA.

Expected employment growth in the former Leichhardt LGA component of the current Inner West LGA

The executive summary of the draft Inner West Employment and Retail Study (2019) notes on page 11 that: *"the Inner West LGA has over 3,000,000 sqm of land in employment precincts, [which play]..an important role for providing goods and services to meet the local communities' needs. Combined, the LGA's employment precincts currently accommodates around 1.8 million square metres of employment floorspace. Projections indicate that this could increase to between 2.1 million sqm and 2.5 million sqm. This would be an addition of between 300,000 sqm and 700,000 sqm of floorspace. Associated jobs growth includes increases by between 23,000 jobs (35%) and 27,000 jobs (41%) to 2036."*

As previously mentioned, this local development contributions plan only relates to that part of the Inner West which comprised the former Leichhardt Local Government Area. The draft Inner West Employment and Retail Study (2019) contains an analysis of the potential opportunities for employment growth within precincts across the Inner West up to 2036. A review of that information indicates that the range of employment/additional office and retail floorspace growth, within the employment precincts of the former Leichhardt LGA, will be in the approximate range of:

Table 1: Total employment floorspace demand by precinct (Source: Hill PDA)

Expected total employment growth within precincts wholly located within the former Leichhardt LGA up to 2036	Current floorspace (sqm)	Additional expected demand by 2036	
		Low growth estimate (sqm)	High growth estimate (sqm)
Former Leichhardt LGA employment precincts including:*			
<i>Balmain Road Industrial Precinct;</i>	18,073	22,379	32,426
<i>Balmain Working Waterfront;</i>	6,808	8,107	13,489
<i>Canal Road Arts Precinct;</i>	33,943	40,470	40,468
<i>Lilyfield Employment Precinct;</i>	7,256	8,520	10,178
<i>Marion Street Industrial Precinct;</i>	4,064	5,371	5,601
<i>Moore Street Industrial Precinct;</i>	60,355	76,390	103,356
<i>Terry Street Industrial Precinct; and</i>	15,159	18,550	27,148
<i>White Bay Industrial Precinct</i>	73,551	88,275	119,783
<i>Totals:</i>	219,209	268,062	352,449

*Note: Some precincts were excluded from this summary table because they are not wholly located within the former Leichhardt LGA.

Table 2: Forecast increase in office workers within Commercial centres located within the former Leichhardt LGA (Source: HILLPDA Estimate from TPA (Transport Performance and Analytics – Transport NSW) forecasts at SA2 level).

Commercial centres located within the former Leichhardt LGA*	Expected net increase in workers	
	2016-26	2026-36
<i>Balmain</i>	292	526
<i>Leichhardt</i>	239	403
<i>Rozelle</i>	860	526
<i>Totals:</i>	1,391	1,455

*Note: Some parts of the former Leichhardt LGA that fall within the "Other" category of the original table of this information were excluded from this summary table because it was not possible to discern this level of detail.

Table 3: Forecast demand and current supply of retail floorspace (sqm) within the former Leichhardt LGA. (Source: HillPDA and various other sources)

Suburb in which the retail area is located	Current supply (sqm)	Additional Expected Demand for retail floorspace (sqm)			Additional GLA* Required	Additional GFA Required
		2018	2026	2036		
PRCUTS (Parramatta Road Corridor Urban Transformation Strategy) Leichhardt Core	26,700	37,682	44,753	46,928	20,228	23,798
Balmain	19,600	21,978	22,437	23,206	3,606	4,242
Rozelle	18,500	21,472	21,822	22,441	3,941	4,637
Marion Street Centre	14,900	21,884	25,916	27,099	12,199	14,352
<i>Totals:</i>	79,700	103,016	114,928	119,674	39,974	47,029

*GLA refers to Gross Lettable Area

**GFA refers to Gross Floor Area

Accordingly, this local contributions plan also seeks to recoup costs for public amenities or services (which has or will be completed) to service the employment growth expected to occur within the former Leichhardt LGA component of the Inner West.

Part D Administration and Operation of this Plan

What is the name of this development contributions plan?

This development contributions plan is called the “*Former Leichhardt Local Government Area Section 7.12 Development Contributions Plan 2020*”.

Application of this plan

C.1.1 Land to which this plan applies

This plan applies to that part of the Inner West Local Government Area, which formed all of the former Leichhardt Local Government Area, as shown on the map (included in this plan as **Appendix A**).

C.1.2 Development to which this plan applies

This plan applies to applications for development consent and applications for complying development certificates under Part 5B of *the* Environmental Planning and Assessment Act, for sites within the former local government area of Leichhardt (See **Appendix A** for further details).

C.1.3 Relationship to existing other former Leichhardt Local Government Area contribution plans

This development contributions plan does not supersede or amend the other existing former Leichhardt Local Government Area plans, which are still in operation following the amalgamation of the former Leichhardt; Marrickville; and Ashfield Local Government Areas. These section 7.11 plans (formerly section 94 plans) include: *Development Contributions Plan No.1 – Open Space and Recreation (as amended)*; *Development Contributions Plan 2 – Community Facilities and Services*; and *Development Contributions Plan No.3 – Transport and Access*.

The relevant provisions of *the Act* (section 7.12) prevent Council staff from imposing contribution conditions for a development site under both sections 7.11 and 7.12 for the same development, accordingly, a development site would be required, where relevant, to either pay for development contributions pursuant to the requirements of the abovementioned existing section 7.11 plans for sites within the former Leichhardt Local Government Area or under the provisions of this section 7.12 development contributions plan, as relevant.

When does this contributions plan commence?

This plan commenced on the date stated within the public notice issued pursuant to the relevant requirements of the Regulation. (Refer to page 3 of this plan for further details).

What is the purpose of this contributions plan?

The primary purposes of this plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 7.12 of *the Act*.
- To assist Council to provide the appropriate new or augmented public amenities or services, required to maintain and enhance amenity and service delivery with the expected population increase, within the area which is the subject of this plan.
- To ensure, generally, that there is uniformity across all of the Inner West Council land area, in its application of levies under section 7.12 of *the Act*.
- To publicly identify the purposes for which the levies are required.

Are there any exceptions to the levy?

As previously indicated, development located within the former Leichhardt Local Government Area (As shown in **Appendix A**) that is currently required to pay development contributions under the existing former Leichhardt section 7.11 plans (formerly section 94 plans) *Development Contributions Plan No.1 – Open Space and Recreation (as amended)*; *Development Contributions Plan 2 – Community Facilities and Services*; and *Development Contributions Plan No.3 – Transport and Access* will not be levied for development contributions under this plan. For further information see the <https://www.innerwest.nsw.gov.au/develop/plans-policies-and-controls/development-contribution-plans> page on the Inner West Council website.

Conversely, any development, located within the former Leichhardt Local Government Area (As shown in **Appendix A**), which costs greater than \$100,000, and is not currently required to pay development contributions under the existing former Leichhardt section 7.11 plans (mentioned above) will be required to pay the applicable levies under this plan, unless exempted from doing so under the provisions stated below.

The levy will not be imposed in respect of development relating to:

1. Where the proposed cost of carrying out the development is \$100,000 or less;
2. For the purpose of disabled access;
3. For the sole purpose of providing *affordable housing*, which is undertaken by a ‘*social housing provider*’;
4. For the purpose of reducing the consumption of mains supplied potable water, or reducing the energy consumption of a building;
5. For the sole purpose of the adaptive re-use of an item of environmental heritage;
6. For the purpose of ‘*seniors housing*’ as defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, which is undertaken by a ‘*social housing provider*’;
7. That has been the subject of a condition under section 7.11 (or its predecessor – section 94) under a previous development consent, relating to the subdivision of the land on which the development is to be carried out; and
8. Applications submitted by or on behalf of Inner West Council.

Note: these items of development have been previously identified within (now revoked) NSW Ministerial Directions on local infrastructure contributions, pursuant to relevant provisions of *the Act*.

Application of money obtained under this plan

Monies paid to Inner West Council under a condition authorised by this plan are to be applied by Council towards meeting the *capital costs* associated with the provision, extension or augmentation of public amenities or public services of one or more of the public facilities that will be, or have been, provided within the former Leichhardt LGA, as listed in **Appendix B** of this plan.

Pooling of levies

The Act (section 7.3) provides for development contributions levies, paid for different purposes, to be pooled and applied progressively for those purposes.

Where this occurs, the priorities for the expenditure of the contributions or levies must be particularised by reference to the works schedule.

This plan authorises the monetary pooling of funds to enable Council to more efficiently use funds to build facilities to meet the needs of our growing community.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the relevant works schedule – (See **Appendix B**).

How will contributions be imposed

In accordance with *the Act*, development contributions under this plan will be imposed as a condition of *development consent* (See **Appendix D**) or as a condition on a *complying development certificate* (See **Appendix E**).

The Act provides that such a condition is not invalid by reason only that there is no connection between the development, the subject of the development consent, and the object of expenditure of any money required to be paid by the condition.

Construction certificates and the obligation of accredited certifiers

In accordance with clause 146 of the *Environmental Planning and Assessment Regulation 2000* (Regulation), as amended, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent, unless it has verified that each condition of the development consent (required to be complied with before the issue of a construction certificate), have been satisfied (including where relevant, those requiring the payment of levies).

The only exception to this requirement is where an alternative payment method has been previously agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

Complying development and the obligation of accredited certifiers

In accordance with *the Act*, a *complying development certificate*, issued by accredited certifiers under section 4.28 (9) of *the Act*, must be issued subject to a condition that the relevant contribution or levy must be paid to Council before any work authorised by the certificate commences. Failure to follow this requirement would render such a certificate invalid.

The relevant condition imposed (where relevant) must be consistent with Council's standard condition for *complying development certificates* (See **Appendix E**) and be strictly in accordance with this plan.

It is the professional responsibility of accredited certifier to ensure that the contribution has been calculated in accordance with the provisions of this plan by an appropriately qualified person and to apply the development contribution correctly.

How will the levy be calculated?

The levy will be determined on the basis of the percentage rate as set out in Summary Schedule 2 and calculated as follows:

$$\text{Levy payable} = \%C \times \$C$$

Where:

%C = is the levy rate applicable; and

\$C = is the proposed cost of carrying out the development as certified.

The proposed cost of carrying out the development will be determined in accordance with clause 25J of the Regulation. The procedures set out in **Appendix F** to this plan must be followed to enable Council to determine the amount of the levy to be paid.

The value of the works must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors (AIQS) or a person who can demonstrate equivalent qualifications.

Without the limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

When is the levy payable?

A levy must be paid to Council at the time specified in the condition that imposes the levy. If no such time is specified, the levy must be paid prior to the issue of a *construction certificate* or prior to the commencement of works in the case of *complying development certificates*.

How will the levy be adjusted?

Contributions required as a condition of consent under the provisions of this plan will be determined in accordance with the provisions of this plan. A certified cost report is taken to be accurate on the day it was certified.

The contribution required is to be adjusted at the time of payment of the contribution in accordance with the following formula:

Contribution at the time of payment = \$Co + A

Where:

\$Co = is the original contribution as determined in accordance with the provisions of this plan as set out in the consent for the relevant work.

A = is the adjustment amount which is =

$$\frac{\$Co \times ([Current\ CPI - Base\ CPI])}{[Base\ CPI]}$$

Where:

Current CPI is the *Sydney All Groups Consumer Price Index* as published quarterly by the Australian Bureau of Statistics and available at the time of review of the contribution rate.

Base CPI is the *Sydney All Groups Consumer Price Index* as published quarterly by the Australian Bureau of Statistics at the date of adoption of this plan which is shown on page 3 of this plan.

Note 1: The *CPI Sydney All Groups Consumer Price Index* is published quarterly for the periods of December to February; March to May; June to August; and September to November. If an issued contribution condition (pursuant to provisions of this plan) and the corresponding subsequent levy payment for that contribution condition occurs within the same CPI period, no indexing of the payment amount will occur.

Note 2: In the event that the Current CPI is less than the previous CPI, the Current CPI shall be taken as not less than the previous CPI.

Note 3: In indexing the cost of development to calculate indexed section 7.12 levies, Council will not change the percentage of the levy that is applicable. For example, if the applicable rate at the time the certificate or approval is issued is 0.5% for development costing up to and including \$200,000, then the rate used for calculating the section 7.12 levy will remain at 0.5% even if the indexed cost of development increases to over \$200,000 where a 1% levy is normally applicable.

Can deferred or periodic payments be made?

Generally, given the relatively modest levy requirements under this plan, applications for deferred or periodic payments of the required levy amounts, will not be supported. Council, however, reserves the right, at its discretion, to allow such arrangements, where warranted by the circumstances of the case.

Appendices

List of Appendices:

Appendix A. Land to which this plan applies – Map of the former Leichhardt Local Government Area;

Appendix B. Detailed works schedule for this development contributions plan;

Appendix C. Public amenities and services location maps;

Appendix D. Pro forma condition of development consent;

Appendix E. Pro forma complying development certificate condition; and

Appendix F. Procedure to determine the cost of the proposed development.

Appendix A - Land to which this plan applies



Figure 1: The land to which this plan applies (within the yellow boundary) which equates to the boundary of the former Leichhardt Local Government Area.

Appendix B - Detailed works schedule for this development contributions plan

Appendix B - Section 7.12 Contributions Plan (Former Leichhardt LGA) Schedule of Works:

Strategic direction areas from the Community Strategic Plan					
<p><i>Strategic direction 1: An ecologically sustainable Inner West</i></p> <p><i>Strategic direction 2: Unique, liveable, networked neighbourhoods</i></p> <p><i>Strategic direction 3: Creative communities and a strong economy</i></p> <p><i>Strategic direction 4: Caring, happy, healthy communities</i></p> <p><i>Strategic direction 5: Progressive local leadership</i></p>					
<p>Priorities:</p> <p><i>Short Term: 1-2 years (FY20 and FY21)</i></p> <p><i>Medium Term: 3-4 years (FY22 and FY23)</i></p> <p><i>Long Term: 5-10 years (FY24, FY25, FY26, FY27, FY28, FY29 and FY30)</i></p>					
Aligned Strategic Directions	Item No.	Item	Description	Estimated Cost \$	Priority
Completed Works					
Strategic directions: 2;3 & 4	C1	2-8 Weston St and Illoura Reserve	Adaptive reuse of State Heritage Listed Fenwick Stone Building, construction of new lift, accessible public amenities, creation of an accessible parking space and path of travel through Illoura Reserve connecting to foreshore	1.8M	Completed
Strategic directions: 1 & 2	C2	Birchgrove Park Amenities	Construction of new wheelchair accessible WC and path of travel.	800K	Completed

Strategic directions: 1 & 2	C3	Leichhardt Park Amenities	New accessible amenities	189K	Completed
			Completed works which are to be recouped under this plan- total	2,789,000	
Children and Family Services					
Strategic directions: 1; 2 & 4	C&FS1	Leichhardt Street Child Care Centre	Renewal works	679K	Medium
Strategic directions: 1; 2 & 4	C&FS2	Balmain Occasional Care	Refurbishment	350K	Short
Strategic directions: 1; 2 and 4	C&FS3	John McMahon Child Care Centre	Refurbishment	370K	Medium
Strategic directions:1; 2;3 & 4	C&FS4	Leichhardt Park Child Care Centre	Refurbishment and Upgrade	400K	Long
Strategic directions: 2 & 4	C&FS5	Balmain Early Childhood Centre	Refurbishment	300K	Medium
Strategic directions: 2; 3 & 4	C&FS6	Balmain East Playroom House	Refurbishment	200K	Medium
			Child Care and Family Services Total	2,299,000	
Community Services/Public Art					
Strategic directions:1; 2;3 & 4	CS/PA1	Balmain Town Hall Site	Renewal works	1M	Short

Strategic directions: 2; 3 & 4	CS/PA2	Hannaford Community Centre	Refurbishment	175K	Medium
Strategic direction: 4	CS/PA3	Leichhardt Market Town Community Room	Refurbishment	55K	Medium
Strategic directions: 2;3 & 4	CS/PA4	Cecily Street/Jimmy Little Community Centre	Refurbishment	370K/60K	Medium/Long
Strategic directions:1; 2;3 & 4	CS/PA5	Rozelle Bay Community Native Nursery Shelter	Refurbishment	220K	Medium
Strategic directions:1; 2;3 & 4	CS/PA6	Whites Creek Cottage & Stables	Refurbishment	310K	Long
Strategic directions:1; 2;3 & 4	CS/PA7	Annandale Community Centre	Refurbishment	808K	Short
Strategic directions:1; 2;3 & 4	CS/PA8	Annandale Town Hall Community Centre	Refurbishment	700K	Short
Strategic directions: 2;3 & 4	CS/PA9	Balmain East Craft Cottage	Refurbishment	150K	Long
Strategic directions: 2 & 4	CS/PA10	Callan Park Recreational Hall	Refurbishment	300K	Long
Strategic directions: 2; 3 & 4	CS/PA11	Clontarf Cottage Community Centre	Refurbishment	450K	Short
Strategic directions: 2 & 3: (3.2 Inner West is the home of creative	CS/PA12	Purchase and fit-out of an approximate 700sqm warehouse styled creative space for visual artists; sculptors; and writers etc.	Initial purchase and fit-out only	4.5M	Medium-Long

industries and services)					
Strategic directions: 2 & 3 (3.2 Inner West is the home of creative industries and services) & (Urban hubs and main streets are distinct and enjoyable places to shop, eat, socialise and be entertained)	CS/PA13	Public art and placemaking projects within <i>Parramatta Road</i> ; the <i>Greenway</i> ; and the linking of the works to the <i>Gadigal Wangal wayfinding and public art trail</i> .	Capital works only	1.3M	Short-Medium
Strategic directions:1; 2;3 & 4	CS/PA14	Additional IWC Community Transport Bus (22 Seater) (Former Leichhardt LGA Component only - 1/3 of the total purchase cost of \$158,000)	Initial purchase of bus only which includes accessible chair lift fit-out	52,667K	
			Community Services/Public Art Total	10,450,667	
Library Services					
Strategic directions: 2;3 & 4	LS1	Leichhardt Library	Renewal works	77K	Medium
Strategic directions:1; 2;3 & 4	LS2	Mobile Library Bus	Initial purchase of bus and fit-out only	150K	Short- Medium
			Library Services Total	227,000	
Property and Assets					

Strategic directions; 1; 2; & 4	P&A1	Victoria Road Toilet Block	Refurbishment	650K	Long
Strategic directions: 2;3; 4 & 5	P&A2	Leichhardt Town Hall	Renewal works	850K	Short
Strategic directions: 2;3 & 4	P&A3	Elliot Street Kiosk	Renewal works	600K	Short
Strategic directions: 2 & 4	P&A4	Blackmore Park - NSW State Emergency Service (SES) Facility	Building renewal works	200K	Short
Strategic directions: 2; 3 & 4	P&A5	Café Bones Hawthorne Canal Reserve	Renewal works	78K	Medium
Strategic directions: 1 & 2	P&A6	Balmain Town Hall Glass House	Upgrade	100K	Long
Strategic directions: 2 & 4	P&A7	Balmain Town Hall Toilet Block	Refurbishment	10K	Medium
Strategic directions: 2;3 & 4	P&A8	Bridgewater Park Pump House	Upgrade	75K	Long
Strategic directions: 1; 2; 3; 4 & 5.	P&A9	Balmain West Wharf Kiosk	Refurbishment	1.03M	Long
			Property and Assets Total	3,593,000	
Recreation and Aquatics					
Strategic directions:1; 2;3 & 4	R&A1	Leichhardt Park Aquatic Centre - Master Plan Implementation	Redevelopment works – Implementation of key priorities contained in the Leichhardt Aquatic	6.4M	Short

			Centre Master Plan – Capital works only		
Strategic directions: 2 & 4	R&A2	Iron Cove Bay Run Improvements	Improving accessibility and safety to facilitate and promote greater use and enjoyment of the Iron Bay Run	2.5M	Long
			Recreation and Aquatics Total	8,900,000	
Trees; Parks; and Sportsfields					
Strategic directions:1; 2;3; 4 & 5	TP&S1	Pioneers Memorial Park	Renewal works	311K	Short
Strategic directions: 1; 2 and 4	TP&S2	Pioneer Memorial Park Amenities Block Tool Shed	Refurbishment	85K	Long
Strategic directions: 1; 2 and 4	TP&S3	Birchgrove Park	Renewal works	1.56M	Medium
Strategic directions:1; 2;3 & 4	TP&S4	Birchgrove Park Amenities, Dressing Shed &Toilets	Refurbishment	170K	Long
Strategic direction: 1:	TP&S5	Birchgrove Park Toilet Block Garden Store shed	Refurbishment	60K	Long
Strategic directions: 1; 2 and 4	TP&S6	Easton Park Amenities	Renewal works	40K	Long

Strategic direction: 2	TP&S7	Mort Bay Park -Toilet Block	Renewal works	50K	Short
Strategic directions:1; 2;3; 4 & 5	TP&S8	Elkington Park Bandstand	Renewal works	70K	Long
Strategic directions: 1 & 2	TP&S9	Elkington Park Cottage	Restoration works	498K	Short
Strategic directions :1; 2 and 4	TP&S10	Elkington Park Toilet Block	Refurbishment	100K	Short
Strategic directions: 1; 2 and 4	TP&S11	Blackmore Oval Amenities Block A	Refurbishment	371K	Medium
Strategic direction 4: Caring, happy, healthy communities	TP&S12	Cohen Park Tennis Courts Amenities & Storage	Refurbishment	27K	Long
Strategic directions:1; 2;3 & 4	TP&S13	Leichhardt Oval	Upgrade works	1M	Short
Strategic directions: 2 & 4	TP&S14	Leichhardt Oval No. 1 Turnstiles and other related works	Refurbishment	600K	Short
Strategic directions: 1; 2 and 4	TP&S15	Leichhardt Park No 2 Amenities + Canteen	Upgrade works	295K	Short
Strategic directions: 2 & 4	TP&S16	Leichhardt Oval No. 3 Amenities	Upgrade works	35K	Long

Strategic directions 1; 2 and 4	TP&S17	Leichhardt Park Plan of Management Improvements	Implementing key priorities of the Leichhardt Park Plan of Management – Capital works only	3M	Medium
Strategic directions: 1; 2 and 4	TP&S18	King George Park Plan of Management	Implementation of the King George Park Plan of Management– Capital works only	1.4M	Short-Medium
Strategic directions: 2 & 4	TP&S19	Gladstone Park	Upgrade works in accordance with the Gladstone Park Plan of Management and Master Plan	1.8M	Short
Strategic directions: 2& 4	TP&S20	Gladstone Park Toilet Block	Refurbishment	90K	Medium
Strategic directions: 1; 2 and 4	TP&S21	Future Rozelle Parkland Improvements	Development of the Rozelle Parklands in response to community recreation needs	3.2M	Medium - Long
Strategic directions: 1 & 4	TP&S22	Biodiversity Improvements within Local Parks	Implementing the Leichhardt Biodiversity Action Plan – Capital works only	250K	Medium
			Trees; Parks; and Sportsfields Total	15,012,000	
Motor Vehicle Traffic Facilities					
Strategic direction: 2	MVTF1	Intersection of Curtis Road and Mort Street, Balmain	LATM (Local Area Traffic Management) - Kerb blisters	70K	Short
Strategic direction: 2	MVTF2	Intersection of Darling Street and Manning Street, Rozelle	Kerb extensions	25K	Short

Strategic direction: 2	MVTF3	Intersection of Beattie Street and Mullens Street, Balmain	Intersection pedestrian fence	35K	Short
Strategic direction: 2	MVTF4	Intersection of Batty Street and Mansfield Street, Rozelle	Kerb extensions	50K	Short
Strategic direction: 2	MVTF5	Park Street, Rozelle	Construction of an asphalt speed hump	10K	Short
Strategic direction: 2	MVTF6	Intersection of Emma Street and Hill Street, Leichhardt	Construction of kerb extensions and garden beds	30K	Short
Strategic direction: 2	MVTF7	Intersection of Mansfield Street and Smith Street, Rozelle	Construction of kerb extensions and garden beds	30K	Short
Strategic direction: 2	MVTF8	Intersection of Mansfield Street and Starling Street, Rozelle	Construction of kerb extensions and garden beds	12K	Short
Strategic direction: 2	MVTF9	Intersection of Evans Street and Roseberry Street, Balmain	Construction of kerb extensions and garden beds	30K	Short
Strategic direction: 2	MVTF10	Intersection of Flood Street and Lords Road, Leichhardt	Raised pedestrian crossing	60K	Medium
Strategic direction: 2	MVTF11	Intersection of William Street and Hubert Street, Leichhardt	Construction of kerb extensions and garden beds	15K	Short
Strategic direction: 2	MVTF12	Catherine Street, Leichhardt	Construction of speed cushions and garden beds	60K	Medium

Strategic direction: 2	MVTF13	Intersection of Elliott Street and Glassop Street, Balmain	Construction of roundabout	180K	Medium
Strategic direction: 2	MVTF14	Beattie Street at intersection with Darling Street, Balmain	Raised pedestrian crossing	100K	Short
Strategic direction: 2	MVTF15	Booth Street, Annandale	Installation of speed cushions	15K	Medium
Strategic direction: 2	MVTF16	Intersection of Kegworth Street and Tebbutt Street, Leichhardt	Construction of kerb extensions and garden beds	35K	Medium
Strategic direction: 2	MVTF17	Darling Street Balmain (at intersection with Elliott Street) Balmain	Construction of speed humps	10K	Short
Strategic direction: 2	MVTF18	Elswick Street, Leichhardt	Construction of raised pedestrian crossing	60K	Short
Strategic direction: 2	MVTF19	Stephen Street, Balmain	Kerb indentation	35K	Medium
Strategic direction: 2	MVTF20	Wallace Street, Balmain	Kerb indentation	35K	Medium
Strategic direction: 2	MVTF21	Cameron Street, Balmain	Kerb indentation	60K	Medium
Strategic direction: 2	MVTF22	Allen Street, Leichhardt at intersection with Elswick Street, Leichhardt	Installation of speed cushions at roundabout approaches	34.3K	Short
Strategic direction: 2	MVTF23	Mullens Street/Montague Street at intersection with Beattie Street, Balmain	Installation of speed cushions at roundabout approaches	34.3K	Short
Strategic direction: 2	MVTF24	Wharf Road, Birchgrove	Installation of 10km/hr shared zone and associated traffic calming devices	30K	Short

			Motor Vehicle Traffic Facilities Total	1,055,600	
Cycleways					
Strategic directions:1; 2;3 & 4	CY1	Lilyfield Road, Lilyfield - cycleway (between Iron Cove to Anzac Bridge)	Design and construction of cycleway	4.3M	Short - Medium
Strategic directions:1; 2;3 & 4	CY2	Various Local Cycleways	Plan, design and construction	400K	Long
Strategic directions:1; 2;3 & 4	CY3	Leichhardt Bicycle Route NS07- Bicycle Boulevard – Parramatta Road to Perry Street via Balmain Road, Leichhardt/Lilyfield	Implementation of bicycle route	500K	Short - Medium
Strategic directions:1; 2;3 & 4	CY4	Leichhardt Bicycle Route NS02 – ‘Glenferrie Road’ conversion - Parramatta Road to Lilyfield Road via Tebbutt/Foster/Darley/James Streets, Leichhardt/Lilyfield	Conversion to bicycle route	350K	Long
Strategic directions:1; 2;3 & 4	CY5	Leichhardt Bicycle Route NS10 – Parramatta Road to Leichhardt Bowling Club via Renwick/Marion/James Street/City West Link/Derbyshire/Emerick /Glover Streets, Leichhardt/Lilyfield	Bicycle route upgrade	70K	Medium - Long
Strategic directions:1; 2;3 & 4	CY6	Annandale Bicycle Route NS11A – Parramatta Road to Callan Park via Young/Hutchinson/Cecily Streets (section A) - Annandale	Bicycle Boulevard upgrade	500K	Medium - Long
Strategic directions:1; 2;3 & 4	CY7	Rozelle Bicycle Route NS13 – Denison Street to Beattie/Elliott Street via Evans/Beattie Streets, Rozelle	Implementation of stencils/ Head start boxes	11K	Short
Strategic directions:1; 2;3 & 4	CY8	Annandale Bicycle Route NS11C – Parramatta Road to Callan Park via Young/Hutchinson/Cecily Streets (section C) - Annandale	Bicycle Boulevard upgrade	580K	Medium - Long

Strategic directions:1; 2;3 & 4	CY9	Annandale Bicycle Route NS14 – Parramatta Road to City West Link via Nelson/Piper/Johnstons Creek Path/Chapman/The Crescent - Annandale	Bicycle Boulevard upgrade	380K	Long
Strategic directions:1; 2;3 & 4	CY10	Annandale Bicycle Route NS15 – Nelson Street to City West Link via Johnstons Creek - Annandale	Implementation of separated path	1.75M	Long
Strategic directions:1; 2;3 & 4	CY11	Rozelle Bicycle Route - NW/SE03 – Victoria Road Alternative via Terry/Wellington/Nelson/Merton/Evans/Hanover/Mansfield/The Crescent/Roberts Streets, Rozelle	Bicycle Boulevard upgrade	480K	Long
Strategic directions:1; 2;3 & 4	CY12	Annandale Bicycle Route EW04C – The Greenway/Marion Light Rail Station to Booth Street via Marion/Styles/Collins/Nelson/Chester and Guihen Streets, Annandale (section C)	Implementation of Johnston Street Crossing Link	40K	Long
Strategic directions:1; 2;3 & 4	CY13	Annandale Bicycle Route EW04D – The Greenway/Marion Light Rail Station to Booth Street via Marion/Styles/Collins/Nelson/Chester and Guihen Streets, Annandale (section D)	Bicycle route upgrade	650K	Long
Strategic directions:1; 2;3 & 4	CY14	Leichhardt Bicycle Route EW02- Flood Street to Chester Street via Albert/Elswick/Jarrett/Renwick/Dot/Redmond/Catherine/Albion/Susan Streets,	Bicycle route upgrade	870K	Long
			Cycleways Total	10,881,000	
Town Centre Upgrades/ Commercial Strip Improvements					
Strategic directions: 2; 3 & 4	TCU1	Darling Street, Balmain East (Between Union Street & Little Nicholson Street)	Town Centre upgrade	80K	Short
Strategic directions: 2; 3 & 4	TCU2	Darling Street, Balmain East (Between Duke Street & Nicholson Street)	Town Centre upgrade	460K	Short

Strategic directions: 2; 3 & 4	TCU3	Darling Street frontage at Gladstone Park, Balmain	Town Centre upgrade	1.3M	Long
Strategic directions: 2; 3 & 4	TCU4	Darling Street/ Curtis Road Roundabout, Balmain	Town Centre upgrade	770K	Long
Strategic directions: 2; 3 & 4	TCU5	Darling Street, Balmain (Fire Station to North Street)	Town Centre upgrade	130K	Medium
Strategic directions: 2; 3 & 4	TCU6	Darling Street, Balmain (at Elliott Street Intersection)	Town Centre upgrade	420K	Short
Strategic directions: 2; 3 & 4	TCU7	Darling Street, Rozelle (Entry and Historic Gateway)	Town Centre upgrade	75K	Medium
Strategic directions: 2; 3 & 4	TCU8	Darling Street, Rozelle (Waterloo Street to Victoria Road)	Town Centre upgrade	450K	Short
Strategic directions: 2; 3 & 4	TCU9	Darling Street, Rozelle (South of Victoria Road – Red Lion Street to Denison Street)	Town Centre upgrade	130K	Short
Strategic directions: 2; 3 & 4	TCU10	Birchgrove Road (King Street Intersection), Balmain	Commercial Strip Improvements	1M	Short-Long
Strategic directions: 2; 3 & 4	TCU11	Marion Street, Leichhardt (No.153 Marion Street to Flood Street)	Commercial Strip Improvements	100K	Short
Strategic directions: 2; 3 & 4	TCU12	Flood Street and Marion Street/Marketplace, Leichhardt	Commercial Strip Improvements	200K	Short

Strategic directions: 2; 3 & 4	TCU13	Leichhardt Civic Precinct Improvements (Intersection of Marion and Norton Streets, Leichhardt)	Town Centre upgrade	1.68M	Long
Strategic directions: 2; 3 & 4	TCU14	Parramatta Road, Leichhardt (Elswick Street to National Street)	Commercial Strip Improvements	40K	Long
Strategic directions: 2; 3 & 4	TCU15	Parramatta Road, Leichhardt (National Street to Flood Street)	Commercial Strip Improvements	135K	Long
Strategic directions: 2; 3 & 4	TCU16	Parramatta Road, Leichhardt (Flood Street to George Street)	Commercial Strip Improvements	65K	Long
Strategic directions: 2; 3 & 4	TCU17	Parramatta Road, Leichhardt (George Street to Upward Street)	Commercial Strip Improvements	120K	Long
Strategic directions: 2; 3 & 4	TCU18	Parramatta Road, Leichhardt (Upward Street to Tebbutt Street)	Commercial Strip Improvements	75K	Long
Strategic directions: 2; 3 & 4	TCU19	Parramatta Road, Leichhardt (Tebbutt Street to Brown Street)	Commercial Strip Improvements	75K	Medium
Strategic directions: 2; 3 & 4	TCU20	Parramatta Road, Annandale (Young Street to Macquarie Street)	Commercial Strip Improvements	264K	Medium
Strategic directions: 2; 3 & 4	TCU21	Parramatta Road, Annandale (Macquarie Street to Catherine Street)	Commercial Strip Improvements	135K	Long
Strategic directions: 2; 3 & 4	TCU22	Parramatta Road, Annandale (Johnston Street to Trafalgar Street)	Commercial Strip Improvements	110K	Long

Strategic directions: 2; 3 & 4	TCU23	Parramatta Road, Annandale (Trafalgar Street to Nelson Street)	Commercial Strip Improvements	170K	Long
Strategic directions: 2; 3 & 4	TCU24	Parramatta Road, Annandale (Nelson Street to Pymont Bridge Road)	Commercial Strip Improvements	160K	Long
			Town Centre Upgrades/ Commercial Strip Improvements Total	8,144,000	
			Combined Totals	63,351,267	

Note 1: Where practicable, details of all of the locations of the above work schedule items are shown on the public amenities and services location maps provided in the following **Appendix C**. If there is a discrepancy, the text in **Appendix B** takes precedence over the maps in **Appendix C**.

Note 2: Some of the works listed in the Detailed Works Schedule may not be fully funded under this Plan and may be partially funded from a variety of other sources, for example monies obtained from grants.

Appendix C - Public amenities and services location maps

List of public amenities and services location maps included within this appendix:

Map 1: Completed works;

Map 2: Children and Family Services, Libraries;

Map 3: Community Services, Public Art and Property Assets;

Map 4: Recreation and Aquatics;

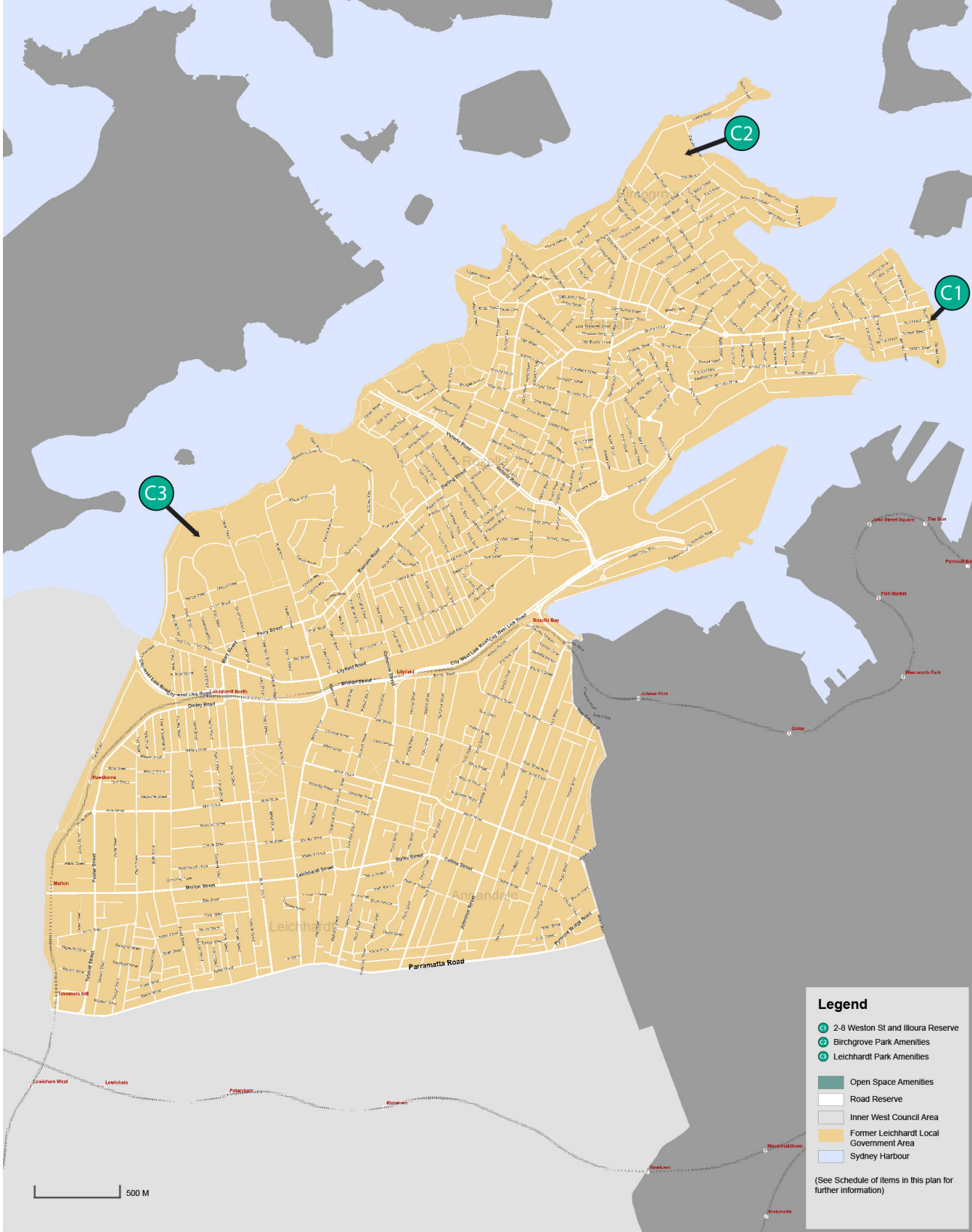
Map 5: Motor Vehicle Related Traffic Facilities;

Map 6: Cycleways; and

Map 7: Town Centre Upgrades/Commercial Strip Improvements.

Note: All of the site notations on the following maps correspond to the item nos. within the works schedule in **Appendix B**.

MAP 1 - COMPLETED WORKS

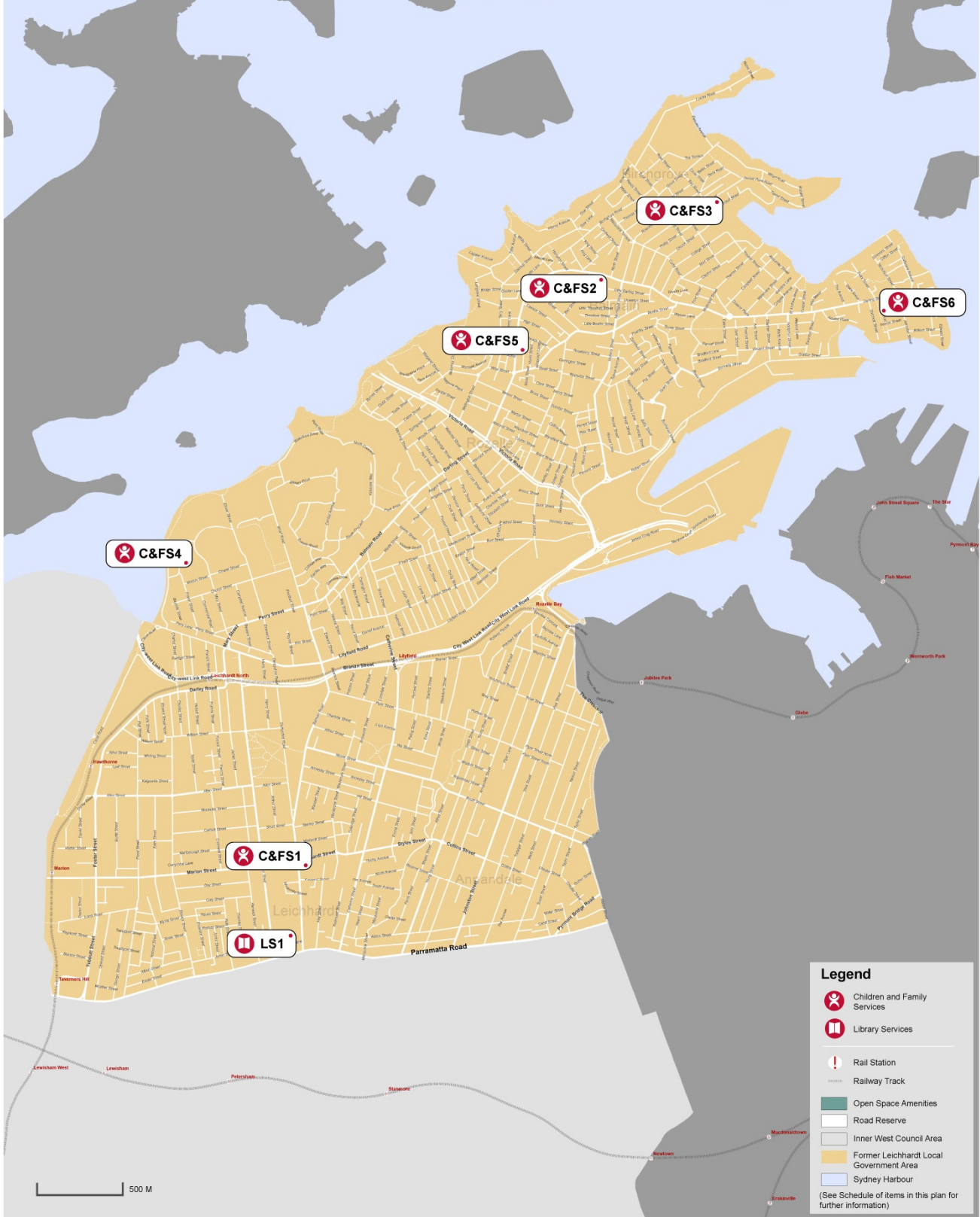


Legend










- 2-8 Weston St and Illoura Reserve
- Birchgrove Park Amenities
- Leichhardt Park Amenities
- Open Space Amenities
- Road Reserve
- Inner West Council Area
- Former Leichhardt Local Government Area
- Sydney Harbour

(See Schedule of items in this plan for further information)

MAP 2 - CHILDREN & FAMILY SERVICES, LIBRARIES

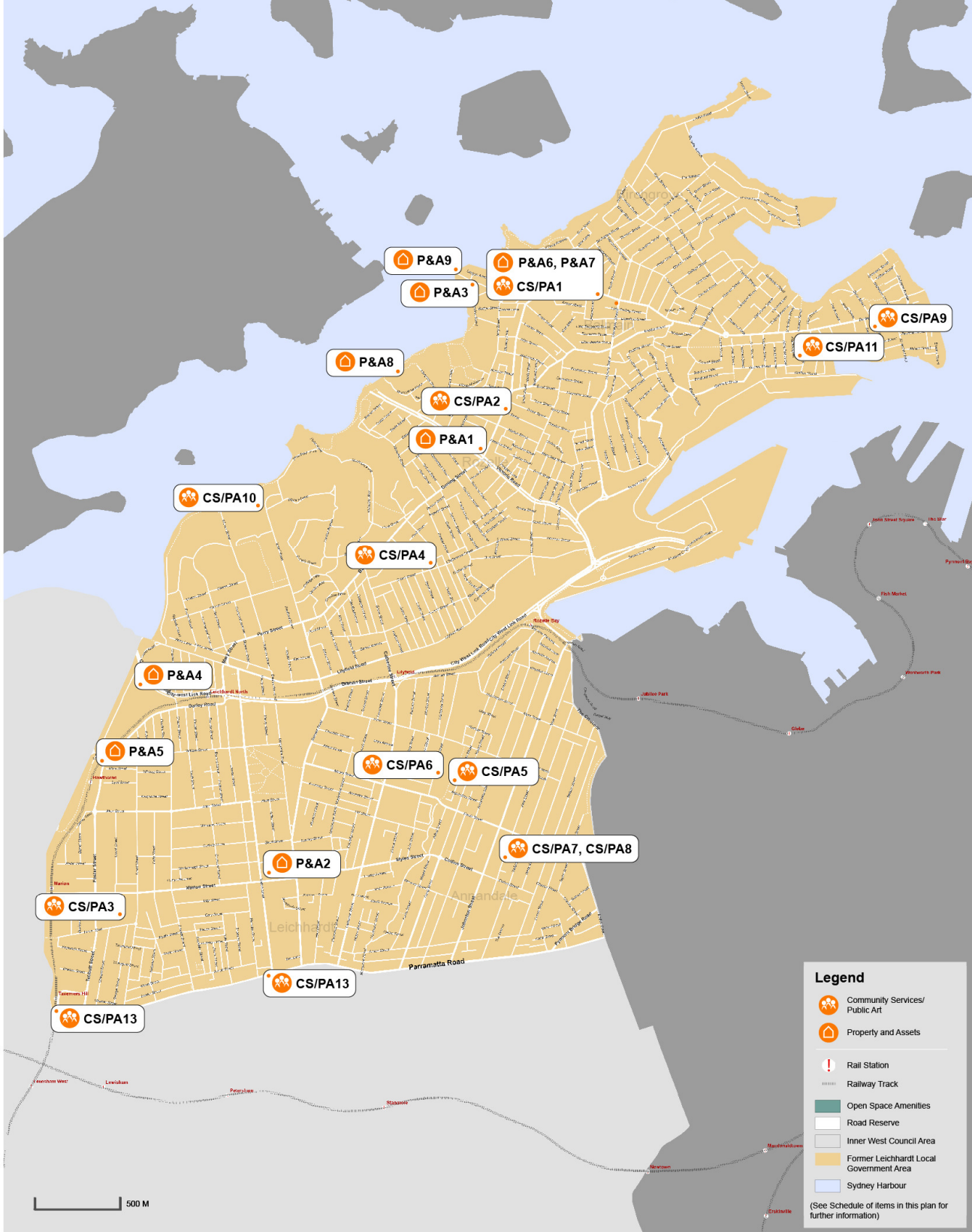


Legend

-  Children and Family Services
-  Library Services
-  Rail Station
-  Railway Track
-  Open Space Amenities
-  Road Reserve
-  Inner West Council Area
-  Former Leichhardt Local Government Area
-  Sydney Harbour

(See Schedule of items in this plan for further information)

MAP 3 - COMMUNITY SERVICES, PUBLIC ART AND PROPERTY ASSETS



Legend

- Community Services/
Public Art
- Property and Assets
- Rail Station
- Railway Track
- Open Space Amenities
- Road Reserve
- Inner West Council Area
- Former Leichhardt Local Government Area
- Sydney Harbour

(See Schedule of Items in this plan for further information)

**MAP 4 - RECREATION AND AQUATICS/
TREES, PARKS AND SPORTSFIELDS**



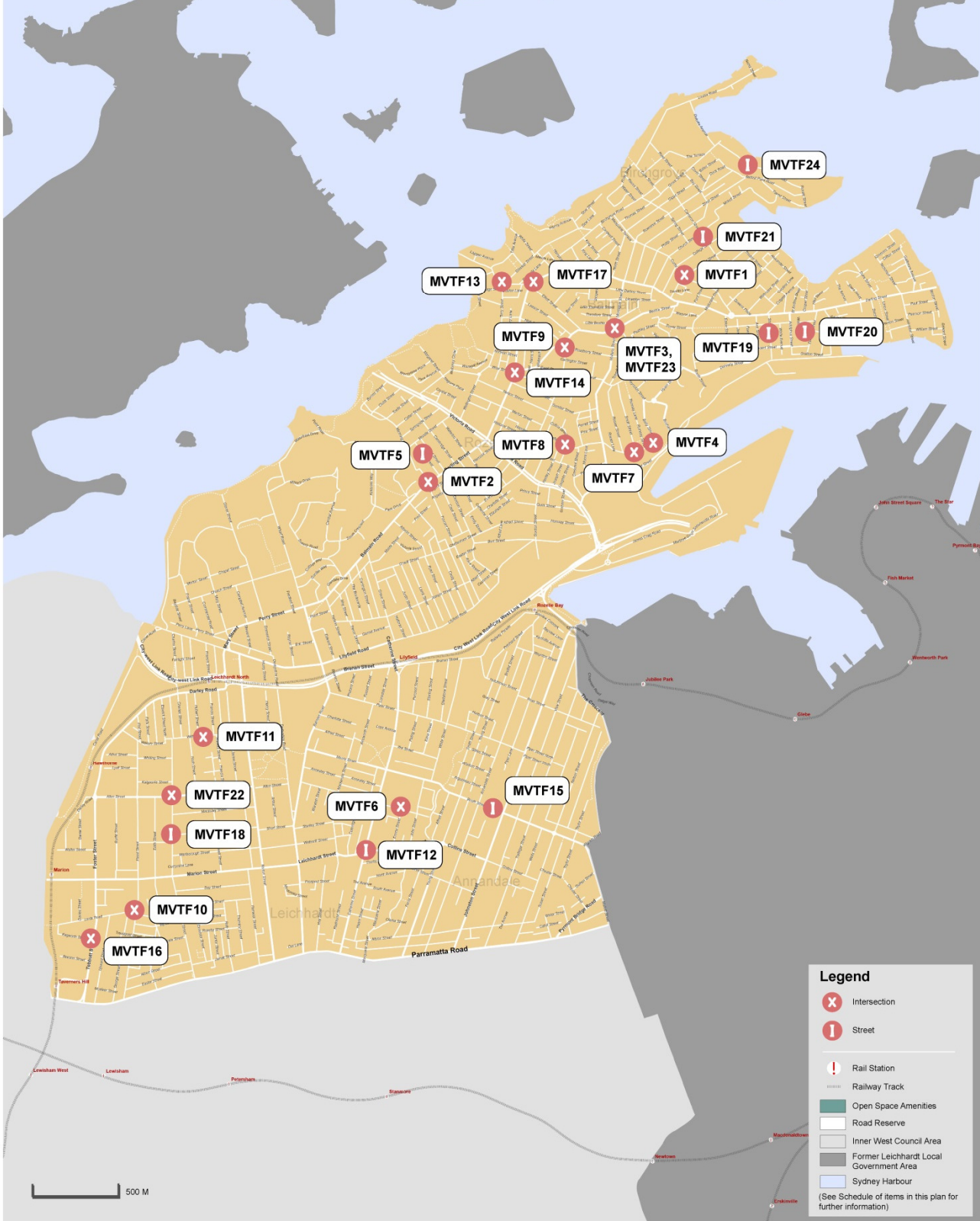
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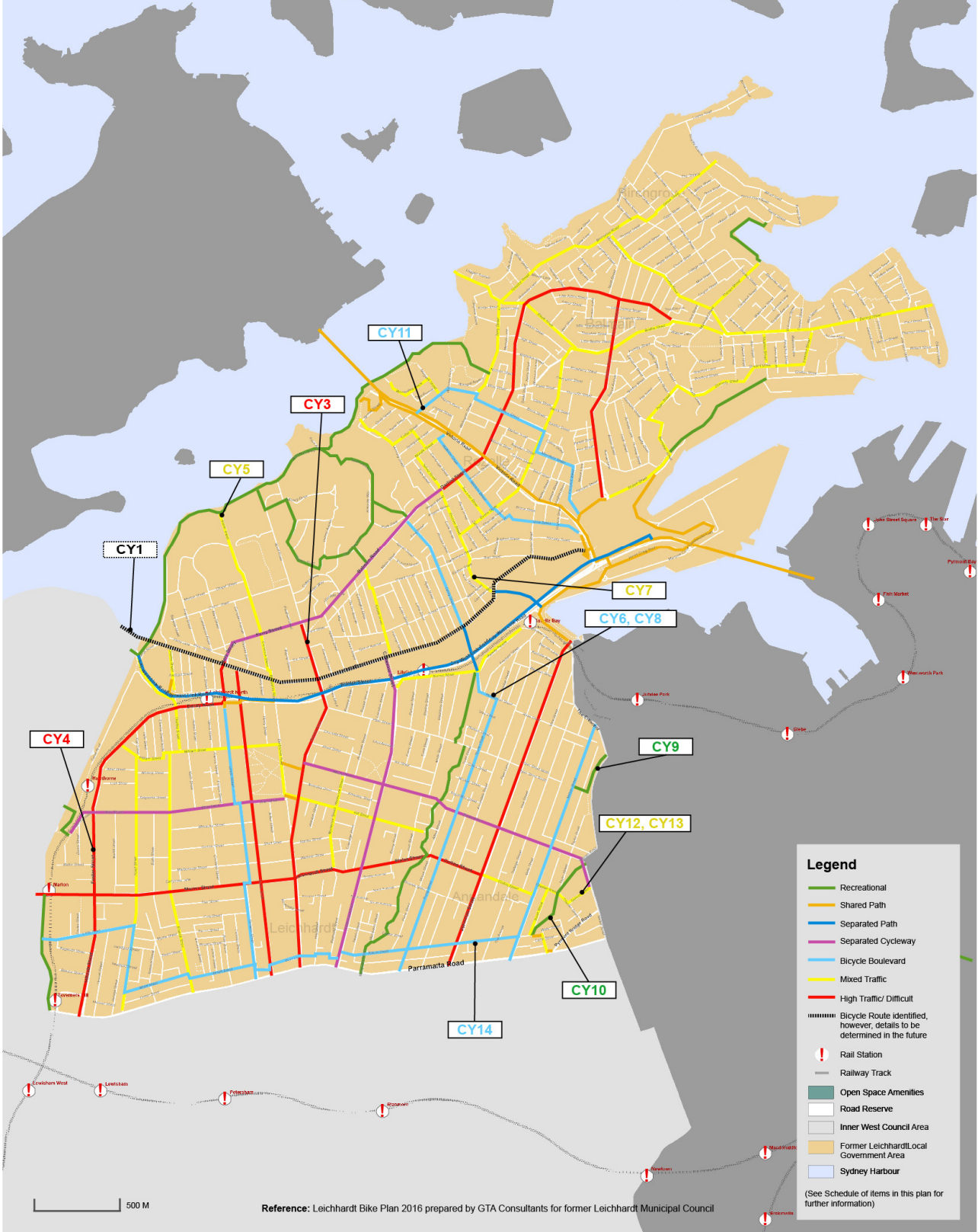
- Recreation and Aquatics
- Trees, Parks and Sportsfields
- Rail Station
- Railway Track
- Open Space Amenities
- Road Reserve
- Inner West Council Area
- Former Leichhardt Local Government Area
- Sydney Harbour

(See Schedule of Items in this plan for further information)

500 M

MAP 5 - MOTOR VEHICLES TRAFFIC FACILITIES





500 M

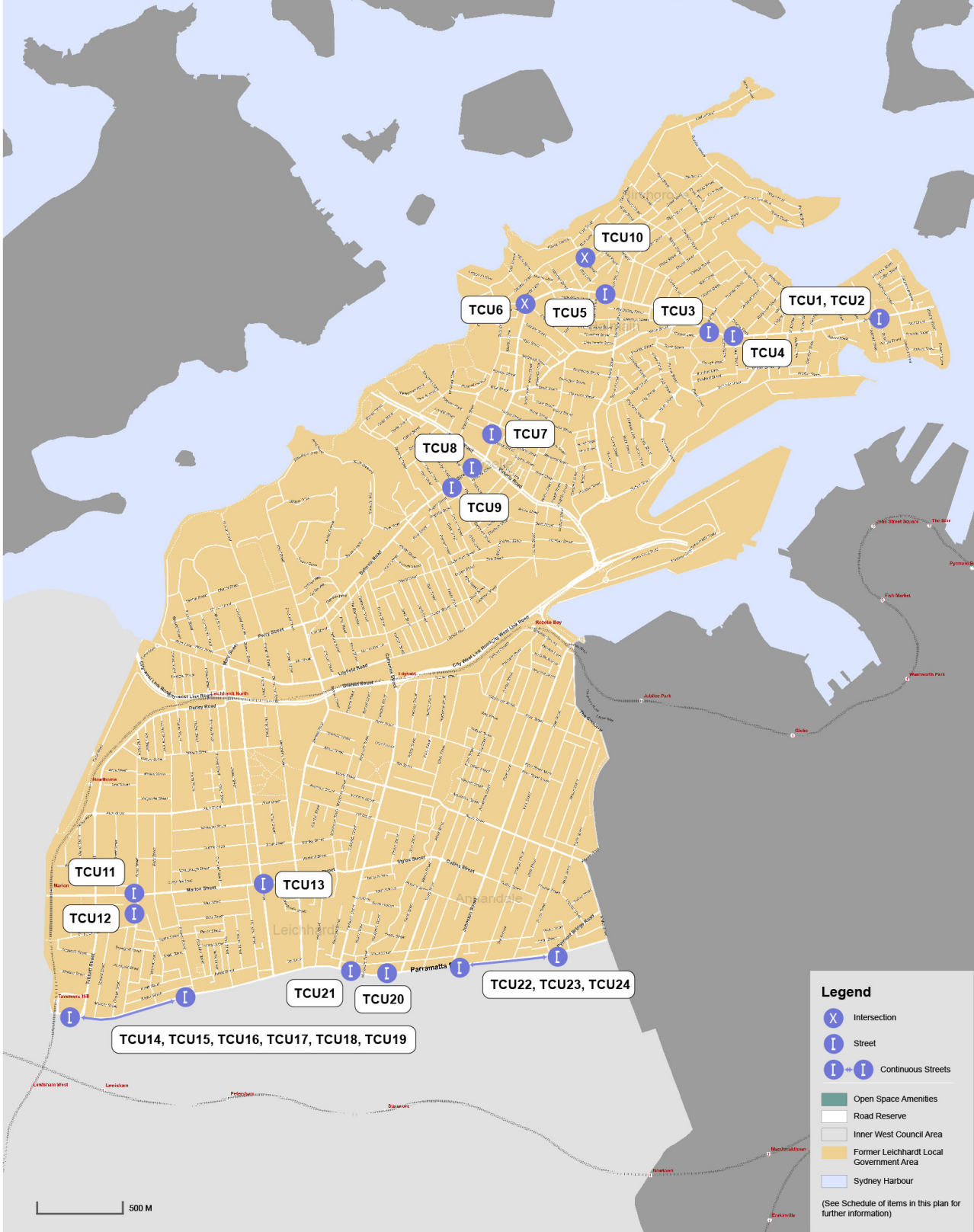
Reference: Leichhardt Bike Plan 2016 prepared by GTA Consultants for former Leichhardt Municipal Council

Legend

- Recreational
- Shared Path
- Separated Path
- Separated Cycleway
- Bicycle Boulevard
- Mixed Traffic
- High Traffic/ Difficult
- Bicycle Route identified, however, details to be determined in the future
- Rail Station
- Railway Track
- Open Space Amenities
- Road Reserve
- Inner West Council Area
- Former Leichhardt Local Government Area
- Sydney Harbour

(See Schedule of Items in this plan for further information)

MAP 7 - TOWN CENTRE UPGRADES / COMMERCIAL STRIP IMPROVEMENTS



Legend

- Intersection
- Street
- Continuous Streets
- Open Space Amenities
- Road Reserve
- Inner West Council Area
- Former Leichhardt Local Government Area
- Sydney Harbour

(See Schedule of Items in this plan for further information)

Appendix D - Pro forma Condition of Development Consent

- (a) In accordance with section 7.12 of the *Environmental Planning and Assessment Act 1979* (As amended) and the “Former Leichhardt Local Government Area Section 7.12 Development Contributions Plan 2020”, **[\$INSERT FIGURE]** shall be paid to Council.
- (b) If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Former Leichhardt Local Government Area Section 7.12 Development Contributions Plan 2020 and the amount payable will be calculated at the time of payment in the following manner:

$$\mathbf{\$C_{PY}} = \frac{\mathbf{\$C_{DC} \times CPI_{PY}}}{\mathbf{CPI_{DC}}}$$

Where:

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

\$C_{DC} is the amount of the contribution as set out in this Development Consent

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

CPI_{DC} is the Consumer Price Index (Sydney – All Groups) for the financial quarter at the date that this plan commenced.

Note: “Financial quarter” for the purposes of this condition refers to the following periods - December to February; March to May; June to August; and September to November.

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

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

The “Former Leichhardt Local Government Area Section 7.12 Development Contributions Plan 2020” may be viewed at <https://www.innerwest.nsw.gov.au/develop/plans-policies-and-controls/development-contribution-plans> or a copy may be inspected at Council’s Administration Centre during normal business hours.

Appendix E - Pro forma Complying Development Certificate Condition

- (a) In accordance with section 7.12 of the *Environmental Planning and Assessment Act 1979* and the “Former Leichhardt Local Government Area Section 7.12 Development Contributions Plan 2020”, **#[INSERT FIGURE]** shall be paid to Council.
- (b) If the contributions are not paid within the financial quarter that this complying development certificate is granted, the contributions payable will be adjusted in accordance with the provisions the Former Leichhardt Local Government Area Section 7.12 Development Contributions Plan 2020 and the amount payable will be calculated at the time of payment in the following manner:

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

Where:

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

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

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

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

Note: “Financial quarter” for the purposes of this condition refers to the following periods - December to February; March to May; June to August; and September to November.

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

It is the professional responsibility of an Accredited Certifier to ensure that the monetary contributions have been paid to Council prior to the authorised works commencing.

Appendix F - Procedure to determine the cost of the proposed development

A report specifying the cost of the proposed development is required to be submitted to allow Council to determine the contribution that will be required. The following should be provided:

- A [Cost Summary Report](#) must be completed for works with a value of \$3,000,000 or less.
- A [Quantity Surveyor's Detailed Cost Report](#) must be completed by a registered Quantity Surveyor for works with a value greater than \$3,000,000.

To avoid doubt, section 25J of the Environmental Planning and Assessment Act Regulation 2000 (As amended) provides:

1. *The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following—*
 - a. *if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,*
 - b. *if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,*
 - c. *if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*
2. *For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*
3. *The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development—*
 - a. *the cost of the land on which the development is to be carried out,*
 - b. *the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
 - c. *the costs associated with marketing or financing the development (including interest on any loans),*
 - d. *the costs associated with legal work carried out or to be carried out in connection with the development,*
 - e. *project management costs associated with the development,*
 - f. *the cost of building insurance in respect of the development,*
 - g. *the costs of fittings and furnishings, including any refitting or refurbishing,*

associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),

- h. the costs of commercial stock inventory,*
 - i. any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
 - j. the costs of enabling access by disabled persons in respect of the development,*
 - k. the costs of energy and water efficiency measures associated with the development,*
 - l. the cost of any development that is provided as affordable housing,*
 - m. the costs of any development that is the adaptive reuse of a heritage item.*
- 4. The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.*
- 5. To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.*

Cost Summary Report

[Development Cost of \$3,000,000 or less]

DEVELOPMENT APPLICATION No.		REFERENCE:	
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.			
CONSTRUCTION CERTIFICATE No.		DATE:	

APPLICANT'S NAME:
 APPLICANT'S ADDRESS:
 DEVELOPMENT NAME:
 DEVELOPMENT ADDRESS:

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	\$	Hydraulic services	\$
Structure	\$	Mechanical services	\$
External walls, windows and doors	\$	Fire services	\$
Internal walls, screens and doors	\$	Lift services	\$
Wall finishes	\$	External works	\$
Floor finishes	\$	External services	\$
Ceiling finishes	\$	Other related work	\$
Fittings and equipment	\$	Sub-total	\$

Sub-total above carried forward	\$
Preliminaries and margin	\$
Sub-total	\$
Consultant Fees	\$
Other related development costs	\$
Sub-total	\$
Goods and Services Tax	\$
TOTAL DEVELOPMENT COST	\$

I certify that I have:

- inspected the plans the subject of the application for development consent, complying development certificate or construction certificate.
- calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 (As amended) at current prices.
- included GST in the calculation of development cost.

Signed:
 Name:
 Position and Qualifications:
 Date:

Registered* Quantity Surveyor's Detailed Cost Report

[Development Cost greater than \$3,000,000]

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No.		REFERENCE:	
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.			
CONSTRUCTION CERTIFICATE No.		DATE:	

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT NAME:

DEVELOPMENT ADDRESS:

DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	m ²	Gross Floor Area – Other	m ²
Gross Floor Area – Residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – Retail	m ²	Total Site Area	m ²
Gross Floor Area – Car Parking	m ²	Total Car Parking Spaces	
Total Development Cost	\$		
Total Construction Cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per m ² of site area	\$/m ²
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per m² of site area	\$ /m²
Cost per m ² of site area	\$/m ²	Cost per space	\$/space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per m ² of commercial area	\$/m ²	Cost per m ² of commercial area	\$/m ²
Construction – Residential	\$	Fit-out – Residential	\$
Cost per m ² of residential area	\$/m ²	Cost per m ² of residential area	\$/m ²
Construction – Retail	\$	Fit-out – Retail	\$
Cost per m ² of retail area	\$/m ²	Cost per m ² of retail area	\$/m ²

I certify that I have:

- inspected the plans the subject of the application for development consent, complying development certificate 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 Former Leichhardt Local Government Area Section 7.12 Development Contributions Plan 2020 at current prices.
- included GST in the calculation of development cost.
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:

Name:

Position and Qualifications:

Date: