

Former Auburn Council

Development Contributions Plan 2007 (Amendment No.2)

Public Domain



Open Space



Community Facilities



Accessibility and Traffic



This Section 94 Development Contributions Plan was adopted by Council at its meeting of 6th February 2008 and came into force on 15 March 2008.

Amendment 1 was adopted by Council on 18 February 2015 and came into force on 8 March 2015

Amendment 2 was adopted by Council on 3 August 2016 and came into force on 14 August 2016

Part D Carter Street Precinct – repealed on 20 April 2016 by public notice

Amendments:

Amendment 1: Date 8 March 2015:

Amendment 1 relates to Part A Plan Administration Section 3. Policies and Procedures – 3.1 Required time of payment (page 12) in order to allow a contribution to be paid either prior to the issue/release of an Occupation Certificate, or prior to the issue/release of a Construction Certificate or Complying Development Certificate.

Amendment 2: Date 14 August 2016:

Amendment 2 relates to Part A Plan Administration Section 3. Policies and Procedures – 3.1 Required time of payment (page 12) in order to require a contribution to be paid prior to the issue/release of a Construction Certificate or Complying Development Certificate as stated in the consent condition.

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Plain English Summary: Understanding this Development Contribution Plan:

This Development Contributions (Section 94) Plan is a legal document. It allows Auburn Council to seek contributions from the development industry towards the cost of the facilities that are required by the community because of development. Contributions may be in the form of money, land, works, or any combination of these.

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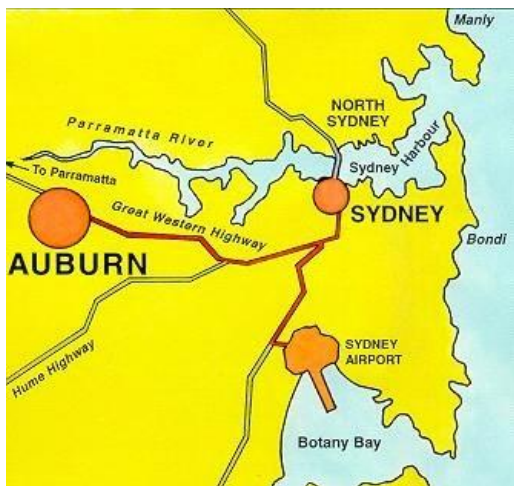
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1. EXECUTIVE SUMMARY

Section 94 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) enables Auburn Council (Council) to levy contributions from development for the provision of public services and amenities, required as a consequence of that development. Contributions will be in the form of cash payments, or subject particular provisions, the transfer or dedication of land to Council, or the provision of a material public benefit or works in kind.

For Council to levy contributions under section 94 of the EP&A Act, there must be a clear nexus between the proposed development and the need for the public service or amenity for which the levy is being required as detailed in the provisions of this Plan.

1.1 Auburn Local Government Area



The Auburn Local Government Area (LGA) is situated 20 kilometres west of the Sydney central business district and has an area of approximately 31 square kilometres. Auburn's boundaries include the Parramatta River and Duck River in the North and West, Homebush Bay and Powell's Creek to the east and the Sydney Water Supply Line to the south. The Auburn LGA shares boundaries with Parramatta, Bankstown, Strathfield and Canada Bay LGAs.

Auburn was first developed as a residential area during the interwar period, but today the residential suburbs of Auburn, Lidcombe, Berala, Homebush Bay, Regents Park, Rockwood, Silverwater, and Newington, are interspersed with major employment zones and a variety of small industrial / warehouse uses, bulky goods retail and cinema complexes, and large office complexes. The area has developed significant mixed use town centre / activity centres at Auburn and Lidcombe and has a variety of recreational, sporting and leisure facilities and a number of major community facilities such as Sydney Olympic Park, Auburn Botanical Gardens, the Duck River Corridor, Wyatt Park, Bicentennial Park, the Gallipoli Mosque, a redeveloped 204 bed Auburn Hospital, Cumberland College, Rookwood Cemetery, and the Mulawa and Silverwater Correctional Centres.

The Auburn LGA is well served by public transport with it being on both the western and Bankstown rail lines. The M4 Motorway and Parramatta Road (Great Western Highway) also traverses the LGA on an east west axis (see also Figure 5-1).

Approximately 60% of the LGA is made up of residential development, with the remaining 40% comprising industrial, commercial and special uses, recreation open space, Sydney Olympic Park, and Rookwood Cemetery. There are five town centres: Auburn, Lidcombe, Berala, Regents Park and Newington.

1.2 Future development

There were about 64,000 persons residing in Auburn in 2006. At the time of preparation of this Plan, population growth for the period 2006-2016 in the Auburn LGA is forecast to increase by 19,000 at an annual rate of 1.9%, with a total population of approximately 83,000 residents by 2016.

Auburn Council is in the process of undertaking a number of town centre studies to guide future planning and development, to improve the public domain, provide for recreational needs, traffic management, car parking and to fulfil the NSW Government's commitments under the Metropolitan Strategy. This development contributions Plan aims to identify the likely public services and amenities required to be provided as a result of the increase in development in all parts of the LGA. This demand forms the basis for levying contributions on new development.

The development contributions identified within this Plan may be a result of public services and amenities being fully developer funded, where they are directly required as a result of development, or part developer and part Council funded where the existing population may also require the provision of certain additional public services and amenities.

1.3 Services and amenities

Future population growth stemming from new development in the Auburn LGA will result in the need for the following new and/or augmented works. In accordance with this Plan, the facilities for which Council will require development contributions including the following:

- Open space and recreation facilities;
- Community facilities;
- Accessibility and traffic facilities
- Town centre public domain works;
- Stormwater works; and
- Plan administration costs

New development will also generate the need for Planning, administration and management activities associated with this development contributions Plan, in order to regularly review and update the identified works.

1.4 Structure of this Plan

This Plan is arranged into eight parts:

- **Executive summary** – a summary of the essential components of the Plan, including summaries of the actual contribution rates, anticipated future development and the services and amenities proposed under this Plan to cater for anticipated growth.
- **Part A: Plan administration and policies** – addresses the relevant statutory considerations for the preparation of a development contributions Plan, including identifying the purpose of the Plan, the date of commencement, the relationship with other Plans and other operational and policy arrangements relating to the

payment of contributions, Planning agreements, exemptions, review of contribution rates, etc

- **Part B: LGA wide contributions** – explains Council’s development strategy and identifies contribution rates that apply generally to development on land across the Auburn LGA (except the Homebush Bay West Precinct and the Carter Street Precinct). Contributions under Part B of this Plan provide for open space and recreation facilities, community facilities, accessibility and traffic works, town centre upgrades, carparking and Council’s administration of the development contributions framework.
- **Part C: Homebush Bay West Precinct** – identifies works and contribution types that apply to development within the Homebush Bay West Precinct only, and that are retained from the previous Plan. Development within the Homebush Bay West Precinct would not be subject to additional contribution types payable under Part B of this Plan.
- **Part D: Carter Street Precinct** – Repealed 20 March 2016.
- **Part E: Stormwater works** – identifies contribution rates that apply to certain land within the Auburn local government area necessitating stormwater works. Contributions required under Part E of the Plan are in addition to contributions required under Part B of this Plan.
- **Part F: Employment generating development** – identifies contribution rates that apply to employment generating development within the Auburn LGA, and as this form of development is levied under section 94A of the EP&A Act, development levied under Part F of this Plan would not be required to make any further contributions under this Plan.
- **Part G: Work schedules** – outlines Council’s proposed works, preferred timing and costs under this Plan.

1.5 Occupancy rates

Based on 2006 Census data, the following occupancy rates have been adopted for **Part B** of this Plan.

Table 1-1: Occupancy rates

| Dwelling size | Occupancy rate |
|--|----------------|
| Small dwelling (no more than 1 bedroom; and/or under 65m ²) | 1.3 |
| Medium dwelling (no more than 2 bedrooms; and/or between 65 m ² and 90m ²) | 2.5 |
| Large dwelling (more than 2 bedrooms; and /or between 90 m ² and 115m ²) | 3.4 |
| Very Large Dwelling (130m ² or more) | 4.2 |

These occupancy rates have been applied to the above dwelling types in a manner similar to the development contributions Plans for the Botany Bay, Leichhardt, Marrickville and Canterbury LGAs.

1.6 Summary of contribution rates

The following is a summary of development contribution rates for the Auburn LGA. **Table 1-2** identifies contribution rates (base rate August 2007) payable by residential development and other types of development in the Auburn LGA. Further information on the calculation of the contribution rates is provided at the end of each Strategy Chapter for each category of contribution.

Table 1-2: Development contributions rates

Residential Development – Part B of Plan:

Please note: As each of the component numbers shown in the Tables below have been rounded for ease of calculation, the total amounts shown in the last row of the Tables are also rounded and do not always correspond to an exact summation (and are sometimes less than) the component column amounts.

| Assumed occupancy rate | | 1.3 | 2.5 | 3.4 | 4.2 |
|---|-----------------|----------------|-----------------|----------------|---------------------|
| Contribution type LGA wide | Rate per person | Small dwelling | Medium dwelling | Large dwelling | Very large dwelling |
| Community Facilities | \$472 | \$614 | \$1,181 | \$1,606 | \$1,984 |
| Public Domain | \$1,045 | \$1,358 | \$2,612 | \$3,552 | \$4,388 |
| Accessibility and Traffic | \$288 | \$374 | \$720 | \$979 | \$1,209 |
| Plan Administration | \$111 | \$144 | \$276 | \$376 | \$464 |
| Total Contribution: (All parts of LGA except special development sites – as below) | \$1,916 | \$2,490 | \$4,789 | \$6,513 | \$8,046 |
| Homebush Bay West | \$1,612 | \$2,257 | \$3,385 | \$4,352 | \$4,835 |

Note: Refer to Table 1-1 for the definition of dwelling sizes used in this table

Brownfield Sites- Former Lidcombe Hospital and RAAF Sites

| Contribution type- Brownfields sites-Local Open Space WIK by developer | Rate per person | One bedroom dwelling | Two bedroom dwelling | Three bedroom dwelling | Four bedroom dwelling |
|---|-----------------|----------------------|----------------------|------------------------|-----------------------|
| Open Space (base rate 2005): | | | | | |
| Detached Houses | | \$1,272 | \$1,670 | \$2,545 | \$3,420 |
| Villas and Townhouses | | \$1,034 | \$1,829 | \$2,624 | \$3,102 |
| Units | | \$954 | \$1,988 | \$2,784 | \$2,863 |
| Community Facilities | \$472 | \$661 | \$992 | \$1,276 | \$1,417 |
| Accessibility and Traffic | \$288 | \$403 | \$605 | \$777 | \$864 |

| | | | | | |
|---|-------|----------------|----------------|----------------|----------------|
| Plan Administration | \$111 | \$155 | \$232 | \$298 | \$332 |
| Total Contributions -only special brownfields sites: | | | | | |
| Units | | \$2,173 | \$3,817 | \$5,135 | \$5,476 |
| Villas and Townhouses | | \$2,253 | \$3,658 | \$4,975 | \$5,715 |
| Detached Houses | | \$2,491 | \$3,499 | \$4,896 | \$6,033 |

| Contribution type- Brownfields sites-No Local Open Space WIK by developer | Rate per person | One bedroom dwelling | Two bedroom dwelling | Three bedroom dwelling | Four bedroom dwelling |
|--|----------------------------|-------------------------------------|-------------------------------------|---------------------------------------|--------------------------------------|
| Open Space (base rate 2005): | | | | | |
| Detached Houses | | \$12,024 | \$15,782 | \$24,049 | \$32,316 |
| Villas and Townhouses | | \$9,770 | \$17,285 | \$24,800 | \$29,310 |
| Units | | \$9,018 | \$18,788 | \$26,304 | \$27,055 |
| Community Facilities | \$472 | \$661 | \$992 | \$1,276 | \$1,417 |
| Accessibility and Traffic | \$288 | \$403 | \$605 | \$777 | \$864 |
| Plan Administration | \$111 | \$155 | \$232 | \$298 | \$332 |
| Total Contributions - Brownfields Sites: | | | | | |
| Units | | \$10,237 | \$20,617 | \$28,655 | \$29,668 |
| Villas and Townhouses | | \$10,989 | \$19,114 | \$27,151 | \$31,923 |
| Detached Houses | | \$13,243 | \$17,611 | \$26,400 | \$34,929 |

Brownfield Sites- Homebush Bay / Newington

| Contribution type-Homebush Bay-No Local Open Space WIK by developer | Rate per person | One bedroom dwelling | Two bedroom dwelling | Three bedroom dwelling | Four bedroom dwelling |
|--|----------------------------|-------------------------------------|-------------------------------------|---------------------------------------|--------------------------------------|
| Open Space (base rate 2005): | | | | | |
| Detached Houses | | \$9,856 | \$12,937 | \$19,713 | \$26,490 |
| Villas and Townhouses | | \$8,008 | \$14,169 | \$20,329 | \$24,026 |
| Units | | \$7,392 | \$15,401 | \$21,561 | \$22,177 |
| Community Facilities | \$472 | \$661 | \$992 | \$1,276 | \$1,417 |
| Accessibility and Traffic | \$288 | \$403 | \$605 | \$777 | \$864 |

| | | | | | |
|------------------------------|-------|-----------------|-----------------|-----------------|-----------------|
| Plan Administration | \$111 | \$155 | \$232 | \$298 | \$332 |
| Total Homebush Bay: | | | | | |
| Units | | \$8,611 | \$17,230 | \$23,912 | \$24,790 |
| Villas and Townhouses | | \$9,227 | \$15,998 | \$22,680 | \$26,639 |
| Detached Houses | | \$11,075 | \$14,766 | \$22,064 | \$29,103 |

Homebush Bay West Precinct – Part C of Plan:

| | | | | | |
|---------------------------------------|------------------------|-----------------------------|-----------------------------|-------------------------------|------------------------------|
| Assumed occupancy rate | | 1.4 | 2.1 | 2.7 | 3.0 |
| Contribution type HBW | Rate per person | One bedroom dwelling | Two bedroom dwelling | Three bedroom dwelling | Four bedroom dwelling |
| Open space | \$761 | \$1,065 | \$1,597 | \$2,054 | \$2,282 |
| Community facilities | \$425 | \$596 | \$894 | \$1,149 | \$1,276 |
| Traffic management | \$315 | \$441 | \$662 | \$851 | \$945 |
| Plan administration (see Ch 8 Part B) | \$111 | \$155 | \$232 | \$298 | \$332 |
| Total contribution HBW* | \$1,612 | \$2,257 | \$3,385 | \$4,352 | \$4,835 |

*Please note: As each of the component numbers shown in this Table have been rounded for ease of calculation, the total amounts shown in this row of the Table are also rounded and do not necessarily correspond to an exact summation and are generally less than the component column amounts.

Non Residential Development – Industrial and Commercial Development

The tables below identify contribution rates payable by non-residential development and for stormwater drainage works where required in the Auburn LGA. Further information on the calculation of the contribution rates is provided at the end of each Strategy Chapter for each category of contribution.

Carter Street Precinct – Part D of Plan

| | |
|---|---|
| Traffic Management | *Contribution/m² |
| Additional office type floor space (m ²) | \$13.93 |
| Additional warehouse/factory type floor space (m ²) | \$2.10 |
| Open Space | *Contribution/m² (Note 1) |
| Additional office type floor space (m ²) | \$9.65 |
| Additional warehouse/factory type floor space (m ²) | \$1.45 |
| Public Domain Works | *Contribution/m² |

| | |
|---|--------|
| Additional office type floor space (m ²) | \$4.14 |
| Additional warehouse/factory type floor space (m ²) | \$0.62 |

* Carried forward from previous Plan with base rate as at March 2004 and subject to quarterly CPI indexation

Note 1: These summary Open Space contribution rates have been corrected as a typographical error from those shown in the exhibited and adopted plans (\$7.47 per m² for additional office-type floor space and \$1.12 per m² for additional warehouse/factory type floor space) to correctly correspond with the relevant detailed calculations shown on page 99, viz \$9.65 per m² GFA and \$1.45 per m² GFA

Stormwater Works – Part E of Plan

The contribution rate for Stormwater Works varies greatly by location. Please refer to **Part E** for further details relating to stormwater contributions.

Employment generating development – Part F of Plan

In all industrial and business zones (excluding the Carter Street Precinct where Part D applies – see above) - 0.5% of the capital cost of employment generating development between \$100,001 and \$200,000, and 1% of the capital cost of employment generating development more than \$200,000 (for further details refer to **Part F** of this Plan).

1.7 Summary of works

A summary of works levied for under this Plan and their respective estimated capital costs are itemised in **Table 1-3**.

Table 1-3: Summary of works items

| Works Schedule Summary Capital cost previously apportioned* | Estimated Total Cost 2007 |
|--|---|
| COMMUNITY FACILITIES | |
| <i>District Community Centre*</i> | \$350,000 |
| <i>Library Expansion Auburn*</i> | \$974,000 |
| Library Expansion Lidcombe, Auburn & SOPA facility (part contribution) | \$3,500,000 |
| Library Reference materials | \$1,330,000 |
| Family and children facilities | \$2,100,000 |
| Community Centres | \$2,810,000 |
| Youth Facilities | \$200,000 |
| Total (Community Facilities) | \$11,264,000 |
| PUBLIC DOMAIN | |
| New open space / town centres acquisition & embellishment | \$26,767,000 |
| Future work public domain / open space: | |
| Town centre public domain works | \$14,763,000 |
| District and Local Open Space/Recreation | \$9,500,000 |
| Total (Public Domain) | \$51,030,000 |
| ACCESSIBILITY & TRAFFIC | |
| <i>Auburn Railway Bridge (Western) Road Crossing Works*</i> | \$4,418,240 |
| Auburn Town Centre Traffic Reconfiguration | \$2,630,000 |
| Local Area Traffic Management | \$965,000 |
| Regional & Local Cycleways | \$1,000,000 |

| | |
|--|---------------------|
| Total (Accessibility & Traffic) | \$9,013,240 |
| MANAGEMENT | |
| Total Salaries and Studies | \$2,100,000 |
| TOTAL LGA PROGRAM | \$73,407,240 |
| HOMEBUSH BAY WEST | |
| Open Space | \$9,626,000 |
| Community Services | \$6,471,000 |
| Traffic Management | \$4,217,000 |
| CARTER STREET PRECINCT | |
| Open Space | \$4,003,500 |
| Traffic Management | \$5,580,175 |
| Public Domain Improvements | \$686,000 |
| DRAINAGE WORKS | |
| Lidcombe Town Centre (Flood Precinct) | \$3,000,000 |
| Other Drainage Plan / Works | \$2,427,000 |

PART A: PLAN ADMINISTRATION

2. General

2.1 Name of this Plan

This development contributions Plan is called the *Auburn Development Contributions Plan 2007* (this Plan).

This document is a development contributions Plan prepared under section 94 and section 94A of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). This Plan is the result of a review and consolidation of the seven contributions Plans which were effective in the area to which it applies immediately prior to the in force date. The relationship of this Plan to the Plans which precede this Plan is described further in **Section 2.4** of this Plan.

This Plan has been prepared having regard to the Practice Notes issued by the Department of Planning on 8 July 2005 in accordance with clause 26(1) of the *Environmental Planning and Assessment Act Regulation 2000* (EP&A Regulation).

2.2 Purpose of this Plan

The purpose of this Plan is to:

- (a) provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- (b) ensure that adequate public facilities are provided for as part of any new development;
- (c) to authorise the council to impose conditions under sections 94 and 94A of the EP&A Act when granting consent to development on land to which this Plan applies;
- (d) provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- (e) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and
- (f) enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions Plan.

2.3 Commencement of this Plan

This development contributions Plan has been prepared pursuant to the provisions of sections 94 and 94A of the EP&A Act and Part 4 of the EP&A Regulation and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

This Section 94 Development Contributions Plan was adopted by Council at its meeting of 6th February 2008 and came into force on 15th March 2008.

2.4 Relationship with other Plans and policies

This consolidating Plan supersedes the following development contributions Plans:

- Auburn Section 94 Stormwater Drainage Development Contributions Plan 2002 (in force from 11 September 2002);
- Auburn Council Section 94 Community Services & Facilities Development Contributions Plan 2002 (amended, in force from 31 August 2005);
- Auburn Council Section 94 Multicultural and Youth Services Development Contributions Plan 2002 (amended, in force from 31 August 2005);
- Auburn Section 94 Open Space Contributions Plan 2001 (amended, in force from 31 August 2005);
- Auburn Town Centres Development Section 94 Development Contributions Plan 2002 (in force from 11 September 2002);
- Carter Street Precinct Section 94 Development Contributions Plan 2004 (amended, in force from 31 August 2005); and
- Homebush Bay West Section 94 Development Contributions Plan 2004 (amended, in force from 31 August 2005).

This Plan supersedes the above plans in their entirety for as long as it remains in force, otherwise in the event that this Plan does not remain in force, these predecessor plans will be reactivated.

Section 94EB(4) of the EP&A Act provides that the amendment or repeal, whether in whole or in part, of a contributions Plan does not affect the previous operation of the Plan or anything duly done under the Plan. Accordingly, development consents with conditions requiring payment of development contributions levied under the seven predecessor contributions Plans repealed by this document will continue to be acted upon and those contributions (together with applicable inflation) will become due and payable in accordance with the wording of the related consent condition.

Council will continue to expend all incoming contributions levied under the preceding contributions Plans for the purposes for which they were levied in accordance with section 94 of the *Environmental Planning and Assessment Act 1979*. This Contributions Plan supports the local environmental Plans and Development Control Plans in the Auburn LGA which enable and guide the development that generates the demand for facilities and amenities funded, or partially funded, by this Plan.

2.5 Definitions and references

The definitions relating to this Plan and the references relating to the preparation and consolidation of this Plan are contained in the **Dictionary and References** following Part G of this Plan.

3. Policies and procedures

The following sections set out Council's policies and procedures regarding the operational methods and procedures involved in satisfying a requirement for a development contribution including payment of a monetary contribution, the dedication of land, the provision of a work-in-kind, the provision of a material public benefit or any combination of these methods with or without a formal Planning Agreement under Section 93 of the EP&A Act. They also describe the application of the contributions to proposed development.

3.1 Required time of payment

A contribution must be paid to Council at the time specified in the condition that imposes the contribution. The time specified will be prior to the issue/release of a Construction Certificate or Complying Development Certificate as stated in the consent condition.

3.1a If a previous consent requires the contribution is to be paid prior to the issue of an Occupation Certificate, this contribution will be adjusted according to the provisions set out in Section 3.8 where if the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted by quarterly CPI indexation, and the amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment as set out in Section 3.8.

3.1b When payment of the contribution is required prior to the issue of a Construction Certificate or Complying Development Certificate (ie all cases excluding when 3.1a applies), such payment will be as follows:

- In cases where the proposed development involves construction work only: Before the approved Construction Certificate is released to the applicant, or any person authorised to act on behalf of the applicant;
- In the case of staged Construction Certificates following a Development Consent that was not staged, payment is required before the release of the first approved Construction Certificate that relates to the Development Consent on which the contributions were levied;
- In cases where the proposed development involves subdivision only: Before the linen Plans and Council's Certificate are released to the applicant, or any person authorised to act on behalf of the applicant;
- In cases where the proposed development involves both building works and subdivision: Before the release of the first Construction Certificate or the release of the linen Plans, whichever occurs first;
- In cases of Development Applications where no construction approval is required: Before the release of the Complying Development Certificate or the Occupation Certificate or commencement of the use, whichever occurs first.

3.2 Construction certificates and the obligation of accredited certifiers

In accordance with clause 146 of the EP&A Regulation, a certifying authority must not issue a Construction Certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified Plans provided to Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

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

3.3 Complying development and the obligation of accredited certifiers

In accordance with Section 94EC(1) of the EP&A Act, accredited certifiers must impose a condition requiring monetary contributions in accordance with this development contributions Plan.

The conditions imposed must be consistent with Council's standard section 94 consent conditions and be strictly in accordance with this Plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the section 94 condition correctly. Only conditions requiring monetary contributions can be imposed by an accredited certifier.

3.4 Deferred and periodic payments

Deferred or periodic payments generally will not be accepted by Council. However, Council may permit the payment of contributions to be deferred or paid by instalments only in the following cases:

- where the applicant has reached agreement with Council in the form of a formal Planning agreement which sets out an alternative timing for the payment of monetary contributions and/or makes provisions for the dedication of land and/or the carrying out works in kind and/or the provision of a material public benefit in partial of full satisfaction of a condition imposed by the development consent; or
- in other circumstances, such as financial hardship, to be substantiated in writing by the applicant and determined by Council on the merits of the case, and where Council is satisfied that the deferred or periodic payment of the contributions will not prejudice the timing or the manner of the provision of public facilities included in the works program within this Plan.

Subject to the criteria above, and unless otherwise expressed within a formal Planning agreement, deferred monetary payments are acceptable only where a special deposit is made or where an unconditional, non-expiring bank guarantee has been submitted in accordance with Council's procedures. Insurance bonds, including unconditional insurance bonds, are not accepted. Contributions being paid in the form of land dedication and/or the carrying out of works may be secured by the above methods or by transfer of the title of the land, by formal Planning agreement or a combination of these methods as negotiated. Applicants should obtain current procedures for the lodgement, management and release of securities from the Council.

General matters relating to bank guarantees

All bank or other charges incurred in the establishment, operation or discharge of the bank guarantee shall be borne by the applicant. The Council may call up the guarantee at any time without reference to the applicant, however the guarantee will generally only be called up where a cash payment has not been received, land dedication has not taken place and/or works have not been completed to Council's satisfaction by the end of the agreed period.

Council will discharge the bank guarantee when payment is made in full by cash payment, land dedication and/or by completion and transfer of works in kind and/or by completion and formalisation of a management agreement in respect of the works in kind or if the consent lapses or is formally surrendered.

3.5 Payment of development contributions

The EP&A Act provides that development contributions may be met by payment of a monetary contribution, the dedication of land, the carrying out of works in kind or the provision of a material public benefit or any combination of these methods.

Each of these methods is a form of payment. Any agreement by the consent authority to accept non-monetary satisfaction of a contribution condition will not alter the total calculated contribution due and payable and no amendment to the contribution condition to reduce the calculated amount will be made. The method of satisfying a contribution does not change the obligation to make the contribution.

Monetary contribution

This is the usual means of satisfying a condition of consent requiring a Section 94 development contribution. Payment must be in the form of cash, debit card (EFTPOS) or bank cheque. Credit cards are not accepted. Personal and company cheques are not accepted. Direct debit is not accepted.

Planning agreements

Where there is any proposal to dedicate land, carry out works in kind and/or provide a material public benefit, Council will invite the applicant commence negotiation of a Planning Agreement under Sections 93C to 93L of the EP&A Act. The joint voluntary agreement of the specifics of the proposal is required to ensure the legality of non-monetary payments of development contributions.

Section 93G(1) and (2) of the EP&A Act and Clause 25D(1) of the Regulations thereunder requires a draft Planning Agreement to be exhibited concurrent with a Development Application or a Development Control Plan. In order to satisfy these criteria, a prospective applicant must notify Council of their preference to negotiate any non-monetary payment of development contributions prior to the lodgement of any Development Application.

Land dedication and planning agreements

A Voluntary Planning Agreement may make provision for the transfer of land free-of-cost to the Council in full or partial satisfaction of a contribution required as part of a Development Consent. The land may be for any purpose identified within the works program of this Plan.

The estimated value of the land will be negotiated as part of the Planning Agreement, taking into account the unique characteristics of the property and the circumstances of the transfer including but not limited to:

- The overall useability of the land proposed to be dedicated in terms of: a) The size, shape, location, accessibility and topography; b) Whether the land adjoins an existing area of open space and can be readily consolidated into that area and/or the land will create or improve accessibility within the area; c) Any factors which may affect the usability of the land such as soil condition, flood liability, possible site contamination, public accessibility and safety, proximity to existing uses, the current use of the land;
- the cost of embellishment or construction of the proposed facility, the impact on the Plan works programs, measures required to fence and maintain the land in the event that works cannot be carried out for some time, and the like; and
- The on-going costs to the Council of care, control and management both prior to and after any improvement works are carried out on the land.

Council will also give consideration to:

- Whether the identified land can satisfy the purpose for which the contributions have been sought, and whether the land has been targeted by any adopted policy of the Council including, but not limited to this Plan – however, in the case of land not targeted in this Plan, Council will also assess the potential impact on the achievement of the identified works program; and
- The extent to which development potential on the site has been lost or retained, wholly or partly.

Note: The dedication of land provided as an integral part of a development such as aspects of the landscaping Plan, a forecourt or plaza, street frontages, pedestrian linkages and the like will not, as a general rule, be acceptable as a means of satisfying wholly or partly the obligation to pay a contribution required under this Plan unless specifically identified herein.

To qualify as full or partial satisfaction of a required development contribution, all land must be formally dedicated to the Council. It is not the policy of the Council to accept publicly accessible space secured by a covenant or any means other than dedication.

Works in kind, material public benefits and Planning agreements

Under section 94(5) of the EP&A Act, Council can accept the provision of a Material Public Benefit other than the dedication of land or the payment of a monetary contribution in part or full satisfaction of a condition imposed under section 94(1). For the purposes of this Plan, the term 'Material Public Benefit' refers to works which are not specifically listed in the works program of this Plan but which are proposed by applicants as an alternative to paying a monetary contribution towards these costed, exhibited and adopted works.

A Work in Kind is a proposal to carry out a work listed on the works schedule in this Plan. The provision of Works in Kind or other Material Public Benefits can facilitate early provision of public facilities concurrently with the demand generated by new development. This approach may be desirable to both a developer and Council.

Any offer for the carrying out of a Work in Kind or other Material Public Benefit in lieu of a monetary or land contribution must be made by the applicant in writing to the Council, preferably in the development application and following extensive liaison with the Council.

In determining whether to accept a Work in Kind in lieu of monetary or land contributions, Council will assess and take into consideration:

- Whether, as required by S94 (6) of the EP&A Act “any land, money or other material public benefit that the applicant has elsewhere dedicated or provided free of charge within the area (or any adjoining area) or previously paid to the consent authority” (that is not a material public benefit or work in kind as referred to in the Plan);
- the access, siting and design of the proposed facility in the context of the proposed development and adjoining current or future development which would be expected to benefit from the facility;
- whether the proposed Work in Kind will be to a suitable standard for Council to accept;
- whether the works programme, particularly the design and cost of the specified facility, in this Plan would remain valid or would require amendment;
- whether the applicant proposes to carry out the work to a higher standard than the baseline facility specified in this Plan and whether there is any requirement or expectation for a credit against other contributions;
- the financial implications for cash-flow and the continued implementation of the adopted works program in this Plan;
- when the work will be completed; and
- future dedication, handover and management arrangements including future recurrent costs (particularly if a work to a higher standard is proposed).

To ensure transparency, especially where Works in Kind are of substantial value, these will be reported and accounted for in the Council's annual reporting of contributions.

In determining whether to accept other Material Public Benefits in lieu of monetary contributions, Council will assess:

- the overall benefit of the proposal;
- the monetary value of the Material Public Benefit;
- what needs of the population would be satisfied;
- whether the works programme in this Plan would remain valid or would require amendment;
- the financial implications for cash-flow and the continued implementation of the adopted works program in this Plan;
- whether Council may need to make up the short-fall in anticipated contributions (i.e. adopt higher Council apportionment);
- when the work will be completed; and
- future dedication, handover and management arrangements including future recurrent costs.

Agreements to carry out Works in Kind or other Material Public Benefits must:

- be in writing;
- be entered into prior to the commencement of the development;
- include an agreed valuation of the works proposed;
- specify the agreed standards, specifications and program for completion;
- include an appropriate defects liability period (usually 12 months); and
- be accompanied by a bank guarantee for the full value of the monetary contribution which is offset and to be returned 50% on completion and the remaining 50% upon conclusion of the defects liability period.

Where the value of the Works in Kind or other Material Public Benefit is over \$150,000, Council may require that the works be the subject of a public tender in order for the Council to comply with section 55 of the *Local Government Act 1993*.

The Council will generally value the benefit of Works in Kind or Material Public Benefits on the basis of the estimated value of the completed works determined using the method that would be ordinarily adopted by a certified quantity surveyor.

Acceptance of any such alternative is at the sole discretion of the Council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify their value. The value of the works to be substituted 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 or a person who can demonstrate equivalent qualifications. In these cases, all costs and expenses borne by the Council in determining the value of the works or land will be paid for by the applicant.

Council will require the applicant to enter into a written agreement for the provision of the works. All proposed works must be formally agreed to by the consent authority and documented in a formal Planning Agreement under the EP&A Act. In negotiating to carry out Works in Kind, the proponent must make particular reference to the cost estimates for that item located in the works program attached to this Plan.

Applicants should also be aware that Council will not hold itself bound to accept any Work in Kind or Material Public Benefit which was not the subject of a formal Planning Agreement.

Any applicant proposing land dedication or works in kind, including works identified in any Environmental Planning Instrument or Development Control Plan, should contact Council for a pre-development application meeting prior to lodgement of a Development Application to commence negotiation of a Planning Agreement.

Goods and Services Tax

Monetary contributions made under this Plan are exempt from the Goods and Services Tax (GST) under Commonwealth law.

3.6 Policies on exemptions

Other than the exemptions detailed below, Council intends to levy, by condition of development consent, all development in the area covered by this Plan which creates the potential for a net increase in the population and, therefore, the potential demand for the use of the amenities, facilities and services, which the Council provides. The definition of development may include subdivision, new dwellings, alterations and additions to dwellings, increased commercial and industrial floorspace and increased intensity of usage or employment in retail, commercial and industrial premises.

The following development is exempt from the provisions of this Plan:

Aged and disabled persons housing

Seniors housing (including housing for people with a disability), as defined in *State Environmental Planning Policy (Seniors Living) 2004*, but only where the applicant is the Department of Housing, local government housing provider or a community housing provider. Commercial developments, including those which provide exclusively for aged and disabled persons, may be subject to development contributions without being inconsistent with this Direction.

Policy on development contributions and affordable housing

Notwithstanding that the policy above relates only to the Department of Housing, Local Government housing providers and community housing providers, Council may consider exempting other developments which provide affordable housing for aged and disabled persons, and developments which provide affordable housing for the general community, subject to certain criteria:

- In the case of privately owned housing for aged and disabled persons, the applicant must justify that the proposal will provide permanent housing for such persons. A caveat to this effect may be placed on the title of the resultant development.
- In the case of standard dwellings allocated as affordable housing for the general community, such as that provided by affordable housing levies under Division 6A of the EP&A Act that housing must be given over to be managed by a nonprofit community housing provider or the Department of Housing to qualify for an exemption from contributions under this Plan.

- In the case of private developments such as hostels and boarding houses, this type of development may qualify for an exemption so long as it meets NSW Government criteria for a tax exemption for low-cost accommodation. In this case, a condition, fully suspended while that criterion is met, will be applied to the consent. Applicants should liaise with the Council for development applications of this nature.

Policy on development contributions and temporary uses

Where a use is of an interim or temporary nature and subject to a time-limited consent which will expire, then contributions will be calculated but will be suspended – meaning no payment is due at activation of the consent. In the event a subsequent development application is lodged to continue the use, contributions will be due and payable notwithstanding the short term existence of the use.

Policy on development by the Crown

Excepting compliance with any direction issued from time to time, Council holds the view that development by the Crown should be subject to development contributions in the same manner as development by a private developer, and will, where appropriate, seek the Minister's written approval and consent before imposing conditions on Crown development requiring development contributions. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer.

Policy on merit exemptions to development contributions

It is not always possible to identify all developments which may be able to make a meritorious case for exemptions from contributions under this Plan. This clause details the limited opportunity for making a merit-based case for exemption.

Council may consider, on the individual merits, a case for exempting the following types of development from the levying of development contributions:

- Developments which provide a distinct community benefit on a not-for-profit basis including but not limited to: fire stations, police stations or police shopfronts, ambulance stations and the like;
- Development by or for non-profit organisations which provide a distinct community benefit including but not limited to: the provision of childcare services, outreach services or the like, on a cooperative or not-for-profit basis;
- Development which involves alterations and additions to an existing single dwelling house or the knock-down rebuild of an existing single dwelling house on a single residential allotment where no additional dwellings will be created;
- Development which consists of the construction of residential development on vacant allotments where the allotments have not, immediately prior, been used for non-residential purposes (in the case of non-residential prior use a credit will be given for the demand arising from that recent use only);
- Development which involves the internal conversion of a single attached house type dwelling or freestanding single dwelling on a single residential allotment which has recently been used for commercial purposes back to residential use;

Full details of any scope or claim for exemption should be included with the development application to enable the Council to make a merit-based assessment of the unique circumstances of the specific case in question.

3.7 Review of contribution rates

It is Council's policy to review contribution rates to ensure that the value of contributions are not eroded over time by inflation or other increases in the actual costs associated with the provision of the identified public amenities in the Works Program. The contribution rates payable under this Plan towards the works program will be indexed quarterly by the Consumer Price Index CPI (all Groups Sydney), being a readily accessible public index.

In accordance with clause 32(3)(b) of the EP&A Regulation, the following sets out the means by which Council will make changes to the rates set out in this Plan.

For changes to the CPI, the contribution rates within this Plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\text{\$C}_A + \frac{\text{\$C}_A \times (\text{Current Index} - \text{Base Index})}{\text{Base Index}}$$

Where:

\\$C_A *is the contribution at the time of adoption of this Plan expressed in dollars;*

Current Index (CPI) *is the CPI as published by the Australian Bureau of Statistics (ABS) available at the time of review of the contribution rate; and*

Base Index (CPI) *is the CPI as published by the ABS at the date of adoption of this Plan which is 159.5 for the all Groups Sydney December Quarter 2007*

Note: *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.*

3.8 Adjusting contributions at the time of payment

The contributions stated in conditions of consent are calculated on the basis of the contribution rates determined in accordance with this Plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

Contributions at Time of Payment = Original Contribution as set out in the development consent divided by the original CPI at the time of approval multiplied by the CPI current at the time of payment expressed as:

$$\text{Contributions Payable} = \text{Contributions Levied} / \text{CPI 1} \times \text{CPI 2}$$

where:

CPI 1 is the Consumer Price Index (All Groups Sydney) which was applied at the date of calculation.

CPI 2 is the Consumer Price Index (All Groups Sydney) currently available from the Australian Bureau of statistics at the time of payment.

The current contribution rates are available from Council offices, and the rate applicable will be calculated in accordance with the rate prevailing in the previous quarter. For cost estimate purposes, the base date of this Contributions Plan is the June Quarter 2007. Note: There are essential lead times for Development Applications which are reported to the Consent Authority for determination. If the quarterly CPI changes between the reporting deadline and the council meeting, the updated amount will not necessarily appear in the consent. All contributions will continue to inflate until paid.

3.9 Credit for existing development

Contributions will be levied according to the estimated increase in demand. These provisions describe the approach for determining the net increase in demand for the purposes of levying only the net additional population, and a credit may be given for existing development where appropriate. An amount equivalent to the contribution attributable to any existing (or approved) development on the site of a proposed new development will be allowed for in the calculation of contributions.

For the purposes of this Plan, from its 'in force date' forward, credit for the population of past development will be determined to exist for the purposes of granting a credit only in the following circumstances:

1) **Residential Development:** For the current active, literally existing, population on a site the subject of a Development Application - here the basic premise for the levying of contributions for residential development under this Plan is based on the net increases in residential density. Therefore, residential dwellings existing on site at the time the development application is lodged would qualify for a credit towards the total contribution payable. A credit for existing residential development will only apply in the following circumstances:

- The development site is zoned Residential; and
- Dwellings on the site/s are used primarily for residential activities.

For the purposes of this Plan, no more than 50% of the floor area of the dwelling and any associated ancillary buildings (such as garages, sheds, etc.) are to be used for non-residential purposes. Non-residential activities include, but are not limited to, health consulting rooms, reception lounges, local shops, home businesses, etc. Where the floor area occupied by a non-residential activity within the dwelling/s and any associated ancillary buildings exceeds 50%, the building will be deemed to be used primarily for non-residential activities and will not be eligible for the credit for existing development.

Each single dwelling house occupying a site (or multiple sites) prior to the lodgement of the development application will be given a credit at the rate of a Large Dwelling (refer to **Table 1-1** of this Plan). Other forms of residential development such as flats

will be given a credit on the basis of whether they are small, medium or large dwellings. This assumes that any dwelling being used for residential purposes before would not generate additional demands for public facilities, amenities or services as a response of new development.

On vacant allotments, where it can be demonstrated to Council's satisfaction that a dwelling house existed but has been demolished, then consideration will be given to the granting of a credit.

2) Employment Generating Development / Non Residential Development - Part D: Carter Street Precinct. For the population that has vacated the site for the purposes of redevelopment and/or as a result of changing economic trends since the most recent Census on which this Plan is based, where a credit may be given for existing floorspace for employment generating uses where a site is redeveloped for contributions required under this Plan. (Note: If a site the subject of a development application, notwithstanding the presence or otherwise of vacant buildings on the site, was vacated at the time of the most recent Census on which the Plan is based, and therefore no population from that site was counted as part of the Census population cited in the Plan, then no part of that former population can be construed as 'present' or 'deemed to exist' for the purposes of securing a credit under this Plan.)

3) Employment Generating Development - Part F: No credit is applicable in respect to existing development where payment of a Section 94A fixed rate levy as a percentage of the capital cost of the development is required under this part of the Plan.

3.10 Pooling of contributions

Pursuant to clause 27(1)(i) of the EP&A Regulation, this Plan expressly authorises monetary contributions paid for different purposes under this Plan to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule at Part G where possible, however changing rates of development in different area of the LGA may alter those priorities.

3.11 Accounting for development contributions

Separate accounting records are maintained for all Development Contributions by Council, and a contributions register is maintained in accordance with the EP&A Act and Regulation. The register may also be inspected on request on provision of reasonable notice.

3.12 Savings and transitional arrangements

Development contributions calculated in accordance with this Plan will be applied to all development applications which are assessed as having the potential to increase the population and/or employment generating development, and which are determined by the granting of consent after the in-force date of this Plan. The public notices will state the date from which the contributions Plan will be in force and the

simultaneous future repeal date of the six predecessor contributions Plans which are being superseded by this Contributions Plan.

This Plan will supersede the plans listed in **Section 2.4** in their entirety for as long as it remains in force, otherwise in the event that this Plan does not remain in force, these predecessor plans will be reactivated.

A development application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the Plan which applied at the date of determination of the application.

This criterion applies notwithstanding the date of lodgement of the development application.

PART B: CITYWIDE CONTRIBUTIONS

4. Background

4.1 Area to which Part B applies

In accordance with clause 27(1)(b) of the EP&A Regulation, Part B of this Plan applies to land within the Auburn LGA as shown in **Figure 5-1**.

Part B of this Plan does not apply to the land covered by the Sydney Olympic Park Master Plan as adopted by the Minister for Planning on 31 May 2002.

4.2 Development to which this part applies

Part B of this Plan (this Plan) applies to residential development on land to which this Plan applies. This Plan does not however apply to:

- the erection of a single dwelling on a vacant lot;
- strata subdivision; and
- redevelopment where the population accommodated on the site has not increased.

5. Development forecast

Clause 27(1)(c) of the EP&A Regulation requires that a development contributions Plan prepared in accordance with section 94 of the EP&A Act identifies the relationship between the expected types of development and the demand for additional public amenities and services to meet that development.

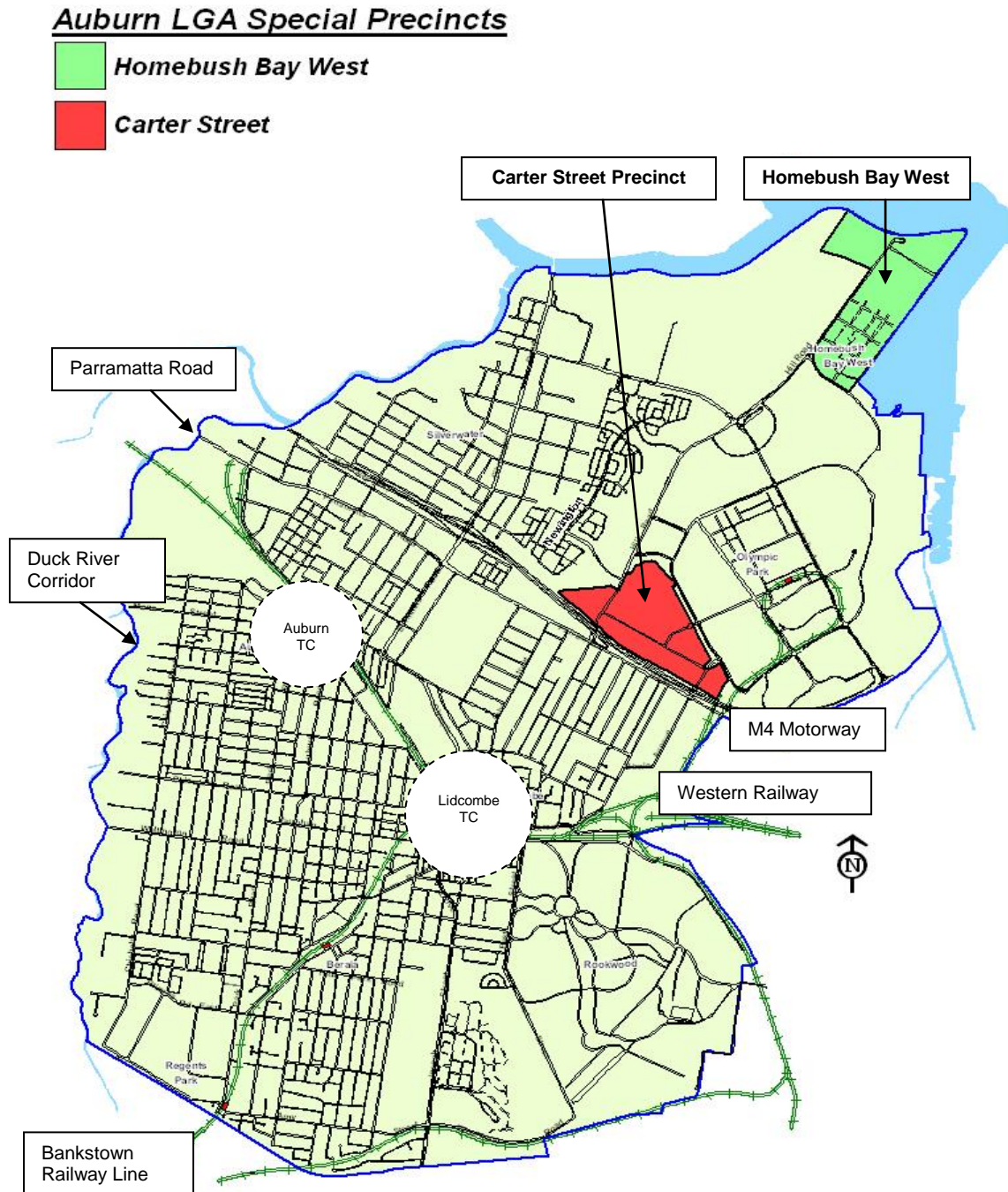
The identification of the relationship between expected development and demand requires an assessment of the:

- type, spatial distribution and timing of development that will be encountered in the Auburn LGA during the operation of this Plan; and
- current levels of provision of public amenities and services in the Auburn LGA, and the needs of the future residents.

It is only after demand and apportionment have been considered that the relationship can be finally established, and the specific requirements of the EP&A Act and the EP&A Regulation are satisfied.

Figure 5-1: Land to which Part B of this Plan applies

Excluding: Special Precinct Areas



Auburn Development Contributions Plan 2007

5.1 Demographic transition

The Auburn LGA is a relatively youthful community, with a significant proportion of the community having been born overseas. Auburn is becoming increasingly culturally diverse particularly from non-English speaking countries.

Population and growth

In the 2006 Census (held on 8th August 2006), there were 64,959 persons usually resident in the Auburn Local Government Area: 52.1% were males and 47.9% were females. Of the total population 0.7% were Indigenous persons, compared with 2.3% Indigenous persons in Australia.

| PERSON CHARACTERISTICS | Selected Region | % of total persons in Region | Australia | % of total persons in Australia |
|--|-----------------|------------------------------|------------|---------------------------------|
| Total persons (excluding overseas visitors) | 64,959 | | 19,855,288 | |
| Males | 33,835 | 52.10% | 9,799,252 | 49.40% |
| Females | 31,124 | 47.90% | 10,056,036 | 50.60% |
| Indigenous persons (comprises Aboriginal and Torres Strait Islander) | 442 | 0.70% | 455,031 | 2.30% |

The current Census data indicates that the Auburn LGA has experienced a very high rate of steady population growth over the past two decades compared to other middle ring Sydney LGAs. Between 2001 and 2006, the LGA experienced significant growth with the population increasing by 14.1% (8,580 residents), compared with an increase of 10.6% (5,148 residents) between 1996 and 2001, and 16.1% (8,112 residents) since the 1991 Census.

Age structure

In the 2006 Census 21.0% of the population usually resident in the Auburn LGA were children aged between 0-14 years, and 16.9% were persons aged 55 years and over. The median age of persons in Auburn Local Government Area was 31 years, compared with 37 years for persons in Australia. The age structure of the Auburn LGA is represented by large numbers of persons in both young and more mature family age groups which indicates the area has experienced significant in-migration of established families.

In 2001 the age structure of the area was also represented by large numbers of persons in both young and more mature family age groups, with 17.3% of the population aged 0-12, 76.9% of the population aged 0-49 and 23.1% of persons aged 55 years and over.

One of the most significant changes in age structure in the Auburn LGA between 2001 and 2006 was a lower percentage of persons aged 60 years and over - In 2006, 12% of the total population was aged 60 years and over compared to 14% in 2001.

| AGE GROUPS | Selected Region | % of total persons in Region | Australia | % of total persons in Australia |
|-----------------------|-----------------|------------------------------|-----------|---------------------------------|
| Age groups: | | | | |
| 0-4 years | 4,900 | 7.50% | 1,260,405 | 6.30% |
| 5-14 years | 8,730 | 13.40% | 2,676,807 | 13.50% |
| 15-24 years | 10,821 | 16.70% | 2,704,276 | 13.60% |
| 25-54 years | 29,522 | 45.40% | 8,376,751 | 42.20% |
| 55-64 years | 5,148 | 7.90% | 2,192,675 | 11.00% |
| 65 years and over | 5,837 | 9.00% | 2,644,374 | 13.30% |
| Median age of persons | 31 | - | 37 | - |

Citizenship

In the 2006 Census, 69.6% of persons usually resident in the Auburn Local Government Area were Australian citizens, 53.2% were born overseas and 1.0% were overseas visitors.

A comparison of 2006 and 2001 Census data demonstrates that significant changes in the resident population include:

- **A lower percentage (-5.8%) of persons with Australian citizenship** (69.6% of residents had Australian citizenship in 2006, compared with 75.4% in 2001).
- **A higher percentage (+0.7%) of persons born overseas** (53.2% of residents were born overseas in 2001, compared with 52.5% in 2001).

| SELECTED CHARACTERISTICS | Selected Region | % of total persons in Region | Australia | % of total persons in Australia |
|---|-----------------|------------------------------|------------|---------------------------------|
| Australian citizenship | 45,202 | 69.60% | 17,095,569 | 86.10% |
| Persons born overseas | 34,528 | 53.20% | 4,416,037 | 22.20% |
| Overseas visitors (excluded from all other classifications) | 657 | 1.00% | 206,358 | 1.00% |

Country of birth

In the 2006 Census, 36.6% of persons usually resident in the Auburn LGA stated they were born in Australia. Other common responses were: China 9.3%, Vietnam 5.0%, Turkey 4.0%, Lebanon 3.5% and Korea 2.7%.

The overseas born population in 2001 was also dominated by people from China (excl. Taiwan Province), Vietnam and Turkey. A comparison of the top five countries of birth in the Auburn LGA from 2001 to 2006 shows the major differences were:

- A significant increase in the percentage of the resident population born in Korea (the number of Korean residents in 2006 was 1774 (2.7% of total population), compared to 1003 residents (1.8% of total population) in 2001).
- A higher percentage (+1.2%) of the population born in China (excl. Taiwan Province).
- A lower percentage (-1.1%) of the population born in Vietnam
- A lower percentage (-1%) of the population born in Lebanon

It is currently estimated that Auburn's residents originate from at least 100 different countries (Auburn Council, 2007).

| COUNTRY OF BIRTH | | | | |
|------------------------------|-----------------|------------------------------|------------|---------------------------------|
| MAIN RESPONSES IN AUBURN LGA | Selected Region | % of total persons in Region | Australia | % of total persons in Australia |
| Australia | 23,768 | 36.60% | 14,072,944 | 70.90% |
| China | 6,047 | 9.30% | 206,591 | 1.00% |
| Viet Nam | 3,238 | 5.00% | 159,850 | 0.80% |
| Turkey | 2,566 | 4.00% | 30,489 | 0.20% |
| Lebanon | 2,292 | 3.50% | 74,849 | 0.40% |
| Korea, Republic of | 1,774 | 2.70% | 52,760 | 0.30% |

Languages

In the 2006 Census, English was stated as the only language spoken at home by 22.1% of persons usually resident in the Auburn LGA, a significantly lower proportion than 2001 where 25% of the resident population spoke English only.

The proportion of residents who speak a language other than English at home has risen from 72% in 2001 to 77.9% in 2006. The most common languages other than English spoken at home in 2006 were: Chinese languages 17.6% (Cantonese (10.6%) and Mandarin (7.0%)), Arabic 12.5%, Turkish 7.2%, and Korean 3.2%.

According to the 2001 Census the population speaking non-English languages was dominated by people speaking Chinese languages 17.2%, Arabic 13.6%, Turkish 7.5%, and Vietnamese 3.0%.

A comparison of the top five non-English languages spoken in the Auburn LGA in 2001 and 2006 shows the major differences in 2006 were:

- A lower percentage of Arabic speakers (-1.1%).
- A higher percentage of Korean speakers (+1.2%).

| LANGUAGE SPOKEN AT HOME | | | | |
|-------------------------------------|-----------------|------------------------------|------------|---------------------------------|
| MAIN RESPONSES IN AUBURN LGA | Selected Region | % of total persons in Region | Australia | % of total persons in Australia |
| English only spoken at home | 14,370 | 22.10% | 15,581,333 | 78.50% |
| Arabic | 8,092 | 12.50% | 243,662 | 1.20% |
| Cantonese | 6,863 | 10.60% | 244,553 | 1.20% |
| Turkish | 4,648 | 7.20% | 53,858 | 0.30% |
| Mandarin | 4,577 | 7.00% | 220,601 | 1.10% |
| Korean | 2,091 | 3.20% | 54,621 | 0.30% |

Religious beliefs

In the 2006 Census, the most common responses for religious affiliation for persons usually resident in the Auburn LGA were Islam 24.8%, Catholic 19.7%, No Religion 11.7%, Buddhism 9.2% and Anglican 5.2%. The Auburn LGA continues to have an atypical clustering of religions, with non-Christian religions continuing to feature in the top five in 2006, the most noteworthy of which were Islam and Buddhism.

The most significant differences to top five religious affiliations from 2001 to 2006 included:

- An increase in the proportion of residents with No Religion (+ 2.0%)
- A decreased percentage of Catholic residents (-3%)
- A larger proportion of Muslim residents (+1.4%)

| RELIGIOUS AFFILIATION | | | | |
|-------------------------------------|-----------------|------------------------------|-----------|---------------------------------|
| MAIN RESPONSES IN AUBURN LGA | Selected Region | % of total persons in Region | Australia | % of total persons in Australia |
| Islam | 16,113 | 24.80% | 340,390 | 1.70% |
| Catholic | 12,796 | 19.70% | 5,126,882 | 25.80% |
| No Religion | 7,569 | 11.70% | 3,706,557 | 18.70% |
| Buddhism | 6,007 | 9.20% | 418,755 | 2.10% |
| Anglican | 3,400 | 5.20% | 3,718,248 | 18.70% |

Families

In the 2006 Census, there were 15,321 families in the Auburn LGA: 54.6% were couple families with children, 26.6% were couple families without children, 16.1% were one parent families and 2.7% were other families. Comparably in 2001, 57.6% of all families in the Auburn LGA were couple families with children, 24.5% were couple families without children, 15.0 % were one parent families and 2.9% were other families.

A decrease in the proportion (-3.0%) of couple families with children and an increase in the percentage (+2.1%) of couple families with no children are the only significant changes in resident family type.

| MARITAL STATUS (Population aged 15 years and over) | Selected Region | % of persons aged 15 years and over in Region | Australia | % of persons aged 15 years and over in Australia |
|---|-----------------|---|-----------|--|
| Married | 26,547 | 51.70% | 7,900,684 | 49.60% |
| Never married | 17,758 | 34.60% | 5,278,600 | 33.20% |
| Separated or divorced | 4,668 | 9.10% | 1,801,979 | 11.30% |
| Widowed | 2,356 | 4.60% | 936,813 | 5.90% |

In the 2006 Census, 51.7% of persons aged 15 years and over usually resident in the Auburn LGA were married, 34.6% never married, 9.1% separated or divorced and 4.6% widowed.

| FAMILY CHARACTERISTICS | Selected Region | % of total families in Region | Australia | % of total families in Australia |
|----------------------------------|-----------------|-------------------------------|-----------|----------------------------------|
| Total families | 15,321 | - | 5,219,165 | - |
| Couple families with children | 8,359 | 54.60% | 2,362,582 | 45.30% |
| Couple families without children | 4,076 | 26.60% | 1,943,643 | 37.20% |
| One parent families | 2,474 | 16.10% | 823,254 | 15.80% |
| Other families | 412 | 2.70% | 89,686 | 1.70% |

Income (Population aged 15 years and over)

In the Auburn LGA, the median weekly individual income for persons aged 15 years and over who were usual residents was \$343, compared with \$466 in Australia. The median weekly household income was \$906, compared with \$1,027 in Australia. The median weekly family income was \$991, compared with \$1,171 in Australia.

At this stage household income groups are not comparable over time because of the influences of economic change such as wage level fluctuations and inflation. Household Income quartiles are yet to be calculated to enable a comparison of Household Income levels of the Auburn population since 2001. Initial comparison with Australia, and the Sydney statistical division indicates that there continue to be a notably greater proportion of households with low income levels in the Auburn LGA than the Sydney Statistical Division.

In Sydney (Statistical Division), the median weekly individual income for persons aged 15 years and over who were usual residents was \$518. The median weekly household income was \$1,154 and the median weekly family income was \$1,350.

| INCOME (Population aged 15 years and over) | Selected Region | | Australia | |
|---|------------------------|---|------------------|---|
| Median individual income (\$/weekly) | 343 | - | 466 | - |
| Median household income (\$/weekly) | 906 | - | 1,027 | - |
| Median family income (\$/weekly) | 991 | - | 1,171 | - |

Housing types

In the 2006 Census there were 20,788 occupied private dwellings counted in the Auburn LGA: 54.0% were separate houses, 10.0% were semi-detached, row or terrace house, townhouse etc, 34.7% were flat, unit or apartment and 0.6% were other dwellings.

Since the 2001 Census there has been a substantial 17.6% increase in the total number of occupied private dwellings in the Auburn LGA (an additional 3649 occupied private dwellings).

Significant changes in dwelling types since 2001 included:

- A lower percentage (-7.1%) of separate houses.
- A higher percentage of (+7.2%) of flat, unit or apartment dwellings.

| DWELLING CHARACTERISTICS - PRIVATE DWELLINGS | Selected Region | % of total occupied private dwellings in Region | Australia | % of total occupied private dwellings in Australia |
|---|------------------------|--|------------------|---|
| Total private dwellings (includes unoccupied private dwellings) | 22,354 | - | 8,426,559 | - |
| Occupied private dwellings: | 20,788 | - | 7,596,183 | - |
| Separate house | 11,222 | 54.00% | 5,685,387 | 74.80% |

| | | | | |
|--|-------|--------|-----------|--------|
| Semi-detached, row or terrace house, townhouse etc | 2,077 | 10.00% | 702,550 | 9.20% |
| Flat, unit or apartment | 7,209 | 34.70% | 1,076,315 | 14.20% |
| Other dwellings | 134 | 0.60% | 127,337 | 1.70% |
| Not stated | 146 | 0.70% | 4,594 | 0.10% |

The following map shows the location of residents occupying medium or high density housing, calculated as a percentage of all people living in private dwellings.

Housing costs

In the Auburn LGA, the median weekly rent in 2006 was \$230, compared to \$190 in Australia. The median monthly housing loan repayment was \$1,700, compared to \$1,300 in Australia. The average household size was 3.1 and the average number of persons per bedroom was 1.3.

| DWELLING CHARACTERISTICS - OCCUPIED PRIVATE DWELLINGS | Selected Region | | Australia | |
|--|-----------------|---|-----------|---|
| Median rent (\$/weekly) | 230 | - | 190 | - |
| Median housing loan repayment (\$/monthly) | 1,700 | - | 1,300 | - |
| Average household size | 3.1 | - | 2.6 | - |
| Average number of persons per bedroom | 1.3 | - | 1.1 | - |

Household type

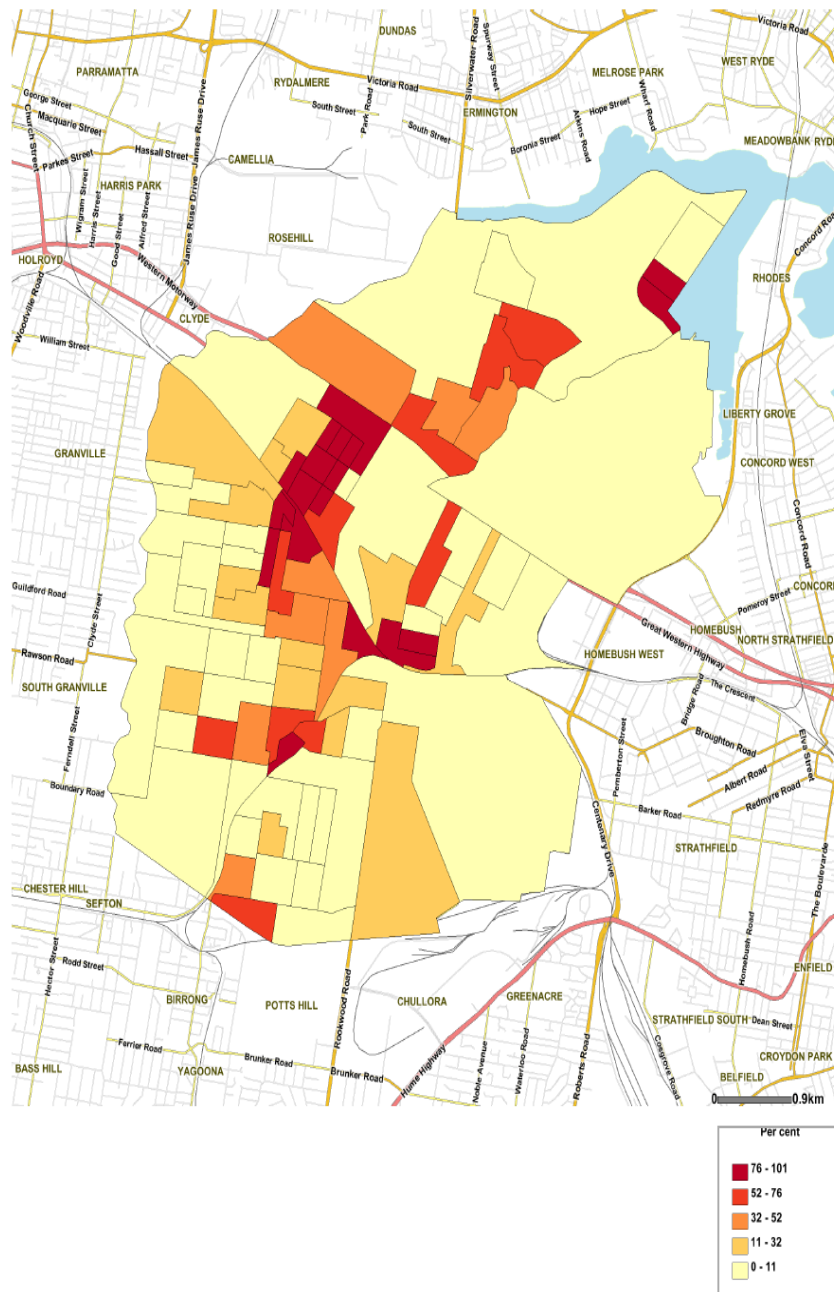
In the 2006 Census 70.3% of occupied private dwellings were family households, 16.8% were lone person households and 4.5% were group households in the Auburn LGA.

| HOUSEHOLD TYPE - OCCUPIED PRIVATE DWELLINGS | Selected Region | % of total occupied private dwellings in Region | Australia | % of total occupied private dwellings in Australia |
|--|-----------------|---|-----------|--|
| Family household | 14,622 | 70.30% | 5,122,760 | 67.40% |
| Lone person household | 3,501 | 16.80% | 1,740,481 | 22.90% |
| Group household | 929 | 4.50% | 280,856 | 3.70% |

Auburn LGA: People occupying medium or high density housing



People occupying medium or high density housing
 As a percentage of all people living in private dwellings
 Based on Place of Usual Residence, 2006
 Auburn (A) (Local Government Area) by Census Collection District



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Housing tenure

2006 Census data further demonstrates that 25.4% of occupied private dwellings were fully owned, 26.2% were being purchased and 36.8% were rented in the Auburn LGA.

| TENURE TYPE - OCCUPIED PRIVATE DWELLINGS | Selected Region | % of total occupied private dwellings in Region | Australia | % of total occupied private dwellings in Australia |
|--|-----------------|---|-----------|--|
| Fully owned | 5,277 | 25.40% | 2,478,264 | 32.60% |
| Being purchased (includes being purchased under rent/buy scheme) | 5,442 | 26.20% | 2,448,205 | 32.20% |
| Rented (includes rent-free) | 7,657 | 36.80% | 2,063,947 | 27.20% |
| Other tenure type | 97 | 0.50% | 65,715 | 0.90% |
| Not stated | 2,314 | 11.10% | 540,050 | 7.10% |

Landlord type

Of the occupied private dwellings being rented, 68.0% were rented from a real estate agent, 10.2% were rented from a State housing authority and 19.9% were rented from other landlord type.

The population of the Auburn LGA is characterised by a high number of residents from culturally and linguistically diverse (CALD) backgrounds with a significant proportion of the community having been born overseas. Auburn is becoming increasingly culturally diverse particularly from non-English speaking countries. There is also a high proportion of young families, a high level of social disadvantage and incomes, and low levels of car ownership.

| LANDLORD TYPE - OCCUPIED PRIVATE DWELLINGS BEING RENTED (including rent free accommodation) | Selected Region | % of total rented dwellings in Region | Australia | % of total rented dwellings in Australia |
|--|-----------------|---------------------------------------|-----------|--|
| Real estate agent | 5,206 | 68.00% | 1,043,198 | 50.50% |
| State or Territory housing authority | 780 | 10.20% | 306,697 | 14.90% |
| Other landlord type | 1,523 | 19.90% | 652,012 | 31.60% |
| Landlord type not stated | 148 | 1.90% | 62,037 | 3.00% |

5.2 Land capacity and availability

The *Auburn Local Environmental Plan 2000*, *Sydney Regional Environmental Plan 24 – Homebush Bay Area (SREP 24)*, *State Environmental Planning Policy – Major Projects 2005*, and *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*, permit a range of development for residential and other purposes ranging from large redevelopment sites to infill and mixed commercial and residential development.

The specific residential housing opportunities are listed below:

- Redevelopment of part of the former Lidcombe Hospital Site;
- Redevelopment of part of the RAAF site in Regents Park;
- Redevelopment of part of Homebush Bay West;
- Development of Newington release;
- New Dwellings on the Olympic Park site;
- Infill development in the existing townhouse and flat zones (Residential 2(b) and 2(c), respectively);
- Mixed commercial and residential development in Town Centres / Business Zones; and
- Housing for older people and persons with a disability.

5.3 Anticipated future population growth

Council has engaged consultants [Lawrence Consulting: ID Community Profile, Auburn Council Website, 2007] to undertake detailed population growth forecasts and modelling based upon current Australian Bureau of Statistics' (ABS) 2006 Census, incorporating demographic changes, policy environments and development drivers. Over the past five years 2001 to 2006, the Auburn population increased by 16.4% from 55,793 to 64,957, (compared with 10% for 1996 to 2001), and which represents an average annual rate of 3.3%. This growth is significantly greater than the 5 year growth rate 2001 to 2006 for the combined area of the Western Sydney Regional Organisations of Councils (4.5%) over the same period, and is the highest growth rate in percentage terms for any of Sydney's central western council areas (compared to Bankstown 3.3%, Holroyd 4.7%, Liverpool 7.0%, Parramatta 4.2%, Blacktown 6.0%, Baulkham Hills 14.0%).

During the operation of this Plan 2006-2016, the population of the Auburn LGA (for the land to which this Part B applies) has been projected to increase to 83,000 from the existing (ABS Census 2006) population of about 64,000. This represents an increase of about 19,000 people or approximately 30% above today's population. The Metropolitan Strategy 2005 has a target population of 83,360 for Auburn by 2019.

Since the mid-1990s the Auburn LGA has seen the commencement and continuation of significant new brownfield development at Newington, the former Lidcombe Hospital site (where 700 new dwellings are anticipated), the RAAF site in Regents Park (with 300 new dwellings anticipated), Homebush Bay West, and within residential zones in the vicinity of Auburn's town centres. Previous development activity has seen an additional 355 new dwellings during 1996 – 2001, and an additional 761 dwellings during 2001-2006. The current forecast to 2016 is for an average of 710 new dwellings per annum.

Longer-term METRIX forecasts have been released by the Department of Planning for the Auburn LGA as shown in **Table 5-1**.

Table 5-1: DOP METRIX projected dwelling yield (2004–2031)

| Auburn LGA Locations | 2004 Dwellings | 2031 Total dwellings | Dwelling Increase |
|--------------------------------|-----------------------|-----------------------------|--------------------------|
| Clyburn (E) | 661 | 751 | 90 |
| North Lidcombe (E) | 185 | 194 | 9 |
| Regents Park (E) | 233 | 533 | 300 |
| Silverwater (E) | 904 | 1006 | 102 |
| Auburn | 3186 | 5183 | 1997 |
| Auburn Infill | 9074 | 10796 | 1722 |
| Auburn South | 867 | 884 | 17 |
| Auburn South West | 637 | 648 | 11 |
| Berala | 1806 | 2091 | 285 |
| Lidcombe | 2535 | 4189 | 1654 |
| Newington | 284 | 304 | 20 |
| Olympic Park | 487 | 12818 | 12331 |
| Regents Park | 506 | 626 | 120 |
| Total Dwellings for LGA | 21,365 | 40,023 | 18658 |

*E indicates an Employment Centre

In the context of these indicative State Government forecasts to 2031, Council is reviewing its Residential Development Strategy, and is also undertaking Town Centre studies to explore future development potential and preferred growth scenarios, and to establish Planning and regulatory provisions for long term development. Furthermore, as the State Government is also reviewing urban development/growth options for the Parramatta Road corridor and the Sydney Olympic Park site, this Plan does not include any proposed new Master Plan population forecasts for these areas (while these will be considered with the subsequent release of any new Master Plans as part of a comprehensive Plan review process during 2008/9).

Consequently, this Plan for the period 2006 to 2016 does not incorporate any new or proposed residential development initiatives/growth areas beyond this time frame, but consolidates and retains existing and previous growth projections in relation to brownfield sites, infill development in existing Residential 2b and 2c zones, and mixed commercial and residential development in existing business zones. Parts C and D of this Plan includes additional development in Homebush Bay West and Carter Street / Sydney Olympic Park (Sections 15.1 and 15.2).

5.4 Occupancy rates

Based on 2006 Census data for the Auburn LGA, the following occupancy rates have been adopted for **Part B** of this Plan.

Table 5-2: Assumed occupancy rates

| Dwelling size | Occupancy rate |
|---|----------------|
| Small dwelling (no more than 1 bedroom; and/or under 65 m ²) | 1.3 |
| Medium dwelling (no more than 2 bedrooms; and/or 65 – under 90m ²) | 2.5 |
| Large dwelling (more than 2 bedrooms; and /or 90 – under 115m ²) | 3.4 |
| Very Large Dwelling (130m ² or more) | 4.2 |

The above dwelling types are similarly applied in development contributions Plans for the Botany Bay, Leichhardt, Marrickville and Canterbury LGAs. The use of average occupancy rates and dwelling types for forecast development in these LGAs would not be dissimilar to the type of development forecast to occur in the area to which **Part B** of this Plan applies, over the life of this Plan.

6. Public domain

6.1 Strategy Plans

This Plan provides the works programs, their apportionment and nexus, for the acquisition and initial embellishment of the public domain that includes additional parks and civic spaces, and for capital improvements to Council's existing public spaces including existing parks, civic spaces, streetscapes in town centres and for the pedestrian environment.

6.2 Causal nexus



The public domain is an essential and important part of the Auburn LGA as it includes streets, footpaths, car parks, bus stops, parks, sporting ovals, picnic grounds, plazas, arcades, and public buildings whether publicly or privately owned.

The public domain defines and supports everyday life in residential areas and commercial centres. Public spaces are significant in the cultural environment as sites for recreation, relaxation, socialisation / interaction, exchange, expression, and ceremony, and in the physical environment with new forms of urban ecology and sustainability through water management, microclimate control, provision of habitat, and so on. Urban public space is of vital importance because of the way it shapes people's experience and understanding of the urban environment and its every-day life.

The public domain provides the settings not only for everyday life, and also for economic and community activities and for civic occasions. It therefore reflects the social and communal life of the community because it is the common cultural ground where people carry out their everyday activities that bind communities whether in the normal daily routines, business and shopping activities, social gatherings, sporting and recreation activities, or in periodic festivities. This public domain therefore needs to be accessible and available to all residents and age groups throughout the LGA given the compact distribution and small geographic scale of the residential component part that comprises 60% of the total 32 km² land area of the LGA



The presence of quality parks and public spaces also has many personal, economic and environmental benefits:

- Personal benefits: The presence of parks encourages physical activity and passive relaxation – both of which benefit health and contribute to a feeling of well-being, satisfaction with the neighbourhood and a connection to community.
- Economic benefits: Parks and quality public spaces encourage investment in business and improve the demand for both residential and commercial property, as there is value to businesses from improved open space. Quality urban environments and access to recreational facilities also benefit surrounding property values.
- Environmental benefits: Trees generate oxygen, reduce air pollution and control soil erosion.
- Children and young people: Studies have shown that outdoor play is essential for the physical and social development of children. Providing recreational opportunities for youth has been shown to engage them positively with the community.
- Diversity and access: Peoples' appreciation and use of open space will increase as Sydney becomes more compact. A mix of different open space will be required to meet community recreational needs and changing demographics

Since the mid-1990s Auburn's Town Centre areas – particularly at Auburn and Lidcombe – have changed and will continue to change from being static in terms of population change and development activity. Recent new development, including the brownfield sites of Newington Village; the former Lidcombe Hospital site; and the former RAAF Base land (Berala/Regents Park) where local facilities have been provided, is generating increasing demand for district wide-recreational facilities and town centre public open spaces, improved and expanded streetscape public domain, and there is a need to Plan for the acquisition and/or improvement of additional open spaces, both at the local and district level.

The anticipated increase in resident population will:

- place greater demands on existing public domain, parks, open space and recreation facilities; and

-
- require the provision of new or augmented facilities which are currently not available in Auburn LGA or in its Town Centres, or may not have the capacity or be of a kind to cater for the increased demands of future population and workforce.

The link or nexus between anticipated development in the Auburn LGA and the nominated facilities has been established according to:

- the type and extent of anticipated medium density residential development, and the expected increase in population and/or workforce as a consequence of that development, particularly in the Town Centres;
- the characteristics of the population and/or workforce, and the requirements for new, additional or augmented facilities and services;
- the availability and capacity of existing facilities and services in the area; and
- the extent to which the proposed facilities and services will meet the needs of the new population and/or workforce.

The increased resident and worker populations derived from the future development of the Auburn LGA will generate the need for:

- public domain and public space works which enhance the pedestrian environment of the Auburn's Town Centres where significant new development will occur; and
- new/augmented public parks within the Auburn LGA, including major district parks, foreshore parks, and local parks; and
- new/augmented recreation facilities including playgrounds, sports facilities, sportsfields, skate parks and aquatic centres.

In order to meet these additional needs and to ensure there is no loss of amenity for existing residents, Council will continue through its developer contribution Plans to:

- Acquire and embellish additional open space at least at the current per capita rate of provision;
- Embellish existing open space to meet the needs of new residents including playground facilities; access improvements; barbecue and picnic facilities; landscaping; paving and seating; public art and provision for pedestrians and cyclists;
- Extend the open space system in town centres through the provision of an improved streetscape environment including footpath widening, the planting of street trees and other appropriate landscaping;

Private open spaces or recreational land not dedicated to Council will not be considered as meeting the contribution requirements of this Plan. Furthermore, works that are integral to the design of a development or which form part of essential private space and landscaping or which, in the opinion of Council, are sited or designed in such a way as to discourage public use will not be considered as an offset to contributions.

It is to be noted that for parks and public places in the Auburn LGA, in some residential areas, safe and direct access to open space is limited due to low pedestrian networks and barriers created by busy major roads and rail corridors, and as the population increases so will the demand for organised and informal sports and other activities with greater pressure placed on existing open space in the future. Furthermore, the cost of land in Sydney is increasing, and future open space needs will be increasingly met by a gradual shift from land acquisition to sustainable management and park improvements.

6.3 Geographic nexus

Most of the current Auburn population of 64,000 reside south of Parramatta Road in an area of about 19 km², while the remainder of the LGA land area of about 13 km² comprises large areas of industrial lands, open space and waterways including large areas in Homebush Bay and land uses such as Sydney Olympic Park, Bicentennial Park, Botanic Gardens along Duck River and Rookwood Cemetery. Given significant future population growth both in existing brownfield sites in Regents Park and south Lidcombe, and likely to occur around centrally located Town Centres associated with existing railway stations, Auburn's existing and future public domain will need to retain acceptable levels of quality, capacity and accessibility across the whole LGA.

This Plan is guided by the *Auburn Open Space Strategy 2001* and the strategic directions and works projects contained in the previous *Auburn Section 94 Open Space Contributions Plan 2001*. It continues to provide for new open space and facilities according to these Plans, with the locations of these facilities having been determined to meet the future needs of the new population and/or workforce, having regard to the location of increased demand, accessibility to the identified facilities and the manner in which such need, in Council's view, may best be satisfied. In some cases, sites in the Town Centres will need to be identified for public domain facilities as development occurs.

Council has determined that, given the relatively small area of the LGA and the concentration of the population in 60% of the total land area, it is not necessary to levy separate contributions for new open space and recreational facilities on a strictly defined precinct basis. Rather it is considered that while logical locations for new facilities will be identified to meet future demand, such facilities have also been planned to be uniformly distributed throughout the LGA to coincide with that demand, and where possible to be co-located with activity centres and transport nodes, and generally to be accessible to all new residents and/or workers from anywhere in the LGA.

Council will ensure an equitable expenditure of contributions throughout the LGA, and new facilities will continue to be reviewed on a case by case basis to ensure nexus between the proposed public domain / open facility and new development, and therefore eligibility for the levying and expenditure of developer contributions.

As the acquisition of private land for future open space in a developed LGA such as Auburn is both expensive and difficult to achieve from pre-determined precinct funds, open space acquisition under this Plan will be undertaken on an LGA-wide basis.

This will provide greater implementation flexibility for Council, and given the small spatial and residential component area of the LGA, it is considered that this will

provide all new residents with reasonable access to new open space and public domain / town centre facilities.

The incoming population will require these facilities to be delivered to a standard at least equal to the level of service currently provided. Current general standards of provision and a review of expressed contemporary aspirations for the provision of facilities based on the *Auburn LGA Recreation Needs Study 2003* (SGL Consulting Group) and the *Auburn Playground Strategy 2007* have been used as a basis for developing the projects and priorities for the Works Schedule at Part G to address cumulative future needs contained in this Plan.

New Brownfield Areas



There are three major new residential areas that continue to form part of this Plan, being: Newington Village; the former Lidcombe Hospital site (left); and the Regents Park RAAF Base land (Berala / Regents Park).

While the existing supply of total open space land in the Auburn LGA exceeds 2.8 hectares per 1,000 persons as the conventional Planning / provision standard mentioned in the Council's *Open Space Strategy Report* (1998), it is considered that this would be a reasonable standard to apply for the purpose of levying development contributions from new development, particularly when determining additional open space to be provided in new residential areas. The recommendations of the *Open Space Strategy* is that each of these areas be provided with new open space areas in order that they may be self-sufficient in regard to local open space needs as a minimum.

Planning for the Newington Village area proposed that an area of 13.8 hectares be dedicated to Council which would equate to a provision of 2.7 hectares per additional 1,000 persons.

In regard to the former Lidcombe Hospital site, additional open space is to be delineated by a development control Plan. Initial Planning for the site identified the eventual dedication of an additional 5.6 hectares of open space land which would equate to the provision of 2.8 hectares per additional 1,000 persons. The dedication would satisfy the local needs of the proposed development at no cost to Council, including full embellishment of the land, with details conceptually shown on the development control Plan where the location and configuration of the open space land should accord with the *Open Space Strategy*. Contributions towards the development of district open space would also continue to be required.

Planning for the Regents Park RAAF Base indicated an intention to provide an additional 2.5 hectares of open space land which would equate to the provision of approximately 2.8 hectares per additional 1,000 persons. This would effectively satisfy the local open space needs of this development subject to dedication of the land, in a fully embellished form, at no cost to Council. The location and configuration of the open space land should be consistent with the *Open Space Strategy* and

conceptually shown on the development control Plan for the area. Contributions towards district open space would also continue to be required.

All new residential areas should also contribute towards the associated administration costs of this Plan, regardless of whether all other contribution requirements are met wholly by the dedication of embellished land. Costings are provided for the embellishment and dedication of land proposed. Notwithstanding, it is assumed that these will be provided as part of the residential development, in which case the value of the land and facilities provided in-kind would be deducted from the contributions otherwise owed.

6.4 Temporal nexus – Established areas

Generally only those facilities and services which are required as a consequence of anticipated development up to and including the year 2016 are included in the Plan. In some cases a facility or service will be built to serve a larger population and/or workforce than will accrue during this period of this Plan. Only the proportion of the cost of these facilities attributable to the population accruing between 2006-2016 will be levied in this Plan.

The works schedule identifies works for which all contributions are proposed to be taken during the period of the Plan, and longer term works, for which contributions will be collected beyond the 2006 – 2016 period than this Plan. Council has a continuous rolling Capital Works Program featuring an open space and public domain works including embellishments and upgrades to existing parks and streetscapes as well as a significant program of open space acquisition.

The program for projects will be planned in conjunction with Council's annual Management Plan, to take advantage of opportunities to utilise other funding sources such as grants which are offered on a year-to-year basis, or applications for special variations to general income which are subject to Ministerial approval. In all programs proposed to be implemented over the full life of the Plan, the expenditure of development contributions funds will be generally equal (in 2006 dollar terms) in each financial year period.

The Works Schedule shows the range of facilities, their cost and timing of provision. The cost of providing these facilities will in part be met and recouped from new development in the Auburn LGA. The proposed works will be carried out to meet the likely needs for, and the increasing usage of, facilities and services as a consequence of new development or in anticipation of new development. Council acts on the basis of making commitments to projects on a list of contending projects as funds are available. Council considers the merits of a set of alternate proposals as part of the annual Management Plan budget Planning process, and priorities are established accordingly. The timing of projects in the Works Schedule are therefore to be taken as indicative, and programs will be revised in light of policy reviews, reflecting development trends and availability of funds.

6.5 Apportionment

The acquisition of new open space proportional to the net increase in population seeks to maintain the current per capita rates of provision of open space. This

acquisition and initial embellishment is 100% attributed to the incoming population. While the whole population will have access to all parks, the rate of acquisition required to maintain the status quo, is fairly attributed to the incoming population.

Streetscape works, new playgrounds and the embellishment of existing parks to meet the changing needs of the whole population both incoming and existing, is apportioned across the total population. The apportionment is calculated on the basis that at 2016 the projected 19,000 new residents will account for 23% of the total 83,000 end population. This means that Council will fund the greatest proportion at 77% of these works from sources other than development contributions and the incoming population will only bear its fair share.

6.6 Contributions calculations

6.6.1 Calculation methodology

As identified in **section 5.3** of this Plan, the Auburn LGA is projected to undergo substantial growth in population for the operational period of this Plan (2006 – 2016).

Contributions for the embellishment and acquisition of new district and local open space, including town centre civic spaces, may be by land dedication or monetary contributions. Private open space or recreational land not dedicated to Council will not be considered as meeting the contribution requirements of this Plan. Furthermore, works which are integral to the design of a development or which form part of essential private open space and landscaping or which, in the opinion of Council, are sited or designed in such a way as to discourage public use will not be considered as an offset to contributions.

Open space land provided on-site, which exceeds the requirements of this Plan for local open space, cannot be counted as a credit for any facilities or contribution required by any other contributions Plan.

The minimum rate of contribution for open space is **2.8 hectares of land per 1,000 persons** of projected population to be dedicated free of cost to Council. The land must be suitable to Council for the purpose intended. For open space the land must satisfy the following requirements:

- be located within 500 metres of the projected population for which it is proposed as a local open space;
- have a maximum grade of 1 in 10 in any direction;
- be separately subdivided with a separate certificate of title;
- be provided with a water service;
- be cleared of all rubbish and debris;
- be suitably embellished; and
- be otherwise suitable for its intended purpose.

For the purposes of calculating the contribution amount, the following components have been **included**:

- the capital costs associated with the embellishment of open space lands; and
- current land values.

For the purposes of calculating the contribution rate, the following components have been **excluded**:

- the cost associated with any proposed acquisition or embellishment of open space land (capital and land costs) which are intended to serve the existing population or to make up for an existing deficiency of provision (the public facilities which are to be funded through this contributions Plan are intended to meet the needs of the future population only).
- Council will pay the proportional amount for the existing population;
- any development contributions which may have been collected previously for the provision of a particular facility and which has not as yet been expended;
- any assured grants, subsidies or funding from other sources which may be payable in respect of any nominated public facility;
- any recoverable funding which has been provided for public facilities which may have otherwise been provided under section 94 of the EP&A Act;
- costs associated with ongoing or routine maintenance, staff resources or other recurrent expenses; and
- any public facilities which may be required by the population, which another organisation or government agency is responsible for providing.

6.6.2 Calculation formula

(a) Acquisition and embellishment: New Open Space and Public Domain

The method for the calculation of contributions for the acquisition and embellishment of new open space and public domain identified in **Table 22-1** of **Part G** of this Plan is described by the formula as follows:

$$C_{OS} = \frac{K_{OS}}{P_{\Delta}}$$

where:

| | |
|--------------|--|
| C_{OS} | is the New Open Space / Public Domain development contribution per resident; |
| K_{OS} | is the cost of additional new open space, public domain and recreation infrastructure required including both the cost of land acquisition and embellishment less previous ; and |
| P_{Δ} | is the number of additional residents in new development. |

Developer contributions paid into previous locality-based Plan accounts for the purposes of acquisition of new district and local open space are carried forward into this same purpose single fund for the provision of New Open Space and Public Domain facilities.

(b) Future work to existing Public Domain: Open Space and Town Centres augmentation works

The works proposed under this Plan which may be characterised as the augmentation of the existing public domain of open space and town centre areas will have a public benefit which is not triggered by new development and will be shared by the total population. Consequently, this cost is apportioned between both the existing and forecast new population.

The method for the calculation of contributions for the augmentation of the existing public domain works identified in **Table 22-1** of **Part G** of this Plan can be described the formula as follows:

$$C_{PD} = \frac{K_{PD}}{P_{LGA}}$$

where:

| | |
|----------|--|
| C_{PD} | is the Public Domain augmentation development contribution per resident; |
| K_{PD} | is the cost of existing Public Domain augmentation less |

previous contributions; and

P_{LGA} *is the total number of residents in the LGA.*

Developer contributions paid into previous locality-based Plan accounts for the purpose of embellishment and improvement of existing district and local open space and town centre streetscapes are carried forward into this same purpose single fund for Open Space and Town Centres augmentation works.

Contribution rates are set out in **Section 1.6**

(c) Land dedication

The formula for calculation of the required land dedication contribution for any development of a brownfield site that is not identified in **Part G** of this Plan can be verbally described as follows:

- Determine the total area of land proposed to be developed and the residential development expected;
- Determine the net increase in residential population within the proposed development area based upon the expected type of development and the projected occupancy of such development;
- Determine the area of the land dedication requirement by multiplying the rate of dedication by the expected net increase in resident population.

The formula may also be represented as follows:

$$C_L = 28,000 \times \frac{P_{DA}}{1,000}$$

where:

C_L *is the minimum area of land in square metres to be dedicated under the Open Space and Recreation development contribution;*

28,000 *is the minimum area of dedication per person for Open Space and Recreation required under this Plan (2.8 hectares per 1,000 persons); and*

P_{DA} *is the projected increase in population on the proposed development site.*

(d) Existing brownfield sites

Development within existing brownfield sites will continue to contribute to district and local open space acquisition and embellishment only (and no other public domain works in town centres) at the same base rates contained in the previous superseded

Open Space Plan (Table 1.1 for Homebush Bay; Table 1.2 for the former Lidcombe Hospital Site and the former RAAF site – Regents Park), and as shown below in this Plan where these site-specific contribution rates are retained.

These rates are the base rates adopted by Council in August 2005 and will be indexed under the provisions of this Plan when it comes into force. The retention of these Open Space base rates is considered reasonable for development in the existing brownfield sites given that this development will also continue to be levied for Community Facilities, but will also be subject to additional LGA-wide levies under other Strategy Plans – Accessibility and Traffic, and Plan Administration. See **section 1.6** of this Plan.

Table 6-3: Contribution Rates – Open Space - Brownfield Sites

Former Lidcombe Hospital Site

| Developer contributions applicable where the developer undertakes “works in kind” for local open space land dedication and embellishment. | | | | |
|--|------------------|------------------|------------------|-------------------|
| | 1 bedroom | 2 bedroom | 3 bedroom | 4+ bedroom |
| Detached Houses | \$1,272.72 | \$1,670.44 | \$2,545.43 | \$3,420.43 |
| Villas & Townhouses | \$1,034.08 | \$1,829.53 | \$2,624.98 | \$3,102.25 |
| Units | \$954.54 | \$1,988.62 | \$2,784.07 | \$2,863.61 |
| Developer contributions applicable where no “works in kind” for local open space land dedication and embellishment are undertaken. | | | | |
| | 1 bedroom | 2 bedroom | 3 bedroom | 4+ bedroom |
| Detached Houses | \$12,024.72 | \$15,782.44 | \$24,049.43 | \$32,316.43 |
| Villas & Townhouses | \$9,770.08 | \$17,285.53 | \$24,800.98 | \$29,310.25 |
| Units | \$9,018.54 | \$18,788.62 | \$26,304.07 | \$27,055.61 |

Former RAAF site – Regents Park

| Developer contributions applicable where the developer undertakes “works in kind” for local open space land dedication and embellishment. | | | | |
|--|------------------|------------------|------------------|-------------------|
| | 1 bedroom | 2 bedroom | 3 bedroom | 4+ bedroom |
| Detached Houses | \$1,272.72 | \$1,670.44 | \$2,545.43 | \$3,420.43 |
| Villas & Townhouses | \$1,034.08 | \$1,829.53 | \$2,624.98 | \$3,102.25 |
| Units | \$954.54 | \$1,988.62 | \$2,784.07 | \$2,863.61 |
| Developer contributions applicable where no “works in kind” for local open space land dedication and embellishment are undertaken. | | | | |

| | 1 bedroom | 2 bedroom | 3 bedroom | 4+ bedroom |
|---------------------|------------------|------------------|------------------|-------------------|
| Detached Houses | \$11,939.38 | \$15,670.44 | \$23,878.77 | \$32,087.09 |
| Villas & Townhouses | \$9,700.75 | \$17,162.86 | \$24,624.98 | \$29,102.25 |
| Units | \$8,954.54 | \$18,655.29 | \$26,117.40 | \$26,863.61 |

Homebush Bay (Excluding Homebush Bay West Area)

Developer contributions applicable where no “works in kind” for local open space land dedication and embellishment are undertaken.

| | 1 bedroom | 2 bedroom | 3 bedroom | 4+ bedroom |
|---------------------|------------------|------------------|------------------|-------------------|
| Detached Houses | \$9,856 | \$12,937 | \$19,713 | \$26,490 |
| Villas & Townhouses | \$8,008 | \$14,169 | \$20,329 | \$24,026 |
| Units | \$7,392 | \$15,401 | \$21,561 | \$22,177 |

7. Community facilities

7.1 Strategy Plans

The Auburn LGA is an exceptionally diverse community of residents, workers and visitors both culturally and in terms of socio-economic status, and Council aims to provide a well developed network of community facilities which include community centres, seniors' centres, cultural/art centres, youth facilities, libraries and child care centres.

Community facilities are recognised for their broad contribution to communities, groups, families and individuals. They provide opportunities for community engagement and interaction, learning and development, entertainment and activity. This Plan outlines the types of community facilities to be provided by development contributions and the nexus for these facilities based on the needs of new residents and workers.

7.2 Causal nexus

Auburn Council acknowledges its commitment and responsibilities in the provision and ongoing management of community facilities as represented in a number of its corporate documents. Specifically the *Strategic Plan – Auburn 2030* recognises the contribution that community facilities make to its key direction areas, namely “An inclusive and culturally engaging Auburn”, and the goal of “Enhanced services that meet community needs”. Council’s *Strategic Social Plan 2005-2010* found that community facility provision is uneven in the LGA, and given significant future population growth, Council has identified a number of Action Areas comprising program / Planning issues which need to be addressed over the long term to ensure the well-being of all its citizens, and these include:

- A Social Infrastructure Plan (*Community Facility Needs Assessment and Development Study 2007*) to identify what facilities and services are required and where they are most needed as the population expands, with a review of existing arrangements in Council owned facilities to foster equity of access to facilities and services in these venues;
- An investigation on ways to increase affordable childcare places for children aged 0-2; and
- An *Auburn Cultural Plan 2007* which will include developing an arts network and public art program

The *Strategic Plan-Auburn 2030* identifies specific community service programs and policy actions which Council considers essential to the Auburn community. Many of these programs and policies will have specific community facility requirements and are likely to place considerable demand on Council’s existing community facilities. Similarly, Council’s *Strategic Social Plan 2005 -2010* provides aims and actions for improving the social wellbeing of Auburn’s population with many of these also having implications for community facility provision as outlined below:

-
- Significant improvement in Auburn's profile of relative disadvantage – with community facilities required to support education and awareness programs for child protection, and training / skills development programs to improve access to employment.
 - A distribution of community services in the LGA based on comparative need – with community facilities to be provided in geographic areas of increased demand and greatest social need. The Social Plan sets a target of one new or upgraded facility in accessible locations in the next 5 years. It also identifies the need for policies which ensure equity of access to community facilities and services together with providing an opportunity for coordinated service delivery through the provision of shared and affordable community facilities. The provision of additional affordable child care for 0-2 year olds is also identified.
 - A culture of life long learning throughout the LGA – with community facilities needing to provide for more technical, recreational and creative learning. An increased number of literacy programs for selected target groups within the projected future population is the target in the next 5 years with specific actions around the development of Council's library services and facilities.
 - A stronger community cultural life – with community facilities needed to support cultural and civic networks. Increased levels of Council programming, sponsorship and in-kind support for inter-agency networks and partnerships and shared cultural events is set as the 5 year target while specific actions around cultural/community art initiatives, education and consultation are also identified. Appropriate and adequate community facilities will be required from which these programs can operate.

7.3 Geographic nexus

As discussed in **Section 5** – Development forecast, between 2006 and 2016, the residential population is expected to increase by approximately 19,000 people. Increases in the resident and worker populations of this magnitude will place new demands on the network of existing community facilities provided by the Council.

Council's aims for social well being are derived from the *Strategic Social Plan 2005-2010* which relate to community facilities and include an equitable geographic distribution of community services in the LGA based on comparative need and demand, and where the aim is to improve the capacity, availability and distribution of community services, including social, cultural, recreational, community health and educational services. To ensure that the needs of incoming residents are met, additional community facilities will be provided and in some instances existing facilities will be expanded. The additional community facilities to be provided by this Plan are located across all parts of the LGA to adequately service the needs of the new residents based on the consideration of the location and characteristics of new development.

The *Strategic Social Plan 2005-2010* and the *Community Facility Needs Assessment and Development Study 2007* recognise that Council has a responsibility to Plan for the provision of community facilities that meet identified priority needs of the local community, and commits the Council to creating a network

of multi-purpose community facilities with flexible spaces located in strategic positions across the LGA.

Council has determined that, given the relatively small area of the LGA and the concentration of the population in 60% of the total land area, it is not necessary to levy separate contributions for community facilities and services on a strictly defined precinct basis. Rather it is considered that while logical locations for new facilities will be identified to meet future demand, such facilities have also been planned to be uniformly distributed throughout the LGA to coincide with that demand. Furthermore, these facilities are to be co-located with existing LGA activity centres such as town centres and transport nodes, so as to be readily accessible to all new residents and/or workers from anywhere in the LGA, in providing a range of priority social, developmental, recreational and cultural programs, including high need groups with opportunities for personal, social and economic development.

Council will ensure an equitable expenditure of contributions throughout the LGA, and new facilities will continue to be reviewed on a case by case basis to ensure nexus between the proposed community facilities and new development, and therefore eligibility for the levying and expenditure of developer contributions.

Community facilities included in this Plan

1 Previously completed and on-going projects:

In relation to expected demand arising from on-going and anticipated development, this Plan carries forward for recoupment facilities levied and completed under previous Plans, as follows:

- **District Multi-Purpose Community Centre**

Auburn Council has recently completed the construction of a District Level Multi-Purpose Community Centre to cater for increasing population and needs within the Auburn LGA. This Centre was completed in 2000 and includes an auditorium/hall with stage and attached kitchen facility, multi-purpose meeting rooms and an exhibition area. The facility is located adjacent to the Auburn Civic Centre.

The provision of this Centre as an accessible, central place to meet and express the various cultural identities of residents of Auburn LGA has been long recognised. Council has previously and will continue to levy recoupment contributions from the new population for 30% of the capital costs for the provision of a District Multi-Purpose Centre, with Council paying 70% of the costs for the existing community.

- **Central Library expansion**

Auburn Council has recently completed the expansion of its central library facility to cater for increasing population and needs within the LGA. The Central Library is located in Auburn adjacent to the Civic Centre and the District Multi-Purpose Community Centre.

Council has previously and will continue to levy recoupment contributions from the new population for the full capital costs associated with the expansion of the original Auburn Central Library in recognition of the need to provide an expanded facility to cater for projected population growth.

▪ Library reference materials and resources



Auburn Council's network of libraries provide a range of books, reference materials and equipment suitable to serve the research, educational and recreational needs of the population of Auburn. Anticipated future development will increase demand for these services. This Plan will continue to levy for additional library resources including books, CDs and computer terminals. These will be allocated across the network of libraries serving the Auburn LGA.

- **Youth Facilities** were levied for under the previous Plan where Council identified the pressing need for additional and accessible youth facilities in various parts of the LGA to cater for both new and existing residents. The draft Community Social Plan highlighted the lack of accessible facilities for the youth of Auburn LGA and surveys of the 'rage cage' (a multi purpose recreation facility constructed at Newington) shows youth age-groups travel from all over the Auburn LGA to use this facility.

2 Strategic Review: Future Priorities

In relation to additional new facilities, this Plan incorporates a number of outcomes from the *Community Facility Needs Assessment and Development Study 2007*, that found Council community facilities will need to be expanded to meet best practice requirements and provide a range of spaces suitable for the key targets groups in the LGA. This includes the provision of suitable space for:

- Preschool and child care services together with supportive programs for families/parents;
- Community and social services for other population groups including school aged, children, youth, older people and people with specific social needs;
- Skills development, training and social enterprises with this typically associated with libraries and community centres;
- Sessional community health services and programs integrated with other community centre activities;
- Education and lifelong learning programs typically provided by libraries;
- Partnership programs with other levels of government, community-based organisations and major non-government organisations in community centres and/or as subsidised community office space.
- Cultural activities such as community arts, performance and cultural events potentially in a purpose-built cultural/arts venue/s where the provision of dedicated facilities for the delivery of cultural programs including arts and education activities is limited across the Auburn LGA, and most venues in the area are multipurpose in nature and are shared with the diversity of other users. In many cases these facilities provide limited amenity include small or no kitchen provision and no accessible public toilets. There will be a need a Performing Arts centre by building or converting a cultural facility that provides opportunity for cultural expression, including exhibition, workshop, meeting and

performance/rehearsal space with specialist resources and equipment in order to access facilities that provide opportunities for lifelong learning and creative art skills development and appreciation as these are important in fostering community cohesion and community understanding.

New projects included in this Plan

Specifically, this Plan includes works projects that in part address the following Study findings:

- **Family and Children's Centres:** The provision of two or more Council facilities providing child care and children's services in the LGA is required preferably in Auburn and Lidcombe or Berala, as there is a significant need for additional preschool and long day care services/facilities in the LGA with this need likely to increase significantly as the population grows. While it is not expected that Council will provide these additional preschool and long day care services, it has a social responsibility to assist in meeting some of the needs for preschool services and long day care services for children aged under 2 years old which are typically not catered for by the private sector. Under this Plan, new Family and Childrens' Centres are proposed at Auburn and Berala each comprising 600 m² sited on existing public land. Because the proposed rates of provision of child care places have been based on the need generated by new residents, the costs of these are fully apportioned to new development.
- **Community Centres:** The need for additional community centres in the LGA with the provision of two additional community centres in Auburn (the reuse of the Auburn Bowling Club and Auburn Community Health Centre) and new centres in Berala and Homebush Bay is required in line with a new benchmark based on providing community centres which are large enough to be multipurpose facilities (i.e. 450m² or larger) at a slightly higher rate than is currently provided (i.e. 0.05 m² per person). In terms of population catchment, this benchmark provides for additional community centre space for populations with high levels of social disadvantage.

Council already has a community centre adjacent to the Regents Park railway station which is relatively small and offers inadequate accommodation in terms of meeting the future needs of community groups. It currently provides a somewhat dated single hall which poorly addresses future community needs arising from within the wider LGA. Council has been and will continue levying for the acquisition of a site and construction of a new centre, and in this regard, this Plan carries forward this project to construct a new expanded facility on the site of the existing centre.

Secondly, a new Community Centre is proposed comprising 750m² sited on existing public / Council owned land at the Auburn Bowling Club. As the need for these facilities is fully generated by the new residential population, the costs of these works are to be apportioned totally to the new population.

- **Library Facilities:**

Existing library facilities are to be expanded with additional space required for Auburn Central Library, Regents Park Library and Lidcombe Library to accommodate facilities needed to provide more technical, recreational and

creative learning, and an increased number of literacy programs for selected target groups. This is based on a current total of 2386sqm provided for library services in the LGA and an existing rate of provision of 0.04sqm per person, where by 2016 with an expected increase of 19,000 persons, this will result in an additional need for 760 sqm of library space for the entire LGA.

Under this Plan, a staged expansion of existing library facilities is proposed at the Regents Park Library to 724 sqm (in conjunction with the Regents Park Community centre expansion) and the Lidcombe Library to 1019 sqm to accommodate facilities needed to provide more technical, recreational and creative learning, and an increased number of literacy programs for selected target groups. Because the proposed rates of provision of floor space, bookstock and computers have been based on the need generated by new residents, the costs of these are fully apportioned to new development.

In the longer term, new library facilities are also being planned to meet the future needs of new residential development at Sydney Olympic Park (to be joint-funded by Council and the Sydney Olympic Park Authority), while the Auburn Central library will also need to increase to 2011sqm as a central library for the Auburn LGA. This is an increase of 375sqm from the existing library floor areas.

The types of community facilities described above will:

- Be multi-purpose and provide activities and programmes for the broadest possible range of new user groups, or a range of services for high needs groups;
- Be designed and developed applying best practice principles and in partnership with key stakeholders and communities;
- Respond to the priority community issues and needs deriving from new development and identified through the Council's forward Planning processes;
- Enhance the safety and amenity of the local neighbourhood.

7.4 Temporal Nexus

The proposed community facilities will be provided over the period of 2006 to 2016 (i.e. the life of this Plan) and as development occurs as shown in the Works Schedule at **Part G** of this Plan.

7.5 Apportionment

New development will contribute to the cost of providing community facilities to meet the needs of incoming resident populations and ensure the equitable provision of community facilities across the land to which this Plan applies.

As this Plan seeks to provide community facilities to meet the needs of the future population, and to maintain the existing standard of access to facilities, with the expansion and /or provision of new Library facilities, Family and Children's centres and additional Community Centres, the cost of these facilities is to be fully apportioned to new development.

As the District Community Centre, the Library Expansion Auburn Civic Centre and the Youth Facilities will serve both new and exiting residents, these costs have been previously apportioned between new and exiting development under previous Plans.

7.5.1 Associated costs of community facilities provision

This Plan seeks to recoup the remaining costs as at June 2007 associated with the provision of previously completed community services and facilities, being the District Community Centre and the Central Library expansion.

Detailed costings for community facilities are identified in **Part G** of this Plan.

7.6 Contributions calculations

7.6.1 Calculation methodology

Following methodology was adopted for the calculation for community services and facilities contributions:

- Determine the total increase in population expected.
- Determine the cost of community services and facilities, after apportionment.
- Divide the total cost of community services and facilities less previous contributions/existing funds by the total increase in population to determine the community services and facilities contribution per person.

7.6.2 Calculation formula

The formula for calculation of contributions is:

$$C_{CSF} = \frac{K_{CSF}}{P_{\Delta}}$$

where:

C_{CSF} is the community services and facilities contribution per person

K_{CSF} Is the cost of community services and facilities after apportionment, less existing / previous contributions; and

P_{Δ} is the number of additional residents in new development

Developer contributions paid into previous Plan Community Services and Facilities accounts for specific purposes are carried forward into the same purpose accounts in this Plan for Community Services.

Contribution rates are set out in **Section 1.6**

8. Accessibility and traffic

8.1 Strategy Plans

8.2 Causal nexus



Council acknowledges its commitment and responsibilities in the provision and ongoing management of transport and travel accessibility through traffic Planning and management.

This commitment is supported in a number of the Council's corporate documents. Specifically, the *Strategic Plan – Auburn 2030* recognises the contribution accessibility and transport makes to its

key direction areas, namely *A Connected, Safe and Accessible Auburn*. The objectives / goals and strategies of the Plan which relate to traffic and access include:

- safe and reliable transport systems for pedestrians, motorists, cyclists and commuters; and
- good planning for safe and efficient movement of people throughout the area.

As stated in the *Strategic Plan-Auburn 2030*, Council is committed to:

- providing for new and improved links between places through well Planned road networks, bicycle and walking paths; and
- making sure that the elderly and less mobile members of the community have good access to buildings, facilities and services.

New development increases the residential and working population of the area, and based on Council's demographic assessment contained within this Plan, the resident population of the LGA will increase significantly. The increase in population throughout the LGA creates a demand for additional works to improve accessibility, and additional residential development creates a need for improvements to movement systems including capacity, safety and amenity for vehicle, bicycle and pedestrian movement.

The effect of multi-unit housing and the on-going operation of large scale industrial development, in particular, will have significant impacts, especially on existing quality of life, without concomitant improvements in movement systems. Additional residential development will increase the trips to existing Auburn's four neighbourhood commercial centres all sited at railway stations. The Council wishes to improve the utility of these centres for the additional population and workforce by improving pedestrian, bus and cycle access, local area traffic management schemes, lighting and streetscape improvements. This will also require major road capacity

improvements over two existing railway lines at these centres in order to retain and enhance acceptable levels of connectivity within and between these centres and between both northern and southern parts of the LGA.

New development results in an increase in traffic, pedestrian and cycle movements and conflicts between the various modes of transport. This increase in travel demand will create the need for:

- new and augmented traffic facilities to promote traffic flow and reduce conflicts between the various modes of transport;
- alternatives to the private car as a primary mode of transport and the use of more sustainable modes such as cycling, walking and public transport and the associated facilities that promote these alternative modes such as bicycle parking, bicycle paths and better interchanges between the various modes. (Census 2006 figures show that the number of Sydney people who cycle to work rose by 18 percent, and the number of scooter and motorbike riders rose by 27 percent);
- augmented and re-configured roads to increase permeability of the road network within the LGA.

Additional traffic generated by the incoming population ultimately reduces the amenity of the area. In order to maintain acceptable levels of service, new and augmented traffic facilities are required to ensure the safe, efficient and systematic movement of people.

8.3 Geographic nexus

The existing road network within the Auburn LGA adequately meets current traffic flows. However, projected development within town centres and particularly the Auburn Town Centre and the Lidcombe Town Centre, and in new residential areas as part of the Lidcombe Hospital Site and the Regents Park RAAF site is anticipated to generate significant additional vehicular and pedestrian traffic within the existing town centres. This traffic will require major alterations to this part of the road network, including road railway bridge widenings, re-configured traffic circulation arrangements and intersection upgrades. A number of reports have identified appropriate alterations to the network, and the likely costs of these, including:

- *Auburn Railway Crossing Traffic Study* by Jamieson Foley 2001; and
- *Auburn Town Centre Accessibility Study & Modelling Options Traffic Study* by TAR Technologies (2003);

Additional traffic and transport requirements associated with development within Homebush Bay West and the Carter Street Precinct are described in Parts C and D of this Plan.

Previously identified traffic management works located within the Auburn Town Centre – and in the longer term for the Lidcombe Town Centre where both these centres are separated by Sydney's main western railway line into north and south precincts - are considered critically necessary to further development. Unless these works are carried out, redevelopment within these separated precincts, as envisaged

under current Development Control Plans, is considered likely to result in unacceptable traffic conditions that will impact in different parts of the road network across the wider Auburn LGA. Given this, the costs of these works are to be levied on all new development throughout the LGA, excluding HBW and the Carter Street precincts.

Nonetheless, further refinement of the measures required has been undertaken in light of consultations with the Roads and Traffic Authority. This refinement has included expanding the area contributing towards these measures under this Plan to include the whole LGA given the compact and small geographic catchment area of the LGA south of Parramatta Road, and that presently excludes the Homebush Bay West and Carter Street precincts covered under Parts C and D of this Plan.

Expanding and enhancing the travel infrastructure network benefits the entire population of the area, not just those in the immediate vicinity of the infrastructure. The very nature of accessibility works is to improve connectivity within the network. Given the physical links that already exist in the LGA, any traffic and access related works provided in any one part may serve the needs of developments in other locations within the area. Therefore, the only requirement for physical nexus to be fulfilled is for any new/augmented travel infrastructure to be within the land to which this part of the Plan applies.

It is for this reason that, other than new road infrastructure which is attributable only new development areas, all accessibility works are apportioned to all land encompassed by this Plan, excluding the Carter Street Precinct and the Homebush Bay West Precinct.

The proposed traffic management measures are required to ensure that the primary road network for the central part of the LGA can adequately cater for the increased north-south and east-west traffic generated as a result of future development throughout the LGA, and within all commercial centres including both the Auburn and Lidcombe Town Centres, and in the event of the redevelopment of the Clyde Marshalling Yards.

8.4 Temporal nexus

Temporal nexus is met by evidence of Council's current and on-going program of improvements carried through to a rolling works program. The proposed accessibility works shown in the Works Schedule at Part G will be provided over the period of 2006 to 2016 (i.e. the life of this Plan). The timing of the projects in the works program are indicative only as the works schedule will be revised to reflect policy changes, development trends based upon the expected extent and timing of retail and residential growth, and the availability of funds.

8.5 Apportionment

All new development will create increased demands for traffic, pedestrian and cycling facilities. Within the residential and town centre areas, Council intends to undertake these works to accommodate the additional movements generated by new development.

While the need for these improvements is generated by the new residential population, these will benefit both the existing and incoming population, and in the interests of reasonableness, the works are to be apportioned to the total end population, where Council will bear 77% of the cost of works and 23% is attributed to the incoming population.

In respect of cycleways, the Council will be in receipt of grant funding from the Roads and Traffic Authority as part of the Roads to Recovery Project. Therefore, the cost of works program attributable to the population of this Plan has been reduced by 50%. Given that these works will enable mobility well beyond the immediate environs of the development, works are equally apportioned across the whole LGA.

8.6 Contribution calculations

$$C_{AT} = \frac{K_{AT}}{P_{LGA}}$$

where:

| | |
|-----------|---|
| C_{AT} | is the Accessibility and Traffic contribution per person |
| K_{AT} | Is the cost of accessibility and traffic works after apportionment and less previously collected contributions; and |
| P_{LGA} | is the total number of residents in the LGA. |

Developer contributions paid into previous Plan accounts for the purposes of previous works associated with Auburn Traffic Management and Administration – Auburn Traffic Management are carried forward into this same purpose fund for Accessibility and Traffic.

Contribution rates are set out in **Section 1.6**

8.7 Car Parking for Town Centres

Town Centres within the Auburn LGA are well established, traditional strip type centres that at Auburn and Lidcombe are undergoing significant growth and redevelopment. It is Council's preferred position that all developments satisfy the off-street car parking demands created by those developments within the site being developed.

8.7.1 Causal Nexus

The relationship between development and the need to provide off-street carparking is established within the framework Council's local environmental Plan (LEP) and development control Plans (DCPs) that allow Council from time to time to require or accept the payment of in-lieu contributions towards the provision of car parking in off-site locations. The objectives / goals of this part of the Plan are:

-
- To allow Council to accept the payment of monetary contributions in lieu of the provision of on-site carparking, where Council considers it appropriate; and
 - To facilitate growth and redevelopment in town centres by providing alternate means for developers to satisfy the parking requirements of Council's LEP and DCPs; and
 - To help manage traffic in town centres by enabling carparking to be distributed in strategic locations.

Council may only accept contributions for the shortfall of parking for non residential uses such as retail, commercial or recreational uses.

Relationship between development and the need to provide off-street carparking

Development in the context of this Plan means any works, or any change in the use of land which requires development consent and requires the provision of additional carparking under Council's LEP and development control Plans which specify the number of car parking spaces which the developer must provide, and to ensure that new development provides for the demand for carparking likely to be generated by that development. These standards for carparking have been based on the NSW Roads and Traffic Authority's *Guide to Traffic Generating Development*, December 1993.

Circumstances in which contributions should be paid

In some cases in existing commercial centres, commercial or other non-residential sites may not allow for the satisfactory provision of on-site car parking because of the size of existing sites, and the buildings on those sites. Providing alternative off-street or on-street parking is a necessary response to the additional demands created by new development or the redevelopment of existing facilities.

This does not apply to extensions of existing development where the total area of the finished development does not exceed the area of the existing allotment which the development occupies and the development does not involve consolidation of adjoining lot(s).

Council may require or may accept the payment of in-lieu contributions towards the provision of car parking in other off-site locations:

- As an alternative to meeting the car parking requirements on sites where providing all the required parking would be difficult or excessively expansive;
- Where in certain circumstances it may not be either possible or practical to meet the car parking requirements on sites (e.g. where the dimensions of the site or arrangement of existing buildings constrain the provision of parking);
- Where better urban design, streetscape and pedestrian circulation outcomes can be achieved with less on-site parking;
- To allow the rehabilitation of existing or historic buildings where new uses require additional parking that may be difficult to provide; or

- To encourage in certain areas shared public parking for retail spaces to reduce traffic congestion, where peak parking demands occur at different times, where public transport is readily available, and where there is good pedestrian access to existing retail and commercial premises;

These circumstances acknowledge that there will be instances where the maximum amount of off-street car parking which may reasonably or practically be provided on a site is restricted to the dimensions of the site being developed, or by the design or extent of the development that is proposed.

Council may also desire to minimise the conflict between pedestrians and motor vehicles within centres by restricting the number of vehicular footpath crossings and consider that a centrally located public car park can more suitably address the particular off-street car parking needs of a centre.

8.7.2 Geographic Nexus: Town Centre Carparking

Council already provides areas of off-street car parking in Auburn, Lidcombe and Regents Park town centres.

Council will not accept a contribution unless Council is willing to accept the obligation to provide the required parking within an existing or proposed public car parking area. If the off-street car parking demands of a development cannot be satisfied within the site being developed and Council is unwilling to take upon itself the obligation to provide or enlarge a public car parking area to make up for this deficiency, Council will refuse to issue development consent.

Council is willing to accept contributions to provide public car parking in respect of applications for development consent within the environs of the Auburn, Lidcombe and Regents Park Town Centres where Council provides existing public carparks.

The provision of additional on-street car parking (as an alternative to dedicated off street public carparks) is not always viable because of potential impacts on the safe and efficient operation of the road network as well as safety issues for drivers and pedestrians. Council already provides areas of off-street car parking in these town centres. Until recently, this parking has often been funded from sources other than Section 94 contributions. Where a car park has not been constructed from Section 94 funds, it is appropriate to recover the cost of providing the new parking areas by levying new development that does not comply with the requirements of Council's Car Parking code.

Nexus for Facilities

Adequate off-street car parking is required to be provided in respect of all development. Council will, in respect to all applications for development consent, assess the adequacy of the off-street car parking proposed to be provided on the basis of the standards set out in Council's Parking Code. Where there is any deficiency in the off-street car parking proposed to be provided within the site being developed or where Council, as a matter of Planning policy, deems that a centrally located public car park is a more appropriate way of satisfying the particular parking needs of a centre, Council may require or accept a contribution for the provision or enlargement of public car parking facilities within those centres. Council may also apply contributions to public space improvement projects which comprise works

which result in an increase in the amount of short term on street car parking in a centre.

8.7.3 Contribution calculations

The estimated cost for construction per parking space is cited from Rawlinson's Construction Cost Guide (2006) and is currently estimated at \$1,428 per space.

Under Council's engineering requirements, the average minimum gross land area per car space is 35m².

Contribution towards public parking does not entitle a developer to unrestricted access to a parking space or spaces. For this reason, Council will subsidise as under the previous Plan the cost of such parking by bearing 40% of the cost of providing such spaces.

The contribution formula for a car parking space can be expressed as

$$C_P = [K + (A \times V)] \times \text{Discount Factor } 60\%$$

where:

| | |
|----------------------|--|
| C_P | <i>Is the parking contribution per parking space</i> |
| K | <i>Is the parking cost of construction</i> |
| A | <i>Is the average area of land to be acquired per space; and</i> |
| V | <i>Is the average value of land per square metre for land in the vicinity of Auburn business / retail centres.</i> |

Hence the contribution rate is:

$$\begin{aligned} C_P &= [\$1,428 + (35\text{m}^2 \times \$650/\text{m}^2)] \times 60\% \\ &= [\$24,178] \times 60\% \\ &= \$14,505 \text{ per parking space} \end{aligned}$$

Developer contributions paid into previous Plan accounts for the purposes of Auburn Carparking and Administration – Auburn Carparking are carried forward into this Plan same purpose fund Accessibility and Traffic – Town Centre Carparking.

9. Administration

9.1 Strategy Plans

9.1.1 *Expected demand arising from anticipated development*

The administration of development contributions is a complex and expensive task. There are significant legislative requirements and legal precedents governing Plan preparation, management, monitoring and implementation. The contribution Plans themselves require constant maintenance, including the detailed monitoring of development, financial management including calculation of contributions rates and expenditure priorities, indexation, reacting to legal precedent and formal review.

Given the volume and turnover of contributions indicated by projected population and housing growth, and the operation of special area plans for Carter Street and Homebush Bay West, designated specialist staff are employed to manage Council's development contributions framework. The focus of their work is on the administration, planning, designing and monitoring of works to be funded from developer contributions, and only costs directly related to the development and associated with the management of the system, as outlined above, are to be recoverable.

While many other staff spend time on implementation of works and on the administration of developer contributions, not all administration costs will be recoverable by Council, and these are not accounted for in this Plan. In addition, while consultant planning studies are often commissioned in order to determine the extent, design and costings of developer funded works, only those costs which directly result in a development contributions plan are recoverable.

9.1.2 *Plan administration required for expected development*

Council considers that the costs involved with administering the developer contributions system are an integral and essential component of the efficient and effective provision of public services and amenities within the Auburn LGA. Council therefore considers it reasonable that the expenses directly related to the above mentioned positions be funded from developer contributions from future development.

9.1.3 *Associated costs of Plan administration*

The costs of administration are detailed in **Part G** of this Plan.

9.2 Contribution calculations

9.2.1 Calculation methodology

Following methodology was adopted for the calculation for administration contributions:

- Determine total increase in population expected with projected new development.
- Determine the total cost of administration.
- Divide the total cost of administration by the total increase in population to determine the administration contribution per person.

9.2.2 Calculation formula

The formula for calculation of contributions is:

$$C_A = \frac{K_A}{P_\Delta}$$

where:

C_A is the administration contribution per person

K_A is the total cost of administration; and

P_Δ is the increase in future population expected from future development.

Developer contributions paid into previous Plan accounts for the purposes of Administration Plan E6 Community Services and Facilities S94 Plan 2002 and for the purpose of Associated Costs in Section 94 Open Space Plan 2001 (50% for Plan administration) are carried forward into this same purpose Plan.

Contribution rates are set out in **Section 1.6**

PART C: HOMEBUSH BAY WEST PRECINCT

10. Background

10.1 Where does Part C apply?

Part C of this Plan applies to development within the Homebush Bay West Precinct, as shown edged heavy black on **Figure 10-1**.

10.2 What is the purpose of Part C of this Plan?

The aims and objectives of **Part C** of this Plan are to:

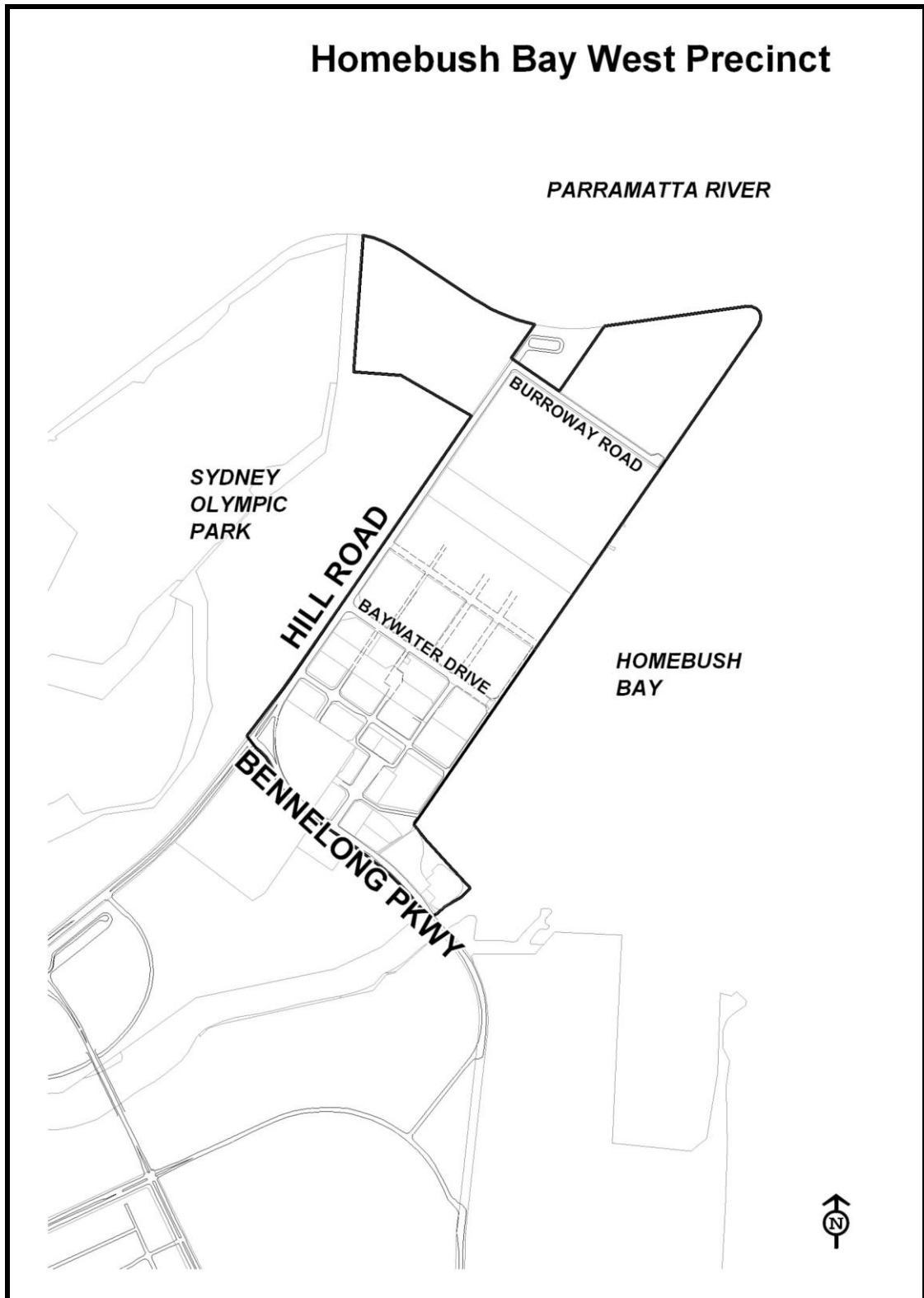
- Satisfy the requirements of the EP&A Act and the EP&A Regulations.
- Enable Council to levy for the infrastructure and services, traffic management works, open space, and community facilities (including Plan Management) that will be required to meet demand created by additional resident population in the Homebush Bay West area.
- Provide one fund for Plan Administration for the ongoing implementation and management of all parts of this Plan to ensure it is an efficient mechanism for funding and delivering services required as a consequence of new development;
- Provide an adequate provision of public facilities and services to those who presently reside or work in the Homebush Bay West area and those who will do so in the future as a result of the substantial residential that is expected to occur.
- Reach an equitable balance between existing and future residents in the sharing of the costs of the provision of public facilities and services so that the existing community is not unfairly burdened with the cost of providing for the needs of the increased population as a result of future development.
- Ensure that adequate public facilities and services are provided in a timely manner.
- Require reasonable contributions.
- Demonstrate the nexus between new development and the need for the new or augmented public facilities and services proposed in this Plan.
- Provide a comprehensive strategy for Planning appropriate public infrastructure, determining and collecting contributions, proposing appropriate infrastructure works programs and detailing public accountability and contribution Plan review procedures.

10.3 What development does Part C of this Plan apply to?

Part C of this Plan applies to residential development or redevelopment where additional demand for facilities is created within the area to which **Part C** applies.

Part C of this Plan does not apply to change of use applications and strata subdivision.

Figure 10-1: Land to which Part C applies



11. Development forecast

11.1 Background

The levying of contributions for new or additional facilities or services pursuant to section 94 of the EP&A Act can only occur if new development results in an increase in population or specific new need occurring. New development and the resulting population will drive the need for new or expanded facilities and/or services in the Homebush Bay West precinct.

11.2 Development potential under applicable environmental Planning instruments

The required contributions in **Part C** of this Plan are based on future development that is expected to occur in the period 2001–2012 as set out in the previous Plan formulated in 2004. A review of population forecasts will be undertaken as part of a comprehensive review of this Plan during 2008/9



The Homebush Bay West Precinct is currently administered under *Sydney Regional Environmental Plan 24 – Homebush Bay Area (SREP 24)*, *State Environmental Planning Policy – Major Projects 2005*, and *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

The Precinct is located near the geographic heart of metropolitan Sydney, and is bounded by Parramatta River to the north, the shores of Homebush Bay to the east, and generally by Hill Road to the west and Bennelong Road to the south.

Homebush Bay West is situated adjacent to the Sydney Olympic Parklands and connected to this regional open space resource by existing pedestrian and cycle access. The former Department of Infrastructure, Planning and Natural Resources (DIPNR) undertook a review of development in Homebush Bay West, leading to the Director-General of DIPNR adopting a new Development Control Plan (DCP) for the area. The Homebush Bay West DCP came into effect on 28 September 2004.

The objectives of the Homebush Bay West DCP are to:

- Provide for a neighbourhood focus at the south of the peninsula and a larger neighbourhood centre near the ferry terminal and the intersection of Hill and Burroway Road, which include non residential uses;
- Provide activity areas of small scale retail, outdoor dining and water related uses along the foreshore;

- Ensure that development does not exceed the optimum capacity of the development site and the precinct as a whole;
- Recognise the constraints and opportunities for individual development parcels due to their location, size or shape; and
- Support peninsula objectives for a clear, well connected and walkable street layout and efficient block structure.

Homebush Bay West is not well linked to existing services, neighbourhoods or public transport infrastructure, having only one road connection into the Precinct. However its proximity to regional open space, the water, and Rhodes Peninsula contribute to its potential to sustain residential development. The community infrastructure levied under this Plan will help to overcome the site's isolation from other urban areas.

11.3 Population projections

Council has prepared detailed development and population forecasts based on the 1996 and 2001 censuses. Having regard to the revised development potential of the Homebush Bay West Precinct, it is anticipated that 6,000 dwellings could be developed on the site, and this is likely to generate a population increase of over 12,000 people. This number is based on consideration of the assumed occupancy rates, apartment mix, and dwelling forecast. A review of these population forecasts will be undertaken as part of a comprehensive review of this Plan during 2008/9

11.4 Assumed occupancy rates

The population growth of Homebush Bay West is a function of the type of dwellings forecast for the area and the average occupancy rates for those projected dwelling types. Occupancy rates are based on different dwelling types, derived from the 1996 and 2001 Census (refer to **Table 11-1**).

Table 11-1: Homebush Bay West assumed occupancy rates

| Dwelling size | Assumed occupancy rate |
|---------------|------------------------|
| 1 bedroom | 1.4 persons |
| 2 bedrooms | 2.1 persons |
| 3 bedrooms | 2.7 persons |
| 4 bedrooms | 3.0 persons |

11.5 Dwelling forecast

Council has also considered the assumed average apartment mix in deriving the dwelling forecast (refer to **Tables 11-2 & 11-3**).

Table 11-2: HBW assumed dwellings size apportionment

| Dwelling Size | Proportion | Dwellings |
|---------------|------------|-----------|
| 1 bedroom | 18% | 1,080 |
| 2 bedrooms | 65% | 3,900 |

| | | |
|--------------|-------------|--------------|
| 3+ bedrooms | 17% | 1,020 |
| Total | 100% | 6,000 |

Table 11-3: HBW assumed population by dwelling size

| Dwelling size | Dwellings | Occupancy rate | Population |
|---------------|--------------|----------------|---------------|
| 1 bedroom | 1080 | 1.4 | 1,512 |
| 2 bedrooms | 3900 | 2.1 | 8,190 |
| 3+ bedrooms | 1020 | 2.7 | 2,754 |
| Total | 6,000 | | 12,456 |

The projected total population of Homebush Bay West, based on the above assumptions, is approximately 12,456 people in 6,000 dwellings.

12. Strategy Plans

All quantitative, statistical, project and costing information contained in this part of the Plan are reproduced from the previous Plan without variation, adjustment, or indexation, and where still relevant to the provisions retained from the previous Plan – the *Homebush Bay West Precinct Section 94 Development Contributions Plan 2004*. A review of this previous Plan and related studies will be undertaken as part of a comprehensive review of this Plan during 2008/9.

12.1 Traffic management

12.1.1 Introduction

In January 2003, Council commissioned Parsons Brinckerhoff (PB) to update a previous traffic model for the Homebush Bay area. This study includes an overview of the traffic capacity of the area and proposed traffic management measures. The updated results are presented in the *Homebush Bay Traffic Assessment Technical Report, June 2003*.

In joint forums, the Sydney Olympic Park Authority (SOPA) and Council have identified the problem of the divisive effects of Hill Road (between Holker Street and the ferry terminal) and Bennelong Road on the parklands which surround them. The difficulty and lack of safety for pedestrians and cyclists crossing the roads is an issue for people living and working in the area. To address these concerns, Knox & Partners Landscape Architects were engaged to develop a Master Plan for the area. Specifically, the Master Plan was to:

- Define ways in which the subject roads can take on a character consistent with a roadway in a parkland setting;
- Enhance the connectivity of the parklands through reducing the divisive effects of the roads; and
- To improve safety for pedestrians and cyclists.

12.1.2 Projected outcomes

Proposed intersection upgrading and traffic management measures are described in Sections 4, 5 and 6 of the Homebush Bay Traffic Assessment. The Homebush Bay Traffic Assessment Technical Report also describes the results of the analysis and the road improvements to accommodate short term (up to Year 2008) traffic demand. These results have been adopted by Council for the proposed upgrading and traffic management measures for **Part C** of this Plan.

12.1.3 Costings and apportionment

The costings and apportionment of these items are outlined in **Table 12-1**.

12.1.4 Evaluation of Bennelong Road/Hill Road intersection

The estimated additional traffic generation, AM and PM peak traffic volumes, existing and future through traffic levels in Homebush Bay West, and predicted future traffic volumes along Bennelong Road are shown in Tables 4.2, 4.3 and 4.6 of the Technical Report. In addition to traffic generated by the Homebush Bay West area, event traffic and, to a limited extent, through and other traffic, are expected in the vicinity of Homebush Bay West.

The Technical Report states that traffic volumes on the northern end of Hill and Bennelong Road are expected to increase in the future.

The Parklands are a major attraction for Homebush Bay for both residents and casual visitors. Cycleways and pathways connect the parkland areas on each side of Hill Road requiring a crossing of Hill Road in the vicinity of Bennelong Road.

A traffic calming measure, in the form of a roundabout, was initially proposed to replace the existing intersection incorporating pedestrian and cycle crossing facilities. This was intended to improve pedestrian and cyclist safety and ensure that a high level of service (Level A) through to 2008 is maintained.

The Homebush Bay DCP was adopted subsequent to the Technical Report being completed. The increase in densities provided for in the new Plan (from 2000 dwellings to 6000 dwellings) has required that the original traffic model be re-run to reflect the new densities. The results of this work have meant that the intersection treatment for Hill and Bennelong Road has been reconfigured.

Traffic calming measures are required to reduce traffic impacts on the parklands environment. Under a traffic light configuration, the impact of vehicular traffic on the surrounding parkland environment is reduced.

Table 12-1: HBW apportionment of road costs

| | Proportion of additional traffic (AM plus PM) | | | | Cost allocation (\$) (AM plus PM) | | | | |
|----------------------------------|--|---------------|-----|-------|--------------------------------------|------------------|----------------|------------------|------------------|
| | Bay West | Carter Street | SOP | Other | Bay West | Carter Street | SOP | Other | Total |
| Slivenwater Rd/ Holker St | 4% | 14% | 16% | 66% | 40,651 | 133,360 | 159,916 | 646,800 | 500,000 |
| Parramatta Rd/Hill Rd/Bombay St | 2% | 27% | 9% | 62% | 5,189 | 57,445 | 17,999 | 130,200 | 210,000 |
| Parramatta Rd/Birnie Ave Upgrade | | | | | | | | | |
| Parramatta Rd/Birnie Ave | - | 32% | 9% | 59% | - | 89,789 | 25,937 | 169,274 | 285,000 |
| Parramatta Rd/Bachell Ave | - | 32% | 9% | 59% | - | 97,665 | 28,212 | 184,123 | 310,000 |
| Bachell Ave pavement works | - | 32% | 9% | 59% | - | 280,393 | 80,996 | 528,611 | 890,000 |
| Subtotal | | | | | - | 467,847 | 136,144 | 862,009 | 1,485,000 |
| Hill Rd/Carter St | 4% | 70% | 17% | 8% | 25,251 | 447,300 | 107,100 | 50,400 | 630,000 |
| Hill Rd/Avenue of Oceania | 11% | 36% | 35% | 19% | 42,900 | 136,500 | 136,500 | 74,100 | 390,000 |
| Hill Rd/Bennelong Rd | 76% | - | 24% | - | 283,100 | - | 89,400 | - | 372,500 |
| Carter St/Uhrig Rd | - | 82% | 18% | - | - | 327,444 | 72,556 | - | 400,000 |
| Carter St/Bernie Ave | - | 79% | 21% | - | - | 539,601 | 140,399 | - | 680,000 |
| Carter St contributions Plan | - | 100% | - | - | - | 45,625 | - | - | 45,625 |
| Total | | | | | 423,966 | 2,155,122 | 859,014 | 1,783,509 | 5,220,000 |

12.1.5 Bus shelters/signage

The State Transit Authority (STA) operates two bus services along Hill Road to the Ferry Wharf. **Part C** of this Plan includes costs for an upgrade of the existing six (6) bus stops facilities along Hill Road, North of Bennelong Road.

12.1.6 Works required

(a) Traffic management and intersection upgrading

Table 12-1 lists ten (10) cost items with the proportion of costs attributable to the Carter Street Precinct, Sydney Olympic Park, “Other” and Homebush Bay West Precinct through their anticipated traffic generation and distribution.

Homebush Bay West is responsible for 8.1% of the cost of traffic management works identified in the 2004 Carter Street and Homebush Bay West Precinct Section 94 Plans (Technical Report by PPK).

(b) Bus shelters/signage

Part C of this Plan includes costings for upgrades of the existing six (6) bus stops along Hill Road (north of Bennelong Road). This upgrade will contribute to encouraging public transport use, which is a key management measure in the traffic projections used in this **Part C** of this Plan.

The STA has previously advised that it does not anticipate an increase in the number of stops along Hill Road (north of Bennelong Road). Should there be a future need to upgrade public transport facilities, then this Plan may be reviewed to include any additional costs identified.

(c) SOPA Hill/Bennelong Road upgrade – Knox and Partners Parkway Master Plan

A Master Plan has been developed by Knox and Partners on behalf of SOPA and Auburn Council to:

- Define ways in which the subject roads can take on a character consistent with a roadway in a parkland setting;
- Enhance the connectivity of the parklands through reducing the divisive effects of the roads; and
- To improve safety for pedestrians and cyclists.

The works contained with the Master Plan have been divided into five (5) road ‘sections’ or ‘areas’. The details of the works to be undertaken within each section are discussed in detail in the *Hill and Bennelong Roads Parkway Master Plan*, August 2004, which is available by contacting SOPA. Section 5 – the opening of the Holker Street bus way to vehicular traffic will be undertaken by SOPA and is not included in this Plan.

(d) Upgrade of Haslam’s Creek Bridge

A further implication of the development of Homebush Bay West is the need to improve pedestrian/cyclist access. The upgrading of Haslams Creek Bridge has been proposed to address this increased need.

12.1.7 Nexus for the required facilities

The road network will need to cater for an increase in traffic as a result of development of the Homebush Bay West Precinct, Newington, Sydney Olympic Park and the Carter Street Precinct. It will also need to cater for growth in cross regional traffic on the main road network and from developments outside the study area.

The road network in the Homebush Bay area cannot sustain projected traffic increases and maintain a reasonable level of service without improvement works to intersections. The Hill/Bennelong Rd intersection is intended to be upgraded, with traffic lights installed within the next five years or as development occurs. This intersection will ensure pedestrian safety and maintain a high level of service.

An upgrade of the existing bus stops is also required. This upgrade will encourage and contribute to an increased use of public transport. The Hill and Bennelong Roads Parkways Project has been developed to address traffic management, pedestrian and cyclist safety, and connectivity issues that have arisen as a result of increased development surrounding the Millennium Parklands.

The Homebush Bay West precinct is expected to comprise 6,000 dwellings plus retail, commercial and maritime activities, which will increase pressure on the surrounding network. The costs of the proposed works identified in the Parkway Master Plan have been apportioned based on the expected usage patterns for four (4) road sections, with SOPA completing the upgrade of Holker Street (Section 5) to open the bus way to vehicular traffic.

12.1.8 Contribution calculation

In the Homebush Bay West Precinct, certain works being the Hill Road/Bennelong Road Intersection upgrade, the Parkway Project, and the bus stops upgrade, are needed because of the entire redevelopment of the Homebush Bay West Precinct.

The contributions for the traffic management works required as a result of the development of the Homebush Bay West Precinct are identified in **Table 12-2** and calculated by dividing the total cost of works by the total number of projected residents (12,456). Existing funds for these projects are retained and carried forward with previous expenditure under this Plan. The contribution rates per person have been adjusted to take into account funds accumulated (\$292,000).

Table 12-2: HBW Traffic management contribution rate

| Assumed occupancy rate | | | 1.4 | 2.1 | 2.7 | 3.0 |
|------------------------|---------------------|-----------------|---------------|---------------|---------------|---------------|
| Contribution type | Total cost | Rate per person | Cost 1 bed | Cost 2 bed | Cost 3 bed | Cost 4 bed |
| LATM | \$432,937 | \$34.76 | \$48.66 | \$73.00 | \$93.85 | \$104.28 |
| Bus shelters | \$91,174 | \$7.32 | \$10.25 | \$15.37 | \$19.76 | \$21.96 |
| Parkway project | \$2,234,442 | \$179.39 | \$251.13 | \$376.70 | \$484.33 | \$538.14 |
| Haslams Creek Bridge | \$1,458,778 | \$117.11 | \$163.95 | \$245.93 | \$316.20 | \$351.33 |
| TOTAL (TRAFFIC) | \$3,925,331* | \$315* | \$441* | \$662* | \$851* | \$945* |

(*Adjusted for funds accumulated)

12.2 Open Space

12.2.1 Introduction

The Development Control Plan for Homebush Bay West notes that public open space plays an important role in meeting recreational and social needs of the community. To provide adequate amenity for the future residential community, there will be a need to provide appropriate structured open space (active use), clearly distinguished public spaces, and local open space areas to serve 400 metre walking catchments.

The development of Homebush Bay West will require a suitable proportion of land to be dedicated to Council as open space. Private open space or recreational land not dedicated to Council will not be considered as meeting the contribution requirements of **Part C** of this Plan, with the exception of the 'Foreshore Promenade' which is subject to an easement in favour of Council. Open space land provided on site which exceeds the requirements of this Plan for local open space can not be counted as a credit for district open space and related facilities, or for any other form of contribution required by a contribution Plan.

The amount of local open space to be provided on site must be in accordance with the requirements of the Homebush Bay West DCP and is to be embellished to the standards set out in the Homebush Bay West Public Domain Manual. Open Space provision and embellishment is at the developer's expense and will not be credited against other contributions required under this Plan.

12.2.2 Objectives

This Plan aims to provide the funding mechanism for:

- The acquisition and embellishment of district open space;
- The provision of local open space – in accordance with the requirements of the DCP; and
- The embellishment of local open space – to be undertaken as works in-kind in accordance with the Public Domain Manual and to include children's play equipment

12.2.3 Nexus for open space facilities

The proposed provision of open space plays an important role in meeting recreational and social needs of the community and will provide residents in the Precinct with opportunities for active and passive recreation.

12.2.4 Facilities to be provided

All public open spaces within the precinct, with the exception of the foreshore promenade, are to be dedicated to Auburn Council. The foreshore promenade will remain in private ownership but will be subject to an easement in favour of the Council to ensure continuous public access. The embellishment works will be

undertaken by the applicant. *Clause 3.3.2 Foreshore Linear Parks*, of the Homebush Bay West DCP provides further details on this matter.

District Open Space is to be acquired in accordance with the Public Domain schedule of works contained in Part G of this Plan. Local open space is to be dedicated to Council in accordance with the requirements of the Homebush Bay West DCP. This includes:

- Three parks evenly distributed through the precinct, including one park for active recreation.
- Parks at the north and south of the precinct are to have a minimum area of 2,000m².
- The park in the middle of precinct is to be a minimum of 1,000m².
- Small parks and plazas are to be located throughout the precinct to provide recreational opportunities.

Embellishment of local open space is to be in accordance with the Homebush Bay West Public Domain Manual and to include appropriate play equipment, particularly in relation to catchment and demographic analysis, children's ages and development stage, variety and diversity in setting and design, type of equipment and active play elements that facilitate activities as swinging, sliding, climbing and spinning, and that are linked to path systems for running and informal cycling.

Private open spaces or recreational land not dedicated to Council will not be considered as meeting the contribution requirements of this Plan. Furthermore, works that are integral to the design of a development or which form part of essential private space and landscaping or which, in the opinion of Council, are sited or designed in such a way as to discourage public use will not be considered as an offset to contributions.

12.2.5 Contributions calculation

The formula for calculation of contributions for the acquisition and embellishment of open space is as follows:

- Determine the expected residential development within the open space Planning district;
- Determine the expected net increase in residential population from the expected development and the projected occupancy of such development;
- Determine the district open space acquisition and embellishment requirements for the expected net increase in resident population;
- Determine the cost of land proposed for acquisition as district open space and/or specify areas proposed for dedication as district open space to Council;
- Determine the cost of embellishment of district open space;
- Determine the monetary contribution per new resident by dividing the sum of the cost of district embellishment and the cost of district acquisition of open space by the projected increase in population as a result of new development;
- Determine the contribution for the development by multiplying the per resident monetary contribution by the unit mix/population projected in the development; and
- Index the contributions to the time of payment in accordance with this Plan.

The formula is as follows:

$$C_{HBW(OS)} = \frac{K_{HBW(OS)}}{P_{HBW}}$$

where:

$C_{HBW(OS)}$ is the Homebush Bay West Precinct monetary contribution for open space, per resident

$K_{HBW(OS)}$ is the additional open space infrastructure required being the sum of the cost of district land acquisition and district embellishment for the Homebush Bay West Precinct (Note 1); and

P_{HBW} is the number of additional residents in new development in the Homebush Bay West precinct.

Note 1: As retained from the previous Homebush Bay West Section 94 Development Contributions Plan 2004 (in force from 31 August 2005), and the Auburn Section 94 Open Space Contributions Plan 2001 (in force from 31 August 2005).

The monetary contribution per resident is provided as dollars per resident, and contribution per dwelling in **Table 12-3**. Existing funds for these projects are retained and carried forward with previous expenditure under this Plan. The contribution rates per person have been adjusted to take into account funds accumulated (\$151,000).

Table 12-3: HBW Open space contribution rates

| Assumed occupancy rate | | | 1.4 | 2.1 | 2.7 | 3.0 |
|-----------------------------------|---------------------|---|-----------------|-----------------|-----------------|-----------------|
| Contribution type | Total cost | Cost per person | Cost 1 bed | Cost 2 bed | Cost 3 bed | Cost 4 bed |
| District open space acquisition | \$3,046,262 | \$244.56 | \$342.38 | \$513.58 | \$660.31 | \$733.68 |
| District open space embellishment | \$6,579,628 | \$528.23 | \$739.52 | \$1,109.28 | \$1,426.22 | \$1,584.69 |
| Local Acquisition | Land dedication | In accordance with DCP | | | | |
| Local Embellishment | Works in Kind | In accordance with Public Domain Manual | | | | |
| TOTAL (OPEN SPACE) | \$9,474,890* | \$761* | \$1,065* | \$1,598* | \$2,055* | \$2,283* |

(*Adjusted for funds accumulated)

12.3 Community facilities

12.3.1 Objectives

This Plan aims to provide the funding mechanism to:

- recoup the costs associated with the construction of the Auburn District Community Centre;
- recoup the costs associated with the expansion of the Auburn Central Library;
- maintain the existing level of access to library resources by requiring new development to contribute towards the costs of providing additional library resources/materials as well as computer facilities;
- to continue levying for the construction of a multi purpose community centre within Homebush Bay West to determine the scale, location and detailed specifications for the construction of this centre.

12.3.2 Relevant studies

The studies relevant to the formulation of this Plan and the previous Plan – the *Homebush Bay West Precinct Section 94 Development Contributions Plan 2004* – include:

- Auburn Council Social Plan (Executive Summary Document) prepared by BBC Consulting Planners, April 1998.
- Auburn LGA Section 94 Community Facilities Plan Contributions Plan, June 1998.
- Draft Auburn Community Social Plan prepared by Auburn Council, 2001.

12.3.3 Community Facilities included in this Plan

The facilities, costings and rate of the contribution to be collected from Homebush Bay West has generally been determined by the former *Auburn Community Services and Facilities Section 94 Contributions Plan 2004* (amended 2005) and as shown in

the *Homebush Bay West Precinct Section 94 Development Contributions Plan 2004*. Only those projects, costings and contributions specific to Homebush Bay West shown below in **Table 12-4** have been transferred into this Plan.

In relation to expected demand arising from on-going and anticipated development, this Plan carries forward funding for new facilities and for recoupment of facilities levied and completed under previous Plans, as follows:

District Multi-Purpose Community Centre

Auburn Council has recently completed the construction of a District Level Multi-Purpose Community Centre to cater for increasing population and needs within the Auburn LGA. This Centre was completed in 2000 and includes an auditorium/hall with stage and attached kitchen facility, multi-purpose meeting rooms and an exhibition area. The facility is located adjacent to the Auburn Civic Centre.

The provision of this Centre as an accessible, central place to meet and express the various cultural identities of residents of Auburn LGA has been long recognised. Council has previously and will continue to levy recoupment contributions from the new population for 30% of the capital costs for the provision of a District Multi-Purpose Centre, with Council paying 70% of the costs for the existing community.

Central Library expansion

Auburn Council has recently completed the expansion of its central library facility to cater for increasing population and needs within the LGA. The Central Library is located in Auburn adjacent to the Civic Centre and the District Multi-Purpose Community Centre.

Council has previously and will continue to levy recoupment contributions from the new population for the full capital costs associated with the expansion of the original Auburn Central Library in recognition of the need to provide an expanded facility to cater for projected population growth.

Library reference materials and resources

Auburn Council's network of libraries provide a range of books, reference materials and equipment suitable to serve the research, educational and recreational needs of the population of Auburn. Anticipated future development will increase demand for these services. This Plan will continue to levy for additional library resources including books, CDs and computer terminals. These will be allocated across the network of libraries serving the Auburn LGA.

Multi-purpose community centre

Council has been levying for the acquisition of a site and construction of a new Community Centre in Homebush Bay West to cater for new residents. A 1600m² facility is required to cater for a population of 12,000 people and is likely to include childcare, meeting rooms, library outlet and recreation facilities.

12.3.4 Costings and apportionment

The costings of these items have been retained from the previous Plan, and are shown in **Table 12-4** and in **Part G** of this Plan.

New development will contribute to the cost of providing both LGA-wide community facilities to meet the needs of incoming resident and worker populations and ensure the equitable provision of community facilities within the land to which this Plan applies.

As this Plan seeks to provide community facilities to meet the needs of the future Homebush Bay West population, and to maintain the existing standard of access to LGA-wide facilities, with the expansion and /or provision of new Library facilities, Library resources, Family and Children’s centres and additional Community Centres, the cost of these facilities is to be fully apportioned to new development. As the completed Auburn District Centre will serve both new and exiting residents, these costs have been apportioned between new and exiting development.

There is a direct relationship between the population projection for Homebush Bay West and the need for a Multi-purpose Community Centre in Homebush Bay West. The costs have therefore been apportioned 100% to the new residents.

12.3.5 Nexus for these facilities

The anticipated population of Homebush Bay West is 12,456 persons from new development. Contributions levied under this Plan will fund or assist with funding a range of community facilities and services required as a result of new development.

12.3.6 Contribution calculations

The contributions are calculated in **Table 12-4** that divides the apportioned cost of providing the infrastructure or service by the new population, and then generating a contribution per dwelling based on occupancy rates. Existing funds for these projects are retained and carried forward with previous expenditure under this Plan. The contribution rates per person have been adjusted to take into account funds accumulated (\$981,000).

Table 12-4: HBW Community facilities contribution rates

| Assumed occupancy rate | | | 1.4 | 2.1 | 2.7 | 3.0 |
|--|---------------------|-----------------|----------------------|----------------------|------------------------|-----------------------|
| Contribution type | Total cost | Rate per person | One bedroom dwelling | Two bedroom dwelling | Three bedroom dwelling | Four bedroom dwelling |
| District community centre (recoupment) | \$86,695 | \$6.96 | \$9.74 | \$14.62 | \$18.79 | \$20.88 |
| Central Library expansion (recoupment) | \$220,448 | \$17.70 | \$24.78 | \$37.17 | \$47.79 | \$53.10 |
| Library resources | \$300,833 | \$24.15 | \$33.81 | \$50.72 | \$65.21 | \$72.45 |
| HBW Multipurpose Centre | \$5,673,024 | \$455.45 | \$637.63 | \$956.45 | \$1,229.72 | \$1,366.35 |
| TOTAL (COMMUNITY) | \$5,300,000* | \$426* | \$596* | \$895* | \$1,150* | \$1,278* |

(*Adjusted for funds accumulated)

12.4 Plan administration

As set out in Part B Section 9 of this Plan, Council considers that the costs involved with administering the developer contributions system are an integral and essential component of the efficient and effective provision of public services and amenities within the Auburn LGA. Designated specialist staff are employed to manage Council's development contributions framework. The focus of their work is on the administration, planning, designing and monitoring of works to be funded from developer contributions, and only costs directly related to the development and associated with the management of the system, as outlined above, are to be recoverable.

While many other staff spend time on implementation of works and on the administration of developer contributions, not all administration costs will be recoverable by Council, and these are not accounted for in this Plan. In addition, while consultant planning studies are often commissioned in order to determine the extent, design and costings of developer funded works, only those costs which directly result in a development contributions plan are recoverable.

Council therefore considers it reasonable that the expenses directly related to staff management positions also be funded by developer contributions from future development within the Homebush Bay West Precinct. The same Administration contribution under Part B Part 9 of this Plan is therefore included in **Table 13-1** for Homebush Bay West

13. Contributions summary

The total contributions for Homebush Bay West are summarised in **Table 13-1**.

Table 13-1: HBW Summary of contribution rates

| Assumed occupancy rate | | 1.4 | 2.1 | 2.7 | 3.0 |
|---|-----------------|----------------|----------------|----------------|----------------|
| Contribution type | Rate per person | Cost 1 bed | Cost 2 bed | Cost 3 bed | Cost 4 bed |
| Traffic management | \$315 | \$441 | \$662 | \$851 | \$945 |
| Open space – District Acquisition and Embellishment | \$761 | \$1,065 | \$1,598 | \$2,055 | \$2,283 |
| Community facilities | \$426 | \$596 | \$895 | \$1,150 | \$1,278 |
| Plan administration | \$111 | \$155 | \$233 | \$300 | \$333 |
| TOTAL (HBW) * | \$1,613 | \$2,257 | \$3,385 | \$4,352 | \$4,835 |

*Please note: As each of the component numbers shown in this Table have been rounded for ease of calculation, the total amounts shown in this row of the Table are also rounded and do not necessarily correspond to an exact summation and are generally less than the component column amounts.

**PART D: CARTER STREET PRECINCT – Repealed on
20 April 2016 by public notice**

PART E: STORMWATER WORKS

14. Background

14.1 Where does Part E of this Plan apply?

Part E of this Plan comprises two subparts – **Part E.1** and **Part E.2**. **Part E.1** applies to Redevelopment Sites – Inter-allotment and Road Drainage, and **Part E.2** Lidcombe Town Centre – Trunk Drainage Works, and to those allotments identified in **Tables 19-1, 19-2** and **Table 20-1** respectively. The contributions sought in this Plan apply to increases in residential population and employment generating development.

14.2 What are the objectives of Part E of this Plan?

The specific purposes of **Part E** of this Plan are to:

- ensure that an adequate level of public infrastructure is provided throughout Auburn as development occurs,
- enable Council to recoup funds which it has spent on public facilities in anticipation of likely future development,
- ensure that the existing community is not burdened by having to provide public infrastructure required as a result of future development,
- ensure new development equitably contributes to the extension or completion of facilities already existing in Auburn,
- provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis; and
- review existing funds and work programmes under previous Plans to ensure the facilities best meet the needs of the population for which the original contribution was levied.

14.3 What development does Part E of this Plan apply to?

Part E.1 and **Part E.2** of this Plan applies to the development of all land identified in **Tables 19-1, 19-2** and **Table 20-1** respectively resulting in increases in residential density (residential flat buildings, mixed commercial residential, town houses, villa homes dual occupancies, aged and disabled housing and the like), including the subdivision of land or new commercial or industrial development on such land. The Plan does not apply to:

- the erection of a single dwelling house on a vacant lot or a replacement dwelling,
- strata subdivision, or
- redevelopment where the population / gross floor area accommodated on the site has not increased.

15. Part E.1 Redevelopment Sites

16. Strategy Plans – Part E.1

16.1 Background – Redevelopment Sites

Development Drainage Schemes and Road Development Schemes comprise the inter-allotment and road drainage requirements for redevelopment sites. Such drainage may be located within allotments or within the road reserve.

16.2 Nexus for facilities

The proposed drainage schemes are designed to serve the needs of selected areas where redevelopment will require connection to the intermediate drainage system through either inter-allotment drainage or drainage lines situated in the road reserve. The schemes provide the infrastructure which is required in order to redevelop the sites. The nexus is therefore clear.

Only the redevelopment of the allotments of land identified in **Tables 19-1 and 19-2** (in association with Schedule 2 – Drainage Scheme Plans available from Council) will be levied contributions under **Part E.1** of this Plan.

16.3 Facilities to be provided

In order to identify inter-allotment drainage requirements and drainage provision for redevelopment sites, Council has prepared a series of development drainage schemes and road development drainage schemes covering most areas which have been or are expected to be subject to redevelopment pressure. The drainage works that have been carried out by Council or are required to be carried out and the costings are shown in **Tables 19-1 and 19-2** of this Plan.

Many of these schemes have already been constructed and Council is seeking to recoup these funds. Others are partially constructed and some are yet to commence.

16.4 Contribution calculations

The following describes the calculation method:

- Development drainage schemes and road development drainage schemes for a particular local number of allotments or street block is costed for each group of allotments or street block in the Auburn LGA as required.
- Total number of lots in each particular local number of allotments or street block that will benefit from the drainage is determined for each group of allotments or street block in the Auburn LGA.

- Total number of lots that will benefit from the drainage infrastructure in the Auburn LGA is determined.
- For each particular local number of allotments or street block the cost of the drainage scheme is divided by the number of allotments determined to obtain a base cost per allotment.
- Index the contribution for the time of payment in accordance with **Part A** of this Plan.

The following two tables show the total contribution (base rate June quarter 2002) due per allotment for development stormwater drainage.

Table 16-1: Stormwater Drainage Contribution per allotment

| Drainage Plan No | Street | Suburb | Contribution |
|------------------|--------------------------|----------|--------------|
| 5 | Station, Hall, Simpson | Auburn | \$1,444.45 |
| 7 | Dartbrook | Auburn | \$932.45 |
| 9 | Doodson | Lidcombe | \$1,574.45 |
| 11 | Northumberland | Auburn | \$1,950.45 |
| 13 | Station | Auburn | \$10,091.45 |
| 15 | Dartbrook, Simpson | Auburn | \$849.45 |
| 17 | Harrow, Helena | Auburn | \$7,082.45 |
| 22 | Macquarie | Auburn | \$1,746.45 |
| 23 | Macquarie | Auburn | \$1,619.45 |
| 24 | Hevington | Lidcombe | \$2,201.45 |
| 25 | Frances | Lidcombe | \$3,896.45 |
| 26 | Auburn | Auburn | \$8,681.45 |
| 27 | Station | Auburn | \$1,953.45 |
| 30 | Mary | Lidcombe | \$2,147.45 |
| 32 | Northumberland | Auburn | \$10,651.45 |
| 35 | Normanby, Alice | Auburn | \$4,014.45 |
| 38 | Harrow | Auburn | \$2,739.45 |
| 39 | Lillian | Berala | \$7,076.45 |
| 42 | Oxford | Auburn | \$2,106.45 |
| 43 | Tilba | Berala | \$6,386.45 |
| 45 | Martin | Lidcombe | \$8,022.45 |
| 46 | Macquarie | Auburn | \$3,453.45 |
| 48 | Hampstead, Rawson | Auburn | \$4,645.45 |
| 50 | Deakin | Auburn | \$5,135.45 |
| 53 | John, Frances | Lidcombe | \$7,361.45 |
| 54 | Lidbury, York, Elizabeth | Berala | \$5,422.45 |

Table 16-2: Road Stormwater Drainage Contribution per allotment

| Drainage Plan No | Street | Suburb | Contribution |
|------------------|-------------------------|--------------|--------------|
| 1 | Crawford | Berala | \$5,373.45 |
| 2 | Edwin | Regents Park | \$4,454.45 |
| 3 | Northumberland | Auburn | \$2,969.45 |
| 4 | Gibbons | Auburn | \$5,069.45 |
| 5 | Station | Auburn | \$2,238.45 |
| 6 | Dartbrook | Auburn | \$6,977.45 |
| 7 | Marion | Auburn | \$3,480.45 |
| 8 | Susan | Auburn | \$3,740.45 |
| 9 | Simpson, Northumberland | Auburn | \$3,248.45 |
| 11 | Childs | Lidcombe | \$6,471.45 |
| 14 | Kennington Oval | Berala | \$9,125.45 |
| 15 | Park | Auburn | \$8,496.45 |
| 16 | Macquarie | Auburn | \$5,035.45 |
| 17 | Harrow | Auburn | \$5,007.45 |
| 18 | Hall | Auburn | \$3,680.45 |
| 19 | St Johns | Berala | \$7,354.45 |
| 21 | Wilfred | Lidcombe | \$2,855.45 |
| 24 | Beaconsfield | North Auburn | \$4,715.45 |
| 26 | Simpson, Dartbrook | Auburn | \$4,880.45 |
| 27 | Rawson | Auburn | \$1,115.45 |
| 30 | Hampstead, Highgate | Auburn | \$1,879.45 |
| 31 | Deakin | North Auburn | \$3,052.45 |
| 32 | Macquarie | Auburn | \$6,517.45 |
| 33 | York, Park | Berala | \$4,823.45 |
| 34 | Beaconsfield, Melton | North Auburn | \$3,725.45 |
| 35 | Asquith | North Auburn | \$3,362.45 |
| 36 | Bligh, Asquith | North Auburn | \$4,053.45 |
| 37 | Carnarvon | North Auburn | \$4,044.45 |
| 38 | Asquith | North Auburn | \$4,298.45 |
| 39 | Station | Auburn | \$3,127.45 |

17. Strategy Plans - Part E.2

17.1 Background – Lidcombe Town Centre

Council has previously undertaken development drainage schemes and road development schemes that comprise the inter-allotment and road drainage requirements for redevelopment sites. In terms of flood mitigation works within the Lidcombe Town Centre sub-catchment, these works do not result in a flood free Town Centre. Council has previously commissioned a Floodplain Risk Management Study for flood mitigation works required to significantly reduce/remove flooding from the Town Centre. This study (*Haslams Creek Floodplain Risk Management Study and Plan*, Bewsher Consulting 2003) considered possible works to duplicate /

enlarge the waterway areas under the bridges and culverts of the Joseph Street Branch culvert (from James St to Church St). The Study concluded that this scheme, while not justified as a flood mitigation scheme, could be considered as a floodplain development option whereby benefiting property owners would fund the scheme.

As a result of significantly increased future development now projected for the Lidcombe Town Centre, it is proposed to consider the potential development benefits to affected landholders and funding options for the upgrade the Joseph Street culvert to lower the flood Planning level for an estimated 99 properties zoned 3(a) Business and 2(c) Residential within the mapped Flood Risk Precincts (approximately 49,190 m²). The upgrade works were initially scoped by Bewsher Consulting Pty Ltd to be between \$2 million to \$3 million, and inclusive of 3% inflation to December 2006, are now estimated to be \$3,000,000.

17.2 Nexus for facilities

Auburn Council Development Control Plans require townscape and urban character objectives, streetscape and street level uses (for retail outlets and restaurants at street frontage) with performance criteria and development standards for the 'activation' of certain street frontages, particularly those properties fronting Church Street, Joseph Street, Taylor Street, Vaughan Street, Bridge Street and Kerr Parade. This will involve buildings being constructed to the street–property boundary and ground level premises not being excessively elevated above footpath level. This in turn will minimise front ramps and stairs, maximising access and interaction between ground level development and the street.

However, these requirements will expose development to flood impacts that might otherwise be avoided by raising ground floor levels. Given this, any reduction in the flood planning level through stormwater drainage improvements will facilitate the street activation objectives of DCP. The proposed Joseph Street Branch Trunk Drainage works will reduce the flood planning level for those properties identified as flood prone in the Study / Council's Flood Map and property listing shown at **Table 20-1**.

Further, redevelopment of the affected land in appropriately zoned land will be burdened by the following costs if flood Planning levels are not lowered:

- increased construction costs associated with ground level flood proofing, including raising entries to any basement parking;
- increased insurance premiums;
- increased disruption to business due to flooding;
- reduced productive ground floor area, by increasing the need for internal ramps, stairs and the like;
- reduced ground floor productive volume (e.g. by reduced use of lower level retail shelving);
- reduced attractiveness (and therefore rents) from new ground floor premises being less accessible and visible from street level;
- reduced usability of surface car parking due to flooding.

In this way, the orderly and economic use of the affected properties, and the activation of the relevant streets, is best achieved through a reduction of the flood planning level. Therefore, it is considered that the redevelopment of the affected properties generates a demand for the proposed trunk drainage works. The relevant contribution area / listed properties are shown at **Table 20-1**.

17.3 Facilities to be provided

The proposed works comprise an upgraded culvert capacity based on duplicating the existing from James Street to down stream of Olympic Drive and extending it to Church Street (as formulated in *Haslams Creek Floodplain Risk Management Study & Plan 2003*) The upgrade works were initially scoped by Bewsher Consulting Pty Ltd to be between \$2 million to \$3 million, and inclusive of 3% inflation to December 2006, are now estimated to be \$3,000,000.

17.4 Contribution calculations

Future development will benefit from a reduction in the flood Planning level arising from a reduction in the stormwater drainage improvements. Calculating contributions using site area is therefore justified in this instance, as the benefit gained will be limited to the ground level of all future developments.

Council might expect to receive financial assistance from State and federal government sources to implement measures that contribute to reducing existing flood problems, but such funds would not be available to avoid future flood risks for new developments.

10 sites with a site area of about 11,800m² have already been developed. Based on land area, Council will bear 24% of total costs (\$720,000) for these existing developments, which will benefit from the Joseph Street culvert upgrade. Therefore 76% of the cost of the works will be funded through contributions from new development.

Contributions Rates

As indicated above, it is considered reasonable to levy contributions based on site area. Calculation of the contribution rate is as follows:

Contribution rate = Cost Attributable to new development / Contribution Area

$$CR = CA / A$$

$$= \$3,000,000 / 49,190 \text{ m}^2$$

$$= \$60 / \text{m}^2 \text{ site area.}$$

Table 21-1: Lidcombe Town Centre flood affected properties

Flood affected properties with potential for redevelopment identified in the Study / Council's Flood Map and as listed below:

| DP | Section | Lot | PlanType | Address |
|---------|---------|-----|-------------|-------------------|
| 3424 | 2 | 23 | Land Parcel | 1 Bernard St |
| 946908 | | A | Land Parcel | 12 Kerrs Rd |
| 946908 | | B | Land Parcel | 8 Kerrs Rd |
| 946908 | | C | Land Parcel | 8 Kerrs Rd |
| 3424 | 2 | 10 | Land Parcel | 64 Joseph St |
| 305586 | | A | Land Parcel | 62a Joseph St |
| 305586 | | B | Land Parcel | 62a Joseph St |
| 305586 | | C | Land Parcel | 62 Joseph St |
| 305586 | | D | Land Parcel | 60a Joseph St |
| 305586 | | E | Land Parcel | 60a Joseph St |
| 3424 | 2 | 13 | Land Parcel | 58a Joseph St |
| 215701 | | 4 | Land Parcel | 52 Joseph St |
| 215701 | | 3 | Land Parcel | 52a Joseph St |
| 215701 | | 2 | Land Parcel | 50 Joseph St |
| 215701 | | 1 | Land Parcel | 48 Joseph St |
| 3424 | 2 | 18 | Land Parcel | 46a Joseph St |
| 865312 | | 134 | Land Parcel | 9 -15 Vaughan St |
| 721827 | | 1 | Land Parcel | 22-26 Joseph St |
| 1037475 | | 2 | Strata | 29-33 Kerrs Rd |
| 15910 | | 1 | Land Parcel | 1 Church St |
| 15910 | | 8 | Land Parcel | 25 Board St |
| 15910 | | 7 | Land Parcel | 23 Board St |
| 15910 | | 6 | Land Parcel | 21 Board St |
| 976927 | | 15 | Land Parcel | 28 Board St |
| 976927 | | 14 | Land Parcel | 26 Board St |
| 64696 | | 13 | Land Parcel | 24 Board St |
| 15910 | | 5 | Land Parcel | 19 Board St |
| 814762 | | 1 | Land Parcel | Lidcombe Car Park |
| 655869 | | 28 | Land Parcel | 4-4a Joseph St |
| 3424 | 8 | 9 | Land Parcel | 14 Vaughan St |
| 3424 | 8 | 10 | Land Parcel | 16 Vaughan St |
| 3424 | 8 | 8 | Land Parcel | 12 Vaughan St |
| 3424 | 8 | 7 | Land Parcel | 10 Vaughan St |
| 3424 | 8 | 6 | Land Parcel | 8 Vaughan St |
| 3424 | 8 | 5 | Land Parcel | 6 Vaughan St |
| 3424 | 8 | 24 | Land Parcel | 25 Kerrs Rd |
| 3424 | 8 | 25 | Land Parcel | 23 Kerrs Rd |
| 3424 | 8 | 26 | Land Parcel | 17-21 Kerrs Rd |
| 432751 | | B | Land Parcel | 4 Vaughan St |
| 3424 | 2 | 19 | Land Parcel | 6 Kerrs Rd |
| 416771 | | D | Land Parcel | 4 Vaughan St |
| 432751 | | A | Land Parcel | 4 Vaughan St |
| 416771 | | C | Land Parcel | 2 Vaughan St |
| 326128 | | A | Land Parcel | 2-4 Kerrs Rd |
| 326128 | | B | Land Parcel | 2-4 Kerrs Rd |
| 76090 | | 11 | Land Parcel | 33-35 Joseph St |
| 194664 | | 1 | Land Parcel | 31 Joseph St |
| 163069 | | B | Land Parcel | 33-35 Joseph St |

| DP | Section | Lot | PlanType | Address |
|---------|---------|------|-------------|--------------------------|
| 220296 | | 112 | Land Parcel | 1 Vaughan St |
| 163069 | A | | Land Parcel | 33-35 Joseph St |
| 557863 | | 692 | Land Parcel | 20 Bridge St |
| 529138 | | 100 | Land Parcel | 18 Bridge St |
| 529138 | | 101 | Land Parcel | 18 Bridge St |
| 217872 | | 6 | Land Parcel | 1 Vaughan St |
| 802728 | | 23 | Land Parcel | 10 Bridge St |
| 393042 | B | | Land Parcel | 19 Joseph St |
| 217872 | | 4 | Land Parcel | 32 Joseph St |
| 220296 | | 109 | Land Parcel | 32 Joseph St |
| 220296 | | 108 | Land Parcel | 32 Joseph St |
| 220296 | | 111 | Land Parcel | 32 Joseph St |
| 220296 | | 106 | Land Parcel | 28 Joseph St |
| 220296 | | 105 | Land Parcel | 2-4 Bridge St |
| 220296 | | 104 | Land Parcel | 6 Bridge St |
| 557863 | | 691 | Land Parcel | 22-24 Bridge St |
| 15910 | | 2 | Land Parcel | 1a Church St |
| 15910 | | 3 | Land Parcel | 3 Church St |
| 526370 | | 42 | Land Parcel | 11 Church St |
| 15910 | | 4 | Land Parcel | 3a Church St |
| 829270 | | 100 | Land Parcel | 5-5a Church St |
| 737977 | | 7 | Land Parcel | 15 Board St |
| 976322 | | 8 | Land Parcel | 17 Board St |
| 229616 | | 1 | Land Parcel | 7-9 Church St |
| 976322 | | 6 | Land Parcel | 13 Board St |
| 229616 | | 2 | Land Parcel | 7-9 Church St |
| 817962 | | 2 | Land Parcel | 1a Taylor St |
| 785401 | PT2 | | Land Parcel | 1 Taylor St |
| 814762 | | 2 | Land Parcel | 3 Bridge St (Library) |
| 814762 | | 3 | Land Parcel | 4 Joseph St |
| 420238 | A | | Land Parcel | 8-10 Joseph St |
| 420238 | B | | Land Parcel | 6 Joseph St |
| 319837 | A | | Land Parcel | 12 Joseph St |
| 112362 | | 1 | Land Parcel | 5 Bridge St |
| 865104 | | 1 | Strata | 1 Bridge St |
| 220296 | | 107 | Land Parcel | 30 Joseph St |
| 319837 | B | | Land Parcel | 14 Joseph St |
| 163167 | A | | Land Parcel | Lidcombe RSL (Joseph St) |
| 1029685 | | 100 | Strata | 35-39 Kerrs Rd |
| 1029858 | | 1 | Land Parcel | 54-56 Joseph St |
| 850097 | | 1 | Strata | 1 Freitas Lane |
| 1049990 | | 1 | Land Parcel | 12-16 Bridge St |
| 1043731 | | 12 | Land Parcel | 23 Joseph St |
| 1043731 | | 11 | Land Parcel | 21 Joseph St |
| 789123 | | 50 | Land Parcel | 3 New St East |
| 220296 | | 110 | Land Parcel | 32 Joseph St |
| 3424 | 8 | 1 | Strata | 46 Joseph St |
| 3424 | 8 | 2 | Strata | 46 Joseph St |
| 3424 | | pt12 | Strata | 18-20 Vaughan St |
| 3424 | | 11 | Strata | 18-20 Vaughan St |
| 1102969 | | 29 | Land Parcel | 16-20 Joseph St |

PART F: EMPLOYMENT GENERATING DEVELOPMENT

18. Administration

18.1 Purposes of this Part

The purposes of **Part F** of this Plan are to:

- (a) authorise Council to impose, as a condition of development consent, a requirement that the applicant pay Council a levy determined in accordance with this Part,
- (b) require a certifying authority (Council or an accredited certifier) to impose, as a condition of issuing a complying development certificate or a construction certificate, a requirement that the applicant pay to Council a levy determined in accordance with this Plan, and
- (c) govern the application of money paid to Council under a condition provided for under this Plan.

18.2 Land to which this Part applies

Part F of this Plan applies to land within the Auburn LGA as shown in **Figure 5-1**.

18.3 Development to which Plan applies

Part F applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the EP&A Act in respect of employment generating development on land to which this Plan applies.

18.4 Payment of levy as a condition of development consent

Part F authorises Council to grant consent to development to which this Plan applies, subject to a condition requiring the applicant to pay to Council a levy of:

- (a) 0.5% of the proposed construction cost of carrying out the development, where the construction cost is between \$100,001 and \$200,000; and
- (b) 1% of the proposed construction cost of carrying out the development, where the construction cost is more than \$200,001.

Note: These rates and maximum percentages have been set by Ministerial direction issued on 6 December 2006, and Council may wish to have regard to any amendments, in the event of any further Ministerial directions or amendments to the EP&A Regulations.

18.5 Determination of proposed cost of development

- (a) The proposed cost of carrying out development is to be determined by Council, for the purposes of this Plan, by finding the sum of all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:
- (i) 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,
 - (ii) 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,
 - (iii) 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.
- (a) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:
- (i) the cost of the land on which the development is to be carried out,
 - (ii) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,
 - (iii) the costs associated with marketing or financing the development (including interest on any loans),
 - (iv) the costs associated with legal work carried out or to be carried out in connection with the development,
 - (v) project management costs associated with the development,
 - (vi) the cost of building insurance in respect of the development,
 - (vii) 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),
 - (viii) the costs of commercial stock inventory,
 - (ix) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.

18.6 Cost estimate reports

An application for a complying development certificate or a construction certificate is to be accompanied by a report, prepared at the applicant's cost in accordance with

this clause, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 25J of the Regulation.

The following types of report are required:

- (a) where the estimate of the proposed cost of carrying out the development is between \$100,001 and \$200,000 — a cost summary report in accordance with **Attachment 1**;
- (b) where the estimate of the proposed cost of carrying out the development is \$200,001 or more — a detailed cost report in accordance with **Attachment 2**.

18.7 Approved persons for the provision of cost estimates

- (a) For the purpose of clause 25J(2) of the EP&A Regulation, the following persons are approved by Council to provide an estimate of the proposed cost of carrying out development in the following circumstances:
 - (i) where the proposed development cost is between \$100,001 and \$200,000 — a person who, in the opinion of Council, is suitably qualified to provide a cost summary report,
 - (ii) where the proposed development cost is \$200,001 or more — a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.
- (b) Upon reviewing a cost summary report, Council may require a further estimate to be provided by a registered quantity surveyor at the applicant's cost.
- (c) Council may, at the applicant's cost, engage a person referred to in this clause to review a report submitted by an applicant in accordance with clause 10.

18.8 Exemptions to the levy

A levy under section 94A of the Act cannot be imposed on development:

- (a) for the purpose of disabled access,
- (b) for the sole purpose of affordable housing,
- (c) for the purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building,
- (d) for the sole purpose of the adaptive reuse of an item of environmental heritage, or
- (e) other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

Council may consider exempting developments, or components of developments, from a levy under this Plan that include:

- (f) Development where Council is the applicant;
- (g) Developments which provide a distinct community benefit on a not-for-profit basis including but not limited to: fire stations, police stations or police shopfronts, ambulance stations, public hospitals, and the like;
- (h) Development by or for non-profit organisations which provide a distinct community benefit including but not limited to: the provision of childcare services, libraries, community or educational facilities, places of worship, outreach services or the like, on a cooperative or not-for-profit basis;
- (i) Works undertaken for charitable purposes or by a registered charity

Those applicants which seek exemption from a levy under this Plan must provide a comprehensive submission to Council which clearly demonstrates how the proposed development falls within one of the exempted development types defined above, prior to Council determining whether such an exemption applies.

18.9 Application of money obtained under this Part

Money paid to Council under a condition authorised by this Plan is to be applied by the Council towards meeting the cost of the public facilities that will be or have been provided within the area as listed in **Part G** of this Plan.

18.10 Priorities for expenditure

Subject to section 93E(2) of the EP&A Act, the public facilities listed in **Part G** are to be provided in accordance with the staging set out in that schedule.

19. Expected development and public facilities demand

This part broadly discusses the relationship between the expected types of development in the Auburn LGA and the demand for additional public amenities and services to meet that development.

19.1 Development potential under Auburn LEP

Auburn LEP identifies areas within the Auburn LGA which can accommodate additional employment generating development that is likely to generate demands for public facilities. The employees employed by these developments are likely to generate demand for the facilities detailed in **Part G** of this Plan.

Attachment 1: Cost Summary Report

[Development cost between \$100,001 and \$200,000]

| | |
|----------------------------|----------------------------|
| DA Number: _____ | Date: _____ |
| Applicant's name: _____ | Development name: _____ |
| Applicant's address: _____ | Development address: _____ |

| ESTIMATE DETAILS | (\$) |
|------------------------------------|-------|
| Demolition and alterations: | _____ |
| Structure: | _____ |
| External walls, windows and doors: | _____ |
| Internal walls, screens and doors: | _____ |
| Wall finishes: | _____ |
| Floor finishes: | _____ |
| Ceiling finishes: | _____ |
| Fittings and equipment: | _____ |
| Hydraulic services: | _____ |
| Mechanical services: | _____ |
| Fire services: | _____ |
| Electrical services: | _____ |
| Lift services: | _____ |
| External works: | _____ |
| External services: | _____ |
| Other related work: | _____ |
| Sub-total: | _____ |
| 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;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices; and
- Included GST in the calculation of development cost.

Signed: _____
 Name: _____
 Position and qualifications: _____
 Date: _____

Attachment 2: Registered Quantity Surveyor's Detailed Cost Report

[Development cost of \$200,001 or more]

| | |
|----------------------------|----------------------------|
| DA Number: _____ | Date: _____ |
| Applicant's name: _____ | Development name: _____ |
| Applicant's address: _____ | Development address: _____ |
| _____ | _____ |

DEVELOPMENT DETAILS

| | |
|--|--|
| GFA – Commercial (m ²): _____ | GFA – Parking (m ²): _____ |
| GFA – Residential (m ²): _____ | GFA – Other (m ²): _____ |
| GFA – Retail (m ²): _____ | Total GFA (m ²): _____ |
| Total development cost: _____ | Total site area (m ²): _____ |
| Total construction cost: _____ | Total car parking spaces: _____ |
| Total GST: _____ | |

ESTIMATE DETAILS

| | |
|---|---------------------------------------|
| Professional fees (\$): | Construction (Commercial): |
| % of construction cost: _____ | Total construction cost: _____ |
| % of demolition cost: _____ | \$/m ² of site area: _____ |
| Demolition and site preparation: | Construction (Residential): |
| Total construction cost: _____ | Total construction cost: _____ |
| \$/m ² of site area: _____ | \$/m ² of site area: _____ |
| Excavation: | Construction (Retail): |
| Total construction cost: _____ | Total construction cost: _____ |
| \$/m ² of site area: _____ | \$/m ² of site area: _____ |
| Fitout (Residential): | Fitout (Commercial): |
| Total construction cost: _____ | Total construction cost: _____ |
| \$/m ² of site area: _____ | \$/m ² of site area: _____ |
| Fitout (Retail): | Parking: |
| Total construction cost: _____ | Total construction cost: _____ |
| \$/m ² of site area: _____ | \$/m ² of site area: _____ |
| | \$/space: _____ |

I certify that I have:

- Inspected the Plans the subject of the application for development consent;
- Prepared and attach 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 clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: _____
 Name: _____
 Position and qualificati _____
 Date: _____

PART G: WORK SCHEDULES

20. Work schedules

The works listed in this schedule are to be funded from a mix of sources, including section 94A funds

| Proposed Works | Total Completed Cost (2007) | Proposed Timing |
|---|--------------------------------|------------------------------------|
| <i>Capital cost previously apportioned for recoupment *</i> | | |
| COMMUNITY FACILITIES | | |
| <p>*Indicates works from existing Plans with costs to be recouped / works to be carried forward from previous Plans; other additional proposed works from <i>Community Facility Needs Assessment and Development Study 2007</i> recommended as appropriate (Fig 25-1) to be provided by developer contributions as additional public amenities required as a result of new development.</p> | | |
| <p>District Community Centre*Recoupment of previous construction of District Multi-purpose community centre at Civic Centre</p> | \$350,000 | Completed |
| <p>Library Expansion Auburn Civic Centre*Recoupment of previous construction of new and expanded Auburn Central Library at Civic Centre</p> | \$974,000 | Completed |
| Library Services | | |
| Expansion of library facilities within LGA as required with pro rata increase of floorspace (Fig 25-1): | | |
| <p>Stage One Lidcombe branch library expansion to 1019 sqm with upgrade works to include building modifications, information and internet technology for public, new audio visual, book stock, new meeting rooms and staff facilities;</p> | \$500,000 | Short term 2008/10 |
| <p>Regents Park Library: staged increase in floorspace to 724 sqm (in conjunction with works for Community Centre expansion – see below)</p> | | |
| <p>Future new library facilities at Sydney Olympic Park and Auburn Civic Centre (indicative increase of 375 sqm to existing LGA-wide library floor areas). Includes Council part funding contribution for additional facilities to SOPA library/arts facility at Sydney Olympic Park.</p> | \$3,000,000 | Medium term 2011/13 |
| <p>Library Reference materials*</p> | \$1,330,000 | Rolling annual expenditure program |

| | | |
|---|---------------------|---|
| Family and Children's Centres At Auburn and Berala each for 40-50 child care places comprising 600 sqm sited on existing public land with construction cost based on \$1750 / sqm | \$2,100,000 | Medium term 2011/13 |
| Community Centres In former Auburn Bowling Club comprising 750 sqm sited on existing public land with conversion cost based on \$1500 / sqm | \$1,125,000 | Short term 2008/10 |
| <i>Community Centre and Library * – Regents Park and Berala – new centre / facilities comprising 2 multi purpose activity rooms, meeting rooms, community office space, public toilets and parents room, storage and associated amenities including the expansion / conversion / modification of existing library / building facilities on Amy Street site with potential land acquisition (from State Rail)</i> | \$1,685,000 | Short term 2008/10 |
| Youth Facilities* At Auburn or Lidcombe on existing Council land and at Regents Park / Berala | \$200,000 | Short term 2008/10 |
| Total (Community Facilities) | \$11,264,000 | |
| PUBLIC DOMAIN | | |
| <p>#Revised works from previous S94 Plan Open Space Plan 2000 – Works Program</p> <p>*Public Domain concept proposals / prepared and recommended by Consultants (in association with DIPNR / NSW Arts): <i>Auburn Town Centre Study – Art and Design Framework 2004</i> with project concept noted / accepted / approved by Council on 21/04/04; <i>Lidcombe Town Centre Studies – draft Final Lidcombe Town Centre Strategy 2006</i> (SMEC).</p> <p>**Cost estimates from previous S94 Plan Town Centres Development 2002 – works program revised by Works and Services Department 2007 with materials standard based on Council's <i>Town Centre Infrastructure Manual</i>)</p> <p>*** Projects proposed from Draft Auburn Cultural Plan 2007</p> | | |
| New Open Space / Town Centres / Facilities (Fig 25-2) | | |
| District, Local and Town Centres# Open space acquisition and embellishment# | \$17,510,140 | On going and subject to site availability |
| New playing fields construction# Increase capacity with new playing surface, lighting, drainage, irrigation and associated works (Fig 25-2) | \$2,000,000 | Rolling annual works program |

| | | |
|---|---------------------|------------------------------|
| <p>New playgrounds#</p> <p>New and expanded local and district playgrounds to meets needs of new development as identified in <i>Auburn Playground Strategy 2007</i> for Wyatt Park, Newington and in Auburn and Lidcombe areas, including additional equipment, shade and softfall (Fig 25-3)</p> | \$400,000 | Rolling annual works program |
| <p>Wyatt Park Indoor Complex</p> <p>Construction of 5 court indoor multi function sports complex to potentially cater for basketball, badminton, football, netball, fencing, gymnastics, marshal arts, youth activities etc and outdoor multi function full sized playing field with competition standard lighting.</p> | \$4,000,000 | Multi stage project |
| <p>Auburn Golf Course</p> <p>Construction of water re-use, wetlands, irrigation and other associated improvements to cater for increased usage due to population increases</p> | \$500,000 | Short term 2008/10 |
| <p>Lidcombe TC Town Square*</p> <p>Embellishment of new open space area – on north side in proximity to the courthouse, police buildings east side of Mary Street near John Street (Site F) in accordance with indicative concept proposal in the <i>Lidcombe Town Centre Studies – draft Final Lidcombe Town Centre Strategy 2006</i> (SMEC) in conjunction with existing public land / Council carpark comprising approximately 3000 sqm with possible land dedication as part of future development</p> | \$1,200,000 | Medium term 2011/13 |
| <p>Auburn TC Town Square*</p> <p>Embellishment of new open space area – currently proposed as Jack Lang Square - Queen Street / Auburn Road with existing concept Plan for 1000 m2 with land dedication as part of future new development.</p> | \$400,000 | Subject to site availability |
| <p>Auburn Kerr Parade*</p> <p>New open space areas with public seating, shade, shelter, improved pedestrian and public safety, town centre gateway embellishment, including kerb extensions / footpath widening to 3m, new terraced public seating zone 2m, street tree Planting, paving and street furniture, decorative lighting.</p> | \$757,000 | Short term 2008/10 |
| <p>Sub Total: New Open Space / Town Centres / Facilities</p> | \$26,767,000 | |
| <p>Future Work Existing Public Domain / Open Space (Fig 25-2)</p> | | |
| | | |

| | | |
|--|---------------------|------------------------------|
| Town Centres Public Domain ** Streetscape improvements projects for Auburn, Lidcombe, Berala and Regents Park: for footpath paving, street furniture, street lights, and undergrounding of electricity cabling. | \$9,700,000 | Rolling annual works program |
| Auburn Railway Park* North Rail Entry / Park / Recreation including new pedestrian plaza, expanded station forecourt area, new park recreation and amenity areas / facilities, public art. | \$1,651,000 | Short term 2008/10 |
| Auburn Central Plaza* New meeting places with additional public seating areas on upper and lower levels, integrated seating / shade structures with art work, performance area, street tree Planting at Queen St entry, public art in staircase / paving works. | \$600,000 | Short term 2008/10 |
| Auburn Civic Spine / Library Walk* Shade structures, expanded seating areas, banner / public art installation | \$512,000 | Short term 2008/10 |
| Miscellaneous Public Domain / Pedestrian Amenity Improvements: for small-scale public space amenity improvement projects including additional seating, shade structures, street tree Planting / landscaping, garbage bins, special lighting, with minor functional public art embellishments were appropriate to be provided in prominent public spaces at an average cost of \$50,000 per space as part of a rolling works program (3 projects per annum) | \$1,500,000 | Rolling annual works program |
| Town Centres Public Art *** Major public art projects within prominent public spaces that enhance the functionality, comfort, safety, and visual quality of the public domain, public facilities and Council's community facilities at average cost \$80,000 per project with one project per annum. | \$800,000 | Rolling annual works program |
| Sub Total: Town Centres Public Domain works | \$14,763,000 | |
| | | |
| Future Work Existing District and Local Open Space/Recreation (Fig 25-2) | | |
| Wyatt Park# Refer to Wyatt Park Master Plan. Includes landscaping, tree Planting, pathways, bridging over stormwater channel, roads, parking areas, lighting, fencing, stormwater drainage and re-use, sports facility | \$2,992,900 | Multi stage project |

| | | |
|--|---------------------|------------------------------|
| improvements, amenities and other associated improvements to the park. | | |
| Auburn / Lidcombe Swimming Centre# Stage 2: New outdoor recreation areas, toddlers wet play area, creche, gym / fitness area, improved amenities and other associated pool improvements | \$2,100,000 | Multi stage project |
| Miscellaneous District Parks Improvements# This budget provides for landscaping and park furniture such as seating, garbage bins, lighting, fencing, and pathways to be installed in district parks (Fig 25-2) as part of a rolling works program. | \$2,050,000 | Rolling annual works program |
| Miscellaneous Local Parks / Public Domain Improvements # This budget provides for landscaping and park furniture such as seating, garbage bins, lighting, fencing, and pathways to be installed in local parks and adjoining open spaces (Fig 25-3) as part of a rolling works program. | \$1,400,000 | Rolling annual works program |
| Miscellaneous Improvements to Playing fields and amenities# Improvements include renovations to fields (Fig 25-2) to improve durability, drainage, amenities, lighting, irrigation and water re-use. | \$1,015,000 | Rolling annual works program |
| Sub Total Works – District and Local Open Space | \$9,500,000 | |
| Total (Public Domain) | \$51,030,000 | |
| ACCESSIBILITY & TRAFFIC | | |
| #Revised works from previous S94 Plans Open Space and Town Centres Development 2002 – Works Program | | |
| *Scope of works set out in <i>Auburn Railway Crossing Traffic Study</i> by Jamieson Foley 2001 and <i>Auburn Town Centre Accessibility Study & Modelling Options Traffic Study</i> by TAR Technologies (2003) and cost estimates** by Works and Services Department 2007 with materials standard based on Council's <i>Town Centre Infrastructure Manual</i>) | | |
| <i>Auburn Railway Bridge (Western) Road Crossing Works# (Recoupmnt)</i> <i>Completed works to widen railway bridge at The Crescent including land acquisition, design and supervision, and left turn lane into Rawson Street</i> | \$4,418,240 | Completed |
| Auburn Town Centre Traffic Reconfiguration * Road Works to divert traffic to outer roads and improve traffic access and circulation for through traffic on the major roads that surround the Auburn Town Centre, and to encourage pedestrian priority and low speed local traffic, including heavy vehicle bypass along Kerr Parade | \$2,630,000 | Short term 2008/10 |

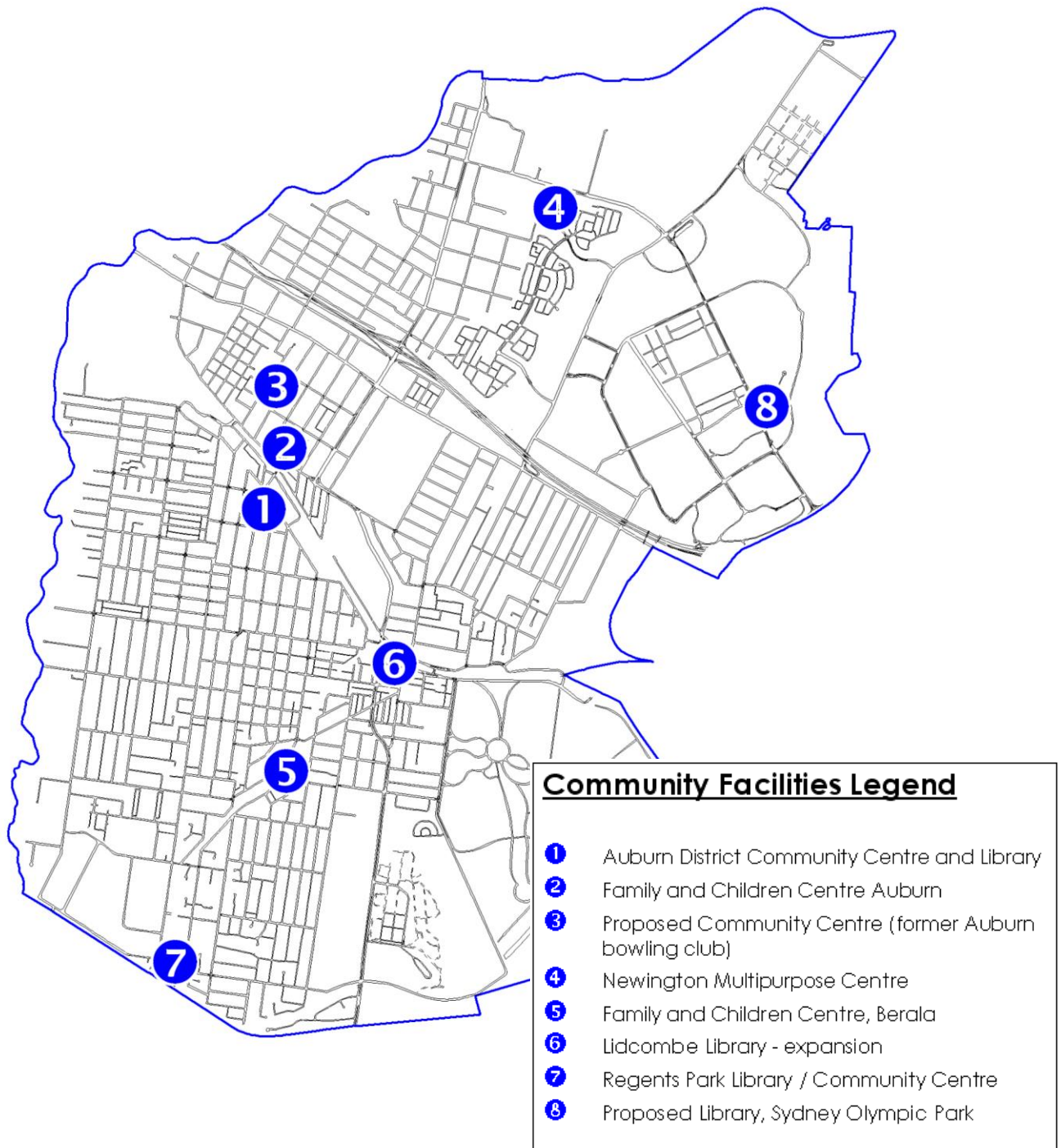
| | | |
|---|---------------------|---|
| East, intersection upgrading, roundabouts, opening of intersections / new one-way streets in key locations, traffic lights and pedestrian crossings to facilitate pedestrian safety and public domain improvements. | | |
| Local Area Traffic Management (LATM)** LATM schemes to improve the flow of vehicular and pedestrian traffic generated by incoming development with continuous improvement works to maintain an appropriate, safer and acceptable standard of service to all users. | \$965,000 | Rolling annual works program |
| Regional & Local Cycleways# | \$1,000,000 | Multi stage project |
| Total (Accessibility & Traffic) | \$10,019,240 | |
| PLAN ADMINISTRATION | | |
| Total Salaries and Studies | \$2,100,000 | |
| TOTAL LGA PROGRAM | \$73,407,240 | |
| HOME BUSH BAY WEST From previous Homebush Bay West S94 DCP 2005 | | |
| Open Space Acquisition and embellishment of district open space, with the provision of local open space by dedication and works in kind. | \$9,626,000 | On-going with progress of new development |
| Community Facilities Recoupment of costs associated with the construction of the Auburn District Community Centre and the expansion of the Auburn Central Library, new library resources/materials and computer facilities, and the provision of a multi purpose community centre. | \$6,471,000 | Short term 2008/10 |
| Traffic Management Hill Road / Bennelong Road upgrade (Parkway Project) and LATM works, bus shelters, upgrade of Haslam's Creek Bridge | \$4,217,000 | Multi stage project; short term 2008/10 |
| REPEALED 20 April 2016 CARTER STREET PRECINCT From previous Carter Street Precinct S94 DCP 2005 | | |
| | | |
| | | |
| | | |

| DRAINAGE WORKS | | |
|---|-------------|---------------------------------|
| Lidcombe Town Centre (Flood Precinct) Upgrade culvert capacity based on duplicating the existing from James Street to down stream of Olympic Drive and extending it to Church Street (as formulated in <i>Haslams Creek Floodplain Risk Management Study & Plan 2003</i>). Note1: Apportionment requires Council to contribute 24% (\$720,000) of this cost | \$3,000,000 | Medium to Long term 2011/16 |
| Other Drainage Plan / Works See Schedule 1: Drainage Scheme Costings - see previous Auburn Stormwater Drainage S94 Plan 2002 | \$2,427,000 | Rolling annual works program |

21. Mapping the Works Programs

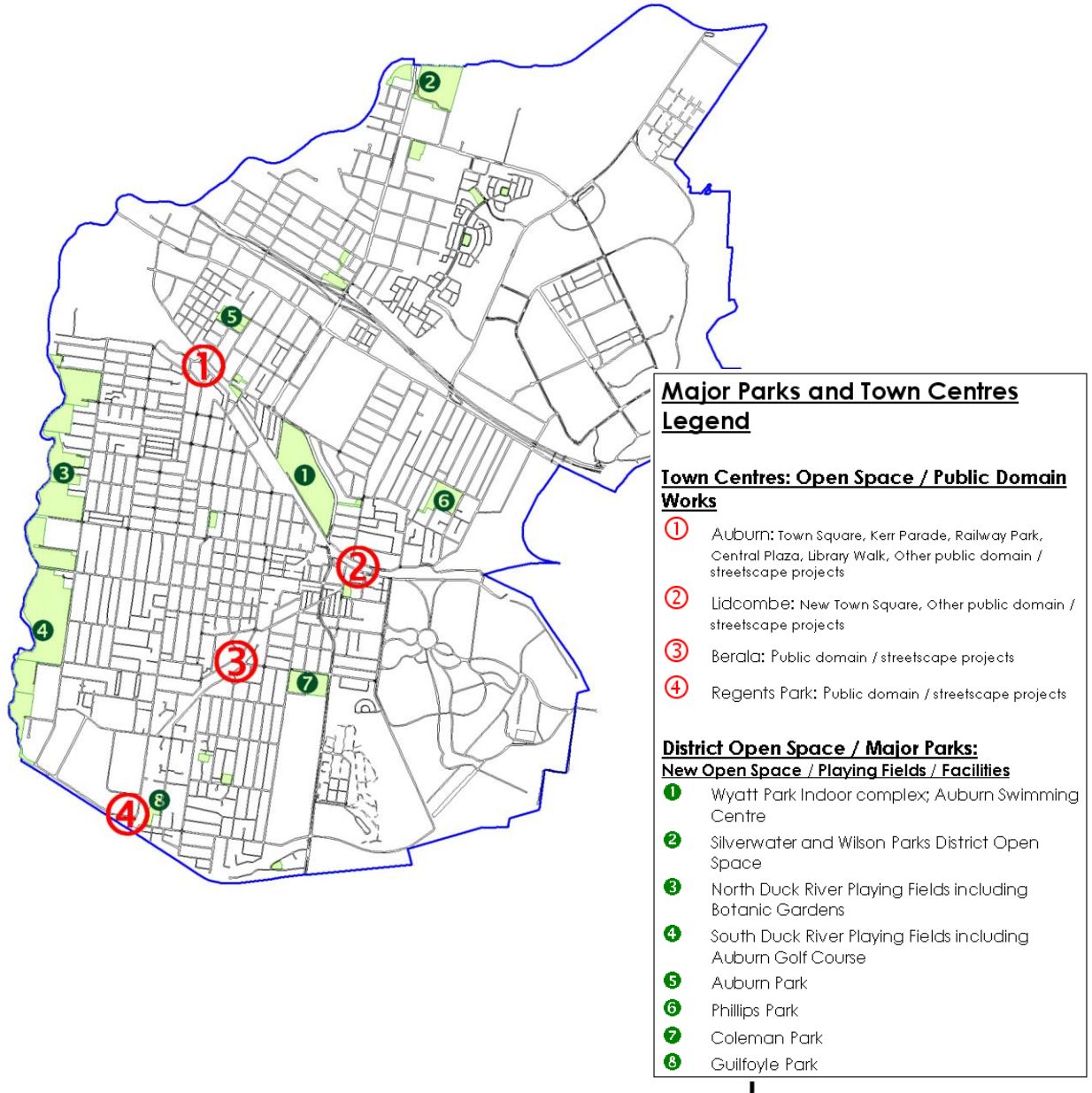
The maps on the following pages illustrate the works programs for Figure 25-1: Community Facilities; Figure 25-2: Public Domain for Town Centres and Open Space / District Parks and Figure 25-3: Local Parks and Playgrounds

COMMUNITY FACILITIES

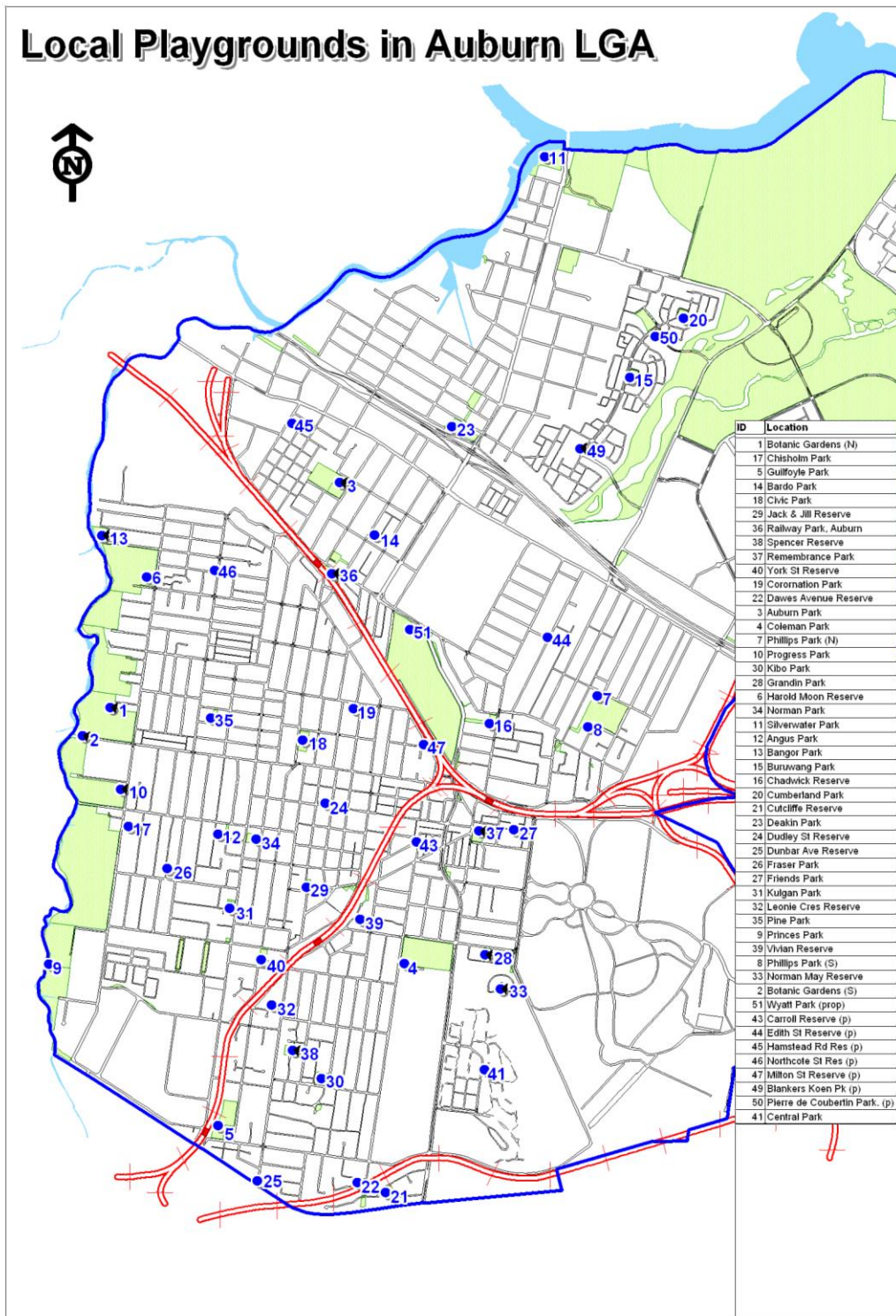


21.1 Map of Community Facilities Works Program

DISTRICT OPEN SPACE AND TOWN CENTRES



21.2 Map of Public Domain Works Program for Town Centres and Open Space / District Parks



21.3 Map of Works Program for Local Parks and Playgrounds

REFERENCES

Documents

- Auburn Council: *Strategic Plan-Auburn 2030*, Auburn NSW.
- Auburn Council: *Auburn LGA Recreation Needs Study 2003* (SGL Consulting Group)
- Auburn Council: *Auburn Playground Strategy 2007*, Auburn NSW.
- Auburn Council: *Auburn Cultural Plan 2007*, Auburn NSW.
- Auburn Council: *Strategic Social Plan 2005-2010*, Auburn NSW.
- Auburn Council: *Community Facility Needs Assessment and Development Study 2007*, Auburn NSW.
- Auburn Council: 2001, *Social Plan*, Auburn NSW
- Auburn Council, 1998, *Auburn Town Centre Strategy* (prepared by PPK), Auburn NSW.
- Auburn Council, 1998, *Auburn Open Space Strategy Report*, Auburn, NSW.
- Auburn Council, 1998, *Social Plan* (prepared by BBC Consulting), Auburn, NSW.
- Auburn Council, 1998, *Auburn Local Government Area Section 94 Community Facilities Contributions Plan*. Auburn, NSW.
- Australian Bureau of Statistics (ABS), 2006, *Census of Population and Housing*, ABS: Canberra, ACT.
- Australian Bureau of Statistics (ABS), 2001, *Census of Population and Housing*, ABS: Canberra, ACT.
- Australian Bureau of Statistics (ABS), 1996, *Census of Population and Housing*, ABS: Canberra, ACT.
- Australian Bureau of Statistics (ABS), 1991, *Census of Population and Housing*, ABS: Canberra, ACT.
- Department of Infrastructure, Planning and Natural Resources (DIPNR), 2005, *Development contributions – Practice note: template for a section 94 development contributions Plan*, DIPNR: Sydney, NSW.

Legislation, regulation and by-laws

- Environmental Planning and Assessment Act 1979*
- Environmental Planning and Assessment Regulation 2000*
- Auburn Local Environmental Plan 2000*
- Auburn Section 94 Stormwater Drainage Development Contributions Plan 2002 (in force from 11 September 2002)*
- Auburn Council Section 94 Community Services & Facilities Development Contributions Plan 2002 (amended, in force from 31 August 2005)*
- Auburn Council Section 94 Multicultural and Youth Services Development Contributions Plan 2002 (amended, in force from 31 August 2005)*
- Auburn Section 94 Open Space Contributions Plan 2001 (amended, in force from 31 August 2005)*
- Auburn Town Centres Development Section 94 Development Contributions Plan 2002 (in force from 11 September 2002)*
- Carter Street Precinct Section 94 Development Contributions Plan 2004 (amended, in force from 31 August 2005)*
- Homebush Bay West Section 94 Development Contributions Plan 2004 (amended, in force from 31 August 2005)..*

DEFINITIONS

In this Plan:

ABS is the Australian Bureau of Statistics.

Act means the Environmental Planning and Assessment Act, 1979;

Additional floor area is the amount of *gross leasable floor area* proposed as part of the development, less the amount of *gross leasable floor area* which exists on the site at the date of the approval of this Plan. Where any development site is vacant, *additional floor area* will be the *gross leasable floor area* of the development as a whole. Calculation of the amount of contribution for parking and townscape improvements in commercial centres will be based on the additional floor area.

Applicant is the person or organisation submitting a development application to Council.

Auburn LGA is the Auburn local government area.

Apportionment means the process by which the assessed demand or cost is related specifically to the development from which contributions may be sought. Apportionment seeks to ensure that new development only pays its share or portion of the cost of the facility or work for which it has created a demand;

Area means the land to which this contributions Plan applies, the land over which the need for infrastructure has been assessed or the land which may be served by the facilities or works to be provided. In the context of Section 94, an area may also be a catchment;

Bedroom means, for the purposes of this Section 94 Contributions Plan any room which is, in the opinion of Council, by its physical design, capable of being used as a bedroom. Separately accessible rooms designated a bedroom, study, studio, den, attic, home office or the like, including in some circumstances partially enclosed mezzanine levels, may be classified as bedrooms for the purposes of this Plan;

Community facilities means a building or place that is owned or controlled by a council and used for the physical, social, cultural or intellectual development and welfare of the local community;

Contribution means the making of a monetary contributions, dedication of land or the providing of a material public benefit as works in kind, or any combination of the above as referred to in Section 94 of the Environmental Planning and Assessment Act for the provision of infrastructure or community facilities or amenities;

Cost means the full cost of providing a work, a facility or amenity from inception to operation. This may include, but is not limited to, land costs, conveyancing, legal fees, stamp duty, design costs, public consultation, demolition and site clearance, service relocation, decontamination, excavation, construction, earthworks, landscaping, lighting, security, initial full fit-out, contingencies and risk.

Council is Auburn Council.

DCP is a development control Plan.

EP&A Act is the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation is the *Environmental Planning and Assessment Regulation 2000*.

Employment generating development means any land use, other than residential, which typically involves the use of employees (such as retail, commercial, industrial uses, etc) irrespective of the zoning of the site upon which it operates. This will include commercial or industrial premises meaning a building or place used for business or commercial or industrial purposes including offices, shops, supermarkets, retail complexes, entertainment establishments, clubs, restaurants and cafes, factories, warehouses, transport terminals and any other place which, in the opinion of Council, employs people who may generate a need for services and facilities which Council has a responsibility to provide;

Development has the meaning under Section 4 of the Environmental Planning and Assessment Act, 1979 which in relation to land means:

- (a) the erection of a building on that land;
- (b) the carrying out of a work in, on, over or under that land;
- (c) the use of that land or of a building or work on that land; and
- (d) the subdivision of that land.

District level facilities means facilities that provide a base for a number of needed community services. There should be one district level facility for every 30,000-50,000 people. These facilities would be multipurpose in use and design. District level facilities might be community centres or leisure centres.

Dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a self-contained housing unit;

LEP means a Local Environmental Plan made by the Minister under Section 70 of the Environmental Planning and Assessment Act;

LGA means the Local Government Area.

LGA-wide level facilities means a facility to serve the whole LGA. There should be one LGA wide community facility for every 80,000-100,000 people. LGA-wide facilities may be Performing and Creative Arts Centres or Leisure Centres.

Library reference materials / resources means library collection items such as books, audio-visuals, serials, CD ROMs, fixtures and computers.

Lot means an area of topographical space shown on an approved Plan of subdivision and on which it is intended to erect a building;

Material public benefit means a facility or work which is offered by a developer as a finished entity either in return for a reduction in the amount of monetary contributions required for the same category of contribution or as an additional or partial additional benefit under a Planning Agreement;

Nexus means the relationship between the expected types of development in the area and the demand for additional public facilities to meet that demand.

Open space in the context of this Plan, means publicly accessibly parkland or civic space that may exist or may be provided in accordance with this Plan.

Planning agreement means a Planning agreement referred to in Section 93 of the Environmental Planning and Assessment Act 1979.

Public Domain means public land and includes parks, streets, footpaths, civic plazas, street closures and the like.

Recoupment means the seeking of monetary contributions to repay the cost to Council of providing facilities or works prior to the contribution being levied;

Section 94 Development Contributions Plan means a contributions Plan referred to in Section 94 of the Environmental Planning and Assessment Act 1979.

Section 94A Development Contributions Plan means a contributions Plan referred to in Section 94A of the Environmental Planning and Assessment Act 1979.

Study means, if capable of being used as a separate room, a bedroom i.e. a unit described as a one bedroom plus study is a two bedroom dwelling for the purposes of this contributions Plan unless the study is, by virtue of its design, incapable of being used as a bedroom.

Works in kind means the carrying out of work which is identified in the costed works schedules which form part of this contributions Plan in return for a reduction in the amount of monetary contributions (but not a reduction in the total quantum of contributions) required for the same category of contribution;

