



Rockdale Contributions Plan 2016 Urban Renewal Area

2016



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Arabic

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1. Introduction

Rockdale's Urban Renewal Area is in the northern part of the Rockdale Local Government Area (LGA) on either side of the Illawarra line and immediately south of Wolli Creek and the Cooks River.

The Urban Renewal Area has since the early 2000s been undergoing redevelopment from an industrial area to a high density, mixed use residential and employment area.

The redevelopment is to be sustained by the provision of new and upgrade Local Infrastructure including roads, flood mitigation and stormwater drainage facilities, open space and recreation facilities, and community facilities.

The Local Infrastructure needs of the Urban Renewal Area were first described in a contributions plan that was first adopted by the Council in 2004, and which has been amended on several occasions. Consent authorities have used these predecessor plans to impose section 94 contributions as consent conditions on developments approved in the area.

There are several factors that have led to the comprehensive review of this plan, namely:

- The scope of works have evolved.
- Land and works costs have increased.
- Changes to the development assumptions and population projections for the area.

This contributions plan updates the predecessor plans and contains the following:

- A schedule of Local Infrastructure with a total value (in 2015 dollars) of around \$260 million.
- A schedule of contribution rates for various classes of developments that are expected in the area.
- Provisions enabling reasonable contributions to be imposed on development.
- Information on how the contribution rates were calculated.
- Council's policies on how and when developers can settle their contributions obligations, including opportunities for developers to provide land and works 'in kind'.
- Specific provisions on the role of accredited certifiers in imposing and collecting development contributions.
- Various other provisions related to the fair and transparent administration of section 94 contributions involving development in the Urban Renewal Area.

2. Plan summary

2.1 How to use this plan

This plan has been broken up into the following sections to allow easy navigation by Council staff, developers and private certifiers. A brief description of each section is provided below:

Section 2 – Plan Summary

This section identifies both the land and development that this plan applies to as well as the contributions rates that apply to development.

Section 3 – How are the contributions rates calculated?

This section explains how the contributions for development in the Urban Renewal Area are calculated. The expected development is described as well as summaries of the infrastructure strategies that have informed the schedule of works funded by this contributions plan and the associated nexus of the contributions to the projected development. It also provides the formulas and approach for how the contribution rates have been calculated.

Section 4 – How and when will contributions be imposed on development?

This section explains how conditions of consent will be used to collect contributions levied under this plan and provisions to index the contributions payable to reflect changes in land acquisition and construction costs. It also describes accredited certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and complying development certificates.

Section 5 – How and when a contribution requirement can be settled?

This section explains how consent conditions requiring the payment of contributions can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan through the use of Voluntary Planning Agreements and Works In Kind arrangements.

Section 6 – Other administration matters

This section outlines other administrative arrangements surrounding the operation of this plan, including a Dictionary of terms used in this plan.

Appendices

The appendices include schedules and maps of the Local Infrastructure that has been or will be delivered under this plan. A series of technical studies were prepared to inform the land use and infrastructure planning for the Urban Renewal Area. The information this plan relies upon is also listed in the appendices.

2.2 Name and commencement of plan

This plan is called Rockdale Contributions Plan 2015 – Urban Renewal Area.

This plan commences on the date on which public notice was given under clause 31(2) of the EP&A Regulation or the date specified in that notice if it is a different date.

2.3 What is this plan's purpose?

The primary purpose of this plan is to authorise:

- the Council, when granting consent to an application to carry out development to which this plan applies; or
- an accredited certifier, when issuing a Complying Development Certificate for development to which this plan applies,

to require a section 94 contribution to be made towards the provision, extension or augmentation of Local Infrastructure that are required as a consequence of development in the Urban Renewal Area, or which were provided in anticipation of, or to facilitate, such development.

Other purposes of this plan are as follows:

- To provide a clear and transparent basis for levying contributions under the provisions of section 94 of the EP&A Act.
- To provide the framework for the efficient and equitable determination, collection and management of section 94 contributions in the Urban Renewal Area.
- To establish the relationship between the expected development and proposed Local Infrastructure to demonstrate the required contributions are reasonable.
- To update the assumptions underpinning the predecessor plans (Rockdale Section 94 Contributions Plan 2004 and its amendments, or **CP 2004**) as it relates to the Urban Renewal Area.
- To allow for the provision of facilities as works in kind in lieu of a monetary contribution.
- To provide for the dedication of land at no cost to Council in lieu of a monetary contribution.
- To ensure that the broader Rockdale community is not unreasonably burdened by the provision of Local Infrastructure required as a result of development in the Urban Renewal Area.

2.4 What land and development does this plan apply to?

Subject to **Section 2.5**, this plan applies to the Urban Renewal Area, the extent of which is shown in **Figure 1** over the page.

This plan applies to the following types of development:

- Residential Accommodation development that would result in a net increase in dwellings.
- Other development that would create a net increase in demand for the Local Infrastructure items to be provided under this plan.



Note: Area included in Wolli Creek precinct is shaded purple. Area included in Bonar Street precinct is shaded pink.

Figure 1 Land affected by this plan

2.5 What development is exempted?

This plan DOES NOT apply to the following types of developments:

- Development proposed by or on behalf of the Council.
- Seniors housing development (other than self-contained dwellings forming part of seniors housing development).
- Public schools, public hospitals and emergency services.
- Development exempted from section 94 contributions by way of a direction made by the Minister for Planning under section 94E of the EP&A Act.

2.6 What Local Infrastructure will be provided under this plan?

The types of Local Infrastructure which are covered by this plan include the following:

- Roads, traffic, parking and streetscape facilities, including upgrades to existing roads and intersections, new and widened roads, cycleways, footpath treatments, street furniture etc.
- Flood mitigation and stormwater drainage facilities, including culverts and gross pollutant traps, etc.
- Open space and recreation facilities, including new and upgraded parks, etc.
- Community facilities, including multi-purpose community floor space.

The costs of administering this plan will also be met by contributions imposed under this plan.

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A summary of the costs of Local Infrastructure to be met by development approved under this plan and predecessor contributions plans is shown in **Table 1**.

More details on the demand for Local Infrastructure, the relationship of the Local Infrastructure with the expected development, and specific facilities to be provided are included in **Part 3** of this plan.

Table 1 Summary of infrastructure costs

Local Infrastructure type	Sub category	Total cost to be met by entire Urban Renewal Area development
Essential infrastructure		
Roads, traffic, parking and streetscape Infrastructure	Land	\$30,920,062
	Works	\$65,682,459
Flood mitigation and stormwater drainage Infrastructure	Land	\$0
	Works	\$71,391,080
Social Infrastructure	Land	\$70,300,552
	Works	\$15,252,523
Plan administration		\$2,473,261
Non essential infrastructure		
Social Infrastructure	Works	\$2,978,872

2.7 What are the contribution rates for Local Infrastructure?

Table 2 below summarises the total cost of infrastructure to be funded by this plan, as well as the contribution rates for the various categories of Local Infrastructure in this plan. Part 3 of this plan itemises the infrastructure to be provided under this plan, including 'essential infrastructure' as defined by the Department of Planning and Environment, and how the contribution rates have been derived.

Table 2 Summary of contribution rates

		Per resident or worker	Per 0 or 1 bed dwelling	Per 2 bed dwelling	Per 3 or more bed dwelling
Essential infrastructure					
Roads, traffic, parking and streetscape	Land	\$1,650	\$2,814	\$3,947	\$4,794
	Works	\$3,506	\$5,977	\$8,384	\$10,185
Flood mitigation and stormwater management	Land	\$0	\$0	\$0	\$0
	Works	\$3,810	\$6,496	\$9,113	\$11,070
Social infrastructure	Land	\$3,752	\$6,397	\$8,974	\$10,901
	Works	\$814	\$1,388	\$1,947	\$2,365
Plan management and administration	Land	\$132	\$225	\$316	\$384
Essential infrastructure total		\$13,664	\$23,297	\$32,681	\$39,698
Non essential infrastructure					
Social infrastructure	Works	\$159	\$271	\$380	\$462

* Despite the contribution rates shown in **Table 2** the Consent Authority will not impose a monetary contribution on residential development that exceeds a total of \$20,000 per lot or dwelling. This is to ensure that the contribution that is imposed on the development is consistent with a direction made by the Minister for Planning. Refer to **Section 4.3** of this plan for more details.

3. How are the contribution rates calculated?

This part of the plan explains the expected development of the Urban Renewal Area, the infrastructure necessary to support this development, and the way the contributions for that infrastructure have been calculated including the costs which have been included in the calculation.

3.1 Expected demand for Local Infrastructure

3.1.1 Area context

The Urban Renewal Area is situated either side of the Illawarra Railway Line and on the southern side of Wollie Creek and the Cooks River. Much of the land is very low lying and flood liable.

The area enjoys excellent access to the rail, road and regional open space networks which has led to the State Government and Council designating it as a priority location to accommodate much of LGA's future population growth.

The area includes the development precincts of Wollie Creek and Bonar Street. The Wollie Creek precinct is the larger precinct surrounding Wollie Creek railway station and reflects the area that was rezoned for mixed use urban renewal in the early 2000s. The Bonar Street precinct lies to the south west and is situated closer to Arncliffe railway station. This precinct was rezoned for higher density residential development in 2008.

The infrastructure planning for these precincts was undertaken at different times, which is reflected in the separate contributions plans that previously applied to the Urban Renewal Area (i.e. the 'predecessor plans'). The precincts are however contiguous, are being planned with similar types of infrastructure, and the infrastructure in each area links to other precinct's infrastructure to a large extent. For example:

- the flooding and stormwater facilities provided upstream in Bonar Street precinct will benefit developments in the Wollie Creek precinct
- parks to be provided in Wollie Creek precinct will be demanded by the new populations living in Bonar Street precinct.

It is therefore reasonable to consolidate the precincts into one contributions plan comprising the Rockdale Urban Renewal Area contributions catchment. This plan consolidates the infrastructure items required for the entire Urban Renewal Area and spreads the apportioned cost of this infrastructure over the same area.

Prior to its rezoning and the commencement of redevelopment, the entire Urban Renewal Area was a traditional industrial and related employment area accommodating factories, warehouses and the like. Redevelopment is now well underway, and the Urban Renewal Area is now evolving from an industrial area into a high density mixed use, residential and commercial area.

3.1.2 Expected development

The full development of the Urban Renewal Area is expected to have the following characteristics:

- A town centre with the highest development densities focused around the Wollie Creek railway station and Brodie Spark Drive. Most of the non residential uses will be located in this area.

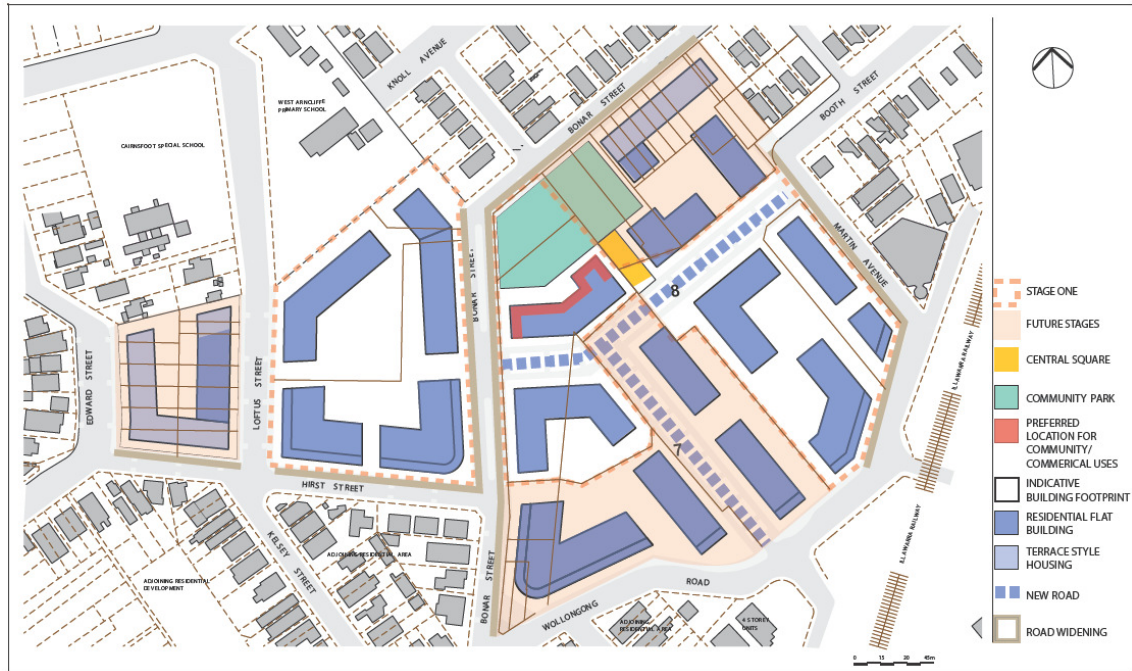
- High density residential uses on certain land west of the railway and on land south of Cahill Park
- Highway service businesses located along the Princes Highway
- Mixed land uses in other areas
- Effective and direct road, pedestrian and cycling links to surrounding networks
- An open space network and public domain network focused on existing and new parks and streets and along the waterfront.

The anticipated arrangement of these land uses is shown in the structure plans for the Wollie Creek and Bonar Street precincts shown in Figures 2 and 3:



Source: Rockdale DCP 2011, page 7-8

Figure 2 Wollie Creek Precinct Structure Plan



Source: Rockdale DCP 2011, page 7-26

Figure 3 Bonar Street Precinct Structure Plan

The land use planning strategy for the Urban Renewal Area has evolved since its inception in the early 2000s. A balanced mix of high density residential, as well as commercial and retail developments was originally anticipated, particularly in the Wollie Creek precinct. For example it was originally envisaged that Wollie Creek would accommodate 3,700 dwellings accommodating 7,600 residents, and there would be 7,200 workers at full development.¹

Current projections for Wollie Creek are for significantly more dwellings and residents, and significantly fewer workers.

There has been much less non residential development approved in the area than was originally envisaged, reflecting a priority in market demand for residential uses. This trend is likely to continue and has resulted in the employment forecast for the Urban Renewal Area being significantly reduced.

CP 2004 anticipated a mix of employment land uses with an overall average employment density of 1 worker for every 30 square metres of gross floor area. That anticipated employment density has been retained in this plan in order to estimate the anticipated number of workers that will come to the Urban Renewal Area each day.²

Approvals for the redevelopment of the area's former industrial sites began in the mid-2000s. Development has proceeded generally in accordance with the approved planning strategy. Council has tracked the development applications in the area. Significant high density mixed use development has been completed in the areas around Discovery Point and Brodie Spark Drive, while high density residential development has occurred around Bonar Street, Lusty Street and Gertrude Street.

¹ CP 2004, page 61

² CP 2004, page 58

Table 3 shows a summary of the developments approved up to mid-2015.

Table 3 Approved developments in Urban Renewal Area

	Retail and commercial floor area (m ²)	Net dwelling increase
Bonar Street precinct	60	864
Wolli Creek precinct	14,244	4,078
Urban Renewal Area	14,304	4,942

Council has combined the information on approvals with the planning constraints on the remaining development sites to determine the expected maximum development potential in the Urban Renewal Area. The results of that analysis are shown in Table 4.

Table 4 Total maximum development potential in Urban Renewal Area

	Retail and commercial floor area (m ²)	Net dwelling increase
Bonar Street precinct	60	1,363
Wolli Creek precinct	37,482	6,459
Urban Renewal Area	37,542	7,822

The planning for the Urban Renewal Area in the early 2000s envisaged that the development would take place over a timeframe of up to 25 years – that is, by about 2030. In 2015 around 60 percent of the total available development potential had either been constructed or approved. While it is possible that not all of the approved development will convert into completed development, the 2030 development horizon for the area remains valid.

3.1.3 Expected population

The demand for local infrastructure to support the Urban Renewal Area redevelopments arises from both the developments themselves and the populations that will live and work in them. Contributions for local infrastructure are therefore based on the population expected to be accommodated in each development and the ultimate population of the entire Urban Renewal Area.

Table 5 shows the assumptions that have been used to estimate these populations.

Table 5 Assumptions used for population estimates

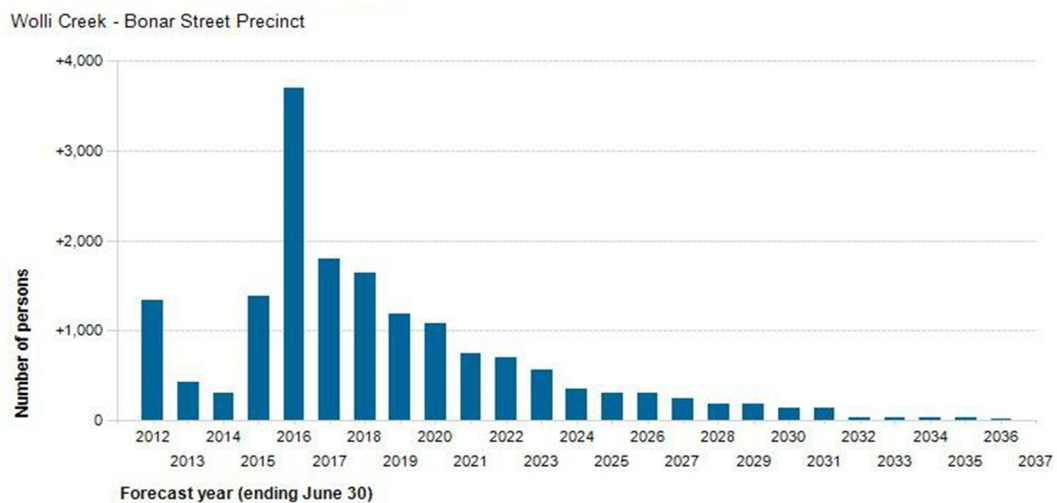
	Assumption	Sources
Residential development	<ul style="list-style-type: none"> Each bedsit or 1 bedroom dwelling is likely to accommodate 1.7 residents. Bedsit or 1 bedroom dwellings will comprise 29.95% of all dwellings. Each 2 bedroom dwelling is likely to accommodate 2.39 residents. 2 bedroom dwellings will comprise 61.16% of all dwellings. Each 3 or more bedroom dwelling is likely to accommodate 2.91 residents. 	<ul style="list-style-type: none"> 2011 Census of Population and Housing for Wolli Creek area Council data on dwelling approvals in Urban Renewal Area 2006-2015

	Assumption	Sources
	3 or more bedroom dwellings will comprise 8.89% of all dwellings.	
Non residential development	<ul style="list-style-type: none"> Overall average worker occupancy of non residential floor space: 1 worker per 30 square metres of gross floor area 	CP 2004, page 58

Contributions for residential accommodation development in this plan are determined by first calculating the per person rate and converting that rate to a per dwelling rate. This plan adopts a set of average occupancy rates shown in Table 5 for this purpose. These rates are also used to determine any existing population on a development site for the purpose of establishing the net increase in infrastructure demand that is attributable to a particular development.

Using the assumptions in Table 5 it is expected that the Urban Renewal Area will accommodate 15,685 residents and 3,051 workers. This combined population of **18,736** is the basis for sharing the infrastructure costs among the Urban Renewal Area developments.

Figure 4 shows the expected profile of the population increase in the Urban Renewal Area from 2012 onwards. It shows that most of the expected development being occupied by the early 2030s.



Source: <http://profile.id.com.au/rockdale>

Figure 4 Profile of Urban Renewal Area population increase

The demographic characteristics of a development area are important in understanding the future social infrastructure needs of that area. A major change in land use, such as from industrial to residential, will generate new social infrastructure demands relevant to the characteristics of the expected population.

Council has undertaken an assessment of the likely characteristics of the future population of the Urban Renewal Area. A summary of this assessment follows:

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- The area is currently mainly occupied by young working age residents and their very young children. Persons aged 0-4 years and 20-39 years make up around three quarters of the resident population. The primacy of these age groups will not materially change over time, with these groups still anticipated to comprise over 68% of the population in 2036.
- In 2011, compared to the Greater Sydney average the Urban Renewal Area had significantly fewer numbers of school-age children, older workers, empty nesters and retirees; and had significantly greater numbers of young workers and tertiary students.
- Child-less couples are the dominant household type, with lone person and group households also significantly represented. Group households make up around 15% of all households, which is high compared to Greater Sydney (4%). Families and singles with children make up only 22% of total households. The dominance of couple-only, single person and group households is expected to continue throughout the development horizon.
- In 2011 the average household size was 2.36 persons per dwelling.
- Just over half of residents in 2011 were in rented dwellings, compared to the Sydney average of 30%.
- The area is highly multi-cultural, with 63% of residents having been born overseas and 37% having arrived recently in the country. The dominant cultural group is Chinese, with 32% of the residents having Chinese ancestry which is four times the Sydney average. Some 56% of the population have a non English speaking background, which is more than double the Sydney average. This cultural diversity is likely to persist in the future.
- The resident population is comparatively highly educated, with 44% having a degree qualification or higher. Some 46% of the adult population in 2011 identified as managers or professionals. This profile was reflected in workers having relatively high incomes compared to the rest of Sydney.
- The area in 2011 had greater rates of workforce participation and persons in full-time employment than the Sydney average. The rate of unemployment among residents was close to the Sydney average.
- Compared to Greater Sydney, the use of public transport for the journey to work is high and rates of car ownership are low.³

This social profile points to a need to provide the Urban Renewal Area development with accessible and multi-purpose open space, open space linkages and community facilities suitable for a population that is ethnically diverse, and that has a predominance of young working age people, with some having young children.

3.1.4 Demand for infrastructure

Prior to the commencement of mixed use development in the Urban Renewal Area, public amenities and services were essentially been designed to cater for the predominantly industrial development that existed in the area at that time. To support the full re-development of the Urban Renewal Area, significant augmentation and upgrading of existing infrastructure and public amenities is required.

The Local Infrastructure needs likely to be generated by this development were investigated as part of, and following, the rezoning of the land to permit mixed use development. Those investigations concluded that the redevelopment would have the following Local Infrastructure impacts:

³ Summary drawn from the community profile accessed at <http://profile.id.com.au/rockdale>, November 2015

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- Increased pressure on the existing vehicle and pedestrian access networks requiring capacity upgrades to roads and intersections.
- Increased pressure on the existing stormwater drainage facilities which already struggle to cope with the water run-off from significant storm events.
- Increased demand for active and passive recreation facilities such as sports fields, sports courts, playgrounds, walking trails, cycle paths, recreation centres and community facilities.

In order to provide a safe, convenient and amenable urban redevelopment, new and upgraded roads, traffic, parking and streetscape facilities; flood mitigation and stormwater management facilities; and social infrastructure including open space and recreation facilities and community facilities, will be required.

Section 3.2 of this plan summarises the cost of land and works required for each of these Local Infrastructure types, the nexus between the development and the infrastructure, and how the contribution rates are calculated.

Further detail on the costs, indicative timing for delivery and locations of the Local Infrastructure is included at **Appendices A and B**.

3.1.5 Contribution rates based on entire development

This plan constitutes an update of predecessor contributions plans. Developments in the Urban Renewal Area that have already been approved have been subject to a requirement to make contributions under the predecessor plans. Those contributions were required for the full suite of Local Infrastructure required to sustain all of the development in the area. Some of the infrastructure items in the predecessor plans have been completed while others have not.

Future development will be subject to a requirement to make contributions under this plan. Contributions in this plan have been calculated based on the updated cost to provide the full suite of Local Infrastructure that is required to sustain all of the development in the area. This includes the completed cost of infrastructure that has already been provided in advance of this development, as well as the infrastructure that is yet to be provided. This method of calculation has been adopted to ensure all of the expected development, both previous and future, makes an equitable and reasonable contribution toward all of the Local Infrastructure required for the Urban Renewal Area.

3.2 Infrastructure schedule and nexus

The delivery of new Local Infrastructure to support Urban Renewal Area development will include the acquisition of land and carrying out of capital works. Council is also anticipating future expenditure in administering this plan so that it remains valid and the contribution rates remain reasonable.

The infrastructure necessary to support the expected development in the Urban Renewal Area has been identified through various technical studies and cost estimates. The list of studies and other information sources informing this plan and its predecessor plans is included in **Appendix C**.

The following sections describes the scope and total costs of the various items of Local Infrastructure that is included in this plan. Further detail on specific items, their estimated costs and staging, and location maps are included in **Appendices A and B**.

3.2.1 Roads, traffic, parking and streetscape infrastructure

Objectives

The objectives for planning for access in the Urban Renewal Area are:

- (a) Facilitate safe, accessible and convenient movement to, from, and within the area
- (b) Create a permeable road network that facilitates efficient vehicular access to and circulation within the area which can be conveniently used by all modes of transport
- (c) Encourage use of public transport and alternative transport modes to help prevent further congestion of the regional road system
- (d) Manage the scale of development and the provision of parking to match the capacity of the road network
- (e) Create a town centre that is the heart of the precinct with high quality streetscapes, active building edges, high quality pedestrian environment and good access to transport links
- (f) Encourage and increase the multiple functions performed by streets.^{4 5}

Needs assessments and infrastructure strategy

Roads, traffic and parking infrastructure

Planning for the traffic needs of the Urban Renewal Area development commenced in the early 2000s when the area was being rezoned to permit mixed use commercial and residential development. These assessments informed the strategies and works schedules in the predecessor contributions plans. The access planning for the Urban Renewal Area was updated with the completion for the Wolli Creek and Bonar Street Precinct Traffic Study prepared by Bitzios Consulting in 2013.

To achieve the objectives for safe and convenient access for the Urban Renewal Area developments, the following will be required to be provided:

- New roads
- Upgrading of existing roadways
- Widening of some existing roads
- Improved linkages to the arterial road system including Princes Highway and Marsh Street, including additional signalised intersections and the upgrading of some existing signalised intersections
- New and adjusted traffic management facilities, such as traffic signals, signs, etc.
- Provision and management of the supply of on-street parking by appropriate signage and line marking, and integrated into the streetscape design
- Accommodation of additional alternative transport modes on roadways, such as bicycles, bus priority, the provision of bus stops and bus shelters, etc.
- Safety improvements to the two existing road underpasses beneath the Illawarra Railway.

The proposed access network for the area is described in sections 7.1.5 and 7.2 of the DCP, including the proposed new and widened roads. The specifications for the proposed works are

⁴ *ibid.*, p7-11 and p7-16

⁵ CP 2004, p100

contained in the Wollie Creek and Bonar Street Precinct Public Domain Plan and Technical Manual.

This plan facilitates the delivery of the proposed access network by:

- Identifying the land required for access infrastructure that will be dedicated free of cost by developers of land
- Identifying the access infrastructure works that will be carried out by the developers of the land as part of their developments
- Identifying the access infrastructure works, the costs of which will be met by section 94 contributions

This plan continues the implementation of the predecessor contributions plans, with some modifications to the scope of works that reflect the evolving development circumstances of the area. This plan also integrates an updated infrastructure costs assessment and includes some of the works recommended in the 2013 Wollie Creek and Bonar Street Precinct Traffic Study.

Streetscape and public domain works

The quality of the street environment that existed at the start of the Urban Renewal Area redevelopment reflected the area's use as an industrial employment area. That is, the streets contained basic footpaths and few if any facilities for people to gather.

The Urban Renewal Area developments will create increased street life and demand for public domain improvements. The streets will experience greater movement and pressure for active street uses such as cafes and seating. Streets will also perform an important function as pedestrian and cycle connectors to existing and planned open space. Council's policy is that streets must comfortably accommodate vehicular, cycle and pedestrian use, and reduce conflict between these forms of access.⁶

The proposed streetscape works include the following:

- landscaping and embellishment of road verges, including the provision of footpaths, paving, street trees, turfing and other planting
- new kerb and gutter
- undergrounding of existing utilities
- landscaping and embellishment of traffic islands and roundabouts
- street furniture, such as decorative street lighting, seating, bollards, bins.

The specifications for the proposed works are contained in the Wollie Creek and Bonar Street Precinct Public Domain Plan and Technical Manual.

The proposed streetscape works in the Urban Renewal Area have the following main purposes:

- To provide reasonable landscaping to the frontage of new development.
- To upgrade and widen footpaths to allow for the greater population.
- To mitigate the impact of increased traffic.

⁶ Wollie Creek and Bonar Street Precinct Public Domain Plan, p9

- To provide streets and public domain of a standard that is suitable as an additional recreation resource for the additional population.

The anticipated Urban Renewal Area development should be accountable for the full cost of delivering the new street environments because the works are needed to provide extra capacity for the additional population and to mitigate the impact of the new development and the significantly increased population in the area.

Both residential and non residential development in the town centre should be levied contributions for these facilities on the basis that both residents and workers will demand the facilities.

Nexus and apportionment

The need for all of the access infrastructure is generated by the expected development in the Urban Renewal Area. The contribution rates are therefore calculated on the assumption that the full cost of the infrastructure is shared among the expected development.

Despite this, the expected contributions will not fund the full cost of the infrastructure. This is because the estimated cost of the infrastructure has increased significantly since the predecessor contributions plan was prepared. In excess of 60 percent of the expected development in the Urban Renewal Area is the subject to contributions calculated under the predecessor plan. As a result, Urban Renewal Area development contributions will be insufficient to meet the cost of Urban Renewal Area infrastructure. Council will therefore find other sources to fund the contributions shortfall.

Land required for the new and widened roads will be dedicated free of cost to the Council by the developer of land at the time of development. Dedication without cost is reasonable as the value of the land has been accounted for in the transfer of development rights from the dedicated portion of the site to the residual or development portion of the site.

The costs will be shared between the expected resident and worker population. Contributions will be levied on a per resident or per worker basis. The resident demand for the infrastructure is assumed to be the same as the worker demand. The predecessor plan adopted a complicated rates calculation for non residential development based on trip generation benchmarks published by the RMS. This plan does not continue this approach on the grounds that:

- the anticipated amounts and varieties of non residential floor space and workers are much lower than when the area was initially planned; and
- vehicle trips as an apportionment method does not adequately address the multi-function purpose of the street network for pedestrians and cyclists as well as cars.

Contribution rates calculation

Table 6 below summarises the roads, traffic, parking and streetscape infrastructure costs and contributions. A detailed breakdown of these costs and maps showing the locations of these facilities can be found in **Appendices A and B**.

Table 6 Summary of roads, traffic, parking and streetscape infrastructure costs

	Cost	Contribution per resident or worker
Land acquisition	\$30,920,062	\$1,650
Construction	\$65,682,459	\$3,506
TOTAL	\$96,602,521	\$5,156

Contribution rates are calculated on the expected population in the area, both residents and workers. This involves dividing the total costs of land acquisition and capital works by the projected total number of residents and workers that are expected will live and work in the Urban Renewal Area.

The contribution formula for roads, traffic, parking and streetscape infrastructure can be expressed as:

$$\text{Contribution per resident or worker (\$)} = \sum \left(\frac{\$INF}{P_{R+W}} \right)$$

Where:

$\$INF$ = the estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the roads, traffic, parking and streetscape infrastructure items required to meet the development of the Urban Renewal Area (refer Table 6).

P_{R+W} = The expected total number of residents and workers that will generate the demand for the roads, traffic, parking and streetscape infrastructure (i.e. 18,736).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents and workers in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rates shown in Table 5.

3.2.2 Flood mitigation and stormwater drainage infrastructure

Objectives

The objectives for planning for flood mitigation and stormwater management in the Urban Renewal Area are:

- Provide adequate flood protection to the area which is appropriate to the scale, value and intensity of the development that is likely to occur
- Implement appropriate strategies to ensure safety and minimise damage to property as a result of a pre-existing flood risk.
- Ensure existing floodplain users do not experience any increase in flood level as a result of development in the Urban Renewal Area.

- (d) Ensure that development sites in the area are satisfactorily drained.
- (e) Implement water management strategies to minimise the effect of stormwater pollution on nearby waterways, encourage water conservation and reduce stormwater runoff to minimise flooding.

Needs assessment and infrastructure strategy

The Urban Renewal Area is generally low-lying, with ground levels in the Wollli Creek precinct predominantly between RL 2.00 and 5.00 (Australian Height Datum). Most of the land in the Bonar Street precinct is on higher land that drains towards the Wollli Creek precinct. Flooding is known to occur in all parts of Wollli Creek. The majority of the Urban Renewal Area is located below the design flood level.

The low lying nature of the Urban Renewal Area was a key factor in its historic development as an industrial area. Such uses have tended to locate in low lying and flood affected areas because of long standing community expectations that residential housing should not locate in these high hazard areas. This traditional settlement pattern was evident in many other parts of southern Sydney, including Mascot, Alexandria, Marrickville and Tempe.

The competition for land means that many of these areas are coming under pressure for conversion to housing. With that conversion there is a need to maintain the community's expectation that the areas where people live, and the safe evacuation routes, will be flood-free. Council's flood policy requires buildings to be built to a design floor level which is the design level plus freeboard. The design flood is established at the 0.5% AEP (annual exceedance probability) flood and the freeboard 500mm.

Flood mitigation work is essential if the Urban Renewal Area is to be redeveloped for residential, commercial or other non industrial purposes. The rezoning of the area to permit such redevelopment depended on adequate provision being made for the flood protection of the area in order to satisfy the requirements of planning directions issued by the Minister for Planning.

Council has undertaken studies to identify the flood mitigation and drainage works will be required in this area. Included in these works are improvements needed to convey stormwater from other areas through Wollli Creek without causing local flooding.

The Urban Renewal Area is served by a substandard stormwater drainage system that results in frequent overland flows and ponding of stormwater. Redevelopment of the area is unlikely to result in a substantial increase in the volume of stormwater runoff generated. However, consistent with Council's policy, the intensity and value of development which is likely to occur in the area will require a higher standard of stormwater servicing to be implemented than presently exists, necessitating the implementation of an appropriate, reasonable and equitable funding mechanism to deliver the needed facilities. Section 94 contributions are the proposed mechanism.

Stormwater management in the Urban Renewal Area will be dealt with through providing trunk facilities. These facilities include, where appropriate, combining the construction of drains with new local roads above. Water quality management measures, such as gross pollutant traps, are also proposed to be implemented as trunk facilities.

On-site detention is not encouraged in the Wollli Creek precinct as the land is located at the lower end of catchments and detaining stormwater could exacerbate the risk of local flooding. Because of its higher level, on-site detention of water is to be implemented for development in the Bonar Street precinct.

The proposed infrastructure strategy includes the acquisition of land for facilities and the construction of facilities. This contributions plan continues the implementation of the predecessor contributions plans, with some modifications to the scope of works that reflect the evolving development circumstances of the area. This plan also integrates an updated infrastructure costs assessment.

Nexus and apportionment

The proposed flood mitigation works are a pre-requisite to make the sites within the Urban Renewal Area developable for residential, commercial and other non residential purposes. This is despite the flood waters coming from other areas.

Similarly, the drainage works are needed to enable the new developments to take place.

The contribution rates are therefore calculated on the assumption that the full cost of the infrastructure is shared among the expected development.

Despite this, the expected contributions will not fund the full cost of the infrastructure. This is because the estimated cost of the infrastructure has increased significantly since the predecessor contributions plan was prepared. In excess of 60 percent of the expected development in the Urban Renewal Area is the subject to contributions calculated under the predecessor plan. As a result, Urban Renewal Area development contributions will be insufficient to meet the cost of Urban Renewal Area infrastructure. Council will therefore find other sources to fund the contributions shortfall.

The costs will be shared between the expected resident and worker population. Contributions will be levied on a per resident or per worker basis. The resident demand for the infrastructure is assumed to be the same as the worker demand.

Contribution rates calculation

Table 7 below summarises the flood mitigation and stormwater drainage infrastructure costs and contributions. A detailed breakdown of these costs and maps showing the locations of these facilities can be found at **Appendices A and B**.

Table 7 Summary of flood mitigation and stormwater drainage infrastructure costs and contributions

	Cost	Contribution per resident or worker
Land acquisition	\$-	\$-
Construction	\$71,391,080	\$3,810
TOTAL	\$71,391,080	\$3,810

Contribution rates are calculated on the expected population in the area, both residents and workers. This involves dividing the total costs of land acquisition and capital works by the projected total number of residents and workers that are expected will live and work in the Urban Renewal Area.

The contribution formula for flood mitigation and stormwater drainage infrastructure can be expressed as:

$$\text{Contribution per resident or worker (\$)} = \sum \left(\frac{\$INF}{P_{R+W}} \right)$$

Where:

$\$INF$ = The estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the flood mitigation and stormwater drainage infrastructure items required to meet the development of the Urban Renewal Area (refer Table 7).

P_{R+W} = The expected total number of residents and workers that will generate the demand for the flood mitigation and stormwater drainage infrastructure (i.e. 18,736).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents and workers in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 5.

3.2.3 Social infrastructure

In this plan 'social infrastructure' includes all Local Infrastructure required to sustain the social life of, and community wellbeing in, the Urban Renewal Area. Social infrastructure includes open space and recreation facilities, and community facilities.

Objectives

The objectives for open space and recreation facilities in the Urban Renewal Area include the following:

- (a) Ensure that the nature and distribution of public spaces, buildings and facilities enhances the public domain and links key features and activities within Wolli Creek.
- (b) Enhance local pedestrian and cycle routes and link them with the regional networks, residential areas, work, shopping and recreation activities and public transport nodes.
- (c) Retain, manage and upgrade environmentally significant areas, including Wolli Creek Wetlands and the Cooks River.

The objectives for community facilities in the Urban Renewal Area include:

- (a) Continue Council's role in resourcing and supporting local community based groups commensurate with population growth.
- (b) Provide community facilities and deliver community services in response to community needs arising from growth in the resident and worker population.
- (c) Provide community facilities in locations of high demand and/or good accessibility.

Needs assessment and infrastructure strategy

Open space and recreation

The anticipated open space demands for the Urban Renewal Area were assessed as part of the studies that informed the predecessor contributions plans. These studies included an Open Space Strategy prepared in 2001.⁷ The open space requirements were refined and updated in the original and subsequent versions of the development control plan for the area, and detailed implementation documents were prepared including a public domain plan and technical manual.⁸

These analyses concluded that the supply of open space and recreation facilities that existed in the area before the redevelopment commenced would only satisfy the demands of the existing population at that time. There was no spare capacity to meet the additional needs of the expected population increase in the area. Additional or augmented facilities would be required if the additional needs of the incoming population were to be met without reducing the standard of facilities enjoyed by existing residents.

Council's approach to meeting future demands in the Urban Renewal Area is twofold:

- Acquisition of strategic land that contributes to the network of open space currently provided.
- Embellishment of the existing parkland and improvements to the existing public domain (including embellishment of the proposed open space land acquisitions).⁹

This balanced and practical approach remains valid.

The proposed open space network for the area is described in section 7.1.6 of the DCP and in section 3.1.4 of the Public Domain Plan. The strategy includes new parks and enlarged existing parks as well as embellishments on existing and new open space. The specifications for the proposed works are contained in the Wollie Creek and Bonar Street Precinct Public Domain Plan and Technical Manual.

Previous contributions plans identified a works schedule and costs apportionment that reflected the Open Space Strategy and that would meet the needs of the development that was then anticipated in the Urban Renewal Area. This plan continues the implementation of these plans, with some modifications to the scope of works that reflect the evolving development circumstances of the area. This plan also integrates an updated costs assessment.

Community facilities

Council provides and supports many community services and facilities. Existing facilities include community centres, meeting halls, senior citizens centres, child care centres and pre-schools, cultural centres, volunteer emergency services and libraries.

The Urban Renewal Area will generate a significant more residents and workers who will demand similar services to those that are currently provided.

⁷ Don Fox Planning, *Rockdale Section 94 Contributions Plan: Open Space Strategy*, prepared for Rockdale City Council (November 2001)

⁸ Rockdale Development Control Plan 2011; Jane Irwin Landscape Architecture, *Wollie Creek and Bonar Street Precinct Public Domain Plan*, prepared for Rockdale City Council 2011; Wollie Creek and Bonar Street Precinct Public Domain Technical Manual 2011

⁹ CP 2004, p69

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Council has previously identified that there is little capacity in the existing facilities that can cater for the increased demands that will occur as a result of the Urban Renewal Area development.¹⁰

All sectors of the community share the need for some type of cultural facility or community service at some time. Some types of community services are age specific (such as child care, youth centres or senior citizens centres) while others are generic and used by people of all ages (such as exhibition space and libraries).

Council seeks to provide community services that are able to provide for the demand of the whole population of all ages. Accordingly, the provision of multi-use facilities that are able to be adapted for use for a broad range of purposes will best address these demands. Council therefore sees the provision of multi-purpose floor space as a community service priority.

The predecessor contributions plans authorised contributions to be levied on Urban Renewal Area development for a range of purposes including a new multi-purpose community facility, an occasional child care centre, new library buildings and library resources / bookstock. This plan will instead only levy for the costs of a new multi-purpose community centre, with the Urban Renewal Area's demands for other community facilities to be met from other funding sources.

Council plans to provide a centre of approximately 400 square metres to meet the new community's needs. This size would allow for kitchen and amenities as well as areas to be cordoned off so that multiple uses could operate.

With a planned resident and worker population in the Urban Renewal Area of more than 18,000, this equates to a rate of community facilities provision of 21.3 square metres per 1,000 population. This is well below the prevailing rate of provision of similar classes of community facilities floor space for Rockdale LGA as a whole, which is 87 square metres per 1,000 population.¹¹ The levying of the full cost of the facility on the Urban Renewal Area population is reasonable in that the development would not be required to provide any more community facilities, and in fact would provide a lesser quantum, than those currently enjoyed by the Rockdale LGA population.

The facility will be provided by Council acquiring floor space in a yet-to-be-determined mixed use development located within the Urban Renewal Area. This approach is preferred as it enables the community centre to integrate with the other non residential uses in the area, and is less expensive than acquiring land and developing a stand-alone building. This contributions plan includes the cost of acquiring land in stratum as well as the building fit-out. It is recognised that the fit-out component of the facility would not meet the definition of essential infrastructure included in the IPART practice note.

Nexus and apportionment

The need for most of the social infrastructure is generated by the expected development in the Urban Renewal Area. The contribution rates for most of the social infrastructure are therefore calculated on the assumption that the full cost of the infrastructure is shared among the expected development.

The exceptions are:

¹⁰ CP 2004, p149 and p151

¹¹ In 2008 Council provided 25,847 square metres of community services floor space; 9,439 square metres of which comprised halls, senior citizens centres and community centres. In 2014 the estimated resident population of Rockdale LGA was 108,072, meaning that there were 87 square metres of floor space for community centre-type floor space per every 1,000 residents.

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- Cahill Park land acquisitions and works
- Cook Park embellishments.

Cahill Park, although located in the Urban Renewal Area, is a facility that attracts users from throughout the City of Rockdale. It is therefore appropriate that the costs of land acquisition and the embellishments at Cahill Park be met by the anticipated population growth in the LGA between the commencement of the Urban Renewal Area development (2004) and 2031.

Cook Park is located along the Botany Bay foreshore and Council plans to augment the facilities there to cater for the future population growth. The existing facilities at Cook Park are enjoyed by the entire Rockdale LGA population. It is anticipated that the population of the Urban Renewal Area will demand the additional Cook Park facilities as much as the populations that will occupy other recent and future developments in the LGA. It is therefore appropriate that the costs of the embellishments at Cook Park be met by the anticipated population growth in the LGA between the commencement of the Urban Renewal Area development (2004) and 2031.

For the other social infrastructure items the demand for which is fully apportioned to Urban Renewal Area development, the expected contributions will not fund the full cost of the infrastructure. This is because the estimated cost of the infrastructure has increased significantly since the predecessor contributions plan was prepared. In excess of 60 percent of the expected development in the Urban Renewal Area is the subject to contributions calculated under the predecessor plan. As a result, Urban Renewal Area development contributions will be insufficient to meet the cost of Urban Renewal Area infrastructure. Council will therefore find other sources to fund the contributions shortfall.

The costs will be shared between the expected resident and worker population. Contributions will be levied on a per resident or per worker basis. The resident demand for the infrastructure is assumed to be the same as the worker demand.

Contribution rates calculation

Table 8 below summarises the social infrastructure costs and contributions. A detailed breakdown of these costs and maps showing the locations of these facilities can be found at **Appendices A and B**.

Table 8 Summary of social infrastructure costs and contributions

	Cost	Contribution per resident or worker
Land acquisition	\$70,300,552	\$3,752
Construction (essential infrastructure)	\$15,252,523	\$814
Construction (non essential infrastructure)	\$2,978,872	\$159
TOTAL	\$88,531,946	\$4,725

Contribution rates are calculated on the expected resident population in the area. This involves dividing the total costs of land acquisition and capital works by the projected total number of residents that are expected will live in the Urban Renewal Area.

The contribution formula for social infrastructure can be expressed as:

$$\text{Contribution per resident or worker (\$)} = \sum \left(\frac{\$INF}{P_{R+W}} \right)$$

Where:

$\$INF$ = the estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the social infrastructure items required to meet the development of the Urban Renewal Area (refer Table 8).

P_{R+W} = The expected total number of residents and workers that will generate the demand for the social infrastructure (i.e. 18,736).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 5.

3.2.4 Plan administration

Objectives

The development contributions scheme for the Urban Renewal Area commenced in the early 2000s. It is anticipated that the full development of the Urban Renewal Area will not occur for at least another 15 years. There will be a need to monitor and update the assumptions underpinning this plan so that the contribution rates remain reasonable.

Strategy

Council has used its resources to draft this contributions plan (including the various strategies prepared under predecessor plans which have been incorporated in this plan). The research that has been undertaken to formulate this plan relates to the future demands of future growth in the Urban Renewal Area. It is reasonable for the costs associated with drafting of the plan be recouped through contributions.

The costs that Council has incurred in this regard include the following:

- Preparation of this plan, including the review and amendment of the provisions of the predecessor plans which have been incorporated in this plan
- The commissioning of external technical advice, costings and land valuations used to prepare the works schedule in this plan.

Additionally, Council is required to manage, monitor and maintain the contributions plan. The effective coordination and administration of the plan will involve many tasks, some of which include:

- Administering the plan generally and ensure that the contributions are used to provide the public facilities for which they were intended and in a manner and time dictated by new development.

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- Monitoring the receipt and authorise the expenditure of contributions in respective accounts and the recoupment of the costs of facilities already provided.
- Assessing the merit of land proposed by developers to be dedicated to the Council.
- Monitoring the dedication and development of land contributions.
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules.
- Recommending to Council the appropriate interim use of dedicated land, the acquisition of appropriate land for the identified public purpose or the re-use of existing Council facilities (including land) for an alternative public purpose under the terms of the contributions plan.
- Monitoring and programming works identified in the works schedules.
- Regularly reviewing the works schedules in accordance with levels of contributions received and expended and seek Council's adoption of updated schedules.
- Regularly reviewing the contribution rates in accordance with construction costs, land costs, levels of demand, population and demographic changes and recommend to Council amendments where necessary.
- Determining the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications.
- Monitoring the implications arising from development including the demands created for additional facilities for which contributions are not currently sought, the needs of specific one-off developments, the costs of development and land acquisition, the extent and type of development and the effect of this on the works schedules .
- Advising Council of appropriate management, expenditure and policy implications regarding development contributions including those arising from legal decisions and State government policy making.
- Determining the extent and implications of recurrent costs and assess the implications to Council in providing for these.
- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Reviewing and determining the suitability of proposed works in kind and material public benefits in accordance with the objectives, key principles and works schedules of this plan.
- Preparing and making available the accountability information required by the EP&A Regulation.
- Providing advice to applicants and the general public regarding the operation of the plan.

Consultant studies are also commissioned by Council from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions of the contributions plan. Council is also required to engage the services of legal professionals from time to time to assist in the administration of this plan.

Nexus, apportionment and contribution rates calculation

As plan administration costs arise directly as a result of the development in the Urban Renewal Area, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in that area. Costs associated with the ongoing

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

Costs included in this plan for these purposes are determined based on the Independent Pricing and Regulatory Tribunal (**IPART**) benchmark of an allowance equivalent to 1.5% of the cost of construction works identified in this plan.¹²

Table 9 Summary of plan administration costs and contributions

	Cost	Contribution per resident or worker
Plan administration costs (1.5% of the total works schedule cost that is apportioned to development in the plan - IPART benchmark)	\$2,473,261	\$132

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents and workers in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 5.

3.3 Infrastructure costs

Table 10 shows the cost components of Local Infrastructure that have been included and that have been excluded, for the purposes of calculating contribution rates in this plan.

Table 10 Infrastructure costs components used for calculation of rates

Included components	Excluded components
<ul style="list-style-type: none"> The capital cost of the Local Infrastructure, based on comparable projects and accepted industry rates or costings provided by a qualified estimator. Current land values provided by Council or independent valuers. 	<ul style="list-style-type: none"> The costs associated with any proposed Local Infrastructure (capital and land costs) that are intended to serve the existing population, to make up for any existing deficiency of provision or to satisfy an existing demand in the community. Any assured grants, subsidies or funding from other sources which may be payable in respect of any nominated Local Infrastructure item. Any recoverable funding that has been provided for Local Infrastructure that may have otherwise been provided under section 94. Any Local Infrastructure that may be required by the population but which another organisation or government agency is responsible for providing. Maintenance and recurrent expenses for the continued operation of the provided Local Infrastructure.

¹² Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, page 63

4. How and when will contributions be imposed on developments?

4.1 Monetary contributions

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a Complying Development Certificate (**CDC**), and subject to other provisions of this plan, to impose a condition requiring a contribution under section 94 of the EP&A Act on that approval for:

- the provision, extension or augmentation of Local Infrastructure to be provided by Council; and / or
- the recoupment of the previous costs incurred by Council in providing existing Local Infrastructure.

Accredited certifiers should also refer to **Section 4.6** of this plan as to their obligations in assessing and determining applications.

4.2 Land contributions

This plan authorises the Consent Authority, other than an accredited certifier¹³, when granting consent to an application to carry out development to which this plan applies, to impose a condition under section 94(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of Local Infrastructure to be provided by Council.

Wherever land required under this plan is situated within a development site, the Consent Authority will generally require the developer of that land to dedicate the land required under this plan free of cost.

The value of this land will be taken into account in determining the total monetary contributions required by the development under this plan. Council may at its discretion offset the value of the land against contributions for the same facility category. Only land ascribed a value under this plan shall be entitled to an offset, as explained in **Section 4.3**.

4.3 Infrastructure provision philosophy

Consent Authorities will facilitate the provision of Local Infrastructure by requiring developers to make monetary and / or land section 94 contributions, and also to directly undertake works on or near the development site.

Generally:

- If the infrastructure is listed in this plan's works schedule then that infrastructure will be provided using section 94 contributions collected from developers in the Urban Renewal Area.

¹³ Note: the EP&A Act does not allow an accredited certifier other than a Council to impose a condition requiring the dedication of land free of cost.

- If the infrastructure land or works is not included in this plan then the developer shall provide that land or directly undertake those works at no cost to Council or other developers in the Urban Renewal Area.

Table 11 summarises the approach:

Table 11 Infrastructure provision philosophy

Local Infrastructure type	Delivery mechanism
Land for new roads Land for widening of existing roads Land for flood mitigation and stormwater facilities Land for social infrastructure	For land identified in the works schedule of this plan: <ul style="list-style-type: none"> • Council to acquire the land using section 94 contributions. • If contributions plan land is located on a development site, developer may offer land to Council and receive a contribution offset up to the value of the land, or part thereof, identified in this plan. For other land: <ul style="list-style-type: none"> • Section 94 condition - dedication free of cost to Council. • No contribution offset will be given as the value of land has been transferred to the developable portion of the site at the rezoning stage.
New roads construction Widening of existing roads On-street parking works Streetscape works Flood mitigation and stormwater works Social infrastructure works	For works identified in this plan: <ul style="list-style-type: none"> • Section 94 contribution condition and developers encouraged to carry out works in kind. • Contribution offset will be given for any works in kind up to the value of the works identified in this plan. If part of the works are undertaken then a portion of the value will be granted as an offset. For other works: <ul style="list-style-type: none"> • Condition of consent requiring developer to carry out works. • No contribution offset given.

4.4 Cap on monetary section 94 contributions for residential development

On 21 August 2012 the Minister for Planning issued a Direction to Council that caps section 94 contributions for residential development.

The Direction requires, in terms of residential developments proposed on land in the Urban Renewal Area:

A council (or planning panel) must not grant development consent ... subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that:

(a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or

(b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent.

This plan is consistent with the Minister’s Direction in that it authorises section 94 contributions on residential development not to exceed the cap.

Where the sum of the contributions for a particular development calculated under this plan and any other contributions plan adopted by the Council exceeds \$20,000 per residential lot or dwelling, the total amount included in the consent shall not exceed the cap.

4.5 Contributions to only reflect net increase in infrastructure demands

In order for contributions to be reasonable, the Consent Authority shall only impose a section 94 contribution on a development that reflects the net increase in the demand for Local Infrastructure included in this plan.

The net increase in infrastructure demand is calculated by determining the subtracting the existing resident population of the development site from expected resident and worker population of the proposed development using the assumptions contained in **Table 5** of this plan. Any existing resident population on a development site shall be assumed to have an infrastructure demand credit.¹⁴

The existing population on a development site, if any, shall only be determined by the Council in accordance with the assumptions in this plan. Accredited certifiers shall seek Council’s written advice on the infrastructure demand credit, if any, applying to a Complying Development Certificate.

4.6 Latest rates to be used

The section 94 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary section 94 contribution rates shown in **Table 1** reflect the contribution rates at the date that this plan commenced. These rates are regularly adjusted for inflation and fluctuations in land values (see **Section 6.3**).

Applicants and accredited certifiers should inquire at the Council for information on the latest contribution rates.

¹⁴ Note that no existing demand credit will be made for the workforce that existed on a site immediately prior to commencement of redevelopment in the Urban Renewal Area as the future workers of the area will be an entirely new workforce with different needs and requirements.

4.7 Obligations of accredited certifiers

4.7.1 Complying development certificates

This plan requires that, in relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this section
- the terms of the condition be in accordance with this section.

Procedure for determining the contribution amount

The procedure for an accredited certifier to determine the amount of the section 94 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 94(6) of the EP&A Act such as that envisaged in **Section 4.5** of this plan, or an exemption or part or the whole of the development under **Section 2.5** of this plan, the accredited certifier must:
 - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
 - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in Table 1 of this plan taking into account any exempt development specified in **Section 2.5** and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with **Section 6.3** to reflect the indexed cost of the provision of infrastructure.
4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed Local Infrastructure demand relating to existing development.

Terms of a section 94 condition

The terms of the condition required by this section are as follows:

Contribution

The developer must make a monetary contribution to Rockdale City Council in the amount of \$[insert amount] for the purposes of the Local Infrastructure identified in the Rockdale Contributions Plan 2015 - Urban Renewal Area.

<i>Roads, traffic, parking and streetscape Infrastructure</i>	- Land	\$[insert amount]
	- Works	\$[insert amount]

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<i>Flood mitigation and stormwater drainage Infrastructure</i>	- Land	\$0
	- Works	[\$insert amount]
<i>Social Infrastructure</i>	- Land	[\$insert amount]
	- Works	[\$insert amount]
<i>Plan administration</i>		[\$insert amount]

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$C_C \times CPI_P}{CPI_C}$$

Where:

$\$C_C$ is the contribution amount shown in this certificate expressed in dollars

CPI_P is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution

CPI_C is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate

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

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 136L of the Environmental Planning and Assessment Regulation 2000.

Deferred payments of contributions may be accepted in certain circumstances and will need to be secured by bank guarantee. Refer to the contributions plan for Council's policy on deferred payments.

Works in kind agreement

This condition does not need to be complied with to the extent specified in any planning agreement of works in kind agreement entered into between the developer and the Council.

4.7.2 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution

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before work is carried out has been complied with in accordance with the CDC or development consent.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with section 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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

4.8 Variation to contributions authorised by this plan

The Council may, after considering a written application, reduce the section 94 contribution otherwise calculated in accordance with the provisions of this plan.

A developer's request for variation to a contribution calculated in accordance with this plan must be supported by written justification included with the development application. Such request will be considered as part of the assessment of the application.

An accredited certifier other than the Council cannot vary a section 94 contribution calculated in accordance with this plan, without Council's written approval.

5. How and when can a contribution requirement be settled?

5.1 Timing of payments

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

Generally, the condition will provide for payment as follows:

- For development where no further approvals area required – before the development consent is issued.
- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen plan).
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate for any works above the floor level of the ground floor.
- For works authorised under a complying development certificate, the contributions are to be paid prior to any work authorised by the certificate commences, as required by section 136L of the EP&A Regulation.

At the time of payment, it will be necessary for monetary contributions amounts to be updated in accordance with the relevant indexes (see **Section 6.3**).

5.2 Process for deferred payments

Council may accept a written request for the deferred or periodic payment of a section 94 contribution if the applicant (including any other person entitled to act upon the relevant consent) satisfies Council that:

- Compliance with the provisions relating to when contributions are payable is unreasonable or unnecessary in the circumstances of the case, or would cause the applicant undue hardship, and
- Deferred or periodic payment will not prejudice the timing or the manner of the provision of the Local Infrastructure for which the contribution was required, and
- There will be no prejudice to the community deriving benefit from the public amenity or service required by the proposed development, and
- There will be no prejudice to the operation of this contributions plan.

The decision to accept a deferred or periodic payment is at the sole discretion of Council.

Council may accept deferred or periodic settlements of contributions over a maximum period of 5 years from the date on which the contribution would otherwise be payable by way of equal six monthly instalments (plus interest and Council charges), or as otherwise agreed to by Council.

Council may, if it decides to accept the deferred or periodic payment of a contribution, require the applicant to provide a bank guarantee by an Australian bank for the amount of the contribution, or the outstanding balance, plus any interest or charges required by Council, on condition that:

- (a) the bank guarantee requires the bank to pay the guaranteed amount unconditionally to Council where it so demands in writing if the applicant has defaulted on the payment of the

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contribution, or any instalment of the contribution (including interest and Council charges), under the terms of their deferred or periodic payment agreement with Council,

(b) the guarantee prohibits the bank from:

- i. having recourse to the applicant or other person entitled to act upon the consent, and
- ii. having regard to any appeal, dispute, controversy, issue or other matter relating to the consent or the carrying out of development in accordance with the consent, before paying the guaranteed amount,

(c) the bank's obligation under the guarantee is discharged:

- i. when payment is made to Council in accordance with the terms of the bank guarantee, or
- ii. if the related consent lapses, or
- iii. if Council otherwise notifies the bank in writing that the bank guarantee is no longer required, and

(d) the applicant pays to Council:

- i. interest on the contribution, or the outstanding balance, at the overdraft rate on and from the date when the contribution would have been otherwise payable, and
- ii. an administration charge of 2% on the contribution, or the outstanding balance, at the end of each six monthly period,

such payments to be made when each instalment of the contribution is due.

Where Council does not require the applicant to provide a bank guarantee, it may require a public positive covenant under section 88E of the Conveyancing Act 1919 to be registered on the title to the land to which the relevant application relates.

Where Council agrees to a request for deferred or periodic payment, the applicant will be required to lodge a section 96 application to modify the development consent to specify the new payment arrangements.

5.3 Can the contribution be settled by dedicating land or undertake works?

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a section 94 contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure that is included in this plan instead of the Council delivering that infrastructure, then the developer can approach this either one of two ways:

- (a) The developer may offer to enter into a planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development.

- (b) If the developer has already received a development consent containing a condition requiring a section 94 contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement.

5.3.1 Offers and agreements generally

Any offer for works in kind or other material public benefit shall be made in writing to the Council prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.

Works in kind or the dedication of land will be accepted by Council only under the following circumstances:

- Council will generally only accept offers of works or land that are items included in the schedule of Local Infrastructure in this plan; and
- Council determines that the works in kind are, or the land to be dedicated is, appropriate; and
- The value of the works to be undertaken or the land to be dedicated is at least equal to the value of the contribution assessed in accordance with this plan, or where the value of the proposed works in kind or the land to be dedicated is less than the monetary value of the contribution, the difference will be met by way of a monetary contribution.

In assessing the request, Council will take into account the following:

- Consistency with the detailed design of the facilities, as agreed to by Council
- The proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised.

Plans and cost estimates of the proposed works, or a valuation by a registered valuer of the land to be dedicated, are to be prepared and submitted by the applicant.

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

- An acceptable standard for workmanship and materials
- Timing of inspection of works in progress
- A program for completion of the works or dedication of the land
- An appropriate defects liability period.

The decision to accept settlement of a contribution by way of works in kind or the dedication of land is at the sole discretion of Council.

5.3.2 Reimbursement of land and works values in excess of contribution requirements

Council will consider reimbursing an applicant who provides works in kind in excess of the monetary contribution payable by their development, under the following circumstances:

- The works in kind provided by the development are for a facility that is identified in this contributions plan and for which the development would have been required to pay a contribution.

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- The amount of the reimbursement is limited to the value of the facility identified in the contributions plan, adjusted to reflect cost changes over time as allowed by this plan.
- The reimbursement will be drawn only from the monies available in the same contributions fund from which the facility would have normally been funded.
- Council is satisfied that sufficient monies would become available in that contributions fund to fully fund the facilities required to be provided under that fund.
- If Council has previously agreed to the applicant offsetting their works in kind against another contributions fund, any future contributions received would be used to fully reimburse these offsets in the first instance.

Where Council agrees to reimburse an applicant over a period of time they will be required to enter into a deed of agreement with Council to establish the arrangements under which the reimbursement will be made.

6. Other administration matters

6.1 Relationship of this plan to other contributions plans

This plan repeals CP 2004 to the extent that CP 2004 authorises the imposition of section 94 contributions on development in the Urban Renewal Area.

This plan however does not affect development consents containing requirements for developments to make contributions under CP 2004.

Contributions imposed on developments under CP 2004 and paid to Council will be applied to the specific Local Infrastructure described in that plan.

6.2 Savings and transitional arrangements

This plan applies to a development application or application for a CDC submitted after the date on which this plan took effect.

A development application or application for a CDC that was submitted, but not yet determined, on or before the date on which this plan took effect, shall be assessed under the contributions plan or plans that applied at the date of submission of the application.

6.3 Adjustment of contributions to address the effects of inflation

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that contribution rates and the contribution amounts included in consents will be adjusted over time.

6.3.1 Contribution rates in this plan

Council will - without the necessity of preparing a new or amending contributions plan - make changes to the contribution rates set out in this plan to reflect quarterly movements in the value of land acquisition and works.

The Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics, will be used to update the contribution rates for works and for land that has already been acquired by the Council in anticipation of development.

The Established House Price Index for Sydney, as published by the Australian Bureau of Statistics, will be used to update the contribution rates for land that is yet to be acquired by the Council.

6.3.2 Contribution amounts in consents

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

6.4 Pooling of contributions funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedule to this plan.

6.5 Accountability and access to information

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

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

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

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

6.6 Dictionary

Words and phrases used in this plan have the same meaning as the terms defined in Rockdale Local Environmental Plan 2011 or the EP&A Act, except as provided for below.

In this plan, the following words and phrases have the following meanings:

CDC means complying development certificate.

Consent Authority has the same meaning as in the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.

Council means Rockdale City Council.

CP 2004 means Rockdale Section 94 Contributions Plan 2004 incorporating Amendments 1-5 and adopted by Council on 4 November 2010.

EP&A Act means the Environmental Planning and Assessment Act 1979.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2000.

LGA means local government area.

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Local Infrastructure means public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services.

Urban Renewal Area means all of the land shown in Figure 1.

APPENDIX A

Infrastructure schedule summary

Rockdale Contributions Plan 2015 - Urban Renewal Area Infrastructure Schedule

Ref	Property description	Project (incl CP 2004 ref no.)	CP 2004 Reference	Status	Cost Estimate	Non essential?	Timeframe/Trigger
Roads, traffic, parking and streetscape							
Land							
WC2.5.7	Pt 22 Guess Avenue, Woll Creek	Acquire land for new link road (RT3)	Chapter 9, Table 9.1	In Progress	\$ 2,488,509		Completed
WC3.3.5	32 Levey Street, Woll Creek	Acquire land for new link road (RT2)	Chapter 9, Table 9.1	Not Started	\$ 72,292		When land becomes available
WC3.3.6	Residue 32 Levey St & 32 Marsh St (sale), Woll Creek	Sell residue land not required for link road (RT2)	Chapter 9, Table 9.1	Not Started	\$ 26,891		When land becomes available
WC3.3.7	32 Marsh Street, Woll Creek	Acquire land for new link road (RT2)	Chapter 9, Table 9.1	Completed	\$ -		Completed
WC3.3.8	36 Marsh Street, Woll Creek	Acquire land for new link road (RT2)	Chapter 9, Table 9.1	Completed	\$ -		When land becomes available
WC3.3.9	Residue 36 Marsh Street (sale), Woll Creek	Sell residue land not required for link road (RT2)	Chapter 9, Table 9.1	Completed	\$ -		When land becomes available
WC4.5.3	Pt 55-93 Princes Highway, Woll Creek	Acquire land for new link road (RT1)	Chapter 9, Table 9.1	Not Started	\$ 19,994,137		When land becomes available
WC4.5.4	Pt 34-38 Arncliffe Street, Woll Creek	Acquire land for new link road (RT14)	Chapter 9, Table 9.1	Not Started	\$ 8,338,233		Adjacent redevelopment
Works							
BS1.2.1	Block bounded by Bonar St, Wollongong Rd, Martin Ave & Booth St	Construct and landscape internal access roads (including pedestrian / cycle links through precinct to Bonar St, Wollongong Rd, Martin Av, community park)	Chapter 15, Table 15.1	In Progress	\$ 2,058,012		Adjacent redevelopment
BS1.2.2	Block bounded by Bonar St, Wollongong Rd, Martin Ave & Booth St	Bidjigal Rd East	Chapter 15, Table 15.1	Completed	\$ 366,210		Adjacent redevelopment
BS1.3.1	Bonar St, Hirst St, Martin Ave & Wollongong Road	Widen existing streets / carriageways within and around precinct (Bonar Street, Hirst Street, Martin Avenue, Wollongong Road), including raised threshold, stormwater pipes and median in Bonar Street	Chapter 15, Table 15.1	In Progress	\$ 2,425,127		Adjacent redevelopment
BS1.3.2	Wollongong Road and Bonar Street	Traffic / pedestrian management facilities on existing roads within and around precinct (roundabouts, traffic lights, intersection improvements and pedestrian islands, crossings, safety fences)	Chapter 15, Table 15.1	In Progress	\$ 2,189,968		Ongoing
BS1.3.3	Streets within and near the precinct	Provide / upgrade pedestrian / cycle links to Arncliffe and Turella stations and to adjoining areas	Chapter 15, Table 15.1	Completed	\$ 288,210		Ongoing
BS1.3.4	Loftus St, Hirst St & Wollongong Rd	Upgrade existing bus stops within precinct (lighting, seating, shelters)	Chapter 15, Table 15.1	Not Started	\$ 160,000		Adjacent redevelopment
BS1.3.5	Bonar Street and Hirst Street	Underground State Rail 33 kV power lines through precinct	Chapter 15, Table 15.1	Not Started	\$ 4,180,807		Ongoing
BS1.3.6	Existing streets on the perimeter of the precinct opposite development sites	Streetscaping and on-street car parking management facilities on the opposite sides of streets to development sites	Chapter 15, Table 15.1	Not Started	\$ 2,396,770		Road or streetscape upgrades
BS1.3.7	Wollongong Rd/Bonar St	Ban right turn from Bonar St onto Wollongong Rd	Chapter 15, Table 15.1	Not Started	\$ 338,920		Linked to One-way system
WB1.1.1	Woll Creek	Streetscape design and embellishment	Chapter 10, Table 10.11	Not Started	\$ 10,396,857		Ongoing

Ref	Property description	Project (incl CP 2004 ref no.)	CP 2004 Reference	Status	Cost Estimate	Non essential?	Timeframe/Trigger
WC1.2.1	Bonar and Lusy Streets	Undergrounding of 33kV State Rail power lines	Chapter 10, Table 10.11	Completed	\$ 545,550		Adjacent redevelopment
WC1.4.1	Lusy Street	Road improvements (RT8)	Chapter 9, Table 9.1	In Progress	\$ 723,503		Adjacent redevelopment
WC1.4.2	Bonar Street and Guess Avenue	Intersection improvements (RT20)	Chapter 9, Table 9.1	Not Started	\$ 230,000		30-32 Guess Ave Development Completed
WC1.4.3	SWSOOS aqueduct between Thompson and Lusy Streets	Underpass	Chapter 14, Table 14.1	Completed	\$ 43,530		
WC2.3.1	Princes Highway (west side) between Burrows Street and Brodie Spark Drive	Road widening (RT10)	Chapter 9, Table 9.1	Not Started	\$ 10,730,904		When land becomes available
WC2.4.1	Princes Highway to Arndiffe Street	New link road (RT1)	Chapter 9, Table 9.1	Not Started	\$ 2,535,413		When land becomes available
WC2.4.2	Princes Highway and Gertrude Street	Intersection improvements (RT1A)	Chapter 9, Table 9.1	Not Started	\$ 1,726,002		RT1 Provision
WC2.4.3	Gertrude St (west extension) and Arndiffe St	Intersection improvements (RT1B)	Chapter 9, Table 9.1	Not Started	\$ 1,726,002		RT1 Provision
WC2.4.4	Brodie Spark Drive between Magdalene Terrace and Princes Highway	Road widening (RT5)	Chapter 9, Table 9.1	Completed	\$ 1,832,760		When land becomes available
WC2.5.1	Arndiffe St, Guess Ave, My Olympus Blvd, Magdalene Trc	One-way circuit	Chapter 14, Table 14.1	Not Started	\$ 2,451,389		
WC2.5.10	Magdalene Terrace, Arndiffe Street and Brodie Spark Drive	Intersection improvements (RT12)	Chapter 9, Table 9.1	Completed	\$ 390,820		Completed
WC2.5.2	Various locations within development area	Public transport improvements (PT1)	Chapter 9, Table 9.1	Not Started	\$ 205,682		Ongoing
WC2.5.3	Magdalene Terrace to Guess Avenue	New link road (Mt. Olympus Boulevard) (RT3)	Chapter 9, Table 9.1	In Progress	\$ 1,816,582		When land becomes available
WC2.5.4	Bonar St, Thompson St	Install Roundabout	Chapter 9, Table 9.1	Not Started	\$ 230,000		Linked to One-way system
WC2.5.6	Guess Ave Underpass	Improve Pedestrian and Cycleway Facilities	Chapter 9, Table 9.1	Not Started	\$ 306,919		Ongoing
WC2.5.8	Magdalene Terrace, west of Arndiffe Street	Road widening and reconstruction (RT4)	Chapter 9, Table 9.1	Completed	\$ 1,514,680		Completed
WC2.5.9	Princes Highway and Brodie Spark Drive	Intersection improvements (RT11)	Chapter 9, Table 9.1	Completed	\$ 2,231,290		Completed
WC3.3.1	Levy St (opposite Gertrude St) to Marsh St	New link road (RT2)	Chapter 9, Table 9.1	In Progress	\$ 1,667,314		When land becomes available
WC3.3.2	Gertrude Street (east extension) and Marsh Street	Intersection improvements (RT2A)	Chapter 9, Table 9.1	Not Started	\$ 1,499,999		When land becomes available
WC3.3.4	Gertrude St (north side) between Princes Hwy and Levy St	Road widening (RT1C)	Chapter 9, Table 9.1	Not Started	\$ 1,553,894		Adjacent redevelopment
WC4.3.1	Arndiffe Street between Magdalene Terrace and SWSOOS	Road widening (RT6)	Chapter 9, Table 9.1	Completed	\$ 1,321,450		Adjacent redevelopment
WC4.3.2	Wollongong Road at Illawarra Railway Line	Safety improvements to railway underpass (RT17A)	Chapter 9, Table 9.1	Completed	\$ 70,730		Allen St Underpass
WC4.3.3	Arndiffe St South from Guess Ave to SWSOOS	Streetswidening and embankment	Chapter 9, Table 9.1	Not Started	\$ 1,574,643		Adjacent redevelopment
WC4.3.4	Arndiffe St South from SWSOOS to Allen St	Streetswidening and embankment	Chapter 9, Table 9.1	Not Started	\$ 887,013		Adjacent redevelopment
WC4.5.1	Princes Highway to new mid-block access road	New link road (RT14)	Chapter 9, Table 9.1	Not Started	\$ 1,447,667		Adjacent redevelopment
WC4.5.2	Princes Highway, West Botany Street and future link road	Intersection improvements (RT13)	Chapter 9, Table 9.1	Not Started	\$ 1,572,810		Bonnie Doon road
WC1.2.2	Lusy St Reserve	Cycle connection over SWSOOS to Thompson St		Not Started	\$ 45,000		
Flood mitigation and stormwater management							
Land							
Nil							
Works							
BS1.4.1	Bonar Street to SWSOOS	Trunk stormwater / floodwater improvements from Bonar St to the SWSOOS	Chapter 15, Table 15.1	In Progress	\$ 36,064,010		FRMP
BS1.4.2	Bonar Street to SWSOOS	Trunk drainage within 9-11 Wollongong Rd Arndiffe	Chapter 15, Table 15.1	Completed	\$ 1,142,910		FRMP
WB1.2.1	All drainage systems in Wollli Creek	Provide water quality improvements (FS13)	Chapter 11, Table 11.1	In Progress	\$ 1,073,919		TBD

Ref	Property description	Project (incl CP 2004, ref no.)	CP 2004 Reference	Status	Cost Estimate	Non essential?	Timeframe/Trigger
WC1.1.1	East Hills Railway embankment at Henderson St	Construct levee to prevent overflow from Woll Creek (FS1)	Chapter 11, Table 11.1	Not Started	\$ 2,432,444		TBD
WC1.1.2	Walker St / Thompson St	Provide drainage system to area (FS3)	Chapter 11, Table 11.1	Not Started	\$ 5,096,664		TBD
WC1.1.3	Woll Creek Precinct 1	Provides drainage system for precinct (FS4)	Chapter 11, Table 11.1	In Progress	\$ 5,594,540		TBD
WC1.1.4	Lusty St Reserve	Construct levee on east side of SWSOOS (FS5)	Chapter 11, Table 11.1	In Progress	\$ 408,836		TBD
WC1.1.6	Woll Creek Precinct 1	(FS4) - Stage 1 Completed	Chapter 11, Table 11.1	Completed	\$ 1,825,510		Completed
WC2.1.2	Woll Creek Precinct 2	Provide enhanced stormwater drainage for precinct (FS10)	Chapter 11, Table 11.1	Not Started	\$ 1,472,562		TBD
WC2.1.3	Magdalene Terrace	Provide drainage (FS9)	Chapter 11, Table 11.1	Completed	\$ 512,760		Completed
WC3.1.1	Cahill Park	Construct levee around perimeter of park (FS7)	Chapter 11, Table 11.1	Not Started	\$ 1,436,988		Cahill Park Masterplan
WC3.2.1	Woll Creek Precinct 3	Provide enhanced stormwater drainage for precinct (FS14)	Chapter 11, Table 11.1	Not Started	\$ 1,472,562		TBD
WC4.1.1	Bonnie Doon Channel	Amplify channel (FS8)	Chapter 11, Table 11.1	Not Started	\$ 11,384,812		Adjacent redevelopment
WC4.1.2	Woll Creek Precinct 4	Provide enhanced stormwater drainage for precinct (FS11)	Chapter 11, Table 11.1	Not Started	\$ 1,472,562		TBD
Social Infrastructure							
Land							
BS1.1.3	47 Bonar Street, Arncliffe	Acquire for Bonar Street community park	Chapter 15, Table 15.1	Not Started	\$ 4,931,487		Bonar St Precinct 7
BS1.1.4	49 Bonar Street, Arncliffe	Acquire for Bonar Street community park	Chapter 15, Table 15.1	Not Started	\$ 4,183,135		Bonar St Precinct 7
BS1.1.5	Residue 47-49 Bonar Street (sale), Arncliffe	Acquire for Bonar Street community park	Chapter 15, Table 15.1	Not Started	-\$ 1,924,869		Bonar St Precinct 7
WC1.1.5	Pl 25 Lusty Street, Woll Creek	Acquire land for park	Chapter 7, Table 17.8	Not Started	\$ 9,279,861		TBD
WC1.3.2	56 Walker Street, Turilla	Acquire to enhance Ray Oxford Reserve Land	Chapter 7, Table 17.8	In Progress	\$ 4,444,316		When land becomes available
WC2.2.1	Multi-purpose community centre - location TBD		Chapter 12, Table 12.1	Not Started	\$ 1,436,631		Discovery Point or Town Park
WC2.6.2	29 Arncliffe Street (now 2 Guess Avenue), Woll Creek	Acquire for Woll Creek town park	Chapter 7, Table 17.8	In Progress	\$ 23,869,403		When land becomes available
WC2.6.3	16 Guess Avenue, Woll Creek	Acquire for Woll Creek town park	Chapter 7, Table 17.8	In Progress	\$ 20,382,378		When land becomes available
RG1.2.1	12-16 Gertrude Street, Woll Creek	Acquire for Cahill Park	Chapter 7, Table 7.4	Completed	\$ 2,757,078		
RG1.2.2	18 Gertrude Street, Woll Creek	Acquire for Cahill Park	Chapter 7, Table 7.4	Completed	\$ 941,132		
Works							
BS1.1.1	Bonar Street community park	Park embellishment	Chapter 15, Table 15.1	In Progress	\$ 2,377,858		Land Acquisition
WC1.3.1	Ray Oxford Reserve	Park embellishment	Chapter 7, Table 17.9	Not Started	\$ 713,815		Land Acquisition
WC2.2.2	Multi-purpose community centre - location TBD	Fill Out	Chapter 12, Table 12.1	Not Started	\$ 2,978,872	Yes	
WC2.6.1	Woll Creek Town Park	Park embellishment	Chapter 7, Table 17.9	Not Started	\$ 5,810,719		Land Acquisition
RG1.1.1	Cahill Park	Park embellishment	Chapter 7, Table 17.9	Not Started	\$ 5,038,322		Adjacent redevelopment
WC4.2.1	Argyle Street	Park embellishment	Chapter 7, Table 17.9	Not Started	\$ 331,009		Local Redevelopment
WC4.2.2	SWSOOS aqueduct between Arncliffe Street and Prinoes Highway	Pathway on top of aqueduct	Chapter 14, Table 14.1	Not Started	\$ 574,972		Bonnie Doon road and approval from Sydney Water
RG1.2.2	Cook Park, Botany Bay foreshore	Park embellishment		Not Started	\$ 405,828		
Plan management and administration							
BS9.1.1	Woll Creek Urban Renewal Precinct (inc Bonar St)	Plan preparation and administration (Town Planner, Project Manager)	Chapter 16, Table 16.1	Not Started	\$ 2,473,261		Ongoing

APPENDIX B

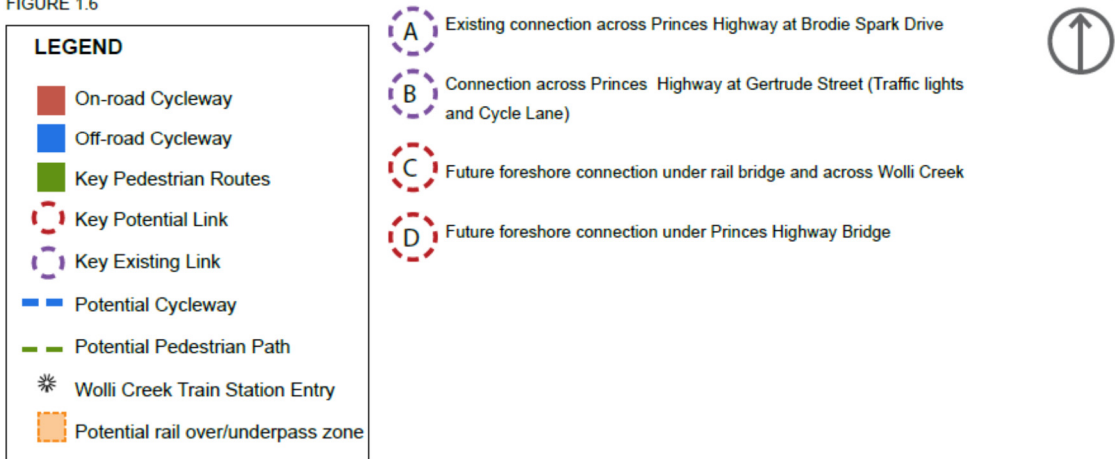
Infrastructure location maps

Roads, traffic, parking and streetscape Infrastructure

Proposed Pedestrian / Cycleway connections



FIGURE 1.6



Proposed Street Tree Strategy

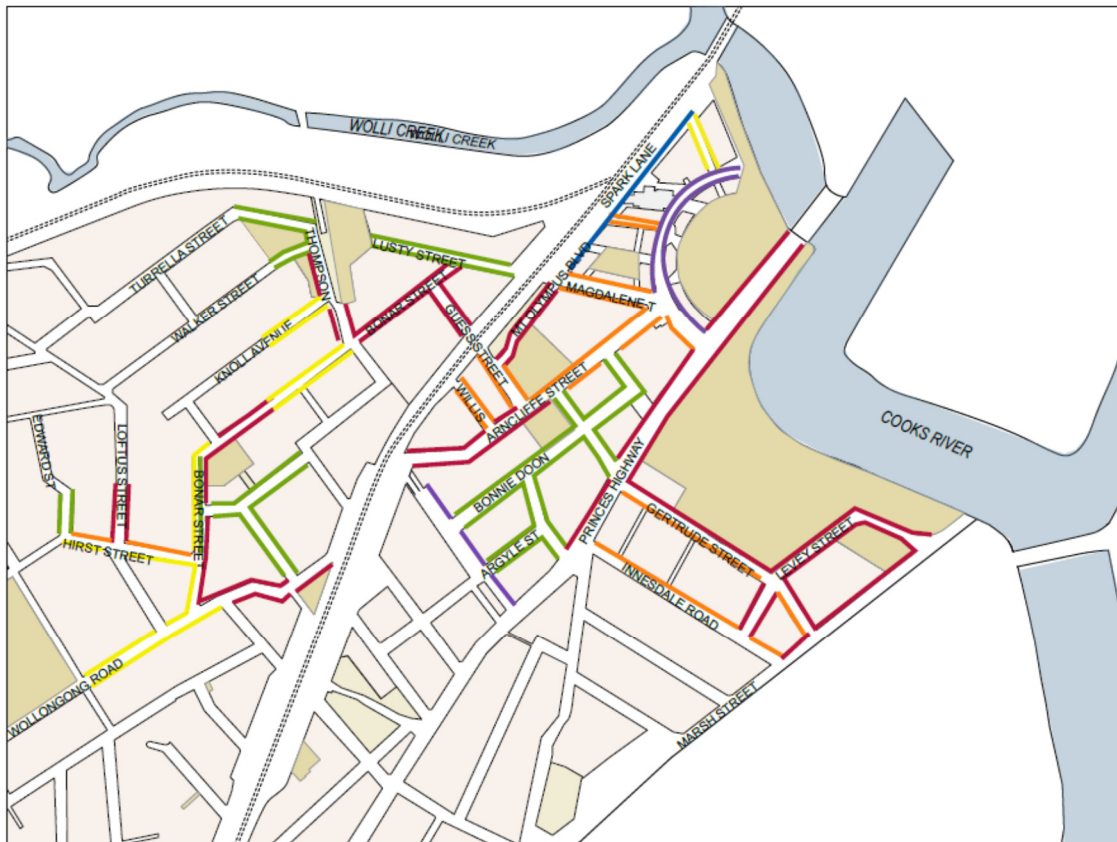
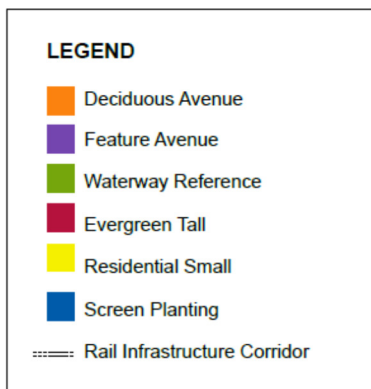


FIGURE 1.11



Proposed Road Upgrades / Street Hierarchy

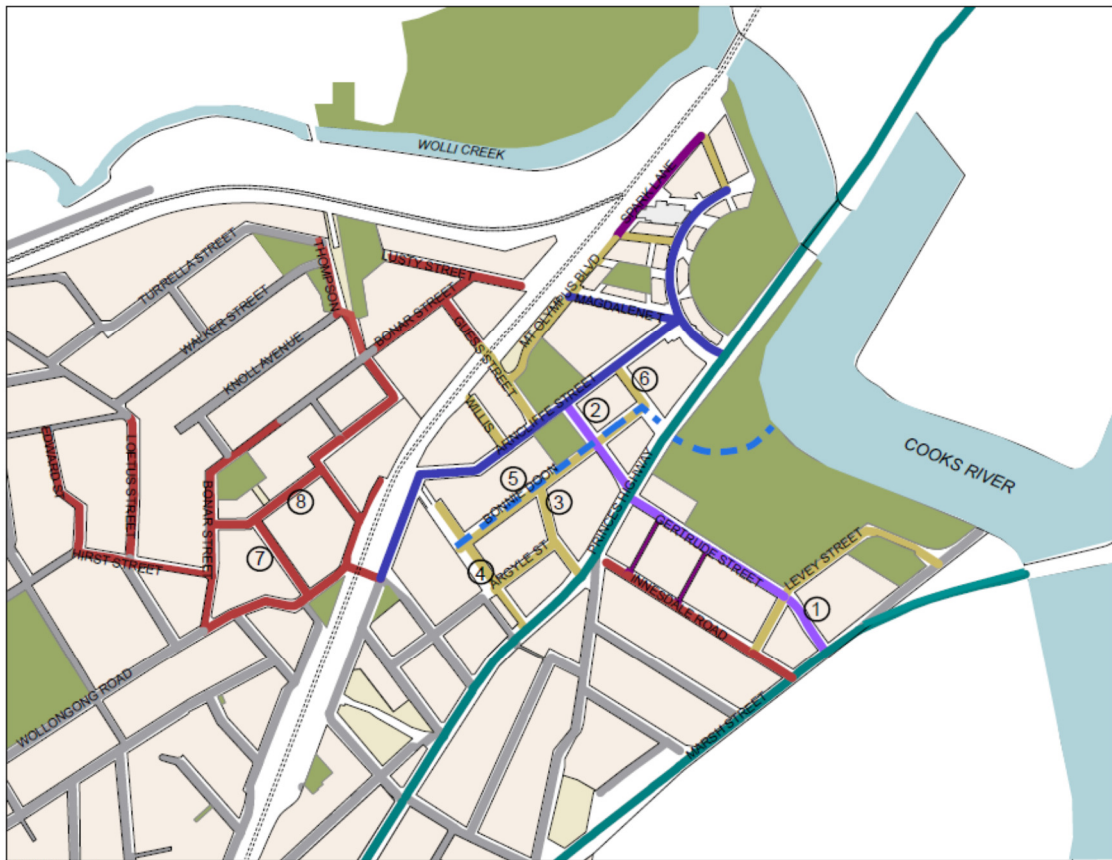
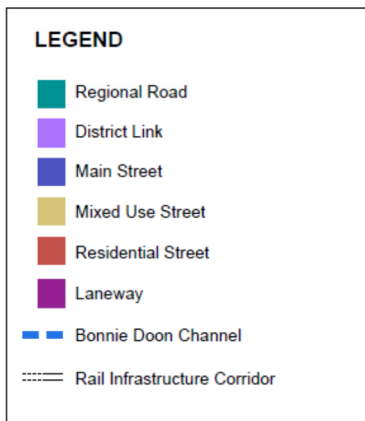


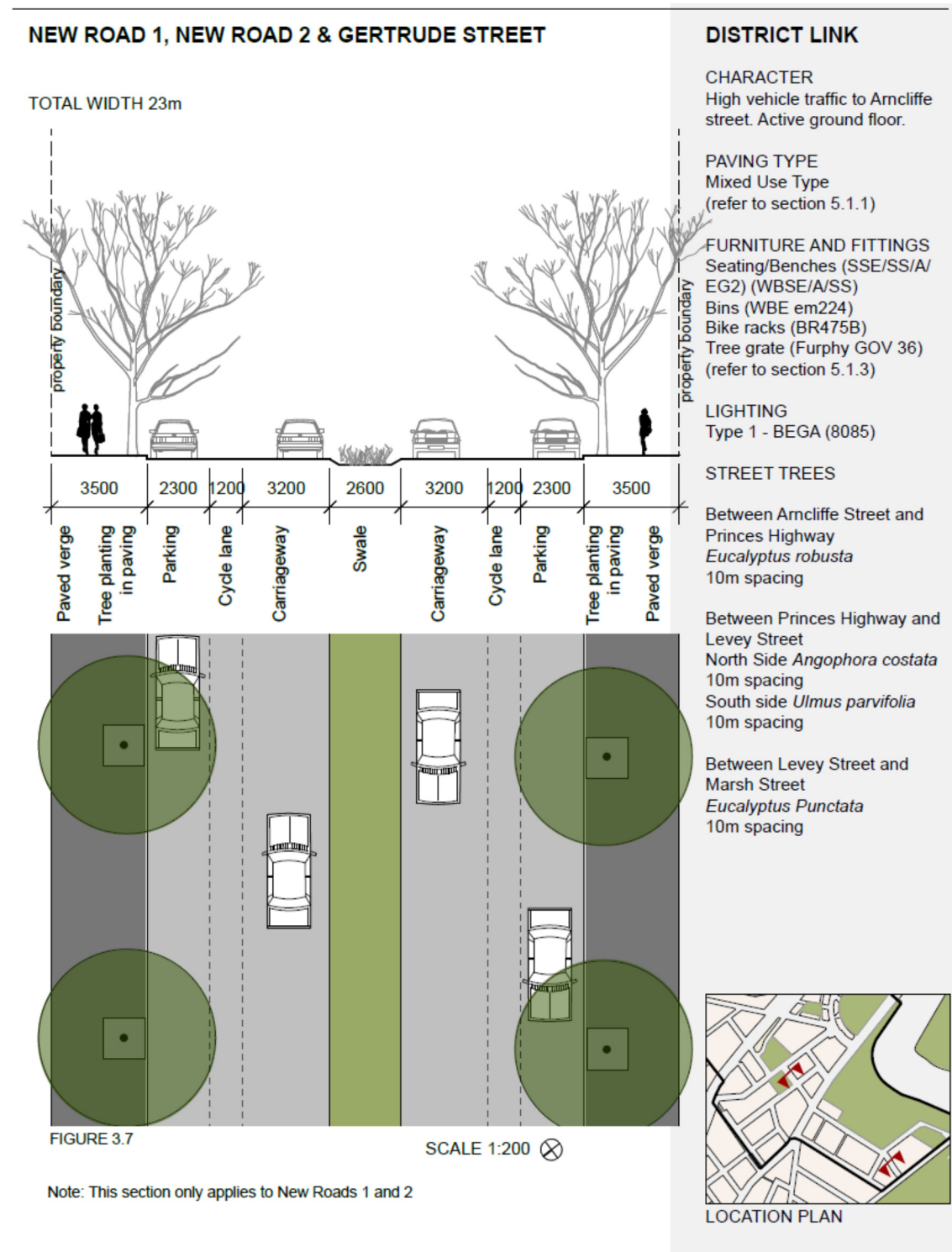
FIGURE 1.4



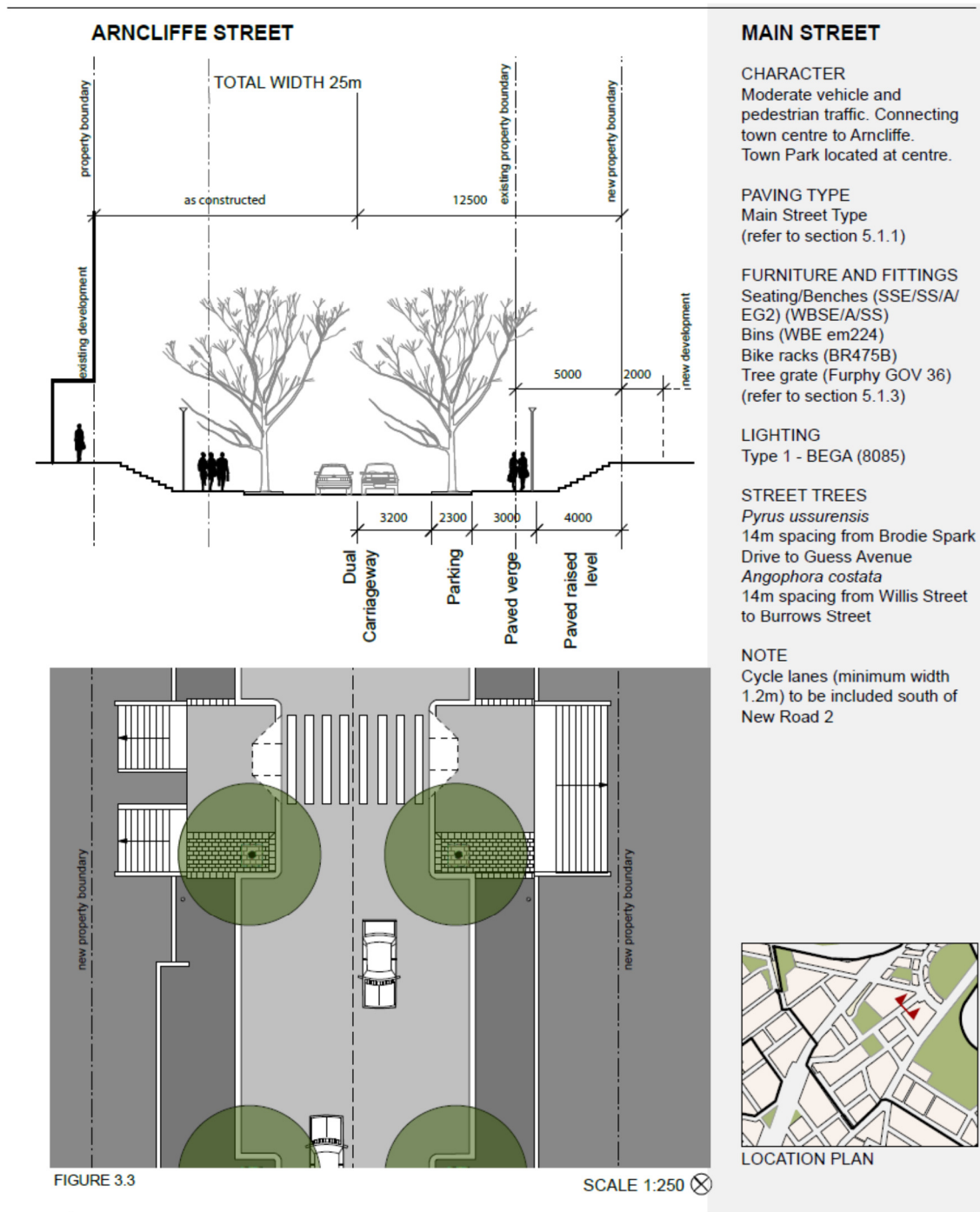
Please Note: The street sections provided in this report are only an indicative sample of the proposed upgrades illustrated in the diagram above. For more information please refer to the Wollongong and Bonar Street Precinct PDP, May 2011. A link is attached below:

<http://www.rockdale.nsw.gov.au/Pages/pdf/Part4-BonarPDPMay-Dec2011.pdf>

District Link design principles



Main Street design principles



Mixed Use design principles

MIXED USE

CHARACTER

Minor through traffic. Active ground floor with the SWSOOS forming visual interest at southern end of street.

PAVING TYPE

Mixed Use Type
(refer to section 5.1.1)

FURNITURE AND FITTINGS

Seating/Benches (SSE/SS/A/EG2) (WBSE/A/SS)
Bins (WBE em224)
Bike racks (BR475B)
Tree grate (Furphy GOV 36)
(refer to section 5.1.3)

LIGHTING

Type 1 - BEGA (8085)

STREET TREES

Melaleuca linariifolia
8m spacing



LOCATION PLAN

ARGYLE STREET

TOTAL WIDTH 20m

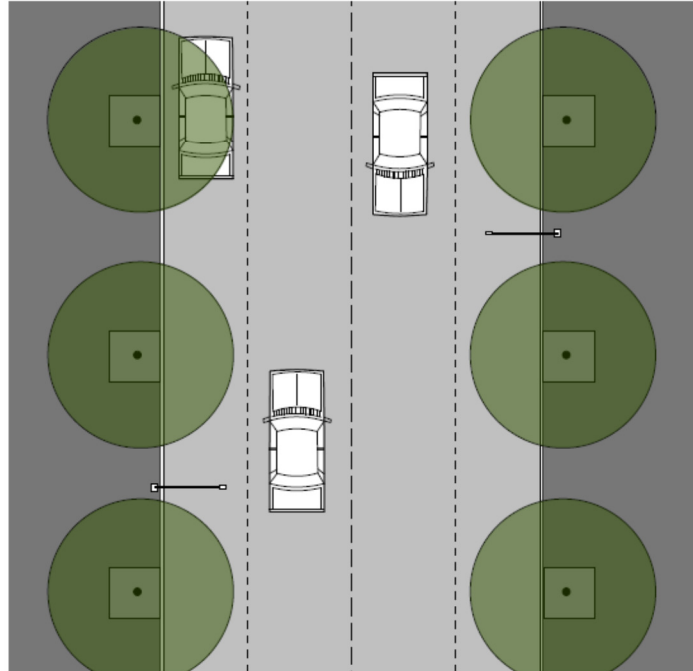
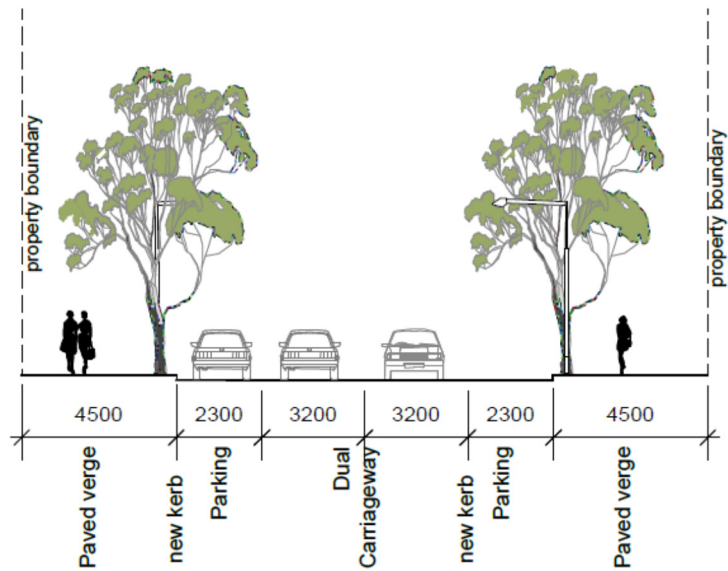


FIGURE 3.8

SCALE 1:200 ⊗

Residential Street design principles

RESIDENTIAL

CHARACTER

Light pedestrian and vehicle activity.
Triple avenue to establish intimate scale and define parking bays.

PAVING TYPE

Residential Type
(refer to section 5.1.1)

LIGHTING

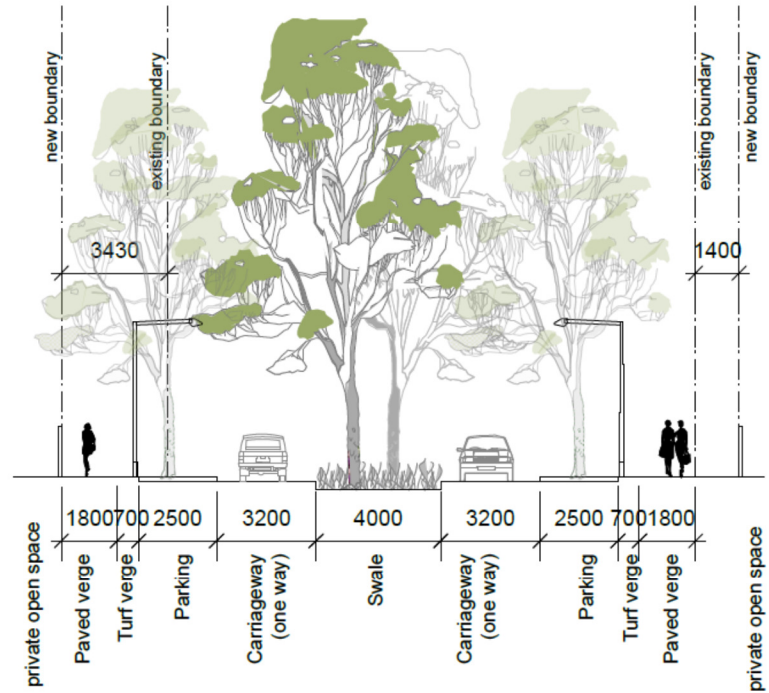
Type 1 - BEGA (8085)

STREET TREES

Melaleuca linariifolia
spacing 8m central median
Eucalyptus punctata
spacing 14m

BONAR STREET SOUTH

TOTAL WIDTH 20.4m



LOCATION PLAN

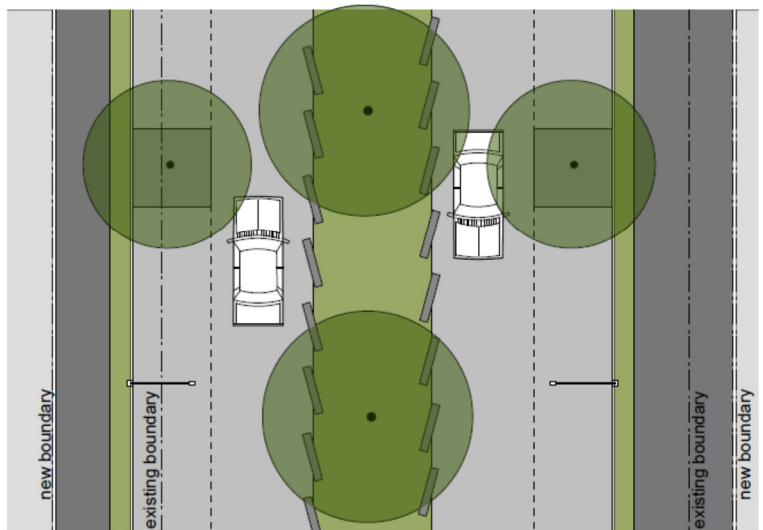


FIGURE 3.16

SCALE 1:200 ⊕

Laneway design principles

SPARK LANE - KISS AND RIDE

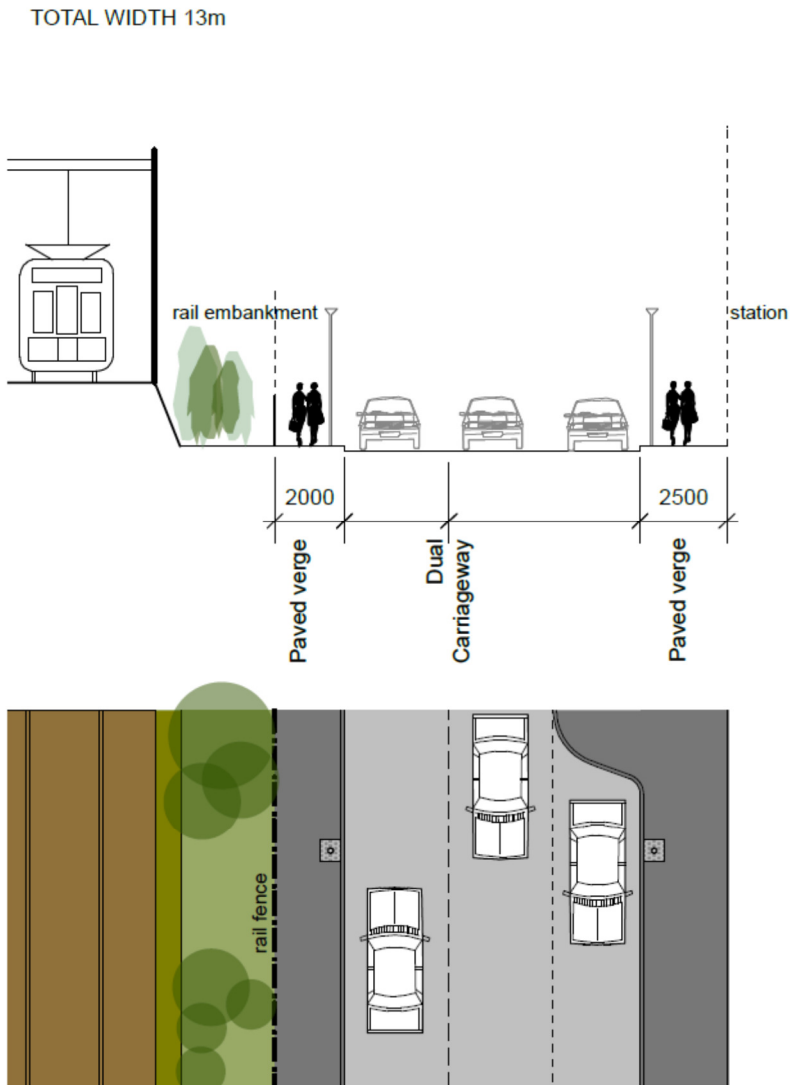


FIGURE 3.29

SCALE 1:200

LANEWAY

CHARACTER
Pedestrian connection to station with light vehicle utilising drop-off zone.

PAVING TYPE
Laneway Type
(refer to section 5.1.1)

FURNITURE AND FITTI
Bins (WBE em224)
Bike racks (BR475B)
Benches (WBSE/A/SS)
(refer section 5.1.3)

LIGHTING
Type 1 - BEGA (8085)

Flood mitigation and stormwater drainage infrastructure

Micro Catchment Analysis

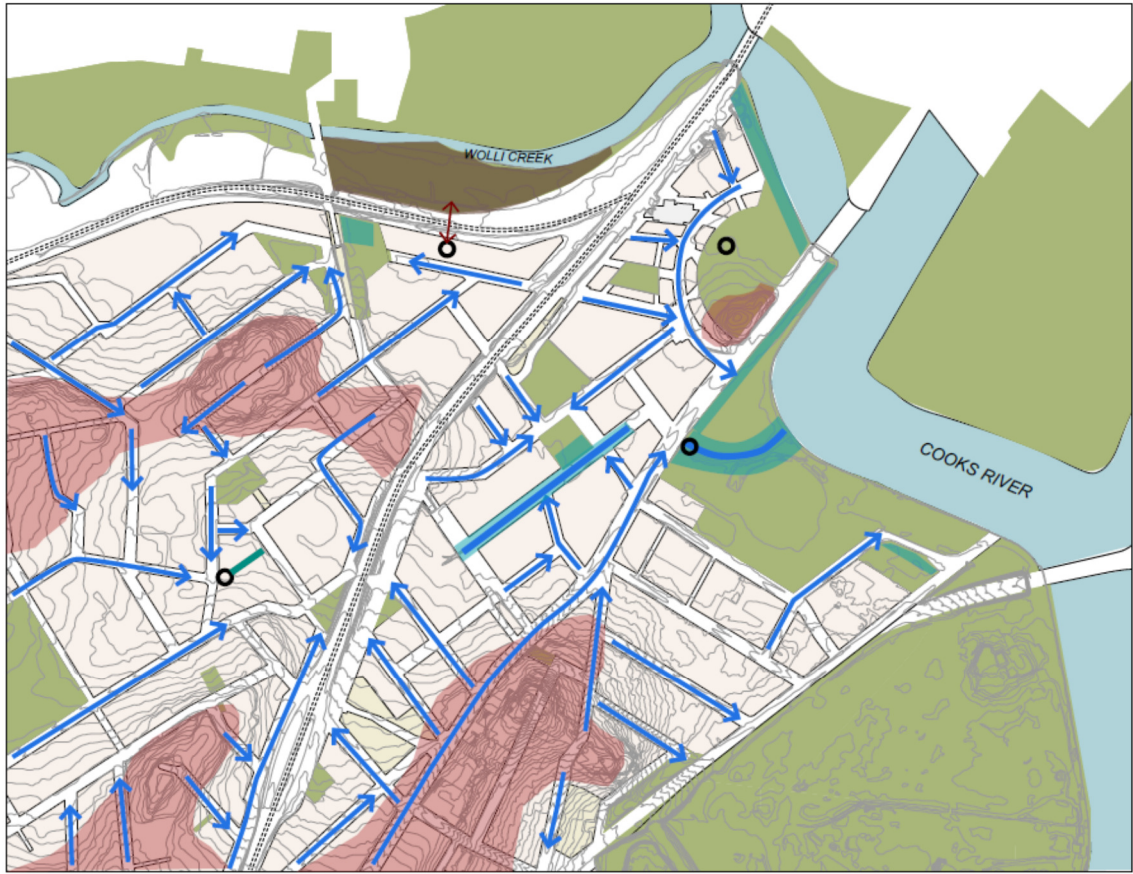
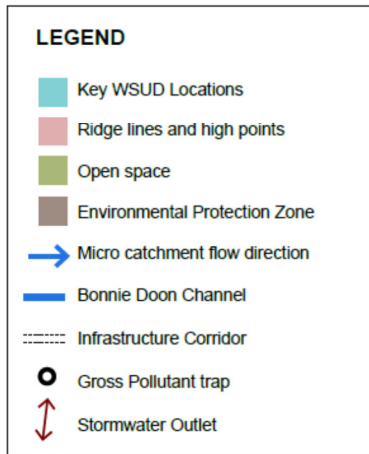


FIGURE 1.7



Bonar Street to Bonnie Doon Channel



Work Item BS1.4.1 – Bonar Street to SWSOOS

Trunk stormwater / floodwater improvements from Bonar Street to the SWSOOS

Social Infrastructure

Parks and Open Space

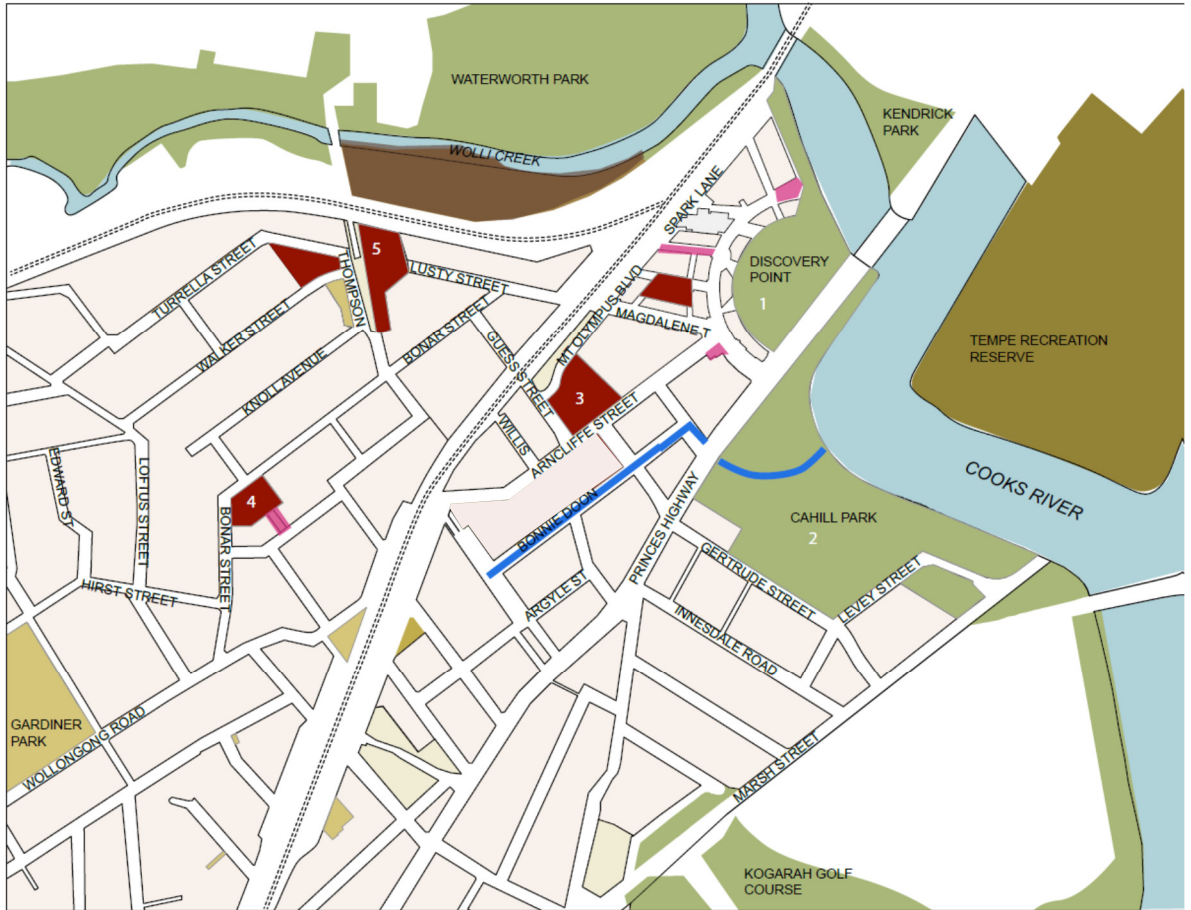
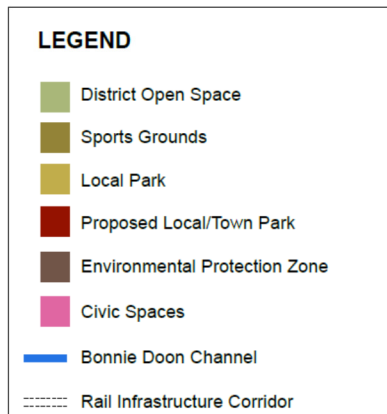


FIGURE 1.5



Guess Avenue Park



Thompson Street Reserve



Bonar Street Park



APPENDIX C

List of supporting information

List of Supporting Documents

Roads, traffic, parking and streetscape

- Wolli Creek Traffic and Transport Study 2013, Bitzios Consulting
- Wolli Creek and Bonar Street Precinct Public Domain Plan and Technical Manual

Flood mitigation and stormwater management

- Bonnie Doon Doon Pipe & Overland 2D Flood Study, December 2011, WMA Water
- Bonar Street Upgrade Drainage Design (DRAFT); NA89913059-001/Report 001 Ver 1, September 2013, Cardno,
- Bonar Street Bonar Street Upgrade Project – Design Options Assessment; NA89913059-001/Report 002 Ver 3, February 2014, Cardno,
- Bonar Street Development Precinct Drainage Study February 2014, Jamie Milner
- Peer review of the TUFLOW modelling for the Bonar Street Upgrade Project (BSUP) at Bonar and Bidjigal Road, Arncliffe; April 2014, BMT WBM Pty Ltd

Social infrastructure

- Wolli Creek and Bonar Street Precinct Public Domain Plan and Technical Manual

Demographics

- id – the population experts (profile and forecast data) accessed at <http://profile.id.com.au/rockdale>

Other

- Rockdale Section 94 Contributions Plan 2004 (Incorporating Amendments 1-5)
- Rockdale Development Control Plan 2011
- Independent Pricing and Regulatory Tribunal of New South Wales (2014), Local Infrastructure Benchmark Costs



Prepared for

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By



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