

Former City of Botany Bay

S7.11 Development Contributions Plan 2016

Amendment 1



Note: The EP&A ct has been amended so that the former section 94 is now section 7.11.
Where s94 appears in the title of a document or report that reference has been retained.

Effective from: Tuesday 19 June 2018

Eastgardens Customer Service Centre

152 Bunnerong Road, Eastgardens | Monday to Friday 8:30am – 4:30pm, Saturday 9:00 am – 1:00pm

Rockdale Customer Service Centre

444-446 Princes Highway, Rockdale | Monday to Friday 8:30am – 4:30pm, Saturday 9:00 am – 1:00pm

Phone **1300 581 299 | 9562 1666**
Email **council@bayside.nsw.gov.au**
Web **www.bayside.nsw.gov.au**



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

بخدمة الترجمة الهاتفية

電話傳譯服務處

Служба за преведување по телефон

Contents

SUMMARY	6	Relationship to other contributions plans	12
Executive summary	6	Ministerial directions	12
Summary of works schedule	6	Formulae used to determine the monetary contribution.	13
Developments subject to contributions	6	Timing of payment of contributions	14
S7.11 Contribution rates	8	Credits for existing development	15
ADMINISTRATION AND OPERATION OF THE PLAN	9	Deferred or periodic payments	16
Name of the Plan	9	Undertaking 'Works in Kind' (WIK) or providing a material public benefit	17
Date the Plan comes into effect	9	Adjusting the S7.11 contribution rates	17
Purpose of the Plan	9	Adjusting S7.11 contribution rates at the date of payment.	18
Area to which the Plan applies	10	Pooling of contributions	18
Statutory basis for the Plan	10	Review of the Plan	18
Monetary contributions	10	POPULATION AND DEVELOPMENT TRENDS	20
Dedication of land	10	The existing Botany Bay LGA population	20
Responsibilities of Principal Certifying Authorities	11	Age profile	21
Consideration of other land, money or other material public benefit that the applicant has elsewhere dedicated	11	Birthplace and language	22
Development exempt from contributions under this plan.	12	Household size and structure	22



Dwelling type.....	22
Dwelling structure by tenure/landlord type	22
Residential trends.....	23
Population growth.....	23
Population trends.....	25
Housing trends	25
Population projections	25
Characteristics of the incoming population.....	27
Workforce trends.....	29
Workforce projections	29
Demand for public facilities and services	30
Facilities and services required	31
Staging of facilities and services	32

COMMUNITY FACILITIES AND SERVICES.....	33
Existing facilities.....	33
Predicted demand.....	35
Proposed facilities	37
Apportionment.....	37
Library services – Existing facilities and services	37
Future library service needs	40
Proposed facilities	42
Mascot Station branch library	43
Eastgardens library	43
Mobile library service	43
Apportionment.....	43
Childcare facilities – Existing facilities and services.....	44
Demand for childcare facilities.....	44
Proposed facilities	45
Apportionment.....	45

RECREATION, OPEN SPACE FACILITIES AND SERVICES	47
Existing open space and recreation facilities.....	47
Adequacy of existing open space and recreation facilities....	50
Future needs	51
Worker population recreation participation and needs	55
Proposed facilities and services.....	56
Dedication of land	57
Acquisition	58
Embellishment of open space	59
Public domain improvements.....	60
Aquatic centre.....	61
Apportionment.....	61

TRANSPORT MANAGEMENT FACILITIES	62
Existing facilities and services	62
Future needs	62
Proposed works	63
Dedication of land	64
Road widening	65
Apportionment.....	65
ADMINISTRATION	66
Preparation of a section 7.11 plan.....	66
Funding of section 7.11 officer.....	67
REFERENCES	68
APPENDICES	
Appendix A – Work schedules	69
Appendix B – Workforce table	85
Appendix C – Maps	89

Summary

Executive summary

The Governor of NSW proclaimed on 9 September, 2016 that the City of Botany Bay Council and the Rockdale City Council local government areas be amalgamated to form a new local government area called Bayside Council.

Bayside East is that part of Bayside Council within the former City of Botany Bay Local Government Area.

This City of Botany Bay S94 Development Contributions Plan 2016 (Amendment 1) (the Plan) has been prepared to satisfy the requirements of Division 7 of the Environmental Planning and Assessment Act 1979 (the Act) and the Environmental Planning and Assessment Regulation 2000 (the Regulation), enabling a consent authority or an accredited certifier to levy contributions from development for the provision of public amenities and public services that are required to meet the demand of that development.

This contributions plan supersedes City of Botany Bay Section 94 Contributions Plan 2005 and the Mascot Station Precinct Section 94 Contributions Plan 2004.

This plan originally came into effect on 22 June 2016. Since that date the demographic projections for the Bayside East indicate that population growth greater than anticipated will occur over the years between 2016 and 2031.

The anticipated population growth and limited capacity of existing facilities and infrastructure will necessitate contributions towards the provision of a range of local infrastructure public if the existing level of amenity enjoyed by the current population is not to be eroded and new development is to be adequately catered for. There will also be administrative costs associated with Council levying and expending the funds collected.

This plan applies to all development applications lodged before the commencement of this plan, but not yet determined and to development applications lodged after the commencement of this plan.

Summary of works schedule

The facilities and services required to meet the demand generated by the anticipated development, together with the location, estimated cost and proportion of the cost of the identified works are summarised in Appendix A. These tables also indicate the staging of the works and priorities for expenditure.

Developments subject to contributions

The types of developments and areas to which the Plan applies are outlined in Table 1.1.

Table 1.1: Development subject to contributions under the Plan

DEVELOPMENT TYPE ¹	AREA	QUALIFICATIONS	CONTRIBUTION TYPE
The following residential accommodation: Attached dwellings, boarding houses, dual occupancies, dwelling houses, group homes, hostels, multi dwelling housing, residential flat buildings, rural workers' dwellings, secondary dwellings, semi-detached dwellings, seniors housing (other than residential care facilities), shop top housing	Bayside East (see App. C Fig 1)	Where the development would result in a net increase in the number of dwellings (or rooms in the case of group homes, hostels, and boarding houses)	Section 7.11 contribution (see Table 1.2 - Residential)
Serviced apartments	Bayside East (see App. C Fig 1)	Where the development would lead to a net increase in the number of apartments or dwellings	Section 7.11 contribution (see Table 1.2 - Residential)
Mixed use development with residential or serviced apartments being the dominant use	That part of Bayside East outside Mascot Station Precinct	Where the development would lead to a net increase in the number of apartments or dwellings. This is to be determined by Council in relation to each development application	Section 7.11 contribution (see Table 1.2 - Residential)
Mixed use development	Mascot Station Precinct (see App. C Fig 2)	Where the development would result in a net increase in gross floor area or employment and/or apartments	Section 7.11 contribution (see Table 1.2 - Residential) Section 7.11 (see Table 1.3 - Workers)
All other development (other than residential or services apartments)	Mascot Station Precinct (see App. C Fig 2)	Where the development would lead to a net increase in gross floor area or employment. This includes employment based industrial and commercial development including hotels and motels, community facilities and the like	Section 7.11 (see Table 1.3 - Workers)
Subdivision of land for residential purposes where an additional lot is created	Bayside East (see App. C Fig 1)	Where an additional lot is created	Section 7.11 (see Table 1.2)

¹ Development type refers to terms defined in Botany Bay LEP 2013.

S7.11 Contribution rates

A summary of the contribution rates is provided in Tables 1.2 and 1.3.

Table 1.2: Section 7.11 Contribution rates (residential development)

	PERSONS / DWELLING	MASCOT STATION PRECINCT	MILES STREET	REMAINDER LGA
Per Person	-	\$18,978.35	\$19,843.12	\$15,422.78
Boarding houses (including student accommodation), group homes, hostels	rate per bed	\$18,978	\$19,843.12	\$15,422.78
DWELLINGS				
No bedrooms	1.31	\$24,861.64	\$25,994.49	\$20,203.84
One bedroom	1.40	\$26,569.69	\$27,780.37	\$21,591.89
Two bedrooms	2.30	\$43,650.21	\$45,639.18	\$35,472.39
Three bedrooms	3.00	\$56,935.05	\$59,529.36	\$46,268.34
Four or more bedrooms or new lot/dwelling house	3.62	\$68,701.63	\$71,832.09	\$55,830.46
SERVICED APARTMENTS				
No bedrooms	1.31	\$24,861.64	\$25,994.49	\$20,203.84
One bedroom	1.40	\$26,569.69	\$27,780.37	\$21,591.89
Two bedrooms	2.30	\$43,650.21	\$45,639.18	\$35,472.39
Three bedrooms	3.00	\$56,935.05	\$59,529.36	\$46,268.34
Seniors Living Housing	1.30	\$24,671.86	\$25,796.06	\$20,049.61

Table 1.3: Section 7.11 Contribution rates (per worker)

MASCOT STATION PRECINCT
\$5,215.72

Administration and Operation of the Plan

Name of the Plan

This Local Infrastructure Contributions Plan may be referred to as the *City of Botany Bay S7.11 Development Contributions Plan 2016* (Amendment 1) (the Plan).

Date the Plan comes into effect

The Plan comes into effect when adopted by Council and public notice is given of its adoption. A development application that been lodged but not determined prior to the commencement of this plan shall be determined in accordance with the provisions of this plan.

Purpose of the Plan

The purpose of the Plan is to provide an administrative framework under which the Bayside Council can levy Section 7.11 contributions for the provision of public amenities and public services required to meet the demand generated by future development within the Bayside East. The Plan outlines:

- ▶ The type of development anticipated in the future in the Bayside East;
- ▶ The demand for public amenities and services arising from the new population and workforce;
- ▶ The facilities and services which are likely to be required to meet that demand as a result of development;
- ▶ The cost of providing these facilities; and
- ▶ The reasonable contributions required by new development to provide those facilities and services.

The main purposes of the Plan are:

- ▶ To identify the expected growth in population and employment in the Bayside East from 2016 to 2031;
- ▶ To ensure that an adequate level of public infrastructure, services and facilities is provided throughout the Bayside East to meet the needs of this population and employment as development occurs;
- ▶ To demonstrate the relationship between the demands generated by future development and the provision of services and facilities;
- ▶ To identify the works and improvements required to community facilities, recreation facilities and open space, transport management facilities, drainage facilities and administrative services as a result of development;
- ▶ To ensure Council recoups funds spent when providing public services and amenities in anticipation of likely future development;
- ▶ To identify reasonable and relevant charges to be levied on or collected from each development for the services and amenities to be provided; and
- ▶ To provide an administrative tool to satisfy the public and financial accountability and other statutory requirements outlined in Division 7 of Part 3 of the Environmental Planning and Assessment Act and the Regulation.

The Plan has been prepared in accordance with Division 7 of Part 3 of the Environment Planning & Assessment Act 1979, Part 4 of the Environment Planning & Assessment Regulation 2000 and

Development Contributions Practice notes – July 2005 published by the Department of Infrastructure Planning and Natural Resources, and *Revised Local Development Contributions Practice Note for the Assessment of Local Contributions Plans* by IPART, February 2014 by NSW Planning and Infrastructure.

Area to which the Plan applies

This plan applies to all land in Bayside East being the lands formerly in the City of Botany Bay (see Appendix C).

Statutory basis for the Plan

Section 7.11 of the Environmental Planning & Assessment Act, 1979 (EP&A Act) enables a consent authority to grant development consent subject to a condition requiring the dedication of land free of cost and/or the payment of a monetary contribution, or both, if it is satisfied that the development will, or is likely to, require the provision of, or increase the demand for, public amenities and public services within the area.

The consent authority may also grant development consent subject to a condition requiring the payment of a monetary contribution towards recoupment of the cost of providing the public amenities or public services.

A condition under Section 7.11 may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned. The consent authority may accept the dedication of land or the provision of a material public benefit (other than the dedication

of land or the payment of a monetary contribution) in part or full satisfaction of a condition imposed under Section 7.11.

A consent authority may impose a condition under Section 7.11 only if it is of a kind allowed by, and is determined in accordance with, a contributions plan (subject to any direction of the Minister under Section 7.17 of the EP&A Act). The Regulations set out the matters to be included in a contributions plan.

Monetary contributions

The Plan allows a consent authority or accredited certifier, in granting consent to a development application or issuing complying development certificate, to impose a condition requiring the payment of a monetary contribution under Section 7.11 of the Act in accordance with the provisions of the Plan. The Plan also allows a consent authority or accredited certifier, in granting consent to a development application or issuing complying development certificate, to impose a condition requiring the payment of a reasonable monetary contribution towards recoupment of the cost of providing the public amenities or public services identified in this plan.

Dedication of land

This Plan authorises the consent authority, other than an accredited certifier, when granting consent to an application to carry out development to which this Plan applies, to impose a condition under section 7.11 of the EP&A Act requiring the dedication of land free of cost to the Council towards the provision, extension or augmentation of local infrastructure as specified in this Plan to meet the demands of the development.

Responsibilities of Principal Certifying Authorities

It is the responsibility of the principal certifying authority to accurately calculate and apply the conditions under Section 7.11 for a monetary contribution as required under the Plan.

Likewise, it is the responsibility of any person issuing a construction certificate to certify that the contributions have been paid to Council prior to the issue of the certificate as required by any condition of the development consent to which the CC relates.

Accredited Certifiers must also have regard to Directions issued by the Minister for Planning for time to time as discussed in the Plan.

The Section 7.11 contributions payable under the Plan are set out in Table 1.2 of this Plan. Contributions imposed must be indexed to the date of payment as set out in this Plan.

Any condition imposed requiring the payment of monetary contributions or levies must also require that such contributions and levies are indexed in accordance with this Plan to the date of payment.

Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

Consideration of other land, money or other material public benefit that the applicant has elsewhere dedicated

If a consent authority proposes to impose a condition requiring the payment of a monetary contribution and/or the dedication of land under Section 7.11 of the Act in accordance with the provisions of the Plan in respect of development, the consent authority must take into consideration any land, money or other material public benefit that the applicant has elsewhere dedicated or provided free of cost within the area (or any adjoining area) or previously paid to the consent authority, other than:

- a** A benefit provided as a condition of the grant of development consent under this Act; or
- b** A benefit excluded from consideration under section 7.4 in relation to a planning agreement.

Details of any land, money or other material public benefit that the applicant has elsewhere dedicated or provided free of cost within the area (or any adjoining area) or previously paid to the consent authority must be submitted as part of the development application. A reduction will be considered where the applicant demonstrates that:

- ▶ The benefit was not provided as a condition of the grant of development consent under this Act;
- ▶ The benefit was not excluded from consideration under section 7.4 in relation to a planning agreement;
- ▶ Any land, money or other material public benefit remains available for the use of the community; and
- ▶ The benefits provided offset the need for works included in the work schedule.

In the case of a consent authority other than the Council, the consent authority may impose a condition under section 7.11 even though it is not authorised (or of a kind allowed) by, or is not determined in accordance with, the Plan. However the consent authority must, before imposing the condition, have regard to the Plan.

Development exempt from contributions under this plan

The following development will be exempt from a requirement for contributions or dedicate land under the Plan:

- ▶ Development exempted from contributions by a Direction of the Minister pursuant to section 7.17 of the EP&A Act, current at the time of assessment of the application.

Relationship to other contributions plans

This contributions plan supersedes *City of Botany Bay Section 94 Development Contributions Plan 2016*. Development consents which include conditions requiring the payment of development contributions levied under previous contributions plans will continue to be acted upon and those contributions (together with any applicable inflation) will become due and payable in accordance with the wording of the relevant consent condition.

The Council will continue to expend all incoming contributions levied under the preceding contributions plans for the purposes for which they were levied in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979.

Ministerial directions

A consent authority or accredited certifier must not, in granting development consent in relation to which a direction under section 7.17 of the Act applies, impose a condition that is not in accordance with the terms of the direction despite the provisions of the Plan. At the time of preparation of the Plan, the terms of the relevant directions are:

- ▶ Direction dated 13 December 2013 - A condition may not be imposed under section 94A of the Environmental Planning and Assessment Act 1979 in relation to development on land within the Port Botany Lease Area. Accordingly, the maximum percentage of the proposed cost of carrying out that development that may be imposed as a levy is nil. The Port Botany Lease Area means the area shown edged in red and identified as “Port Botany Lease Area” on the State Environmental Planning Policy (Port Botany and Port Kembla) 2013 Lease Area Map.
- ▶ Direction dated 13 December 2013 - A condition may not be imposed under section 94 of the Environmental Planning and Assessment Act 1979 for the provision, extension or augmentation of any public services or public amenities, in relation to development on land within the Port Botany Lease Area. Accordingly, the maximum amount of any such contribution for that development is nil. Similarly a condition may not be imposed under section 94A in relation to development on land within the Port Botany Lease Area.

- ▶ Direction dated 21 August 2012 - 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, in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or 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.
- ▶ Direction dated 14 September 2007 - there are no public amenities or public services in relation to which a condition under Division 6 of Part 4 of the Act may be imposed on development consents granted to a social housing provider as defined in SEPP (Seniors Living) 2004 to carry out development for the purposes of any forms of seniors housing as defined in the SEPP. This direction applies to development applications made by a social housing provider.

A current list of directions can be found on the NSW Planning and Environment website at **www.planning.nsw.gov.au/Policy-and-Legislation/Infrastructure/Infrastructure-policies**

Formulae used to determine the monetary contribution

The formulas generally used to determine the contributions are:

Total Contribution (CT) = \$Cap + \$Land

THEN

Contribution per person (CP) = $\frac{CT}{P}$ or

Contribution per worker (CW) = $\frac{CT}{W}$

W

Here:

\$Cap - sum of capital costs for facilities which have been or which are to be provided.

\$Land - sum of land costs which have been or are to be acquired to provide the required public facilities.

P - anticipated increase in population.

W - anticipated increase in workforce.

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

- ▶ The cost associated with the share of any proposed facilities and services (capital and land costs) which are intended to serve the existing population and/or workforce or to make up for an existing deficiency of provision;
- ▶ The cost associated with the share of any proposed facilities and services (capital and land costs) which are intended to serve demand from future population and/or workforce increases beyond the period of the current Plan;
- ▶ Any assured grants, subsidies or funding from other sources which may be payable in respect of any nominated work;
- ▶ Any recoverable funding which has been provided for works which may have otherwise been provided under Section 7.11;
- ▶ Costs associated with ongoing or routine maintenance, staff resources or other recurrent expenses, other than where these are required as part of a contract to provide a program or service;
- ▶ Any facilities or services which may be required by the population, which another organisation or government agency is responsible for providing.

Timing of payment of contributions

A contribution is payable in full as follows:

- ▶ **Subdivision:** in the case of development applications involving subdivision, before the release of any construction certificate related to the subdivision works or the release of the linen plan/subdivision certificate, whichever occurs first.
- ▶ **Building work:** in the case of development applications involving building work, before the release of the construction certificate.
- ▶ **Subdivision and building work:** in the case of development applications involving both subdivision and building work, before the release of the construction certificate or the release of the linen plan/subdivision certificate, whichever occurs first.
- ▶ **Where no construction certificate is required:** in the case of development applications where no construction certificate is required – at the time of issue of notification of consent or prior to commencement of the approved use, or prior to occupation of the premises, as may be determined by Council.

The payment of section 7.11 monetary contribution in accordance with a condition under section 7.11 to the issue of a complying development certificate is to be made before the commencement of any building work or subdivision work authorised by the certificate.

The dedication of land, unless otherwise agreed in writing by Council, is to take place prior to the issue of any occupation certificate relating to the development.

Credits for existing development

This section outlines the approach for determining the increase in demand for the purposes of levying additional population. Council will provide credits against a \$7.11 monetary contribution in the following situations:

- ▶ Where an existing dwelling house or dwellings are to be replaced by new dwellings on the site, the applicant will be entitled to a credit for the existing dwelling or dwellings at the occupancy rates indicated in Table 1.1.
- ▶ Where existing industrial or commercial floor space within Mascot Station Precinct is to be replaced by new industrial or commercial floor space a credit may be given for the current use in the calculation of contributions based on the number of workers on the site at the time the application is made. If the site is vacant at the time the application is made, a credit will be given for the workers on the site at the time of the 2011 Census (August 2011). If the site was vacant at the time of the 2011 Census, no credit will be given. This is because no workers from that site were counted as part of the 2011 Census population on which is the forecast base used in this Contributions Plan, then no part of that former workforce can be considered as existing for the purposes of securing a credit under this plan.
- ▶ Within the Mascot Station Town Centre (Figure 2), where industrial or commercial development is to be replaced by new residential development, no credits will be given for existing development. This is because the demand for facilities and services created by new residents moving into this area is considered to be completely different to the demand placed on such services by existing development. This area is

being transformed into a precinct with a completely different character changing from an industrial precinct to a high density residential environment.

It is preferable to make use of actual estimates of workers in a development or information on past employment levels. The table in Appendix B may be of assistance in determining both contribution amounts and worker credits where such credits are allowed under this plan.

The onus will be on the applicant to provide justification and/or evidence of their entitlement to receive a credit. The calculation of additional workers and any credits for existing workers will be at Council's discretion.

In determining the section 7.11 contribution rates for different types of development, Council has taken into consideration conditions that may be imposed under section 4.17 of the EP&A Act or section 97 (1) (b) of the Local Government Act 1993. Under section 4.17, a development consent may be granted subject to a condition that the applicant must provide security for the payment of the cost of completing any public work (such as road work, kerbing and guttering, footway construction, stormwater drainage and environmental controls) required in connection with the consent.

Section 4.17 enables a consent authority to impose a condition of development consent that requires the carrying out of works (whether or not being works on land to which the application relates) relating to any matter referred to in section 4.17 applicable to the development the subject of the consent.

Where such a work is a work included in the work schedule the applicant will be entitled to a credit.

Deferred or periodic payments

Deferred payment generally will not be accepted by Council. However Council may accept a deferred or periodic payment of a contribution if the applicant or 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;
- ▶ Non-compliance with the required timing of payment will not increase the cost or prejudice the timing or the manner of providing the facility or service for which the contribution was required as outlined in the Works Schedule.

The decision to accept a deferred or periodic payment is at the sole discretion of 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 contribution or the outstanding balance on condition that:

- ▶ The guarantee requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing, not earlier than six months (or a term determined by Council) from the provision of the guarantee or completion of the development or stage of the development to which the contribution or part relates.
- ▶ The guarantee prohibits the bank from:
 - ▶ Having recourse to the applicant or other person entitled to act upon the consent before paying the guaranteed amount;

- ▶ 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.
- ▶ The bank's obligations under the guarantee are discharged:
 - ▶ When payment is made to the consent authority according to the terms of the bank guarantee;
 - ▶ If the related consent lapses;
 - ▶ If the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required.
- ▶ The applicant pays interest to Council on the contribution or the outstanding amount at the overdraft rate on and from the date when the contribution would have been otherwise payable in accordance with this plan.

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 development application relates.

All applications for deferred payment must be in writing and must set out terms of the deferred payment.

An administrative fee will be charged for deferred payments.

Deferred payments of contributions required by a condition of a complying development certificate will not be accepted.

Undertaking ‘Works in Kind’ (WIK) or providing a material public benefit

Council may accept an applicant’s offer to make a contribution by way of a WIK contribution (for an item included on the works schedule). It may also accept a material public benefit for an item not included on the works schedule where it considers the acceptance of that material public benefit will not create an unacceptable shortfall in contributions collected for items on the works schedule.

Council may accept the offer of a WIK if the applicant, or any other person entitled to act upon the relevant consent, satisfies the consent authority that:

- ▶ Payment of the contribution in accordance with the provisions of the Plan is unreasonable or unnecessary in the circumstances of the case.
- ▶ The in kind contribution will not prejudice the timing or the manner of the provision of the facility or service for which the contribution was required.
- ▶ The value of the works to be undertaken is at least equal to the value and standard of the contribution assessed in accordance with this plan.

Adjusting the S7.11 contribution rates

In accordance with clause 32(3)(b) of the EP&A Regulation, the contribution rates in the Plan will be indexed in accordance with the following:

For changes to the Consumer Price Index (All Groups Index) Sydney, the contribution rates within the Plan will be reviewed on a half yearly basis in accordance with the following:

- ▶ Construction works will be indexed using the ABS, Producer Price Indexes, Table 6427.18. Input to the House Construction Industry, Sydney. Series ID A2390417V.
- ▶ Non-construction works will be indexed using the ABS Consumer Price Index, All Groups Sydney. Series ID A2325806K
- ▶ Land acquisitions will be indexed according to NSW Department of Housing, Rent and Sales Table; Median Sale Price for Non-Strata dwellings.

Note: In the event that the current index is less than the previous index, the current index shall be taken as not less than the previous index in each case.

Council will review rates regularly and publish rates current rates in its Schedule of Fees and Charges.

Adjusting S7.11 contribution rates at the date of payment

Any S7.11 contributions stated in a consent are calculated on the basis of the S7.11 contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions will be recalculated at rates payable as at the date of payment.

Pooling of contributions

This plan authorises monetary section 7.11 contributions levies paid for different purposes to be pooled and applied progressively for those purposes. The priorities for the expenditure of the contributions are shown in the works schedule where possible, however changing rates of development in different areas may alter those priorities. Priorities are shown either as an anticipated date of delivery or a priority ranking.

Council is to be satisfied that the pooling and progressive application of the money paid will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

Review of the Plan

The Plan is based on growth predictions to the year 2031 and strategic planning documents of Council including Botany Bay Planning Strategy 2031 and the resulting Botany Bay Local Environmental Plan 2013.

The Plan envisages the progressive application of contributions toward provision of the prioritised items in the work schedule. It is acknowledged that priorities may change and Council may wish to amend the Plan to change priorities or items in the work schedule. It is also envisaged that infrastructure or land costs will change in a manner different to the consumer price index and consequently will need to be adjusted from time to time.

It is therefore envisaged that Council will review the Plan in the light of development trends and Council infrastructure priorities so as to ensure that the Plan remains financially sustainable, addresses the demands generated by development and so that facilities can be provided in a reasonable time.



Population and Development Trends

In August 2011 the Botany Bay Local Government Area (LGA) had a population of 39,356 persons¹. By 2016 the population was estimated to have grown to approximately 46,460. Key demographic characteristics of the population are summarised below from the Australian Bureau of Statistics 2011 Census of Population and Housing. Population and workforce projections to 2031 are also outlined in this chapter.

Population projections have been prepared from a report by Population ID dated 1 March 2018.

- ▶ *LEP Standards and Urban Design Controls Study for the Bayside East LEP 2011* conducted by Neustein Urban, modified to account for existing planning controls;
- ▶ *Botany Bay Planning Strategy 2031: Final Report and Housing Capacity Analysis* prepared for Council by SGS;
- ▶ Information provided by Council on development approvals, particularly in the Mascot Station Precinct and several large development sites throughout the LGA; and
- ▶ Department of Planning and Environment population projections and Bureau of Transport Statistics data on employment forecasts and journey to work.

Workforce projections have been drawn from the *LEP Standards and Urban Design Controls Study for the Bayside East LEP 2011* and Bureau of Transport Statistics data on employment forecasts and journey to work. These figures have been supplemented by information specific to the development of large employment sites in the LGA.

The existing Botany Bay LGA population

Historically the Botany Bay LGA has had a multicultural population, with a significant working class base that resulting from its proximity to the Port, Airport and other industrial areas.

The Bayside East has a population of 46,640 at the time of the 2016 Census². There were 17,116 dwellings with an average occupancy of 2.7 persons per dwelling.

The LGA's median age (36) is close to that of the Sydney Greater Capital City Statistical Area (36). Botany Bay's age distribution however is older than that of Sydney - a quarter (25.3%) of Sydney's population is aged over 55, compared to 29.8% of the Botany Bay population.

The LGA is less affluent than the Greater Sydney area, with the median income in Botany Bay 14.0% lower than that of Sydney.

There appears to have been a small 'baby boom' over the last ten years with a significant increase in the number of 0-4 year olds (15.7%); this age group grew faster than the rate of the LGA's general population (11.0%).

¹ Estimated Resident Population (ERP) as defined by the ABS.

² Demographic characteristics from the census are based on population determined by the place of usual residence. As Bayside Council Population Forecast by ForecastID dated 1 March 2018.

Age profile

Key age characteristics of the Botany Bay population shows:

- ▶ The median age is 36 years.
- ▶ 6.2% of the population are aged 0-4 years.
- ▶ 14.8% of the population is aged over 65.
- ▶ Just over half of the population (53.5%) is of working age (25-65 years).

Table 3.1: Bayside East population by age

SERVICE AGE GROUP (YEARS)	NUMBER	%
Babies and pre-schoolers (0 to 4)	2,871	6.2
Secondary schoolers (5 to 19)	8,471	18.2
Tertiary education and independence (20 to 24)	3,453	7.4
Young workforce (25 to 34)	6,891	14.8
Parents and homebuilders (35 to 49)	10,105	21.7
Older workers and pre-retirees (50 to 59)	5,668	12.2
Empty nesters and retirees (60 to 69)	4,287	9.2
Seniors (70 to 84)	4,036	8.7
Elderly aged (85 and over)	858	1.8
	46,460	100.0

Source: Botany .id community profile

Birthplace and language

- ▶ Nearly half of the population was born overseas.
- ▶ Of people born overseas most are from non-English speaking backgrounds with the most common country of birth being China and Indonesia.
- ▶ A large proportion of the population speaks a language other than English at home with the most common being Greek (spoken at home by 5.8% of LGA residents), Bengali (3.6%), Indonesian (3.2%), Spanish (3.2%), Mandarin (3.0%) and Cantonese (3.0%).

Household size and structure

In the 2016 Census there were 17,116 households in the LGA.

- ▶ The occupancy rate of 2.7, compared to the Sydney GCCSA³ (2.7).
- ▶ Nearly a quarter of the Botany Bay LGA households were lone persons (23.8%), slightly higher than the Sydney GCCSA (22.6%).
- ▶ There was also a slightly higher proportion of group households (5.0%) compared to the Sydney GCCSA (4.3%).
- ▶ The LGA had a lower proportion of single parent families (10.8%) compared to the GCCSA (15.7%).

³ Greater Capital City Statistical Areas (GCCSAs) are geographical areas that are designed to represent the functional extent of each of the eight state and territory capital cities.

Dwelling type

The LGA had a total of 17,452 occupied private dwellings.

- ▶ Separate houses accounted for 5,771 dwellings, or 33.7% of the dwelling stock in the Botany Bay LGA, which is substantially lower than that in the Sydney GCCSA (56.5%).
- ▶ Semi-detached, row or terrace houses, townhouses etc. accounted for 2,066 dwellings or 14.6% of the dwelling stock in the City, which is higher than that in the GCCSA at 11.8%.
- ▶ There were a significantly higher proportion of flats, units or apartments (45.1%) in the LGA compared to the Sydney GCCSA (23.9%).
- ▶ Most of the flats, units or apartments were 2 bedroom dwellings (4,131 or 64.9%).

Dwelling structure by tenure/landlord type

- ▶ There are a higher proportion of rented dwellings in the Botany Bay LGA (37.6%) compared to the Sydney GCCSA (31.6%).
- ▶ There is a lower proportion of occupied private dwellings that were owned outright (28.2%) or owned with a mortgage (30.8%) compared to the Sydney GCCSA (30.4% and 34.8% respectively).

Residential trends

After a period of population decline, the Bayside East has experienced a growth in population in recent years. Almost all of its growth has occurred over the last twelve years.

Two key trends are shaping the demographic composition of the LGA. The first is the aging of the area's traditional multicultural and working class population, and population regeneration by younger professionals. The second is the conversion of large areas of industrial land to residential uses and the corresponding population growth (such as the Mascot Station Precinct and the former BATA site at Eastgardens).

These two trends mean that the population is likely to increase significantly over the next twenty years, while at the same time changing its demographic profile. Younger, more affluent residents (often families with children) are likely to require different facilities and services than those required by the area's population over the past several decades. This will mean require council to provide additional community infrastructure to support the needs of new residents, in addition to the existing population. In areas of rapid change such as Mascot Station and Eastgardens, the demand for facilities and services is likely to be totally different.

The population of the LGA has expanded particularly rapidly in the last five years between the 2006 and 2011 censuses, with a total population growth close to 10%. Growth to 2016 and been strong in particular around Mascot Station and this growth is expected to continue in the medium term as this area and other areas of change such as the former BATA site are redeveloped. Longer term population trends are displayed in Table 3.2 and 3.3.

Should the rate of growth continue it will be important for Council to ensure the needs of the population are met and able to accommodate the additional demands placed on infrastructure and services.

Information on population growth and change has been derived from the ABS Censuses on Population and Housing 2001, 2006 and 2011. Population trends data is based upon place of residence census counts which is estimated to undercount resident populations by 1-3%.

Population growth

In August 2011 the City had a population of 39,356 persons. This represents an increase of 3,367 people from 2006, or an average annual increase of 1.7% each year since 2006.

Table 3.2: Bayside East longer-term population trends⁴

YEAR	POPULATION	POPULATION CHANGE	AVERAGE CHANGE PER ANNUM %
1976	37,550	-	-
1981	35,800	-1,750	-0.98%
1986	35,500	-300	-0.17%
1991	34,332	-1,168	-0.68%
1996	34,438	106	0.06%
2001	35,569	1,131	0.64%
2006	35,993	424	0.24%
2011	39,356	3,363	1.71%
2016	46,460	7,104	3.61%

⁴ Data in this table is based upon usual place of residence census counts. The Census is estimated to undercount resident populations by 1-3%. In census years, the ERP accounts for residents who may not have returned a census form, were overseas or for other reasons did not complete the census. For consistency all figures in Table 3.3 refer to census counts, rather than ERP.

Table 3.3: Bayside East population by suburb 2001-2011

SUBURB	2001	2006	2011	CHANGE 2001-2011	
Banksmeadow/ Botany ⁵	7,234	7,939	8,896	1,662	23.0%
Daceyville	1,163	1,187	1,164	1	0.1%
Eastlakes	7,108	6,612	6,920	-188	-2.6%
Hillsdale	5,842	5,173	5,301	-541	-9.3%
Mascot	7,664	8,517	10,179	2,515	32.8%
Pagewood	3,386	3,467	4,099	713	21.1%
Rosebery	2,719	2,678	2,772	53	1.9%
Total	35,569	35,992	39,359	3,790	10.6%

Source: ABS Usual resident profiles (2001), basic community profiles (2006 & 2011).

Population growth by suburb shows significant growth in the Banksmeadow/Botany (23% population increase), Mascot (32.8%) and Pagewood (21.1%) suburbs.

The majority of growth within the LGA over the last ten years has been concentrated within Mascot and Botany suburbs.

⁵ The suburb of Banksmeadow was counted as part of Botany in the 2001 census, as a separate suburb in 2006, and was redrawn to be largely subsumed into Botany in 2011; in this table the populations of Banksmeadow and Botany have been combined in order to present a stable geographic area.

Population trends

Comparison of the Census data between 2001 and 2011 shows the following key trends:

- ▶ The population has increased by 11.0% between 2001 and 2011.
- ▶ The Bayside East has an aging population with the largest increase by proportion being in residents over the age of 75, who have as a group increased by 22.0%.
- ▶ There has been significant growth in the number of young children (15.7% for children aged 0-4 years).
- ▶ There has also been a significant increase in the number of 25-29 year olds (15.9%).
- ▶ Whilst there has been growth in the 0-4 years and older age groups there has been very minimal growth in the number of older school aged and young adult populations.
- ▶ The average household size has decreased slightly from 2.7 in 2001 to 2.6 in 2006 and 2011.
- ▶ The majority of households remain family households, although there has been a slight decrease over the last 10 years from 72.7% in 2001 to 70.7% in 2011.
- ▶ There has been a decrease in the proportion of single parent families in the last ten years, despite a small rise in the absolute number.

Housing trends

There has been a decrease in the proportion of separate houses (from 42.6% of dwelling stock to 39.5%) and an increase in the proportion of flats, units or apartments (40.4% to 45.1%) in the LGA over the last 10 years.

Population projections

Population projections for the Botany Bay LGA have been calculated to determine the demand for local infrastructure as a basis for developer contributions.

Projections have been based upon dwelling yield calculations in areas of the LGA with redevelopment expected under the new Botany Bay Local Environmental Plan. These figures were initially detailed in a report for Council prepared by Neustein Urban in 2011 and have been adjusted having regard to zoning under the Botany Bay Local Environmental Plan 2013, recent population projections from Department of Planning and Environment and development trends particularly in the Mascot Station Precinct.

In addition to this intensification, development for residential and mixed use purposes is expected at several large sites throughout the LGA. These sites include the former British American Tobacco Australia (BATA) site in Eastgardens.

The population projections have been guided also by the projections prepared by Botany .id community profile and the Department of Planning and Environment adjusted where appropriate with the results of more specific investigations into the development potential of areas such as Mascot Station Precinct.

Dwelling and population projections are presented below in Table 3.4. The projections are based upon the 2011 LGA-wide occupancy rates for apartments in the key growth areas such as Mascot Station and BATA and average rates for flats, town houses and terrace houses elsewhere. The rate of development has been influenced by capacity analysis and recent development activity.

Table 3.4: Population projections by suburb

SUBURB	2016	2021	2031	INCREASE 2016-2021	INCREASE 2016-2031
Botany	11,293	15,274	16,505	3,981	5,212
Daceyville	1,263	1,268	1,329	5	66
Eastgardens /Hillsdale	6,682	7,293	10,782	611	4,100
Eastlakes	7,294	8,135	8,366	841	1,072
Mascot Station Precinct	3,610	9,089	12,813	5,479	9,203
Mascot	9,584	11,616	12,145	2,032	2,561
Pagewood	3,986	3,966	4,022	-20	36
Rosebery	2,928	2,892	2,865	-36	-63
Total projected population	46,460	59,533	68,827	12,893	22,187

The population of the LGA is expected to increase by 22,187 between 2016 and 2031. This rate of growth will be enabled by intensification of existing low-density residential areas, the ongoing development of the Mascot Station Precinct, and the redevelopment of lands currently used for residential industrial and commercial purposes. Additional dwellings are predicted to be apartments or townhouses.

Key features of this growth are:

- ▶ A significant increase in Mascot resulting primarily from growth in the Mascot Station Precinct.
- ▶ Some growth in Botany, primarily due to several large developments including the Wilson Pemberton precinct, Tupia Street, and Jasmine Street.
- ▶ An estimated eight-fold increase in the number of residents in Eastgardens due to the redevelopment of the former BATA site.
- ▶ Minimal growth is predicted in Pagewood, Daceyville and Hillsdale.



Characteristics of the incoming population

Much of the future growth in Bayside East LGA is expected in medium- and high- density apartment buildings located in the Mascot Station Precinct and on several other large sites identified for redevelopment throughout the LGA. It is reasonable to expect that the demographic composition of residents of these additional dwellings may be different from Botany Bay's traditional population.

It is generally considered that the residents of developments similar to those of the Mascot Station Precinct (such as developments in Rosebery and Green Square) are younger and more affluent than the general population.

Examination of recently completed developments in Botany Bay may indicate the likely demographic profile of future residents in the LGA. Statistical Area 1 (SA1) 1132216 has been identified as the most suitable basis for such comparisons. This area is bounded by Gardeners Road in the north, Church Ave in the south, and Bourke St in the west; it ends slightly before the SWOOS reserve in the east.

SA1 1132216 contains a large development consisting of six recently constructed apartment buildings, between five and eight floors, as well as buildings used for business or office purposes. The SA1 lies close to the centre of the Mascot Station Precinct, and the public transport corridors of Gardener's Road and O'Riordan Street. At the time of the 2011 Census there were 296 total dwellings in the area, with 705 residents.

It is considered that the incoming population of the Botany Bay LGA will have demographic characteristics broadly similar to the resident population of SA1 1132216.

The overall demographic profile of the SA1 suggests a relatively young professional population, often living with partners, that is fairly well off and entering the housing market.

Residents of the SA1 are likely to be:

- ▶ **Younger:** 43.1% of the population is aged 25-54:

AGE GROUP	SA1 1132216	LGA
0-4 years	7.9%	6.2%
5-14 years	4.3%	12.2%
25-54 years	70.5%	43.0%
55-64 years	5.1%	10.5%
65+ years	1.8%	14.8%

- ▶ **Starting families:** The area is attractive to couples without children, or with very young children, but is less desirable for families with school-aged children (7.9% of SA1 residents are aged 0-4, compared to 6.7% of the LGA, but only 4.3% of the SA1 is 5- 14 compared to 11.4% of the LGA) – at least at 2011 which would have been soon after moving in.
- ▶ **Couples without children:** residents in this kind of household were almost twice as common in the SA1, compared to the LGA (42.3% compared to 23.0%).
- ▶ **More affluent:** with a median household income (\$2,278) almost double that of the LGA (\$1,245).
- ▶ **Educated:** 83.1% of SA1 residents had completed year 12 or equivalent, compared to 55.7% of the LGA.

- ▶ **Culturally and linguistically diverse:** 51.6% of residents in the SA1 were born in non-English-speaking countries, significantly more than in the LGA as a whole (35.9%); this suggests that Botany Bay’s community will maintain its diverse composition.
- ▶ **Living in smaller households:** with an occupancy rate of 2.4, compared to 2.6 for the LGA.
- ▶ **Buying their home:** dwellings in the SA1 were twice as likely to be owned with a mortgage as those in the wider LGA (61.0% compared to 30.8%). Overall home ownership levels (including homes owned outright and those with a mortgage) were less uneven, at 66.5% for the SA1 and 59.0% for the LGA.

Workforce trends

The working population of the City has remained approximately stable since 2001, following a small dip in 2006; the City had 42,680 workers in 2001, 39,796 workers in 2006, and 44,638 workers in 2011 (Census data). At 2011 9.6% of workers also live in the City.

The proportion of full-time workers in Botany Bay fell slightly over the past ten years, from 73.0% (2001) to 71.6% (2011).

Workers born in a non English speaking country make up an increasingly large proportion of the workforce, but have fallen somewhat since 2006; 28.8% of workers were from a NESB in 2001, 37.3% in 2006, and 32.3% in 2011.

Private vehicles are the predominant form of transportation to work for the LGA's workforce, and have been stable over the last ten years (68.4% in 2001, 68.5% in 2006); this mode of transport is significantly more common in the LGA than in the Greater Sydney area (59.3% in 2011).

Workforce projections

Projections of employment are based on the Bureau of Transport Statistics projections of employment adjusted to take into consideration local development trends. The number of people working in the Bayside East increased from 50,432 in 2006 to 55,364 in 2011.⁶

A large proportion of Botany's employment is based in its industrial lands (including Port Botany and Sydney Airport, the Mascot Industrial Area) in manufacturing and freight/logistics- related sectors.

The 2010 *LEP Standards and Urban Design Controls Study* (Neustein Urban, David Lock Associates, and Taylor Brammer, 2010) has calculated future employment potential on the basis of a detailed capacity analysis. Capacity assessment has considered the maximum number of employees that could work on sites considered suitable for redevelopment for employment purposes, including mixed use zoning.

Workforce projections for the Botany Bay LGA are based upon the Bureau of Transport Statistics projections adjusted to account for the revised Mascot Station Precinct projections provided in the *Mascot Town Centre Transport Management and Accessibility Plan* (SMEC, 2012).

⁶ BTS data on jobs in a particular area differ from the Census journey to work data because the BTS adjusts for under enumeration.

Table 3.5 displays the predicted employment growth in the Botany Bay LGA between 2011 and 2031. These figures are based upon the additional employment projections detailed above, added to a 2011 baseline employment figure.

Table 3.5: Botany Bay workforce projections by suburb

SUBURB	2016	2021	2031	INCREASE 2016-2021	INCREASE 2016-2031
Botany	8,244	8,631	9,501	388	1,258
Daceyville	300	317	348	18	49
Eastgardens	3,781	3,812	3,985	31	204
Eastlakes	847	879	922	33	76
Hillsdale	954	955	956	1	2
Mascot Station Precinct	23,944	25,400	29,000	1,456	5,056
Pagewood	724	705	703	-19	-21
Rosebery & Mascot Remainder	2,496	2,631	2,821	136	326
Airport	11,329	11,560	11,700	231	371
Port and Banksmeadow	5,436	5,633	7,779	197	2,343
Total	58,053	60,523	67,715	2,470	9,662

Demand for public facilities and services

The proposed facilities and services identified in this Plan are required to satisfy the anticipated demands of the expected residential, industrial and commercial development in the Bayside East between 2016 and 2031.

Botany Bay already provides some of the facilities and services likely to be required by the expected development. However, these facilities generally satisfy the needs of the existing resident and workforce population and there is no spare capacity available to serve the additional demand created by the incoming population and/or workforce.

The provision of additional facilities is required to ensure that the level of provision of infrastructure and facilities enjoyed by the existing community does not decrease as the result of new development. Different types of residents and workers will also have different needs and expectations to existing residents and workers. Only those facilities and services required as a consequence of new development are included in Section 7.11 contributions. Should a facility or service be planned to meet the needs of both existing and new residents and/or workers (i.e. to make up a backlog), then the cost of the facility is apportioned between existing and future residents and/or workers in proportion to the demand that is generated.

Without additional investment by Council, the amenity derived from infrastructure and services by the existing community will decrease as development occurs. The resulting increase in resident population and workforce will:

- ▶ Place greater demands on existing facilities and infrastructure;
- ▶ Require the provision of new or augmented facilities which are of a kind not currently available in the Bayside East or without the capacity to cater for the increased demands of future population and workforce.

The link or nexus between anticipated development in Bayside East and the nominated facilities or services has been established according to:

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

Only facilities and services required as a consequence of new development are included in Section 7.11 contribution rates. Should a facility or service be planned to meet the needs of both existing and new residents and/or workers (i.e. to make up a backlog), then the cost of the facility is apportioned between existing and future residents and/or workers.

Serviced apartments are expected to remain a strong component of the tourist and visitor accommodation market driven in part by proximity to the airport. Contributions will be levied on serviced apartment developments.

Residents of serviced apartments place demands on existing facilities and infrastructure and require the provision of new or augmented facilities. However this is not to the same extent as permanent residents. It is assumed that residents of serviced apartment developments would generate a demand for community facilities and services the equivalent of 75% of other residents and so the contribution for serviced apartments would be 75% of the rate for dwellings.

Facilities and services required

The facilities and services required have been identified through previous studies, community consultation and needs assessments undertaken during the course of preparation of this Plan.

The facilities required and the basis of their link with new development is summarised in each of the following sections:

- ▶ Section 4: Community Facilities and Services;
- ▶ Section 5: Recreation Facilities and Open Space;
- ▶ Section 6: Transport Management;
- ▶ Section 7: Administration.

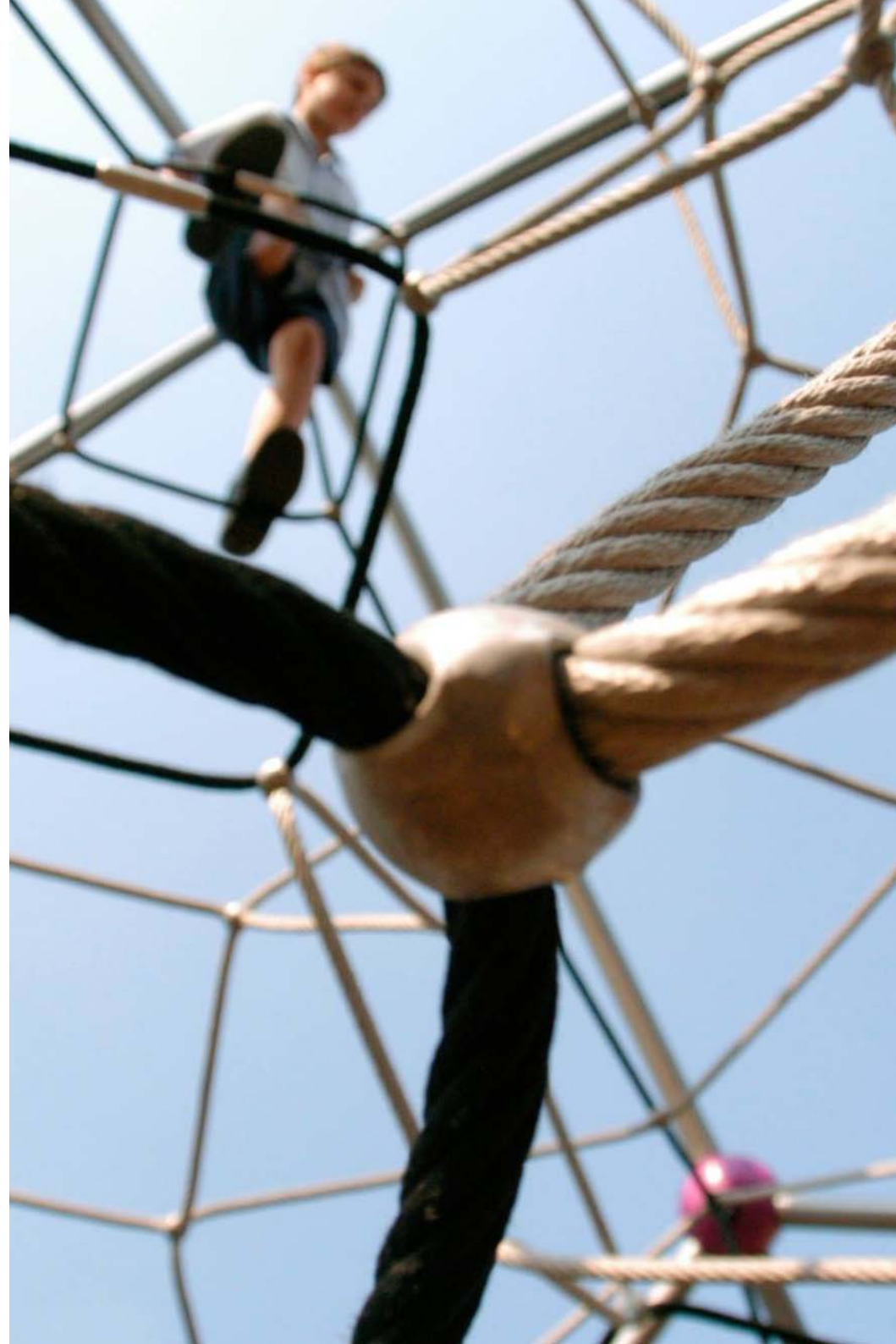
Staging of facilities and services

The anticipated timing of provision of the identified facilities and services is shown in the work schedule in Appendix A. This is subject to review and change dependent on availability of funds, changing priorities and other factors. Hence, it should be considered indicative. In some cases works will be undertaken when population thresholds are reached.

The estimated timing of provision of facilities will be updated in Council's ten year financial planning.

Council will make all efforts to expend contributions as soon as possible after the end of the Plan and within reasonable time of the collection of funds. The provision of longer term works may be delayed until the completion of the following plan or plans, unless the facility can be provided in stages.

Council reserves the right to extend the period of the Plan, should development be slower than predicted in this Plan, or contributions accrue more slowly.



Community Facilities and Services

Existing facilities

The Bayside East provides a broad range of community facilities for the use of its resident and working populations.

Historically this high rate of provision has been in part due to the demographic makeup of the area. The high proportion of blue collar workers meant that residents of the area often had to rely on each other for support; this led to the development of strong ties between residents in the area, and a sense of local community and pride. A strong local identity survives in Botany Bay to today.

Council-owned meeting places, including halls and community centres, provide a place for the development and renewal of this local community.

As such, community centres play an important role in the social life of the area. They facilitate social connections, help to build a sense of belonging, and allow support networks to develop amongst members of the community including those who may be vulnerable or isolated.

With the significant influx of new residents into Bayside East (a population increase of close to 22,000 is expected by 2031) places for people to come together will play an important role in integrating the incoming population with existing residents.

Council intends to continue to provide a high standard of meeting spaces and community centres to its population. Community centres, halls and meeting places are important pieces of cultural infrastructure that make an important contribution to the welfare of their community.

Community centres facilitate a range of social and cultural functions which promote community development and strengthen social capital. The most basic of these is providing a place for people to come together and meet. Community centres can also host organised events (such as theatre or concerts) and special interest groups (such as youth groups or senior's clubs), provide recreation opportunities via indoor exercise classes, and hold training and education classes.

The community centres currently provided by the Bayside Council serve the existing population of the area. It is considered that there is no capacity to absorb additional demand for community facilities in the community centres and halls that Council supplies.

There is a clear need to provide community centres that can be used by the additional population predicted in the Bayside East. Residents of new developments will partake in all the social and cultural events identified previously, as do existing residents.

It is particularly important however that this kind of community infrastructure is available for the additional population. A significant increase is predicted in the LGA's population. Some of the new residents will be moving into developments surrounded by established residential areas. Others will be in larger areas undergoing redevelopment (such as the Mascot Station Precinct).

In order to achieve satisfactory social planning outcomes, it will be critical for these residents to develop social ties to their area and the existing local community. This will require the provision of events and facilities where existing and future residents come together, which will strengthen social integration.

Such facilities address a different need to, and are distinct from, communal meeting spaces and gardens located within larger residential developments.

Given the additional demand generated by the incoming population, and the importance of community centres in achieving satisfactory social integration outcomes, it is considered that there is a clear causal nexus for the provision of additional community centres and halls.

Demand has been determined based on the existing supply of community spaces and the principle that the existing population should not be made worse off by reduced access to facilities as a result of development.

A total 3,344m² GFA is provided for use by the community in halls and community centres owned by the Bayside East. These facilities are shown in Table 4.1.

Table 4.1: Community Centres and Halls⁷

CATEGORY	FACILITY	SIZE (GFA)
Hall (large)	Botany Town Hall	635
	Mascot Town Hall Coronation Hall	537
Hall (small)	Alf Kay Eastlakes Community Hall	263
	Hillsdale Community Hall	700
Community centre/space for community organisations	Botany Business Enterprise Centre	125
	Pagewood Seniors Centre	232
	Mascot Seniors Centre	338
	Botany Seniors Centre	290
	Eastlakes Seniors Centre	295
Total	10 centres	3,344m²
Per 1,000 population		65m ²

⁷ For halls that are co-located with other functions (Botany and Mascot Town Halls and Coronation Hall), the GFA has been calculated as the usable are of the hall plus 15% circulation

The halls and community centres provided by Council for community use are generally in a sound condition. In many cases the building stock is fairly old and maintained to standards commensurate with budgetary allocations. Three Senior Citizens Centres are located at Botany, Mascot and Pagewood. Use of the facilities, particularly Botany and Mascot are declining and consideration should be given to expanding their use by other community target groups. All centres have limitations in terms of accessibility and internal resources amenity requirements such as furnishings and heating/cooling. Similar limitations apply to Botany Town Hall and Hillsdale Community Centre.

There are no specific facilities provided for youth, with youth centres being conducted at Hillsdale Community Hall and the Alf Kay Eastlakes Community Hall. Given the competing usage of these facilities, disruption to youth services is commonplace. There are no dedicated services provided for youth in the Botany and Mascot areas. Youth tends to be a group that benefits from an association or ownership of a particular community space.

The majority of halls and centres are becoming dated and have limitations on their size, configuration and accessibility. It is also recognised that the location of some of the existing halls and centres is inappropriate to meet the needs of future populations. There is for example a relative paucity of facilities suitable for small groups near Mascot Station Precinct, and the closest facility to Eastgardens is the Hillsdale Community Centre (approx. 1km distant).

Predicted demand

A high level of development is predicted in the Botany Bay LGA over the next 15 years, with an additional 22,187 residents is expected by 2031.

Additional community facilities will need to be provided into the future to accommodate the increased demand upon community facilities generated by the incoming population. It is not intended that contributions will be sought to rectify current deficiencies in existing facilities or unless such rectification is intended to enable the facility to meet the needs of the additional population.

In line with best practice, it is recommended that additional space available to the community be provided as multipurpose community facilities. These facilities will be able to meet the needs of a wider spread of the community, and continue to be appropriate as the population moves through different life stages.

The Plan does not seek contributions to provide additional facilities to the existing population of the LGA. It is recommended that additional floor space for use by the community is provided at the same rate as the existing provision of community facilities. The existing provision of community facilities is shown in Table 4.1. The additional floor space required to meet the needs of the incoming population is shown in Table 4.2.

Table 4.2: Future Community Centre Space Needs

YEAR	POPULATION GROWTH	RATE OF PROVISION (GFA)	ADDITIONAL PROVISION (GFA)
2031	22,187	65m ² per 1,000	1442m ²

It is recommended that this space be provided in multipurpose community centres, in line with best practice. The appropriate design of these facilities will mean they can deliver the services and facilities currently provided by youth and seniors centre, as well as general purpose halls, to the new population.

Best practice in community facility provision is for the provision of a range of integrated services and spaces within the one building at an accessible location within a community hub. Such facilities provide flexible spaces that can be used by a variety of groups and for a variety of purposes. Such facilities have a number of benefits including:

- ▶ Accommodating for a number of lifecycle groups (mothers and children, young people (care is required in designing with youth in mind), older people and ethnic groups removing the need for specific purpose buildings such as senior citizens centres;
- ▶ Facilitating social interaction through the mixing of groups and users and acting as a community focal point and critical mass for an active facility;
- ▶ Buildings can be located at an activity centre facilitating access;
- ▶ Facilities can be designed to be accessible and with facilities for all age groups (baby change rooms etc.) and with a range of facilities (wet areas for arts etc.);
- ▶ Providing efficiencies in staff management enabling centres to be staffed to monitor use and enable more active centres;
- ▶ Facilitating the integration of service delivery;
- ▶ Sustainability measures can be incorporated into buildings; and
- ▶ Spaces are more flexible and capable of adapting to changing needs.

Such centres can be co-located with other facilities such as libraries and childcare centres with shared main entries, parking and building services. This reinforces the concept of a community hub that can be part of a wider activity centre being the location of residential, economic and community growth and public transport focus.

Urban Growth NSW has provided guidelines for planning a community centre⁸. To be well utilised and serve identified social needs, community centres need to be accessible and visible. Community centres should be located so that they:

- ▶ Are central to their catchment area and provide equitable access to all potential users;
- ▶ Are accessible by public transport (i.e. public transport stops within 400 metres walking distance);
- ▶ Have good pedestrian and cycling connections;
- ▶ Are on a main street with ground floor street frontage for optimum visibility and accessibility;
- ▶ Are clustered with other facilities, such as shops, schools and public libraries to promote convenient access and help create a focal point for community activity;
- ▶ Are not sited to conflict with neighbouring uses;
- ▶ Have room to expand and adapt as needs change;
- ▶ Are near open space, to allow for related outdoor activities and community events, such as festivals and markets, where possible and appropriate; and

⁸ Landcom Design Guidelines – Community Centre Guidelines 2008.

- Are near sporting, recreation and leisure facilities, to create a health and activity focus, where possible and appropriate.

Not all these requirements can be met in an established community such as Botany Bay.

It is considered that community centre facilities are best provided in multi-purpose facilities designed to current standards and located within or near other facilities or an activity hub.

Proposed facilities

The work schedule includes the following facilities:

1. A new multi-purpose community facility space comprising cultural and community spaces having a floor space of approximately 1,200m². The location for this facility is the existing Mascot Town Hall site including acquisition of land along Botany Road adjacent to the town hall; this has been included in the cost of this item. As this replaces the existing facility on the site, new development will contribute to a centre comprising 900m² at an estimated cost of \$4,500,000. Land acquisition is estimated to be \$3,730,000.
2. The provision of a multi-purpose community facility having an area of approximately 300 square metres at Mutch Park.

Apportionment

These facilities are required to meet the needs of future development and thus can be mostly apportioned 100% to the expected development to the year 2031. The exception are facilities not presently available to the existing community or where the proposed works meets the demand from existing and future population which are apportioned across the total population as indicated on the works schedule. These include the mobile library service, skateboard facility and aquatic centre. Council will need to provide funding on behalf of the existing community.

Library services – Existing facilities and services

The Bayside East currently has one central library, located at Eastgardens, and one branch library and museum, located at Mascot. The central library is open 48.5 hours per week (over six days). The central library has a floor area of 1,324m².

The Mascot branch library is open 28 hours per week over five days, was recently extended and refurbished and has an approximate floor area of approximately 800m². In addition to book lending, a number of services are provided by the libraries. These include rhyme time and story time, children and adult book clubs, school holiday programs, internet access, information technology classes, photocopier and fax services, and a library service for housebound people.

Library membership declined by approximately one quarter between 2009-2010 and 2010-2011, although it was around this time that Botany Bay migrated to the new Library Management System (LMS) and adopted a more consistent and automated approach to inactive user deletion. Over this same period the number of visitors to the library increased by 15.5%, and circulation increased by 20.3%.

This indicates that although the number of library members has decreased, actual library use is increasing. While visitor and member counts have fluctuated within a certain range over the past five years, the number of loans issued by the Botany library service has steadily increased.

The library service has always aimed to delete inactive users after a determined period of time; however this has been completed more diligently since the migration to the new LMS in February 2010 and may be the explanation for the falling membership count.

In 2011, 26.9% of the Botany Bay resident population were members of the library service. Membership is broken down into four categories – adult over 65, adult under 65, young adult, and junior membership. The breakdown of membership for the Bayside East is as follows:

- ▶ Adult (over 65) – 1,616 (11.1%).
- ▶ Adult (under 65) – 10,065 (69.0%).
- ▶ Young adult – 734 (5.0%).
- ▶ Junior – 2,183 (15.0%).

Source: State Library of New South Wales, ABS population estimates (cat. 3218.0), Census 2011.



Table 4.3: Bayside East library membership and usage

	VISITS	CIRCULATION	TOTAL STOCK	TOTAL REGISTERED MEMBERS	TOTAL RESIDENT MEMBERS	RESIDENT MEMBER %	% POPULATION AS MEMBERS
2010 - 2011	226,542	191,362	82,575	14,598	10,597	72.6%	26.9%
2009 -2010	195,804	159,051	82,754	20,176	14,054	69.66%	34.8%
2008 - 2009	214,530	134,524	83,621	21,914	16,788	76.61%	42.4%
2007 - 2008	209,683	139,938	86,774	18,463	15,698	85.02%	40.5%
2006 - 2007	222,542	107,955	98,377	20,598	17,683	85.85%	46.5%

As shown in Table 4.3, library visits have remained fairly constant, with some fluctuations, over the past five years. After a decline in the period 2009-2010, the number of visitors to the library service increased by 15.7% in 2010-2011.

Circulation in the 2010-2011 financial year increased by 20.3%. The proportion of the LGA's resident population that has library membership has declined significantly, from 46.5% in 2006-2007 to 26.9% in 2010.

Discussion with council officers has suggested that a large proportion of the non-resident library members are workers in the area. Workers may use the library after finishing work, or during lunch; lunch times are one of the busiest periods of the day for the Mascot Branch library.

Future library service needs

Traditionally the age groups which are high library users are pre-school (0-4 year olds) and school aged children (5-17 year olds), and older persons (55 years and over). These groups comprise a significant proportion of the current and future population.

Overall the key library user groups comprise approximately 52% of the City population, while 2010-2011 membership levels comprise 26.4% of the population. There has been minimal change in the makeup of the key library user groups between census periods in the Bayside East.

Population projections for the next 15 years anticipate an increase in the population within the Bayside East of approximately 22,187 persons. Assuming that current levels of demand remain constant and that between 25% and 55% of new residents become registered library users, the library facilities will be required to accommodate demand from between 5,000 and 10,000 additional users.

Population forecasts indicate an increase of all core user age groups.

Table 4.4: Population characteristics of high library user groups

SERVICE AGE GROUP (YEARS)	2011 NUMBER %		2006 NUMBER %	
Babies and pre-schoolers (0 to 4)	2,654	6.7	2,339	6.5
Primary schoolers (5 to 11)	3,238	8.2	2,990	8.3
Secondary schoolers (12 to 17)	2,504	6.4	2,498	6.9
Tertiary education and independence (18 to 24)	3,566	9.1	3,365	9.4
Young workforce (25 to 34)	6,322	16.1	5,520	15.3
Parents and homebuilders (35 to 49)	8,922	22.7	8,052	22.4
Older workers and pre-retirees (50 to 59)	4,559	11.6	4,272	11.9
Empty nesters and retirees (60 to 69)	3,638	9.2	3,306	9.2
Seniors (70 to 84)	3,284	8.3	3,035	8.4
Elderly aged (85 and over)	668	1.7	608	1.7
Total population	39,355	100.0	35,985	100.0

There are a number of trends, outlined in *People Places* (3rd prepublication edition), which impact on the demand for library services. These include:

- ▶ Libraries increasingly functioning as 'community living rooms', rather than lending services, and can provide a focal point for parts of the community to spend time;
- ▶ Less spatial programming, with fixed carousels and reading tables being replaced by flexible open study spaces and informal seating areas;
- ▶ Libraries as drivers of urban and socio-cultural regeneration, reaching out into their surrounding neighbourhoods;
- ▶ Library and event programming attracting the interest of the wider community;
- ▶ The ageing population is affecting services and collections offered, and demand for library services is likely to increase as the population continues aging;
- ▶ Different youth library use patterns, requiring collaboration, discussion and IT equipment;
- ▶ New information technologies have reduced the demand upon libraries as sources of information, while enabling more flexible working patterns (including tele-working);
- ▶ An increasing recognition of the needs of multicultural communities, resulting in foreign language collections and multicultural events/programming;
- ▶ Increasing urban density causing increases in the population of libraries' catchment areas; and

- ▶ An increasingly multicultural society affecting the range of materials offered by library.

The future planning of library services and facilities will need to be informed by these trends, and develop services that cater to an increased need for flexible and usable library space whilst continuing to meet demands on library collections both online and in print.

In addition, a high proportion of the Bayside East is used for employment activities and consequently many of the workers in the area utilise Council's library facilities. The local workforce is estimated at 58,053 in 2016, and it is anticipated to increase to nearly 68,000 employees by 2021.

The State Library of New South Wales provides a detailed methodology to assess the library size needed to house sufficient services to meet its community's needs⁹. The benchmarking approach is based upon population projections including non-resident workforce.

The *People Places* methodology results in a recommended increase in floor space of 1,100m² by 2031. The need for this additional floor space will be generated by the resident population of new dwellings, and by additional workers in the LGA.

Approximately 2,124m² GFA is provided in the Bayside East's two libraries.

⁹ *People Places: A Guide for Public Libraries in New South Wales* (3rd ed. - prepublication ed. - 2012).

It is considered that the benchmarked need may be slightly overstated, as the degree of physical separation between the Airport and the remainder of the LGA may discourage Airport workers from using the Council libraries. It is also noted that Council's current provision is substantially lower than that recommended by the benchmark.

Library services are popular in Botany Bay. Library staff report that the facilities are used consistently throughout the day by different groups.

Given the existing under provision of space against benchmarks, the existing residents and workers of the LGA should be no worse off as a result of additional development. This requires maintaining levels of service and facility provision at the existing rate per capita into the future as the population grows.

Proposed facilities

The Botany Bay library service provides a range of facilities and services at two points in the LGA, the Eastgardens Central Library and Mascot Branch Library. These are available to all sections of the community.

The large incoming resident and working population of the Bayside East will increase the demand placed upon the Bayside East library service. It is important that measures are taken to help accommodate this increased demand, in order to maintain existing levels of service. It may also be important to provide library services close to areas undergoing extensive redevelopment (particularly residential), to ensure that new residents have convenient and timely access. This is likely to be a significant consideration in the future location of library services, given that many of the new residents are expected to be part of young families with children.

As library services expand to meet the needs of the additional population, the size of facilities required to house these services will also need to grow. Consultation with the library service and relevant council officers have suggested that existing facilities are currently operating at or close-to capacity. Patronage at the Eastgardens Central Library is generally consistent throughout the day, with limited capacity to absorb additional demand. The Mascot Branch Library is also generally well-used.

As calculated in the proceeding section, approximately 1,450m² additional library space will be required to meet the needs of the additional population based on the *People Places* methodology. It is proposed that the additional demand be accommodated through both the provision of additional library space in a new location, and the refurbishment and reconfiguration of existing library space.

Mascot Station branch library

Population growth will be concentrated in several areas throughout the LGA, and is strongest in the Mascot Station Precinct.

The entirety of additional dwellings to be constructed in the Mascot Station Precinct will be apartments or flats in multi-storey buildings. Given this, and in light of the population characteristics of similar dwellings in Botany Bay at the time of the 2011 Census, the future demographic characteristics of this area are likely to include a high number of families with young children. This group is generally likely to have high levels of library usage.

While Bayside East currently operates a branch library near Botany Road in Mascot, it is considered that this facility is too far from the Mascot Station Precinct to be readily used by its resident and working population. It also has limited scope for expansion.

Consequently the Plan identifies a need for a community library at Mascot Town Centre (site to be decided). An allowance has been made for the purchase of a 1,200 square metre space in a mixed use building with an estimated purchase price of \$6,000 per sqm. This would accommodate a new library space flexible in design. A further allowance has been made to fit out this space.

As this will allow the conversion of the existing Mascot Library to a community centre use (retaining the museum), the cost the new library apportioned to new residents is reduced by the amount of existing library space in this building assumed to be 500 sqm.

Eastgardens library

Given the location of the facility within the shopping centre, there is limited scope for expanding this library. However there is the opportunity to refurbish this space to serve larger population and provide improved services. It is noted that this facility adjoins the former BATA site which is expected to contain a significant development of in the order of 2,700 dwellings.

Thus it is proposed to refurbish the existing library to enable it to adapt to accommodate expected demand.

Mobile library service

The Plan proposes the introduction of a mobile library service to meet the needs of the community. This is a new service and thus the costs would be apportioned across the total population including existing population. This is expected to meet the needs of the community to 2031.

Apportionment

Because the proposed provision of library floor space has been calculated based only on the need generated by new residents and workers, the cost of these should be fully apportioned to new development. These facilities are planned to meet needs to 2031.

Childcare facilities – Existing facilities and services

Childcare is one area where demand from residents is constantly growing and to meet some of the ever-present demand council adopts flexible options. Council currently provides a range of childcare services including:

- ▶ A family day care centre and scheme catering for approximately 130 children;
- ▶ Two community based long day care centres, located at Mascot and Hillsdale comprising a total of 114 places;
- ▶ A vacation care service;
- ▶ 3 after school care programs; and
- ▶ 1 before school care program.

There were approximately 2,800 children aged 0–4 years resident in the Bayside East (from the 2011 Census). This comprises 6.7% of the Botany Bay LGA population. Based on the projections of the Department of Planning and Environment and the expected population in the City in 2016, this is expected to grow approximately 4,000 children.

The non-resident working population currently places a significant demand on Botany Bay's childcare facilities, and this situation is expected to continue with the growth of new non-resident worker population projected to occur. At the 2011 Census, 90.4% of the workers working in the City resided outside the City.

Demand for childcare facilities

Childcare service providers indicate that their user families are both residents and workers within the LGA, however the majority of families who use the childcare services are residents. Council operated centre records have been utilised to determine the residential location and place of work of service users. For the purposes of this report the assumed percentage is 10% of Council childcare places occupied by children of non-resident workers.

Demand for childcare is sensitive to costs, with changes in policies at the State and Commonwealth level in relation to operating subsidies and rebates critical to community access to, and thus demand for, childcare. There are a range of benchmarks and standards for the provision of childcare. However there are large variations in the rates of provision recommended under to different guidelines (ranging from one space for every three children with a working parent, to one space for every ten children). These guidelines are also often unspecific, and do identify whether 'childcare places' refers to long day care services exclusively or include preschools.

The Plan acknowledges that the private sector provides a significant proportion of childcare needs. However demand for Council facilities remains strong as a result of the high standard of care and education provided and the competitive pricing.

The future provision of childcare services has been calculated on the underlying principle that the level of provision of community facilities to existing residents should not worsen as a result of new development – that is, that childcare services continue to be supplied at the same rate of provision as currently exists, relative to the number of children aged 0-4.

This results in a need for an additional 70 spaces in Council operated childcare centres to 2031.

It is apparent that there is a need for one additional long day childcare centre. As noted above, the majority of supply is provided by the private sector. The private sector continues to be active in the area and additional private facilities are proposed. Thus there is no longer a need for Council to meet all expected needs in the City. However there is a continuing need for the Council to play a role. The Council may need to increase its role in satisfying the demand for 0-2 years services, as the greater staffing requirements and additional licensing requirements act as financial disincentives for the private sector to provide services for this age group.

Proposed facilities

The following facilities are proposed for Council provision from Section 7.11 contributions:

- ▶ The provision of a new 40 place childcare centre to be provided on the Mascot Town Hall site. The facility, although provided by Council, can be managed either by Council or an outside organisation. The construction cost is estimated at \$1,600,000;
- ▶ Preference should be given for Council owned childcare services to accommodate spaces for 0-2 year olds.

It is anticipated that this centre will be required within the time frame of the current plan to meet the need generated by development to the year 2031.

Apportionment

The number of childcare places required has been calculated based only on the need generated by new residents and workers. Therefore the cost of the planned facilities will be fully apportioned to new development.



Recreation, Open Space Facilities and Services

Existing open space and recreation facilities

Table 5.1 shows there is an existing provision of 124 hectares of Council managed open space in the Bayside East¹⁰. This equates to 2.83 hectares per 1,000 based on 2016 population estimates.

Table 5.1: Provision of open space per capita by type

OPEN SPACE FUNCTION	HIERARCHY							
	LOCAL		DISTRICT		REGIONAL		TOTAL	
	NO.	HA.	NO.	HA.	NO.	HA.	NO.	HA.
Parkland ¹	3	13.40	10	22.30	1	33.59	14	69.29
Small park/playground/garden	41	10.07	-	-	-	-	41	10.07
Memorial/ancillary	3	0.13	-	-	-	-	3	0.13
SUB-TOTAL - PARKS	47	23.60	10	22.30	1	33.59	58	79.49
Outdoor sporting facilities ²	-	-	5	23.37	1	2.66	6	26.03
Botany Olympic Pool ³	-	-	1	3.00	-	-		3.00
Botany Golf course	-	-			1	13.34	1	13.34
Bushland ⁴	1	0.14	-	-	-	-	1	0.14
Undeveloped	6	2.17	-	-	-	-	6	2.17
Total	54	25.91	16	48.67	3	49.59	72	124.17

1. The Ha columns also include the 'non-sport' portions of Mascot Oval (1.3 ha), L'Estrange Park (0.1 ha), Booralee Park (0.1 ha), Jellicoe Park (0.2 ha) and Rowland Park (0.1 ha). Includes Astrolabe Park (Daceyville) even though it is owned by Sydney Water with no lease to Council and only rudimentary development.
2. Major district sports facilities - does not include the tennis courts in Mutch or Memorial Parks.
3. Not counted separately because it is part of Booralee Park.
4. Does not include the bushland/remnant areas in Mutch Park and Sir Joseph Banks Park.

¹⁰ This does not include six open space parcels (Engine Pond, Botany Wetlands, Botany Beach, Joyce Drive Reserve, David Phillips Field and Transport Bowling Club) that have limited or nil general public access and are owned/managed by other agencies (Sydney Airport Corporation, RTA, Sydney Water, University of NSW).

The per capita supply of these different types of open space (based on the 2016 estimated population illustrated in Table 5.2 – along with the forecast per capita provisions in 2021 and 2031 (based on the population forecasts undertaken for this Study and assuming existing supply levels remain stable).

Council's 124 hectares of open space translates to 2.45 hectares per thousand people.

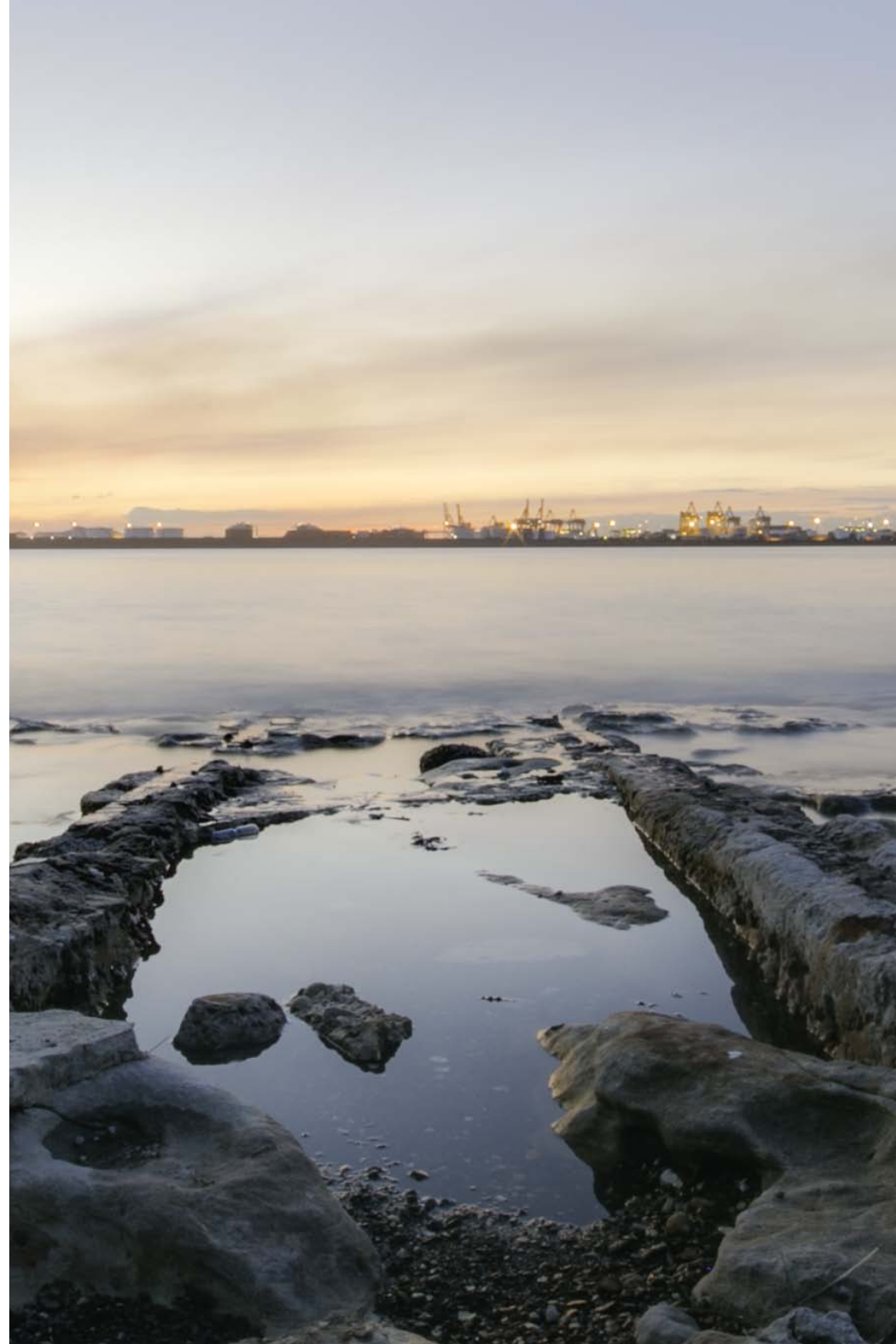


Table 5.2: Council managed/owned open space per capita by type

OPEN SPACE TYPE	NO. OF PARKS	TOTAL HECTARES	HA/000 - EXISTING POP1	HA/000 - 2021 POP2	HA/000 - 2031 POP3
Urban parkland	53	79.5	1.57	1.30	1.14
Sports facility	6	26.38	0.52	0.43	0.38
Botany Olympic Pool	-	3.00	0.06	0.05	0.04
Botany golf course	1	13.34	0.26	0.22	0.19
Undeveloped/bushland	7	2.31	0.05	0.04	0.03
Total	67	124.53	2.45	2.03	1.79

Botany Bay's public open space system accommodates a range of recreation facilities - including outdoor sports courts and fields, golf courses and facilities for 'unstructured' play and recreation (including open grassed areas, picnic areas, playgrounds, bike tracks and walking paths).

Adequacy of existing open space and recreation facilities

The question of whether or not developed open space provision is adequate has traditionally been answered via the use of quantity based standards (such as, for example, 2.83 hectares/1000 people in NSW). It was often perceived that open space provision obligations were met when the standards were achieved.

It is now well understood, however, that generalised standards are unreliable and not necessarily valid for particular areas. A particular area – depending on its demographics, climate, traditions and local cultural and natural resources – may have very different than average (that is, standard) needs. This is particularly the case where there is a significant worker population.

Standards should be used as broad guidelines only and not relied on as definitive indicators of need. They should be used in conjunction with ‘quality’ and ‘locational appropriateness’ criteria – as identified in locally specific research.

The assessment of open space and recreation facilities undertaken in 2012¹¹ found:

- ▶ An imbalance in the supply of different types of open space with large numbers of pocket parks and too few larger parks with the capacity to provide a diversity of recreation opportunities (i.e. play, ‘kick about’, rest, group gathering and picnic activities); and

- ▶ Moderately uneven distribution of parks in the LGA with relatively poor access to ‘local parks’ in Mascot, Rosebery and Hillsdale.

This conclusion echoes the findings of the 2004 Open Space and Recreation Study. That study identified a range of relevant open space quantity issues including:

- ▶ Insufficient parks in some precincts;
- ▶ Small size of many parks, with some needing to be enlarged where their potential is strategically important and where enlargement opportunities are available; and
- ▶ Need for more pedestrian and cycle linkages.

Botany Bay LGA does not have sufficient local parks of an adequate size for effective service delivery. This is not to deny that smaller ‘pocket parks’, depending upon location, natural attributes and design, cannot be highly effective, but they cannot provide the diversity of opportunities afforded by larger parks.

It is clear that, without further acquisitions, the low per capita provision of open space will worsen as the population increases within the LGA.

The review identified a range of quality and accessibility issues with respect to parks, public domain, sports facilities, natural areas, aquatic facilities and indoor sports facilities. Many facilities were found to be constrained in their functionality due to the lack of sufficient support facilities or poor presentation or ageing infrastructure (Botany Aquatic Centre and Mutch Park Squash courts) and/or not fully accessible (Botany Wetlands).

¹¹ Open Space and Recreation Needs Analysis Bayside East by Recreation Planning Associates, February 2013

Additionally, there is insufficient continuity in the existing cycle network, with a number of important linkages still to be completed.

There is also a need for a public domain strategy that addresses the role that pedestrian-friendly urban spaces can play in encouraging walking and public transport use and the associated benefits of improved health, less obesity, less air pollution and more social conviviality.

Future needs

Recreation Demand Implications of residential population growth and change

Based on Department of Planning and Environment age specific population projections, specific needs and demands according to the major age groupings (children, young adults and older adults) are summarised in Table 5.3.

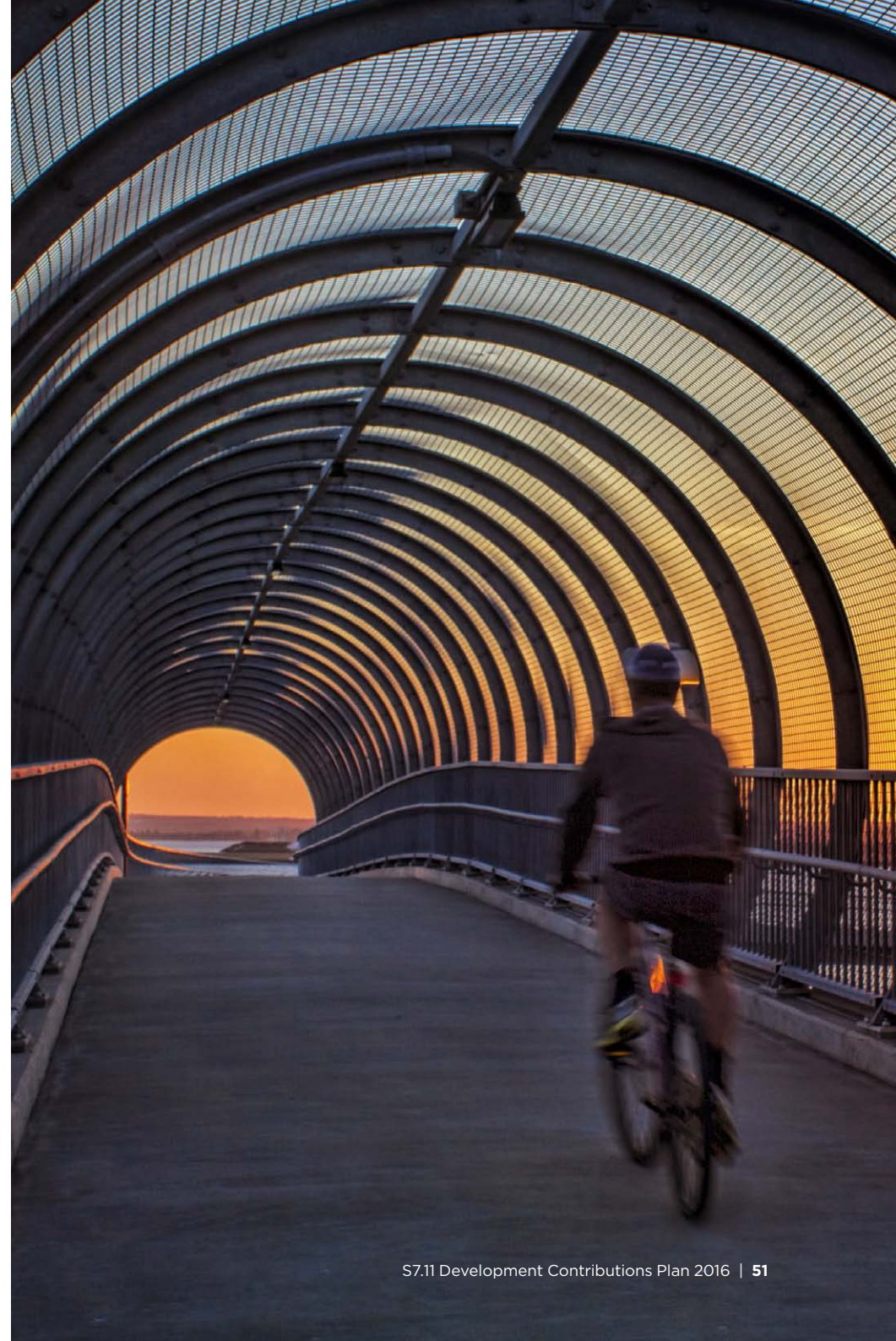


Table 5.3: Required open space and recreation opportunities for resident age profiles

AGE PROFILE	AGE PROFILE TRENDS	KEY ACTIVITIES	OPEN SPACE & RECREATION FACILITY NEEDS
0-14 years	<ul style="list-style-type: none"> ◆ Stable proportions of 0-4 years and 5-14 years across the City between 2011 to-2031 ◆ Absolute increase in 0-14 year olds(+3,400) 	<ul style="list-style-type: none"> ◆ The recreation needs of children vary according to age – but all require safe, familiar environments, multi-sensory stimulation, challenge, opportunities for creativity ◆ For children 0-4 years, recreation primarily centres around the home, playgroups and small local parks ◆ Children 5-14 years will also use local parks but less as they grow older if equipment is not challenging. Some will play in streets, vacant lots, natural areas ◆ Many will get more involved in structured activities (e.g. participation in sports clubs and activities) 	<ul style="list-style-type: none"> ◆ Local and regional playgrounds and parks – with appropriate provision for both young children and adults (seating, shade) and located near schools, shops and community centres ◆ Outdoor sports fields and courts ◆ Safe cycle and pedestrian links between homes and parks and within parks ◆ Indoor sports courts (for basketball, netball, futsal etc.) ◆ Indoor program rooms (for gymnastics, dance, physical culture etc.)



AGE PROFILE	AGE PROFILE TRENDS	KEY ACTIVITIES	OPEN SPACE & RECREATION FACILITY NEEDS
15-34 years	<ul style="list-style-type: none"> Declining proportions of 15-34 years across the City between 2011 - 2031 Absolute increase in 15-34 year olds (+2,000) 	<ul style="list-style-type: none"> Young people, in general, have a high rate of participation in recreation – both structured and unstructured. Participation by young people (up to 25 years) in most recreation activities (including sport and physical activities) is significantly higher than it is for older age groups Youth-friendly public space and skate facilities are particularly important for young people not interested in structured activities Participation in sport declines slightly after 25 years but is offset by higher participation in family activities in the child-rearing years Greater access to transport. Movement into and out of the LGA to mix with friends or use other facilities. 	<ul style="list-style-type: none"> Sports fields & courts Cycle paths and walking trails Large park and or natural area settings for picnics and social activities Large park areas for informal play Indoor sports courts Indoor program rooms (for gymnastics, dance, martial arts etc.)



AGE PROFILE	AGE PROFILE TRENDS	KEY ACTIVITIES	OPEN SPACE & RECREATION FACILITY NEEDS
35+years	<ul style="list-style-type: none"> ◆ Increasing proportions and absolute numbers of +35 in the City between 2011 – 2031 ◆ Absolute increase in 35+ year olds ◆ The greatest growth is forecast to occur in the 65+ year age groups (+4,000) 	<ul style="list-style-type: none"> ◆ Participation in structured sport and recreation activities declines steadily with age ◆ Family recreation activities – such as visits to district scale parks – is popular for the 40-55 age groups ◆ Many less structured activities – walking, walking the dog, golf – remain popular through all age groups ◆ Some people over the age of 60 years will be regular users of ‘mainstream’ recreation facilities and programs. Others will require various levels of assistance – including transport, facilities designed and constructed in accordance with ‘access for all’ requirements and/or special programs 	<ul style="list-style-type: none"> ◆ Cycle paths and walking trails ◆ Large park and or natural area settings for picnics and social activities ◆ Swimming pools ◆ Dog ‘off leash’ areas ◆ Golf courses and lawn bowls ◆ Indoor sports courts ◆ Indoor program rooms (for social dance, yoga, gentle exercise etc.)

The anticipated population growth in Botany Bay LGA is substantial - with an increase of 37% or 18,827 people from 2016 to 2031. Moreover, if the population shifts witnessed in other places experiencing infill development and at Mascot Town Centre - such as higher proportions of young adults, lower proportions of older people, higher proportions of young children 0-4, higher proportions of ‘couple only’ families and higher proportion of people renting rather than purchasing homes - are repeated in the Bayside East, they are likely to be accompanied by higher participation rates and, therefore, higher recreation demands.

That is, the ‘demand-reducing’ effects of population aging within the existing populations will be offset by the inflow of ‘high participating’, younger, well-educated adults and children.

These population shifts are likely to occur most markedly in those areas affected by infill development (such as Mascot and Eastgardens) - and it is these areas that are most likely to require changes in the quantity and mix of accessible open space and recreation resources.

The incoming populations will contribute to the demand for open space and recreation facilities (including indoor and outdoor sport, passive recreation and aquatic facilities).

Worker population recreation participation and needs

There is a predicted increase in workers of 9,662 to 2031. Survey work undertaken during the 1990's in the Bayside East¹², investigated the existing and future demands placed on services including parks and recreation facilities by non-residential (i.e. in-migrant) workers. The survey found that, while the use of parks and recreation facilities was less common and less frequent for in-migrant workers than for resident workers, the use of facilities by the former was still significant. This was particularly so for local parks (with 19% of in-migrant workers using these, compared to 70% of resident workers) but also for picnic areas, sports fields and golf courses.

Overall, the use of both local parks and regional-scale sports facilities by in-migrant workers (in terms of the percentage of workers using the facilities times average frequency of use) was found to be around 19% of that of resident workers.

The methodology used in the Mitchell McCotter study is sound, but dated. There is reason to believe that in-migrant worker recreation participation in and near workplaces may have increased in recent years - due to a range of employer and local council health initiatives.

There has, for example, been increasing recognition of the productivity benefits of healthy and happy workforces. As a consequence, there is more encouragement of work place-based health and fitness activities and more flexibility in working arrangements to facilitate participation. Much of this increasing activity takes place within work places but some of it 'spills over' into public parks, swimming pools, pathways and other public domain areas.

Many councils are working to make local environments more supportive of low key physical activities (such as walking and cycling). Initiatives include the upgrading of commercial and other employment areas (with landscaped pedestrian areas, lighting, shade, seating, shelter, art works, outdoor cafes and other items of interest). For example, a Council initiative is the success with the six-a-side soccer competitions at the synthetic field at the Hensley Athletic Field.

These improvements, together with improved linkages to parks and open space areas via cycle and walking routes are generally improving the appeal of areas and successfully encouraging more people to 'get out and about' during lunch breaks and after/before work.

It is likely, therefore, that the levels of open space/recreation facility use by in-migrant workers identified by Mitchell McCotter have at least remained stable and may have increased since the 1990's.

In lieu of any more recent surveys of recreation participation and recreation facility use by in- migrant workers, it is reasonable to continue to use the relative usage weighting (of 19%) identified in that study.

¹² Mitchell McCotter, 1992 Section 94 Study for Commercial and Industrial Development.

Proposed facilities and services

The City's existing open space will be able to absorb some of the additional population's open space demands. However this absorption capacity will be limited unless the carrying capacity of the resource is increased.

The Open Space and Recreation Needs Analysis found that, in terms of quantity or quality or both, the currently available facilities are generally only sufficient for existing populations and - apart from some sports field spare capacity - will not meet the additional needs generated by new development.

Additionally, while the supply of sports ground space meets most current needs in the summer season, there is an existing facility shortfall in winter.

The key conclusion is that existing facilities have a very limited capacity to meet the sport and recreation needs of incoming populations.

The additional demands will exacerbate the existing service gaps and demand pressures – both for sports-related open space and parkland open space. While the need for sports grounds may decline in future years – with further shifts in the population age structure - the peak time demand for these facilities (in their current condition) is at or close to full capacity, particularly during the winter season. Some grounds may have the capacity for additional use but, for most, this would require improvements to playing surfaces (via drainage, irrigation and/or soil profile upgrades).

Similarly, the current provision of parkland in the City is not particularly high (compared to planning benchmarks) and, in fact, is relatively low in some suburbs.

Existing open space and recreation/sport facilities have limited capacity, therefore, to provide for the forecast future demands of new populations.

With an anticipated growth in population and employment to 2031, an additional 46 hectares of open space would be required to meet the demand generated by residential development if access to open space for existing residents is not to be reduced. This includes 29 hectares of passive parks and 8 hectares of active open space. Given the high value of land in the City, particularly in areas of population growth, acquisition of this amount of land would be difficult in practical terms and expensive. In the absence of acquisitions, the forecast population growth will, by 2031, reduce the per capita open space provision in the City from 2.45 hectares per 1000 population to 1.79ha/1,000 population and this (particularly with respect to sports space, is unlikely to be sufficient).

It is desirable to acquire open space across the Bayside East at the current (average) per capita levels of provision for the City as a whole - to both meet the reasonable demands of the new populations and to maintain service standards for the existing population.

Accordingly, the existing supply of local and district open space in the City is considered the appropriate benchmark for determining additional open space requirements for residents and workers.

However, because of the very high cost of acquiring land in Botany, it is not considered reasonable or practicable to acquire open space at this level. As well, any land acquired also requires embellishment – also at substantial cost. The suggested alternative approach is twofold and entails the acquisition of 'affordable' quantities of new open space (comprising strategically important sites in areas where it is most needed by new populations) and substantial improvements, through appropriate embellishments, in the 'carrying capacity' of existing open space areas¹³.

¹³ This approach will still maintain contributions at a lesser level than would have been required should the desired benchmark for open space acquisition alone been applied

The S94 Open Space and Recreation Facilities Study 2012 recommends that the acquisition strategy move away from these notional quantities because, as reasonable as they are according to planning criteria, they will likely impose an unacceptable burden upon development and would not be affordable. Instead the open space strategy in the Plan focuses on:

- ▶ Dedication of land at the time of development in areas where redevelopment is occurring with the floor space right of this land transferred elsewhere on the site;
- ▶ Selective acquisition of land adjoining existing parks where practical and where this will lead to parks of a more useful size;
- ▶ Provision of plazas and squares and other public domain improvements in or adjacent to Council's urban villages, which can be used for lunchtime activities by shoppers and workers and at any time by new urban village residents;
- ▶ Development of a 'Green Streets' strategy that links these urban village focal spaces with other public domain spaces, local parks and recreation facilities (and beyond them, larger district facilities) with attractive walking and cycling routes;
- ▶ Embellishment of existing regional and local parks;
- ▶ Improvements to the cycleway network (discussed under traffic);
- ▶ The provision of a skateboard park; and
- ▶ The Botany Aquatic Centre redevelopment.

In Mascot Town Centre, in the order of 1.7 hectares of public open space has been, or will be, provided and it expected that an area of 8,000sqm of open space will be provided at the former BATA site. This land has been provided through planning agreements and negotiations with public authorities.

An additional 1.5 hectares of open space is proposed to be acquired under the Plan as extensions of existing passive parks.

Dedication of land

The public domain strategy for the Mascot Station Town Centre as reflected in the Botany Bay Development Control Plan 2013 identifies infrastructure and public domain works essential to achieve public amenity and meet the basic needs to support higher density development anticipated within the Precinct. The new works to occur within the public domain have been and will continue to be funded and implemented by developers as redevelopment occurs under planning agreements between the Council and the land owner.

Under the planning agreements development rights for dedicated land can be transferred to the remainder of the site and the provision of public benefits in the form of open space (and traffic and other public domain works) can be negotiated. This process has led to the dedication and embellishment of land within Mascot Station Town Centre and is likely to be used for remaining developments in this area and other larger development precincts generally in accordance with the requirements of the DCP and development proposals for major sites such as the former BATA site. The plan assumes that this process will continue to apply to the provision of land and works for open space and most roads in the Mascot Station Town Centre and for the provision of open space and public roads at the former BATA site.

Acquisition

The focus of the acquisitions strategy is on strategically significant sites within a reasonable walking distance of growth areas. Guiding principles have been:

- ▶ Enlargement of parks that are less than or around 3,000m², are within 4-500m walking distance of the urban village growth areas and have the potential to be high quality local parks;
- ▶ Provision of plazas and squares in or adjacent to Council's urban villages, which can be used for lunchtime activities by shoppers and workers and at any time by new urban village residents;
- ▶ Development of a 'Green Streets' strategy that links these urban village focal spaces with other public domain spaces, local parks and recreation facilities (and beyond them, larger district facilities) with attractive walking and cycling routes.

The identification of strategic acquisitions is somewhat opportunistic and dependent on reasonable expansion opportunities, affordability and practicality.

They also have the potential to meet the community's demonstrated demand for improved walkability and are consistent with national agendas to minimise the health consequences of inactivity and sedentary lifestyles.

Open space acquisition to accommodate growth to 2031 has been identified and included in the works schedule.



Embellishment of open space

As an alternative to acquiring open space at a level to ensure that the rate of provision for the existing community does not worsen, the Plan proposes the embellishment and expansion of existing spaces to increase their carrying capacity.

The carrying capacity and usability of open space can be enhanced in various ways – including the following:

- ▶ Improved physical and visual access to parks (including ‘universal design’);
- ▶ Upgrades to existing recreation facilities (playgrounds, picnic areas etc.);
- ▶ Additional recreation facilities (picnic areas, walking and cycle tracks, playgrounds);
- ▶ Sports facility upgrades and/or reconfigurations.

The works focus on increasing the durability and/or capacity of existing open spaces and facilities to accommodate use through a range of relevant improvements (including multipurpose site layouts, new/extended equipment and enhanced accessibility). In this way, the works can reduce the need for additional open space by getting existing spaces and facilities to ‘work harder’ to meet the recreation needs and demands of the additional populations generated by new residential development.

An excellent current example of this is the redesign and refurbishment of Mascot Oval/Park. Specifically, the playground and parkland surrounding the Oval is undergoing a major upgrade, including a village green, walkways, lounge-type seating, timber boardwalks, mulched play areas (for younger and older children), sand and water areas and BBQ and picnic facilities – all of which will expand the carrying capacity of the park significantly close to the rapidly growing Mascot Station Precinct.

Local and neighbourhood parks and streetscapes will require landscaping, plantings, park furniture, play and recreation equipment, pathways and the like. Sports grounds will require sports turf, irrigation, drainage, amenities, spectator facilities, parking and (perhaps) floodlighting.

In identifying embellishment projects, Council officers have sought to meet the demand generated by additional population growth distinct from any needs identified in existing plans of management that relate to current demand or existing shortfalls. Current and previous studies that identify needs (e.g. need for improved walkability, cycle paths, more toilets, lighting, bins and shade in parks, more diverse play equipment) can be a guide to the improvements required for the future population.

The ‘carrying capacities’ can be enhanced through extending the number of usable hours (floodlighting and turf improvements), the ‘hardening’ of facilities (more constructed walking and cycle tracks), the expansion of facilities (larger play grounds, additional toilets, more shelters) and/or the provision of new facilities (picnic areas, new play areas, exercise stations, cricket nets and similar facilities).

The improvement in 'carrying capacities' is a critical requirement in meeting the needs of new populations in the context of the unavoidable decline in the quantum of per capita open space with the implementation of Council's future residential development strategies.

Embellishment is proposed to a wide range of park environments. It will be necessary to monitor changes in population size and structure on a regular basis. The anticipated ageing of the population may, for example, be substantially offset by demographic succession – with older people moving out of larger homes and younger families with children moving in.

Consequently progressive revision and review of the works program is envisaged as priorities change and in response to funding availability.

Embellishment works to accommodate growth to 2031 have been identified and included in the works schedule.

Public domain improvements

Improvements to public domain comprising streets and small incidental spaces at local centres create a diversity of space and provide a greater level of amenity ('vibrant, lively and engaging environments'). These works also provide better connections and a more pedestrian-friendly ('walkable') environment. These works are an effective alternative to the provision of additional open space through acquisition.

Public domain improvements to accommodate growth to 2031 have been identified and included in the works schedule.



Aquatic centre

The City's existing swimming and indoor sports facilities will not have the capacity to adequately meet the sport and recreation needs generated by new development. It will be necessary therefore to provide additional and/or refurbished facilities – such as a contemporary aquatic centre (that meets the needs of both the existing and forecast populations) combined with an indoor sports facility (comprising two or more indoor courts) subject to the future likely role of the private sports facility in the City (Mascot Central) and detailed feasibility analysis.

Based on a mix of wet and dry facilities to provide year round indoor fitness and leisure opportunities, indicative costs have been estimated for the redevelopment of the existing Botany Aquatic Centre site to provide the following facilities:

- ▶ New reception entry, office, control room, and indoor storage rooms.
- ▶ Refurbished 50m outdoor pool, wet deck, and new hydraulics.
- ▶ New 25m indoor play pool – 6 - 8 lanes with beach entry.
- ▶ New indoor hydrotherapy pool.
- ▶ New wet health facilities – spa/sauna/plunge pool.
- ▶ New indoor gymnasium – 1000sqm.
- ▶ Aerobics Room.
- ▶ New two (2) indoor multi-purpose sports courts.

- ▶ Café, crèche, sports clinic, assessment rooms.
- ▶ New external storage rooms.
- ▶ Resheet of existing car park.
- ▶ Landscaping.

The indicative cost estimate for this facility including finishes and fit outs is \$24 million.

The aquatic centre is a major initiative and intended to meet the needs of existing and future population to the year 2031.

Apportionment

A number of assumptions have been made regarding apportionment:

- ▶ MSP open space embellishment is apportioned 100% to development within the MSP (which comprises the total amount of growth in Mascot).
- ▶ MSP open space acquisition and embellishment included in the 2002 MSP Section 94 Contributions Plan (the linear park) is apportioned over the expected total population in MSP.
- ▶ The costs of embellishments to regional and local parks and further acquisitions are apportioned across the total expected growth in the City to 2031.
- ▶ Public domain and cycleway improvements are apportioned to the total expected growth in the City to 2031.

In this matter the cost of works is apportioned to the expected growth on the basis of the demand generated for works.

Transport Management Facilities

Existing facilities and services

Council and the Roads and Maritime Services (RMS) share responsibility for an existing network of roads and other infrastructure which has been augmented continually over many years to attempt to meet the needs of increasing numbers of users and flows of traffic.

Council owns and maintains a series of minor roads, streets, parking areas, cycle ways and footpaths. This network has been designed and augmented to date to meet the needs of current residents, businesses and industry. Council is committed to maintaining and improving the current level of accessibility in the LGA, and has a 5 year rolling program of works to continually upgrade traffic and pedestrian conditions.

Further new residential and commercial or industrial development will require augmentation of these networks in order to maintain current conditions.

The residential revitalisation of some former industrial areas, such as Mascot Station Precinct and the former BATA site and the industrial makeover from noisy and often noxious older industries to residential and high-tech and service industries has heightened the need for a rethink of traffic and transport.

What was acceptable in the 19th or 20th centuries can be neither appropriate nor acceptable in the 21st.

Given that Australia's busiest airport and its second largest port are permanent features of the local landscape – and both have growth plans – heavy commercial traffic has the propensity, if not checked, to strangle local streets and roads.

Council addresses the pressures and conflicts that arise in transport and parking issues and demand within the constraints of the reality of the existing situation.

Ensuring that the movement system has the capacity to cope with the likely number of vehicles generated by the proposed redevelopment within the MSP is of paramount importance.

Future needs

Increasing traffic congestion is a major concern of residents and Council, and many of the works proposed have been identified to either facilitate improved vehicle accessibility to meet the needs of new development or to improve individual mobility by the provision of cycle ways, footpaths or improved street lighting.

The effect of apartment development, industrial development and commercial development will generate additional trips requiring works in addition to those that can be provided as part of the development or as part of development or through other mechanisms such as planning agreements. Many of the roads in Botany Bay LGA are already at capacity; the needs of additional residents and workers will need to be met both by increases in this capacity as well as provision for non-vehicular mobility.

Additional residential and employment development will increase the trips to existing shopping centres. The Council wishes to improve the utility of these centres for the additional population and workforce by improving pedestrian and cycle access, lighting and streetscape improvements.

Proposed works

Traffic congestion is already a problem for the Bayside East area. As a result of the area's proximity to the airport and Port Botany, a large number of arterial roads run through the LGA.

Roads in the area carry not only private passenger vehicles but also significant commercial traffic flows from businesses and industry, as well as cargo related to the port and airport. A large part of the existing traffic in the LGA is through traffic.

Several reports commissioned by the former City of Botany Bay to investigate the viability of the redevelopment of the Mascot Station Precinct have identified the existing road network and capacity as restricting the area's development potential. This requires action by a number of agencies to improve public and private transport on roads that are the responsibility of State government and roads and transport that is Council's responsibility.

The *LEP Standards and Urban Design Controls Study for the City of Botany Bay LEP 2011* (Neustein Urban, David Locke and Associates, and Taylor Brammer Architects, 2010) commented that 'an increase in the residential and employment capacity of the Mascot Station Precinct will only be possible if traffic and transport issues are resolved.'

Traffic modelling conducted by SMEC for Council in the *Mascot Town Centre Precinct Transport Management Accessibility Plan 2012* (TMAP) considered current and future traffic conditions, should development proceed as predicted with no upgrades to the road network.

Current intersection performance was considered to be adequate or above adequate in both the AM and PM peaks. However the modelling indicated a significant degradation in levels of service by 2021. Particular problem points under this scenario were located at the intersections of Gardeners Road and Bourke Street, and Coward Street and Bourke Street.

The TMAP concluded that "the intersection upgrades recommended (in the report) are required by 2021 or 2031 to mitigate capacity issues within the network resulting from forecast traffic volumes."

A number of public transport and active transport (walking and cycling) targets are outlined in the TMAP. These include State Plan targets of 80% of trips to the Sydney CBD being on public transport, and 25% of all trips being on foot, and a NSW Bike Plan target of 5% of short journeys being bicycle-based.

The TMAP outlines a package of pedestrian, cycling and public transport works required to help achieve this targets in improve overall levels of transport amenity in the MSP. These works cannot be seen in isolation, but form a part of the overall suite of works required to ensure the required transport capacity is present in the area to meet predicted development. Much of the required works are to State roads.

The Plan considers local infrastructure and thus does not seek to fund works that would be the responsibility of the RMS. This includes works to State and regional roads in the MSP identified in the TMAP. Some improvements to pedestrian and cycleway systems on State or regional roads are also funded under this plan because these works are required to meet the demand created by population and workforce growth.

The expected residential development of the MSP Town Centre and other major sites such as former BATA will require a new local street system designed to provide local access and discourage through traffic. This new road network is needed for the anticipated development and not be existing development.

In order to accommodate the additional resident and worker populations a number of works are proposed:

- ▶ Dedication of land for roads and construction of local roads within the Mascot Station Town Centre and former BATA site to provide the local road network as envisaged in the Botany Bay DCP and staged development consents;
- ▶ Roadworks to Church, John and Coward Streets in the vicinity of the SWOOS not provided through planning agreements, including intersection signalisation at Church and O’Riordan Streets;
- ▶ Road upgrades at Mascot West in the B7 Zone;
- ▶ Dedication of land for road widening in Miles Street required for the development of land with a frontage to the northern side of Miles Street within Mascot Station Precinct and construction of a widened Miles Street. It is assumed that dedication will occur as part of the development of each site with floor space potential of the dedicated lands transferred to the balance of the site;
- ▶ Dedication of land for road widening in Botany Lane required for the development of the shopping centre and construction of a widened road. It is assumed that dedication will occur as part of the development of each site with floor space potential of the dedicated lands transferred to the balance of the site;

- ▶ Construction of cycle ways throughout the City including the construction of missing links to accommodate growth to 2031;
- ▶ Provision of parking at Mascot Shopping Centre;
- ▶ Provision of commuter car parking for residents at MSP;
- ▶ Roadworks throughout the residential and employment areas to accommodate additional demand from development.

Dedication of land

The public domain strategy for the Mascot Station Town Centre as reflected in the Botany Development Control Plan 2013 (9A.1.2) identifies infrastructure and public domain works essential to achieve public amenity and meet the basic needs to support higher density development anticipated within the Precinct.

This includes additional streets to provide a more interconnected movement system suited to residential apartment development. New streets have been and will continue to be funded and implemented by developers as redevelopment occurs under planning agreements between the Council and the land owner.

Under the planning agreements development rights of dedicated can be transferred to the remainder of the site and the provision of public benefits in the form of traffic and movement improvements are negotiated. This process has led to the dedication of land within Mascot Station Town Centre and is likely to be used for remaining developments in this area and other larger development precincts generally in accordance with the requirements of the DCP and development proposals for major sites such as the former BATA site.



Road widening

The work schedule includes road widening of Miles Street. Again this land is to be dedicated to Council free of cost in conjunction with the development of adjoining land with development rights transferred to the balance of the site. Works associated with construction of the widened road are to be funded under the Plan via S7.11 contributions. Such works will have a direct benefit to the adjoining land holdings affected by the lane widening and to the future development community through improved access.

Apportionment

The costs of works are to be apportioned as follows:

- ▶ New and widened local roads within Mascot Town Centre Precinct are apportioned to development within the MSP to 2031;
- ▶ Road upgrades elsewhere in MSP is apportioned to employment growth in the MSP;
- ▶ Roadworks within residential areas outside MSP are apportioned to population growth outside MSP to 2031;
- ▶ Miles Street road widening costs are apportioned to residential development on the northern side of Miles Street;
- ▶ Cycleway improvements provided for the benefit of future residents and workers to 2031 and are apportioned to overall population and employment growth.

Administration

Preparation of a section 7.11 plan

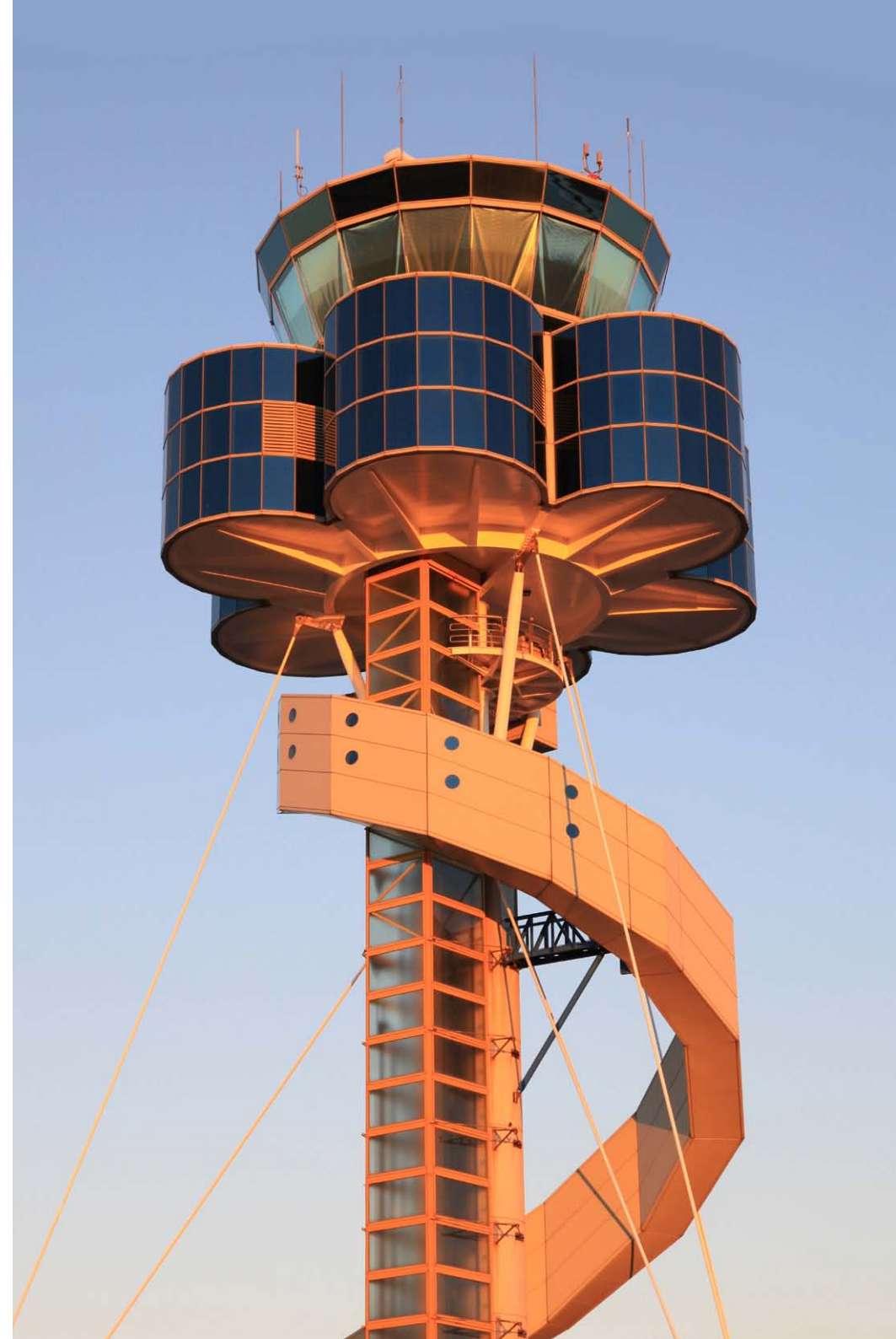
The Section 94 Contributions Plan Manual (1997) states that planning studies which establish a comprehensive approach to the administration of Section 7.11 and which are outside of the daily work undertaken by Council, may be funded through contributions. The costs of studies which directly result in a Contributions Plan can be included in Section 7.11 charges.

The preparation of this Plan would not be required if new development was not to occur. Hence the need for the Studies and Plan is fully attributed to the new residential and working population between 2016 and 2021, and the costs of the preparation of the Studies and Plan are therefore apportioned totally to new development in the period to 2021.

The Plan has demonstrated a number of needs which will arise from new development and which cannot be met by existing facilities and services.

The Section 94 Studies and Plan provides the mechanism by which contributions can be identified and collected to provide facilities and services to meet these needs. The preparation of the Section 7.11 Contributions Plan would not be required if this development was not to occur. The cost of preparing the studies and Plan are therefore directly and fully attributed to S7.11.

The proposed facility is the cost of preparation of the Plan.



Funding of section 7.11 officer

The Section 94 Manual permits the employment of a S7.11 officer, where:

- ▶ The purpose of the work being funded by Section 7.11 must directly relate to the formulation and/or administration of the Plan; and
- ▶ The charges should not be for recurrent costs but may be for employing a specific Section 7.11 Officer on a fixed contract.

It is anticipated that this officer, or equivalent alternative arrangement, would implement, administer and carry out the ongoing monitoring of the Contributions Plan including plan reviews and indexing.

In managing and administering a Section 7.11 Plan, Council has the responsibility to account for funds collected in a transparent and appropriate manner; to ensure that the contributions held are effectively and reasonably used for the intended purpose; and to expend the funds collected in a reasonable time and in accordance with the Plan.

It is Council's view that a dedicated officer, or equivalent alternative arrangement, is required to ensure that these responsibilities can be met.

It is intended that the position be a full time position within Council for the period of the Plan or an alternative equivalent arrangement such as a quarterly review by external consultant or a combination of these.

The service required is a full time Section 7.11 Officer, including the on-costs associated with the establishment and maintenance of that position, or an alternative equivalent arrangement such as a quarterly review by external consultant or a combination of these.

As the need for this facility is fully generated by the new residential and working population and this position would not be required if the Plan was not required, the costs of these services are to be apportioned totally to new development in the period of this Plan.

References

This plan is supported by a number of other studies, plans and policies which have been undertaken by and/or adopted by Council. These include:

Botany Bay Council (2013) Open Space & Recreation Needs Analysis prepared for Council by Recreation Planning Associates;

City of Botany Bay Open Space and Recreation Study for the City of Botany Bay (2012);

Botany Bay Local Environmental Plan 2013 and Development Control Plan 2013;

Botany Bay Council (2009) Botany Bay Planning Strategy 2031 Final Report, prepared for Council by SGS Economics and Planning;

Botany Bay City Council (2008) Botany Bay Strategic Planning Study: Future Demand and Supply of Housing Final Report prepared for Council by SGS Economics and Planning;

Botany Bay City Council (2010) LEP Standards and Urban Design Controls Study for the City of Botany Bay LEP 2011 prepared by Neustein Urban, David Lock Associates and Taylor Brammer Landscape Architects;

Profile.id community profile Botany 1 March 2018;

NSW Planning and Environment (2014), New South Wales State and Local Government Area;

Population, Household and Dwelling Projections: 2014 Final;

NSW Bureau of Transport Statistics (2012) Employment Forecasts by Industry (produced from Small Area Employment Forecasting Model; and

Mitchell McCotter, 1992 Section 94 Study for Commercial and Industrial Development.

APPENDIX A – WORK SCHEDULE

Table A1 - COMMUNITY FACILITIES WORK SCHEDULE

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
1. MULTI PURPOSE CULTURAL AND COMMUNITY FACILITY - MASCOT											
Land	Adjoining Coronation hall			\$3,728,800	Entire LGA	22,187	9662				S
Facility	Refurbish former office space			\$4,500,000	Entire LGA	22,187	9662				S
Sub-total		\$7,554,782	\$674,018	\$8,228,800		22,187	9662	100.00%	\$340.50	\$69.76	
2. COMMUNITY LIBRARY MASCOT TOWN CENTRE											
Facility	New library in Town centre			\$3,850,000	MSP	9,203	5,056				S
	Book stock			\$300,000	MSP	9,203	5,056				S
Sub-total		\$3,752,690	\$397,310	\$4,150,000		9,203	5,056	100.00%	\$407.77	\$78.58	
3. MASCOT COMMUNITY CENTRE (current library)											
Refurbished Centre											S
facility	Refurbish as youth centre	\$1,147,613	\$102,387	\$1,250,000	Entire LGA						S
Sub-total		\$1,147,613	\$102,387	\$1,250,000		22,187	9662	100.00%	\$51.72	\$10.60	
4. MUTCH PARK MULTI-PURPOSE COMMUNITY CENTRE											
New Centre	Vision 2040 initiatives										
facility		\$1,101,708	\$98,292	\$1,200,000	Entire LGA	22,187	9662	100.00%	\$49.66	\$10.17	S
5. OTHER											
Mobile Library Service		\$734,472	\$65,528	\$800,000	Entire LGA	22,187	9662	31%	\$10.37	\$6.78	S/M/L
Access Upgrades to Community Buildings		\$4,590,452	\$409,548	\$5,000,000	Entire LGA	22,187	9662	31%	\$64.78	\$42.39	M
Community Bus	1 sml. & 1 large replace at 5 years	\$440,683	\$39,317	\$480,000	Entire LGA	22,187	9662	100.00%	\$19.86	\$4.07	S/M/L
Community Development	Vision 2040 initiatives	\$1,285,327	\$114,673	\$1,400,000	Entire LGA	22,187	9662	100.00%	\$57.93	\$11.87	S/M/L
Mascot Baby Health Centre refurbishment		\$688,568	\$61,432	\$750,000	Entire LGA	22,187	9662	100.00%	\$31.03	\$6.36	S
Other community facilities	Integration/ welcome iniatives	\$459,045	\$40,955	\$500,000	Entire LGA	22,187	9662	100.00%	\$20.69	\$4.24	S
Sub-total		\$8,198,546.66	\$731,453	\$8,930,000.00		22,187	9662		\$204.67	\$75.70	
TOTAL		\$21,755,339.71	\$2,003,460.29	\$23,758,800.00					\$1,054.32	\$244.82	

Table A2 - RECREATION FACILITIES WORK SCHEDULE

MASCOT STATION PRECINCT											
OS64 12-14 Church Avenue park (Atlas development - 1,140m²)	Future embellishment	\$9,042.63	\$957	\$10,000.00	MSP	9,203	5,056	100.00%	\$0.98	\$0.19	L
OS65 Laycock Walk	Future embellishment	\$9,042.63	\$957	\$10,000.00	MSP	9,203	5,056	100.00%	\$0.98	\$0.19	L
OS76 208 Coward Street - John Street Park	Future embellishment	\$4,521.31	\$479	\$5,000.00	MSP	9,203	5,056	100.00%	\$0.49	\$0.09	L
OS67 Station Square East	Future embellishment	\$9,042.63	\$957	\$10,000.00	MSP	9,203	5,056	100.00%	\$0.98	\$0.19	L
OS68 Station Square West/Bourke Road through site link	Future embellishment	\$13,563.94	\$1,436	\$15,000.00	MSP	9,203	5,056	100.00%	\$1.47	\$0.28	L
OS69 New Street Local Park (New Street east-west)	Future embellishment	\$9,042.63	\$957	\$10,000.00	MSP	9,203	5,056	100.00%	\$0.98	\$0.19	L
OS70 Church Avenue Community gardens (church Ave and New Street - north side)	Future embellishment	\$22,606.56	\$2,393	\$25,000.00	MSP	9,203	5,056	100.00%	\$2.46	\$0.47	L
OS71 Central Park (corner Church Avenue and New Street - south side)	Future embellishment	\$40,691.82	\$4,308	\$45,000.00	MSP	9,203	5,056	100.00%	\$4.42	\$0.85	L
OS73 Street closure (new street east/west)	Future embellishment	\$4,521.31	\$479	\$5,000.00	MSP	9,203	5,056	100.00%	\$0.49	\$0.09	L

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
OS74 Street closure (John Street west end)	Future embellishment	\$4,521.31	\$479	\$5,000.00	MSP	9,203	5,056	100.00%	\$0.49	\$0.09	L
OS43 Coleman Reserve	Landscaping	\$6,781.97	\$718	\$7,500.00	MSP	9,203	5,056	100.00%	\$0.74	\$0.14	L
OS63 Nancy Bird-Walton Reserve	Embellishments, access, public art	\$36,170.50	\$3,829	\$40,000.00	MSP	9,203	5,056	100.00%	\$3.93	\$0.76	L
PD26 - WSUD Strategy (Church Avenue)	Detailed design, implementation	\$191,703.67	\$20,296	\$212,000.00	MSP	9,203	5,056	100.00%	\$20.83	\$4.01	L
PD28 - General public domain works where not developer funded (boundary roads, linkages and internal streets, Mascot Station Precinct Town Centre)	Equinox site, Street trees, Footpath improvement, Street furniture, Connections, Access and Entries	\$118,458.40	\$12,542	\$131,000.00	MSP	9,203	5,056	100.00%	\$12.87	\$2.48	M/L
			37864.15								
Total MSP		\$479,711.29	\$88,652.86	\$530,500.00					\$52.13	\$10.05	
OUTSIDE MASCOT STATION PRECINCT	Regional Parks										
OS5 Garnet Jackson Reserve	Landscaping and park furniture; playground shade structures; irrigation	\$321,331.63	\$28,668	\$350,000.00	Entire LGA	22,187	9,662	100.00%	\$14.48	\$2.97	L
OS8 Sir Joseph Banks Park	Masterplan, pond rehabilitation work and bush regeneration, playground enhancements, walking trail improvements, furniture, amenities, carpark improvements, lighting, fitness; irrigation	\$1,832,508.37	\$163,492	\$1,996,000.00	Entire LGA	22,187	9,662	100.00%	\$82.59	\$18.35	S/M/L
OS22 Astrolabe Park	landscaping, furniture, shelters x 2, fencing to street/perimeter; Amenities upgrade; Active recreation - basketball half court renewal, mountain bike trails consultant design and construct	\$1,333,067.21	\$118,933	\$1,452,000.00	Entire LGA	22,187	9,662	100.00%	\$60.08	\$13.35	L
OS23 Dacey Gardens	landscaping, pathways, lighting; building conversion	\$486,587.89	\$43,412	\$530,000.00	Entire LGA	22,187	9,662	100.00%	\$21.93	\$4.87	L
OS40 Mutch Park	outdoor sports court; bbq, picnic facilities/furniture, lighting, pathways/access; fitness station; shade shelters; landscaping and tree planting; rainwater harvest; playground upgrade and shade structure; refurbish/rebuild tennis court; toilet upgrade; irrigation; master plan	\$1,423,040.06	\$126,960	\$1,550,000.00	Entire LGA	22,187	9,662	100.00%	\$64.14	\$14.25	M/L
OS41 Rowland Park	new amenities and change room; picnic shelters; active recreation - fitness, cricket nets, sports; playground upgrade and shade cover; shade to fitness; irrigation	\$927,271.27	\$82,729	\$1,010,000.00	Entire LGA	22,187	9,662	100.00%	\$41.79	\$9.29	M/L
OS55 Mascot Memorial Park (excluding tennis courts)	Bus/entry shelter and signage Coward St; Playground shade structure; irrigation turfled areas; fitness station; public art installation; embellishments, flagpoles; masterplan implementation	\$867,595.39	\$77,405	\$945,000.00	Entire LGA	22,187	9,662	100.00%	\$39.10	\$8.69	M/L

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
OS75 Botany Golf Course	New base water supply for course irrigation with connection to existing dam; Internal safety fencing at tees and greens - 3m high; supply and repair fencing 200m along Foreshore Road; Course furniture and markers - 4 sets; pave, line mark, light and fence northern car park; upgrade Botany Golf Club's car park exit at Botany Road; Extend garage for equipment storage - 20m2; Provide short distance practice driving cage; Rebuild greens x 4; Rebuild greens x 5; Rebuild Practice Green and provide sand bunker; refurbish/repaint building; Provide practice chipping green	\$600,431.10	\$53,569	\$654,000.00	Entire LGA	22,187	9,662	100.00%	\$27.06	\$6.01	
OS88 Jellicoe Park	new amenities and change room, replace perimeter fencing, circuit pathway upgrade; shade structure at playground; fitness station; irrigation; master plan	\$1,905,037.51	\$169,962	\$2,075,000.00	Entire LGA	22,187	9,662	100.00%	\$85.86	\$19.08	S
OS89 Hensley Athletic Field	storage, parking, irrigation	\$546,080.15	\$48,720	\$594,800.00	Entire LGA	22,187	9,662	100.00%	\$24.61	\$5.04	
OS93 Aloha Street tennis courts	refurbish/rebuild tennis courts and lighting	\$220,341.69	\$19,658	\$240,000.00	Entire LGA	22,187	9,662	100.00%	\$9.93	\$2.21	
O L'Estrange Park	renew basketball keyhole; new amenities and change room; playing field drainage improvements; furniture, embellishments; fitness station; shade structure - playground; safety nets; reconfigure field layout	\$1,790,276.21	\$159,724	\$1,950,000.00	Entire LGA	22,187	9,662	100.00%	\$80.69	\$17.93	L
OS90 Mascot Oval	General refurbishment including new multi-use goal posts, improved pedestrian and emergency vehicle access, new picket fence and access gates; grandstand seating	\$367,236.15	\$32,764	\$400,000.00	Entire LGA	22,187	9,662	100.00%	\$16.55	\$3.68	
OS90 Mascot Oval	New spectator facilities	\$1,836,180.73	\$163,819	\$2,000,000.00	Entire LGA	22,187	9,662		\$82.76	\$31.61	
Subtotal	Regional Parks	\$14,456,985.34	\$1,289,814.66	\$15,746,800.00					\$651.60	\$157.33	
OS91 Botany Aquatic Centre	Redevelop centre including enclosed pools, water play, dry leisure facilities, gym, crèche, wellness facilities, car park and refreshment services; irrigation	\$23,754,931.92	\$4,390,068	\$28,145,000.00	Entire LGA	22,187	9,662	31%	\$335.25	\$142.27	L
Sub-total	Aquatic Centre	\$23,754,931.92	\$4,390,068.08	\$28,145,000.00					\$335.25	\$142.27	
Local Parks											
	North										
OS24 Haig Park	Playground replacement, lighting, fencing replacement	\$146,894.46	\$13,106	\$160,000.00	Entire LGA	22,187	9,662	100.00%	\$7.74	\$1.47	S/M
OS25 Bridgit Tight Reserve	Embellishments	\$9,180.90	\$819	\$10,000.00	Entire LGA	22,187	9,662	100.00%	\$0.48	\$0.09	L
OS27 Edmund Thornton Reserve	Fencing, civil work, furniture, small playground replacement, landscaping, access ways and linkages	\$321,331.63	\$28,668	\$350,000.00	Entire LGA	22,187	9,662	100.00%	\$16.94	\$3.22	M
OS28 Florence Avenue Reserve	Landscaping, furniture, paths, amenity area lighting, possible off leash dog area, irrigation	\$64,266.33	\$5,734	\$70,000.00	Entire LGA	22,187	9,662	100.00%	\$3.39	\$0.64	L
OS29 Griffith Park	Small playground, landscaping	\$22,952.26	\$2,048	\$25,000.00	Entire LGA	22,187	9,662	100.00%	\$1.21	\$0.23	L
OS30 Jerome Dowling Reserve	Playground replacement	\$68,856.78	\$6,143	\$75,000.00	Entire LGA	22,187	9,662	100.00%	\$3.63	\$0.69	L
OS31 Leon Lachal Reserve	Landscaping, furniture, lighting, paths	\$27,542.71	\$2,457	\$30,000.00	Entire LGA	22,187	9,662	100.00%	\$1.45	\$0.28	L

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
OS32 Vernon Avenue Reserve	Landscaping, embellishment, small playground update	\$32,133.16	\$2,867	\$35,000.00	Entire LGA	22,187	9,662	100.00%	\$1.45	\$0.32	L
OS33 Lookout/rest area nursery site (Gardens R Us) off Gardeners Road	demolition, landscaping, fencing, play equipment, lookout construction	\$229,522.59	\$20,477	\$250,000.00	Entire LGA	22,187	9,662	100.00%	\$10.34	\$2.30	L
OS34 Chant Reserve	Playground replacement, furniture, landscaping, pathway lighting	\$55,085.42	\$4,915	\$60,000.00	Entire LGA	22,187	9,662	100.00%	\$2.48	\$0.55	L
OS35 Firmstone Reserve	Landscaping; dog park improvements	\$32,133.16	\$2,867	\$35,000.00	Entire LGA	22,187	9,662	100.00%	\$1.45	\$0.32	S/M
OS37 Glanville Avenue Reserve	Playground renewal; furniture, landscaping, amenity area lighting, possible leash free area to western side	\$29,378.89	\$2,621	\$32,000.00	Entire LGA	22,187	9,662	100.00%	\$1.32	\$0.29	S
OS38 Harris Reserve	Gardens, furniture	\$6,885.68	\$614	\$7,500.00	Entire LGA	22,187	9,662	100.00%	\$0.31	\$0.07	L
OS46 Elphick Avenue Reserve	Lighting; landscaping	\$11,017.08	\$983	\$12,000.00	Entire LGA	22,187	9,662	100.00%	\$0.50	\$0.11	L
OS47 Glenn McEnallay Reserve	Furniture	\$6,885.68	\$614	\$7,500.00	Entire LGA	22,187	9,662	100.00%	\$0.31	\$0.07	L
OS49 Hughes Reserve	Stage 2 small playground	\$27,542.71	\$2,457	\$30,000.00	Entire LGA	22,187	9,662	100.00%	\$1.24	\$0.28	L
OS50 John Curtin Memorial Reserve	Shade cover; furniture, interpretive signage, shelter; irrigation, landscaping, tree planting; external connectivity improvements; amenities building upgrade; chess/ping pong; public art installation Robey St, flagpoles; possible fenced off leash dog area.	\$688,567.77	\$61,432	\$750,000.00	Entire LGA	22,187	9,662	100.00%	\$31.03	\$6.90	M
OS51 Lauriston Park	Small playground upgrade, landscaping, irrigation	\$55,085.42	\$4,915	\$60,000.00	Entire LGA	22,187	9,662	100.00%	\$2.48	\$0.55	S
OS61 Sutherland Street Reserve/Jos Wiggins Reserve	Embellishments, playground	\$50,494.97	\$4,505	\$55,000.00	Entire LGA	22,187	9,662	100.00%	\$2.28	\$0.51	M
OS95 Wentworth Avenue Reserve	Landscaping	\$4,590.45	\$410	\$5,000.00	Entire LGA	22,187	9,662	100.00%	\$0.21	\$0.05	L
Local Parks North	Subtotal	\$1,890,348.06	\$168,651.94	\$2,059,000.00					\$90.25	\$18.94	
Local Parks South											
OS3 Arthur Park	Landscaping, memorials, playground, lighting, signage, access/paths, building conversion; irrigation	\$1,758,143.05	\$156,857	\$1,915,000.00	Entire LGA	22,187	9,662	100.00%	\$79.24	\$16.23	S/M
OS7 Morgan Street Reserve	New Playground	\$50,494.97	\$4,505	\$55,000.00	Entire LGA	22,187	9,662	100.00%	\$2.28	\$0.47	L
OS9 Wall Street Reserve	Landscaping, playground renewal, boundary safety fencing	\$137,713.55	\$12,286	\$150,000.00	Entire LGA	22,187	9,662	100.00%	\$6.21	\$1.27	S
OS10 Devitt Place Reserve	Landscaping, furniture, fencing, lighting	\$41,314.07	\$3,686	\$45,000.00	Entire LGA	22,187	9,662	100.00%	\$1.86	\$0.38	L
OS11 Elliott Place Reserve	Playground replacement, furniture, landscaping, possible community garden	\$100,989.94	\$9,010	\$110,000.00	Entire LGA	22,187	9,662	100.00%	\$4.55	\$0.93	M
OS12 Flack Avenue Reserve	Playground replacement	\$55,085.42	\$4,915	\$60,000.00	Entire LGA	22,187	9,662	100.00%	\$2.48	\$0.51	L
OS13 Flint Street Reserve	Playground upgrade, lighting	\$18,361.81	\$1,638	\$20,000.00	Entire LGA	22,187	9,662	100.00%	\$0.83	\$0.17	L
OS14.1 Grace Campbell Reserve 1	playground shade structure, landscape embellishments, repair and upgrade play item	\$114,761.30	\$10,239	\$125,000.00	Entire LGA	22,187	9,662	100.00%	\$5.17	\$1.06	M
OS14.2 Grace Campbell Reserve 2	landscaping, fencing	\$4,590.45	\$410	\$5,000.00	Entire LGA	22,187	9,662	100.00%	\$0.21	\$0.04	L
OS14.3 Grace Campbell Reserve 3	Landscaping, lighting, public art to wall	\$36,723.61	\$3,276	\$40,000.00	Entire LGA	22,187	9,662	100.00%	\$1.66	\$0.34	S/L
OS14.4 Grace Campbell Reserve 4	Embellishments	\$4,590.45	\$410	\$5,000.00	Entire LGA	22,187	9,662	100.00%	\$0.21	\$0.04	L
OS15 Jauncey Place Reserve	Landscaping, furniture, fencing, lighting	\$22,952.26	\$2,048	\$25,000.00	Entire LGA	22,187	9,662	100.00%	\$1.03	\$0.21	L
OS16 Muller Reserve	Playground replacement, landscape, furniture, boundary safety fence, playground shade structure; irrigation	\$156,075.36	\$13,925	\$170,000.00	Entire LGA	22,187	9,662	100.00%	\$7.03	\$1.44	S
OS17 Nilson Avenue Reserve	Playground replacement	\$22,952.26	\$2,048	\$25,000.00	Entire LGA	22,187	9,662	100.00%	\$1.03	\$0.21	L

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
OS18 Nilson Avenue Reserve 2	Landscaping, furniture	\$6,885.68	\$614	\$7,500.00	Entire LGA	22,187	9,662	100.00%	\$0.31	\$0.06	L
OS19 Rhodes Street Reserve	Landscaping, pathways, furniture, amenity area lighting, shelter and BBQ, basketball keyhole, fitness stations; irrigation	\$1,101,708.44	\$98,292	\$1,200,000.00	Entire LGA	22,187	9,662	100.00%	\$49.66	\$10.17	M
OS20 Templeman Crescent Reserve	Landscape, paths, fence	\$9,180.90	\$819	\$10,000.00	Entire LGA	22,187	9,662	100.00%	\$0.41	\$0.08	L
OS39 Holloway Street Reserve	Landscaping, furniture	\$18,361.81	\$1,638	\$20,000.00	Entire LGA	22,187	9,662	100.00%	\$0.83	\$0.17	M
OS42 Dalley Avenue Reserve	Playground upgrade, furniture, landscaping, pathways and linkages, lighting	\$22,952.26	\$2,048	\$25,000.00	Entire LGA	22,187	9,662	100.00%	\$1.03	\$0.21	L
OS44 Dransfield Avenue Reserve	Landscaping	\$6,885.68	\$614	\$7,500.00	Entire LGA	22,187	9,662	100.00%	\$0.31	\$0.06	L
OS45 Dr Darragh Reserve	Landscaping, pathways, creation of urban space	\$27,542.71	\$2,457	\$30,000.00	Entire LGA	22,187	9,662	100.00%	\$1.24	\$0.25	L
OS56 McBurney Avenue Reserve	Embellishments	\$6,885.68	\$614	\$7,500.00	Entire LGA	22,187	9,662	100.00%	\$0.31	\$0.06	L
OS57 55 McBurney Avenue	Landscaping, furniture, small play, fencing	\$50,494.97	\$4,505	\$55,000.00	Entire LGA	22,187	9,662	100.00%	\$2.28	\$0.47	M
OS62 Todd Reserve	Landscaping, playground replacement, pathways, playground shade, irrigation	\$119,351.75	\$10,648	\$130,000.00	Entire LGA	22,187	9,662	100.00%	\$5.38	\$1.10	M
Local Parks South	Subtotal	\$3,894,998.37	\$347,501.63	\$4,242,500.00					\$265.80	\$73.85	
Total Local Parks	Total	\$5,785,346.43	\$516,153.57	\$6,301,500.00					\$356.05	\$92.79	
Local Parks	Acquisitions										
Wall Street Reserve	Acquisition	\$3,580,552.42	\$319,448	\$3,900,000.00	Entire LGA	22,187	9,662	100.00%	\$161.38	\$33.06	S
	Embellishment	\$350,618.71	\$31,281	\$381,900.00	Entire LGA	22,187	9,662	100.00%	\$15.80	\$3.24	S
Flack Avenue Reserve 1	Acquisition	\$1,193,517.47	\$106,483	\$1,300,000.00	Entire LGA	22,187	9,662	100.00%	\$53.79	\$11.02	L
	Embellishment	\$146,527.22	\$13,073	\$159,600.00	Entire LGA	22,187	9,662	100.00%	\$6.60	\$1.35	L
Templeman Crescent Reserve - connection to Flint Street and creation of larger park	Acquisition	\$4,158,949.35	\$371,051	\$4,530,000.00	Entire LGA	22,187	9,662	100.00%	\$187.45	\$38.40	L
	Embellishment	\$120,361.65	\$10,738	\$131,100.00	Entire LGA	22,187	9,662	100.00%	\$5.42	\$1.11	L
Elliot Place Reserve - connection to Flint Street and creation of larger park	Acquisition	\$1,193,517.47	\$106,483	\$1,300,000.00	Entire LGA	22,187	9,662	100.00%	\$53.79	\$11.02	L
	Embellishment	\$128,073.61	\$11,426	\$139,500.00	Entire LGA	22,187	9,662	100.00%	\$5.77	\$1.18	L
Dalley Avenue Reserve - enhanced connections to Wentworth Avenue and Baker Street - requires 2 parcels	Acquisition	\$4,158,949.35	\$371,051	\$4,530,000.00	Entire LGA	22,187	9,662	100.00%	\$187.45	\$38.40	L
	Embellishment	\$133,031.29	\$11,869	\$144,900.00	Entire LGA	22,187	9,662	100.00%	\$6.00	\$1.23	L
Griffith Park	Acquisition	\$3,580,552.42	\$319,448	\$3,900,000.00	Entire LGA	22,187	9,662	100.00%	\$161.38	\$33.06	M
	Embellishment	\$172,692.80	\$15,407	\$188,100.00	Entire LGA	22,187	9,662	100.00%	\$7.78	\$1.59	M
Edmund Thornton Reserve - connection to Bridgit Tight Reserve	Acquisition	\$1,193,517.47	\$106,483	\$1,300,000.00	Entire LGA	22,187	9,662	100.00%	\$53.79	\$11.02	M
	Embellishment	\$126,696.47	\$11,304	\$138,000.00	Entire LGA	22,187	9,662	100.00%	\$5.71	\$1.17	M
					Entire LGA						
55 McBurney Avenue	Acquisition	\$2,387,034.95	\$212,965	\$2,600,000.00	Entire LGA	22,187	9,662	100.00%	\$107.59	\$22.04	L
	Embellishment	\$256,147.21	\$22,853	\$279,000.00	Entire LGA	22,187	9,662	100.00%	\$11.54	\$2.37	L
Robey Reserve	Acquisition	\$2,304,406.81	\$205,593	\$2,510,000.00	Entire LGA	22,187	9,662	100.00%	\$103.86	\$21.28	S
	Embellishment	\$210,398.77	\$18,771	\$229,170.00	Entire LGA	22,187	9,662	100.00%	\$9.48	\$1.94	S
Elphick Avenue Reserve - or access covenant to connect to Carinya Avenue	Acquisition	\$91,809.04	\$8,191	\$100,000.00	Entire LGA	22,187	9,662	100.00%	\$4.14	\$0.85	M
	Embellishment	\$174,896.21	\$15,604	\$190,500.00	Entire LGA	22,187	9,662	100.00%	\$7.88	\$1.61	M

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
Sparks Reserve - connections to Wentworth Avenue	Acquisition	\$1,193,517.47	\$106,483	\$1,300,000.00	Entire LGA	22,187	9,662	100.00%	\$53.79	\$11.02	L
	Embellish resumed land	\$137,713.55	\$12,286	\$150,000.00	Entire LGA	22,187	9,662	100.00%	\$6.21	\$1.27	L
Dransfield Avenue	Acquisition	\$4,008,382.53	\$357,617	\$4,366,000.00	Entire LGA	22,187	9,662	100.00%	\$180.66	\$37.01	L
	Embellishment	\$2,405,029.52	\$214,570	\$2,619,600.00	Entire LGA	22,187	9,662	100.00%	\$108.40	\$22.21	L
Lever Street park	347.7 m2 repay acquisition	\$1,198,107.92	\$106,892	\$1,305,000.00	Rest LGA	22,187	9,662	100.00%	\$54.00	\$11.06	
Pemberton precinct, Pagewood	2ha district park within 2km	\$36,723,614.56	\$3,276,385	\$40,000,000.00	Entire LGA	22,187	9,662	100.00%	\$1,655.19	\$339.10	L
Pemberton precinct, Pagewood	2 x 3000m2 Local parks	\$20,684,575.90	\$1,845,424	\$22,530,000.00	Rest LGA	22,187	9,662	100.00%	\$932.28	\$191.00	L
Mascot Town Centre	2ha district park within 2km	\$45,904,518.20	\$4,095,482	\$50,000,000.00	MSP	22,187	9,662	100.00%	\$2,068.98	\$423.88	L
Miles St. Mascot	2 x 3000m2 local park within 400m	\$7,500,000.00	\$0	\$7,500,000.00	MSP	880	0	100.00%	\$8,522.73	\$0.00	L
Mascot Town Centre	2 x 3000m2 local park within 400m	\$10,851,150.85	\$1,148,849	\$12,000,000.00	MSP	9,203	5,056	100.00%	\$1,179.09	\$227.22	L
Eastgardens	3 x 3000m2 within 400m	\$16,525,626.55	\$1,474,373	\$18,000,000.00	Rest LGA	22,187	9,662	100.00%	\$744.83	\$0.00	L
Local Park, Acquisition		\$172,794,487.74	\$14,927,882.26	\$187,722,370.00					\$16,662.80	\$1,500.74	
Public Domain											
PD2 - Banksmeadow Neighbourhood Centre public domain upgrading (Botany Road – Wilson Street to Pemberton Street)	Raingardens/landscaping, Footpath replacement, Street tree planting, Planters, Street furniture, Public Art	\$546,694.10	\$49,145.78	\$600,000.00	Entire LGA	22,187	9,662	100.00%	\$24.64	\$5.09	S
PD5 - Hillsdale Local Centre public domain upgrading (Corner Flint Street and Bunnerong Road)	Footpath improvements, Street trees, Planting/landscaping, Street furniture	\$41,002.06	\$3,685.93	\$45,000.00	Entire LGA	22,187	9,662	100.00%	\$1.85	\$0.38	L
PD6 - Daceyville Neighbourhood Centre public domain upgrading (General Bridges Crescent – Gardeners Road to Cook Avenue)	Landscaping/gardens, Street furniture, Fencing, Amenity lighting	\$27,334.70	\$2,457.29	\$30,000.00	Entire LGA	22,187	9,662	100.00%	\$1.23	\$0.25	L
PD7 - Swinbourne Street Neighbourhood Centre public domain upgrading (Swinbourne Street – around Queen Street/Albert Street/Trevelyan Street)	Raingardens, Footpath improvements, Street trees, Planting/landscaping, Street furniture	\$136,673.52	\$12,286.45	\$150,000.00	Entire LGA	22,187	9,662	100.00%	\$6.16	\$1.27	M
PD9 - Page Street Neighbourhood Centre public domain upgrading (Part Dalley Avenue)	Footpath improvement, Street trees/planting, Raingardens, Street furniture, Pocket park upgrade, Amenity lighting	\$31,890.49	\$2,866.84	\$35,000.00	Entire LGA	22,187	9,662	100.00%	\$1.44	\$0.30	L
PD10 - Eastlakes Neighbourhood Centre - Improvement of public footpaths immediately adjoining the centre – Racecourse Place, Evans Avenue, Barber Avenue, used to access the Centre and connections from Centre to local parks	Footpath replacement, Street tree planting, Street furniture	\$85,648.74	\$7,699.51	\$94,000.00	Entire LGA	22,187	9,662	100.00%	\$3.86	\$0.80	M
PD11 - Enhance connection to John Curtin Reserve (Connections within Mascot Local Centre (Elizabeth Ave, Robey St, High St))	Footpath improvement, Street tree planting, Street furniture	\$34,623.96	\$3,112.57	\$38,000.00	Entire LGA	22,187	9,662	100.00%	\$1.56	\$0.32	L
PD12 Enhance connection to Booralee Park/Botany Pool (development site - cnr Banksia St & William St (Jasmine St, Myrtle St))	Footpath replacement/improvement, Street tree planting	\$17,443.72	\$1,556.28	\$19,000.00	Entire LGA	22,187	9,662	100.00%	\$0.79	\$0.16	L

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
PD13 - Enhance connection to Garnet Jackson Reserve and upgrade small island park (surrounding Swinbourne Street Neighbourhood Centre(Swinbourne St, Victoria St))	Footpath replacement, Street tree planting, Street furniture	\$27,542.71	\$2,457.29	\$30,000.00	Entire LGA	22,187	9,662	100.00%	\$1.24	\$0.25	L
PD14 - Enhance connection to Banksmeadow shops and Banksmeadow Public School (Wilson/Pemberton Street development site (Wiggins St, Wilson St, Botany Rd))		\$25,512.39	\$2,293.47	\$28,000.00	Entire LGA	22,187	9,662	100.00%	\$1.15	\$0.24	M
PD15 - Enhance connections to Sir Joseph Banks Park (Edgehill Avenue development site (Edgehill Ave, Hayden Place))	Footpath improvement, Street tree planting	\$6,378.10	\$573.37	\$7,000.00	Entire LGA	22,187	9,662	100.00%	\$0.29	\$0.06	S
PD16 - Enhance connections/frontage to Sir Joseph Banks Park (Tupia Street development site)	Landscaping	\$8,200.41	\$737.19	\$9,000.00	Entire LGA	22,187	9,662	100.00%	\$0.37	\$0.08	L
PD18 - Enhance connection to Holloway Reserve, Wentworth Avenue and business development site east of Centre (Surrounding Page Street Neighbourhood Centre)	Footpath replacement, Street tree planting, landscaping	\$9,111.57	\$819.10	\$10,000.00	Entire LGA	22,187	9,662	100.00%	\$0.41	\$0.08	M
PD19 - Enhance connections to local parks – Mutch Park, Jellicoe Park (Surrounding BATA development site (Westfield Drive, Heffron Rd, Banks Ave, Kenny Rd))	Footpath improvement, Street tree planting	\$25,512.39	\$2,293.47	\$28,000.00	Entire LGA	22,187	9,662	100.00%	\$1.15	\$0.24	S
PD20 - Enhance footpath to local pocket parks (Surrounding Hillsdale Local Centre)	Footpath replacement, Street tree planting	\$14,578.51	\$1,310.55	\$16,000.00	Entire LGA	22,187	9,662	100.00%	\$0.66	\$0.14	L
PD21 - Enhance connections to Hillsdale Local Centre and frontage to Rhodes Street Reserve (Development site Bunnerong Road/Rhodes St Reserve)	Footpath improvement, Street tree planting, Landscaping	\$17,311.98	\$1,556.28	\$19,000.00	Entire LGA	22,187	9,662	100.00%	\$0.78	\$0.17	M
PD22 - Enhance connections to Sir Joseph Banks Park (Banksmeadow Neighbourhood Centre surrounds (Tupia St, Waratah Rd, Fremlin St))	Footpath improvement, Street tree planting, landscaping, Street furniture	\$13,667.35	\$1,228.64	\$15,000.00	Entire LGA	22,187	9,662	100.00%	\$0.62	\$0.14	M
PD23 - Enhance connections to Mascot Park/Oval, Memorial Park and Mascot Local Centre (Surrounding Mascot Station Precinct Town Centre (Coward St, O'Riordan St, Kent St, John St))	Footpath improvement, Street tree planting, landscaping	\$89,293.37	\$8,027.14	\$98,000.00	Entire LGA	22,187	9,662	100.00%	\$4.02	\$0.90	S
PD24 - O'Riordan St/Bourke Rd south, Baxter Rd, Robey St (Mascot Business Development Precinct (O'Riordan St, Bourke St South, Baxter Rd, Robey St))	Footpath improvements, Street tree planting	\$136,673.52	\$12,286.45	\$150,000.00	Entire LGA	22,187	9,662	100.00%	\$6.16	\$1.38	L
PD25 - West of Pemberton Street (Botany South development Precinct (Botany Rd))	Footpath improvements, Street tree planting	\$136,673.52	\$12,286.45	\$150,000.00	Entire LGA	22,187	9,662	100.00%	\$6.16	\$1.27	S

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
PD27 - General improvements (Miles Street and part Elphick, Carinya and Hughes Avenue)	Footpath upgrade, street tree planting, nature strips	\$120,269.84	\$10,730.16	\$131,000.00	Entire LGA	22,187	9,662	100.00%	\$5.42	\$1.11	L
PD 27A Public Domain Masterplan		\$55,085.42	\$4,914.58	\$60,000.00	Entire LGA	22,187	9,662	100.00%	\$2.48	\$0.51	S
PD 27B Urban Design Strategy		\$64,266.33	\$5,733.67	\$70,000.00	Entire LGA	22,187	9,662	100.00%	\$2.90	\$0.59	S
PD 27C Street trees planting		\$2,295,225.91	\$204,774.09	\$2,500,000.00	Entire LGA	22,187	9,662	100.00%	\$103.45	\$21.19	S
Irrigation all parks	Increase carrying capacity of parks	\$1,198,107.92	\$106,892.08	\$1,305,000.00	Entire LGA	22,187	9,662	100.00%	\$54.00	\$11.06	S
Swinbourne Road	Embellishment	\$885,957.20	\$79,042.80	\$965,000.00	Rest LGA	22,187	9,662	100.00%	\$39.93	\$8.18	
Rowland Street Park	Design & documentation	\$68,856.78	\$6,143.22	\$75,000.00	Rest LGA	22,187	9,662	100.00%	\$3.10	\$0.64	
Public Domain	Subtotal	\$6,119,537	\$546,911	\$6,677,000					\$275.82	\$56.80	
Recreation	Total	\$223,363,688	\$21,759,482	\$245,123,170					\$18,334	\$1,960	

Total Recreation Facilities

\$245,123,170

Table A3 - TRANSPORT FACILITIES WORK SCHEDULE

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
ROAD WORKS	Mascot Station Precinct										
R1.9 - Church, John and Coward Streets SWOOS works	Road construction	\$312,265.09	\$63,041	\$700,000	MSP	9203	4606	100%	\$33.93	\$13.69	L
R1.9A - Church O'Riordan Street intersection	Signals	\$446,092.99	\$90,059	\$1,000,000	MSP	9203	4606	100%	\$48.47	\$19.55	S/M
R1.10 - Miles Street	Road construction	\$761,000	\$0	\$761,000	Miles Street	880		100%	\$864.77		M/L
R4.8 Road upgrades - Mascot West Kent to Canal	Road improvements - upgrade roads to deal with the increased traffic.	\$1,334,995	\$328,368	\$2,551,172	MSP	5056	4606	100%	\$264.04	\$71.29	M/L
R4.9 Road upgrades - Mascot West Kent to Canal	Implement measures to allow pedestrians/ cyclists and through traffic to co-exist	\$266,999	\$65,673	\$510,234	MSP	5056	4606	100%	\$52.81	\$14.26	L
Bourke Street	Signalised crossing at Station	\$284,255	\$69,918	\$543,210	MSP	5056	4606	100%	\$56.22	\$15.18	S
Road Works MSP	Sub-total	\$3,405,607	\$617,059	\$6,065,616					\$1,320.25	\$118.79	

Roadworks - Residential Areas	OUTSIDE MASCOT STATION PRECINCT	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKERS	CAPITAL COST							
Botany											
R4.18 - Road Improvements - Bay Street (South of Botany Rd)	Road Improvements	\$19,749	\$2,322	\$28,350	Rest LGA	22187	9662	100%	\$0.89	\$0.24	L
R4.19 - Road Improvements - Swinbourne Street, Botany	Road Improvements	\$29,917	\$3,518	\$42,945	Rest LGA	22187	9662	100%	\$1.35	\$0.36	L
R4.24 - Road Improvements - Tupia Street	Road Improvements	\$27,001	\$3,175	\$38,760	Rest LGA	22187	9662	100%	\$1.22	\$0.33	L
R4.26 - Road Improvements - Ivy Street, Botany	Road Improvements	\$10,324	\$1,214	\$14,820	Rest LGA	22187	9662	100%	\$0.47	\$0.13	L
R4.32 - Bay Street (North of Botany Rd)	Road Improvements	\$141,416	\$16,628	\$203,000	Rest LGA	22187	9662	100%	\$6.37	\$1.72	L
R4.38 - Road Improvements - Cranbrook & Hastings St, Botany (Roundabout)	Road Improvements	\$22,971	\$2,701	\$32,975	Rest LGA	22187	9662	100%	\$1.04	\$0.28	S
R4.39 - Road Improvements - Trevelyan Street, Botany	Road Improvements	\$49,496	\$5,820	\$71,050	Rest LGA	22187	9662	100%	\$2.23	\$0.60	M
R4.40 - Road Improvements - Queen Street, Botany	Road Improvements	\$59,562	\$7,003	\$85,500	Rest LGA	22187	9662	100%	\$2.68	\$0.72	L
R4.41 - Road Improvements - Hambly Street, Botany	Road Improvements	\$49,468	\$5,816	\$71,010	Rest LGA	22187	9662	100%	\$2.23	\$0.60	L
R4.42 - Road Improvements - Daphne St, Botany	Road Improvements	\$127,901	\$15,039	\$183,600	Rest LGA	22187	9662	100%	\$5.76	\$1.56	S
R4.43 - Road Improvements - Rochester Street, Botany	Road Improvements	\$79,416	\$9,338	\$114,000	Rest LGA	22187	9662	100%	\$3.58	\$0.97	L
R4.44 - Road Improvements - Livingstone Street, Botany	Road Improvements	\$36,301	\$4,268	\$52,110	Rest LGA	22187	9662	100%	\$1.64	\$0.44	M
R4.51 - Road Improvements - Railway Road, Botany	Road Improvements	\$27,587	\$3,244	\$39,600	Rest LGA	22187	9662	100%	\$1.24	\$0.34	L
R4.52 - Road Improvements - Kurnell Street, Botany	Road Improvements	\$43,261	\$5,087	\$62,100	Rest LGA	22187	9662	100%	\$1.95	\$0.53	L
R4.53 - Road Improvements - Edgehill Ave, Botany	Road Improvements	\$103,450	\$12,164	\$148,500	Rest LGA	22187	9662	100%	\$4.66	\$1.26	L
R4.54 - Road Improvements - Anniversary Street, Botany	Road Improvements	\$67,713	\$7,962	\$97,200	Rest LGA	22187	9662	100%	\$3.05	\$0.82	L
R4.58 - Road Improvements - Hanna Street, Botany	Road Improvements	\$44,034	\$5,178	\$63,210	Rest LGA	22187	9662	100%	\$1.98	\$0.54	L
R4.58A - Road Improvements - Hastings Street	Road Improvement	\$139,326	\$16,382	\$200,000	Rest LGA	22187	9662	100%	\$6.28	\$1.70	L

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
Daceyville											
R4.29 - Road Improvements - Banks Avenue, Daceyville	Road Improvements	\$5,242	\$616	\$7,525	Rest LGA	22187	9662	100%	\$0.24	\$0.06	S
Eastgardens											
R4.59 - Road Improvements - Corish Circle, Eastgardens	Road Improvements	\$97,556	\$11,471	\$140,040	Rest LGA	22187	9662	100%	\$4.40	\$1.19	M
Eastlakes											
R4.23 - Road Improvements - Evans Lane, Eastlakes	Road Improvements	\$7,524	\$885	\$10,800	Rest LGA	22187	9662	100%	\$0.34	\$0.09	L
R4.27 - Road Improvements - Mascot Drive, Eastlakes	Road Improvements	\$36,085	\$4,243	\$51,800	Rest LGA	22187	9662	100%	\$1.63	\$0.44	S
R4.35 - Road Improvements - St. Helena pde, Hillsdale	Road Improvements	\$38,855	\$4,569	\$55,775	Rest LGA	22187	9662	100%	\$1.75	\$0.47	S
R4.48 - Road Improvements - St Helena Parade, Eastlakes	Road Improvements	\$35,842	\$4,214	\$51,450	Rest LGA	22187	9662	100%	\$1.62	\$0.44	S
R4.57 - Road Improvements - Evans Avenue from Racecourse Place to Florence Ave	Road Improvements	\$95,404	\$11,218	\$136,950	Rest LGA	22187	9662	100%	\$4.30	\$1.16	S
Hillsdale											
R4.20 - Road Improvements - Rhodes Street, Hillsdale	Road Improvements	\$36,253	\$4,263	\$52,040	Rest LGA	22187	9662	100%	\$1.63	\$0.44	M
R4.28 - Road Improvements - Brittain Crescent, Hillsdale	Road Improvements	\$30,721	\$3,612	\$44,100	Rest LGA	22187	9662	100%	\$1.38	\$0.37	S
R4.30 - Road Improvements - Smith Street, Hillsdale	Road Improvements	\$4,222	\$496	\$6,060	Rest LGA	22187	9662	100%	\$0.19	\$0.05	S
R4.31 - Road Improvements - Rhodes Street, Hillsdale	Road Improvements	\$26,723	\$3,142	\$38,360	Rest LGA	22187	9662	100%	\$1.20	\$0.33	M
R4.33 - Road Improvements - Grace Campbell Cres & Nilson Ave, Hillsdale	Road Improvements	\$8,778	\$1,032	\$12,600	Rest LGA	22187	9662	100%	\$0.40	\$0.11	S
R4.34 - Road Improvements - Grace Campbell Crescent, Hillsdale	Road Improvements	\$83,631	\$9,833	\$120,050	Rest LGA	22187	9662	100%	\$3.77	\$1.02	M
R4.45 - Road Improvements - Nilson Avenue, Hillsdale	Road Improvements	\$47,838	\$5,625	\$68,670	Rest LGA	22187	9662	100%	\$2.16	\$0.58	S
R4.55 - Road Improvements - Unsted Crescent, Hillsdale	Road Improvements	\$2,612	\$307	\$3,750	Rest LGA	22187	9662	100%	\$0.12	\$0.03	M
R4.60 - Road Improvements - Tierney Ave, Hillsdale	Road Improvements	\$56,761	\$6,674	\$81,480	Rest LGA	22187	9662	100%	\$2.56	\$0.69	M
Mascot											
R4.22 - Road Improvements - Mc Burney Avenue, Mascot	Road Improvements	\$70,220	\$8,256	\$100,800	Rest LGA	22187	9662	100%	\$3.16	\$0.85	M
R4.25 - Road Improvements - Middlemiss Street, Mascot	Road Improvements	\$40,471	\$4,759	\$58,095	Rest LGA	22187	9662	100%	\$1.82	\$0.49	S
R4.36 - Road Improvements - Oliver Street, Mascot	Road Improvements	\$36,207	\$4,257	\$51,975	Rest LGA	22187	9662	100%	\$1.63	\$0.44	L
R4.37 - Road Improvements - Elphick Ave, Mascot	Road Improvements	\$15,068	\$1,772	\$21,630	Rest LGA	22187	9662	100%	\$0.68	\$0.18	L
R4.46 - Road Improvements - Frogmore Street, Mascot	Road Improvements	\$69,663	\$8,191	\$100,000	Rest LGA	22187	9662	100%	\$3.14	\$0.85	S
R4.47 - Road Improvements - Church Avenue, Mascot	Road Improvements	\$124,140	\$14,596	\$178,200	Rest LGA	22187	9662	100%	\$5.60	\$1.51	S
R4.49 - Road Improvements - Carinya Ave, Mascot	Road Improvements	\$77,869	\$9,156	\$111,780	Rest LGA	22187	9662	100%	\$3.51	\$0.95	M
R4.56 - Road Improvements - Wellington Street, Mascot	Road Improvements	\$179,313	\$21,084	\$257,400	Rest LGA	22187	9662	100%	\$8.08	\$2.18	M
Hollingshead & Frogmore Streets	Roundabout	\$67,573	\$7,945	\$97,000	Rest LGA	22187	9662	100%	\$3.05	\$0.82	M
Roadworks - Residential Areas	Subtotal	\$2,373,464	\$279,071	\$3,407,060					\$106.98	\$28.88	

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
CYCLEWAYS											
Mascot Station Precinct											
C1.3 - Church Street Kent to Canal	off road shareway	\$85,648.74	\$8,999	\$94,000	Entire LGA	9203	5056	100%	\$9.31	\$16.94	M
C2.1 - Kent Road Gardeners to Church	off road shareway	\$19,680.99	\$2,068	\$21,600	Entire LGA	9203	5056	100%	\$2.14	\$3.89	S
ML7 - Kent Road Coward to Ricketty	off road shareway	\$55,216.10	\$5,802	\$60,600	Entire LGA	9203	5056	100%	\$6.00	\$10.92	M
C3.1 - Bourke Street Gardeners to Coward	off road shareway	\$42,095.45	\$4,423	\$46,200	Entire LGA	9203	5056	100%	\$4.57	\$8.33	S
C3.2 Bourke Road Coward to O'Riordan	off road shareway	\$25,330.16	\$2,662	\$27,800	Entire LGA	9203	5056	100%	\$2.75	\$5.01	S
C3.3 - O'Riordan - Bourke Road to Joyce	off road shareway	\$0.00	\$0		Entire LGA	9203	5056	100%	\$0.00	\$0.00	NA
C4.2 Alexandra Canal - Railway bridge at Airport Drive to General Holmes Dr. & Botany Rd	off road shareway	\$731,973.28	\$76,910	\$803,345	Entire LGA	9203	5056	100%	\$79.54	\$144.77	L
ML4 Coward St from Botany Road to O'Riordan Street	Off Street Shared	\$104,884.17	\$11,020	\$115,111	Entire LGA	9203	5056	100%	\$11.40	\$20.74	M
ML8 Ricketty Street	Off Street Shared	\$88,382.21	\$9,287	\$97,000	Entire LGA	9203	5056	100%	\$9.60	\$17.48	M
ML12 Alexandria Canal Bridge along Qantas Drive	1300m on street; 500m off street	\$469,245.77	\$49,305	\$515,000	Entire LGA	9203	5056	100%	\$50.99	\$92.81	L
ML14 Canal Road from Gardeners Road to Coward Street	Off Street Shared	\$99,947.64	\$10,502	\$109,693	Entire LGA	9203	5056	100%	\$10.86	\$19.77	S
ML16 Botany Road /Robey Street from Hollingshed Street to Qantas Drive	On Street Shared	\$12,899.90	\$1,355	\$14,158	Entire LGA	9203	5056	100%	\$1.40	\$2.55	S
Mascot											
Canal side cycleway	500m off-road -Aquire ROW & construct	\$1,086,535.01	\$111,636	\$1,500,000	MSP	12104	4606	100%	\$89.77	\$235.90	M
Nnr Bourke and O'Riordan to airport	700m on-road shared cycleway	\$361,019.37	\$37,093	\$498,400	MSP	12104	4606	100%	\$29.83	\$78.38	M
Banksmeadow											
page St. & Stephen Road	Mixed on-road and shred cycleway	\$217,307.00	\$22,327	\$300,000	Rest LGA	12104	4606	100%	\$17.95	\$47.18	M
Botany											
ML13 Path extension along the Sir Joseph Bank Park	400 m realignment & 1600m reconstruction	\$546,694.10	\$44,654	\$600,000	Entire LGA	12104	4606	100%	\$45.17	\$118.69	M
Daceyville											
Banks St. Rowland tto Gen. Bridges	700m shared on footpath construction	\$137,187.36	\$14,095	\$189,392	Entire LGA	12104	4606	100%	\$11.33	\$29.78	M
Eastgardens											
ML1 Banks Avenue from Heffron Road to Wentworth Avenue	On Street Shared	\$42,884.20	\$3,503	\$47,066	Entire LGA	12104	4606	100%	\$3.54	\$9.31	M
ML9 Corish Circle from Wentworth Avenue to Denison Street	On Street Shared	\$2,824.59	\$231	\$3,100	Entire LGA	12104	4606	100%	\$0.23	\$0.61	L
Eastlakes											
ML2 Wentworth Avenue from Bay Street to Banks Street	Off Street Shared	\$177,675.58	\$14,513	\$195,000	Entire LGA	12104	4606	100%	\$14.68	\$38.57	M
ML3 Page Street from Wentworth Avenue to Cowper Avenue	Off Street Shared	\$29,781.16	\$2,433	\$32,685	Entire LGA	12104	4606	100%	\$2.46	\$6.47	M

FACILITY	Description	CAPITAL COST RESIDENTIAL	CAPITAL COST WORKFORCE	CAPITAL COST	CATCHMENT AREA	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION RESIDENTIAL	CONTRIBUTION WORKFORCE	Priority
ML5 Sparks Street from Sutherland Street to King Street	On Street Shared	\$22,778.92	\$1,861	\$25,000	Entire LGA	12104	4606	100%	\$1.88	\$4.95	M
Hillsdale											
ML10 Denison Street from Corish circle to Beauchamp Road	Off Street Shared	\$314,349.11	\$25,676	\$345,000	Entire LGA	12104	4606	100%	\$25.97	\$68.25	L
Hensley to Heffron Connection	900m on-road & seperated cycleway	\$144,871.33	\$14,885	\$200,000	Rest LGA	12104	4606	100%	\$11.97	\$31.45	L
Pagewood											
ML15 Banksia, Page Street from Railway crossing to Corner of Page and Heffron	On Street Shared	\$87,167.66	\$7,120	\$95,667	Entire LGA	12104	4606	100%	\$7.20	\$18.92	L
Heffron & Banks Avenues	Bicycle lane & new parking	\$411,354.91	\$42,264	\$567,890	Rest LGA	12104	4606	100%	\$33.99	\$89.31	S
Banks Ave. Gen. bridges to Wentworth Ave.	2200m Seperated on-road cycleway	\$724,356.67	\$74,424	\$1,000,000	Rest LGA	12104	4606	100%	\$59.84	\$157.26	S
Bunnerong Road	Pedestrian/ cycle way bridge	\$1,448,713.35	\$148,847	\$2,000,000	Entire LGA	12104	4606	100%	\$119.69	\$314.53	S
General											
ML17 Intersection Treatments		\$225,361.92	\$18,408	\$247,336	Entire LGA	12104	4606	100%	\$18.62	\$48.93	L
ML18 Bike Parking		\$22,778.92	\$1,861	\$25,000	Entire LGA	12104	4606	100%	\$1.88	\$4.95	M
Cycleways	subtotal	\$7,738,946	\$768,161	\$9,776,043					\$685	\$1,647	
Transport	Total	\$13,518,016	\$1,664,291	\$19,248,719					\$2,111.79	\$1,794.33	

Total Transport Facilities

\$19,248,719

Table A4 - ADMINISTRATION WORK

	COST RESIDENTS	COST WORKERS	CAPITAL COST 2016 TO 2031	Catchment	ADDITIONAL RESIDENT POPULATION	ADDITIONAL WORKER POPULATION	APPORTION TO NEW DEVELOPMENT	CONTRIBUTION - RESIDENT	CONTRIBUTION - WORKER
Study and Plan, 2016	\$183,618	\$16,382	\$200,000	Entire LGA	22,187	9,662	100%	\$8.28	\$1.70
Officer (1.5% works)	\$1,756,602	\$156,720	\$1,913,322	Entire LGA	22,187	9,662	100%	\$79.17	\$16.22
TOTAL	\$1,940,221	\$173,101	\$2,113,322					\$87	\$18

Summary Table A1 - A4

FACILITY	CAPITAL COST
Community Facilities	\$23,758,800
Recreation Facilities	\$245,123,170
Transport Facilities	\$19,248,719
Administration	\$2,113,322
Total works	\$290,244,011

TABLE B: REPLACEMENT WORKS

Works carried forward from Mascot Station Precinct Section 94 Contributions Plan 2004

Table B1

Substituted Works			
	Facility	Capital Cost	Description
a)	Linear Park (Above SWOOS)	8,686,000	Embellishments of Sydney Water land above SWOOS
b)	Church Avenue 2 way traffic flow and widening	1,200,000	Street to be widened and embellished as a linear park

Residual Works			
	Facility	Capital Cost	Description
a	653 Gardiners Road		Part lot 1 DP 397364
b	232 Coward & 27 John Street, road widening	3,000,000	Acquire for Road widening (include to fund contribution concessions)
c	Detailed engineering drawings	556,600	
d	Church Avenue	235,400	Embellishment of road widening dedications
e	John St (East of Burke)	698,135	Construction of widened road on land dedicated by developments
f	Preparation of detailed plans	127,500	

Table B2 - Substituted Works

Carried forward from City of Botany Bay Section 94 Contributions Plan 2005-2010

Previous reference	FACILITY	COST	Description
1 (Table 1)	Community Facilities	4,219,000	Refurbishment and upgrade of Eastgardens Library
4 (Table 1)	Community Facilities	1,600,000	42 Place Child Care Centre (Mascot Town Hall site)
6 & 7 (Table 1)	Community Facilities	1,000,000	Community Facility - Arthur Park Baby Health Centre
		\$ 6,819,000	Subtotal Community facilities
23 (Table 2)	Recreation Facilities	500,000	Lionel Bowen Park - shade structure& irrigation.
21 (Table 2)	Recreation Facilities	2,135,000	Booralee Park - new amenities
18 (Table 2)	Recreation Facilities	1,500,000	Mutch park Skate facility
45 (Table 2)	Recreation Facilities	500,000	Eastlakes reserve landscaping
42 (Table 2)	Recreation Facilities	345,000	Gaiarine Gardens Playground update
33 (Table 2)	Recreation Facilities	185,000	High Street Reserve off-lease area
11 (Table 2)	Recreation Facilities	380,000	Lever Reserve - Demolition & embellishment
33 (Table 2)	Recreation Facilities	105,000	Sparks Street reserve- Playground & off-leash area
39 (Table 2)	Recreation Facilities	75,000	Tierney Ave reserve - playground equipment & fencing
14 & 26 (Table 2)	Recreation Facilities	145,000	Sir Joseph Banks Park Concept Plan
17 (Table 2)	Recreation Facilities	700,000	Astrolabe Park Master Plan
22 (Table 2)	Recreation Facilities	160,000	Jellico Park - design & costing
		\$ 6,730,000	Subtotal Recreation
50 (Table 3)	Transport	3,500,000	Wilson/ Pemberton Streets drainage augmentation
58 & 59 (Table 4)	Transport	4,000,000	Acquisition land for signals cnr Botany & Pemberton
63 (Table 4)	Transport	5,500,000	Multi level carpark near cnr King & Hardie Streets Mascot
66 & 67 (Table 4)	Transport	1,700,000	Botany shops - footpath enhancement
66 & 67 (Table 4)	Transport	900,000	Roseberry shops - footpath embellishment
66 & 67 (Table 4)	Transport	1,500,000	Mascot shops - footpaths
66 & 67 (Table 4)	Transport	155,000	Maloney St. shops - footpaths
67 (Table 4)	Transport	250,000	Street lighting / footpath illumination
70 (Table 4)	Transport	7,500,000	Carpark O'Riordan Street , Mascot (nr. Mascot Oval)
93 & 96 (Table 4)	Transport	1,500,000	Acquisition for traffic lights; Baker & Wentworth Sts
		\$ 26,505,000	Subtotal Transport
99 (Table 5)	Admin	\$ 600,810	S94 Officer

Residual Works

Carried forward from City of Botany bay Section 94 Contributions Plan 2005-2010

Table 1	Community Facilities		
8	Convert existing building to youth facility	590,139	
9	Provision of HACC operations centre	2,200,000	2,790,139
Table 2	Recreation		
10	Park Acquisition	6,260,000	
11	Embellishment of park acquisitions	817,128	
12	Recreation strategy	52,000	
13	Recreation program	170,000	
15	Mascot Memorial Park - embellishment	145,000	
16	Dacey gardens embellishment	110,000	
19	Rowland Park - embellishment	125,000	
32	John Curtin Park - cycle access	20,000	
35	Hayden Pl. Connection to SJB park - Play equipment	50,000	
36	Arthur Park - toddlers playground	70,000	
37	Morgan St Reserve - Playground & landscaping 200m2	50,000	
38	Wall St reserve - play equipment	30,000	
40	Rhodes Street reserve - embellishment 1.8ha	140,000	
44	Leon Lachlan reserve - landscaping & play equipment 834.7 m2	20,000	
46	Vernon Street reserve - playground	20,000	8,079,128
Table 3	Drainage		
47	Gardeners Road augmentation	1,230,000	
48	Kent Road interallotment augmentation	595,000	
49	Ricketty Road augmentation	145,000	1,970,000
Table 4	Transport		
52	Traffic management Mascot	300,000	
53	Cycleway (Design)	200,000	
54	Traffic management Botany	500,000	
55	Pedestrian mobility Botany	100,000	
56	Recreational cycleway in Botany	100,000	
60	Recreational cycleway near Pemberton/ Wilson Sts	50,000	

Residual Works

(contined)

64	Cycleway - shopping centre improvements	75,000	
65	Shopping centres - Road degradation	700,000	
71	Pedestrian mobility Mascot West	100,000	
72	Rectification of road degradation Mascot West	1,000,000	
75	Pedestrian mobility - Hale Booralee	50,000	
76	Rectification of road degradation - Hale Booralee	300,000	
78	Cycleway - Hale Booralee	80,000	
80	Rectification of road degradation - Mascot South	300,000	
81	Traffic management Mascot south	50,000	
82	Traffic management in Margate	250,000	
83	Pedestrian mobility in Margate	70,000	
84	Rectification of road degradation - Margate	400,000	
86	Rectification of road degradation - Banksmeadow	800,000	
87	Traffic management - Banksmeadow	200,000	
88	Pedestrian mobility - Banksmeadow South	50,000	
89	Botany Road & Stephen Road	500,000	
94	Pedestrian mobility - Banksmeadow North	100,000	
95	Rectification of road degradation - Banksmeadow North	500,000	6,775,000
Table 5	S94 Study and plan	294,214	294,214

Total residual works \$ **19,908,481**

APPENDIX B – WORKFORCE TABLE

Workforce Occupancy Rates

The following employee occupancy rates can be used to calculate the number of workers associated with different commercial and industrial development types.

This is not a complete list of all commercial and industrial developments. Developments not included in the above table will be assessed on their merits. Hotels and motels will be assessed on the basis of 1.37 workers per room.

If a development application is lodged for a specific use or business where the number of employees is known with reasonable certainty and is stated in the development application or complying development certificate application, the number of employees as stated may be accepted for the purpose of assessing the total contribution for that particular development. This is subject to the assessment of Council officers or certifying authority who will determine the reasonableness of the application having regard to the development for which consent is sought and the uses to which the building or land that is the subject of the application could be put without the need for subsequent development consent.

Applications for alterations and additions will be determined based on the above rates and the merits of the application. Consideration will be given to the nature of alteration work and the extent to which these alterations will increase the intensity of use and number of workers on the site. Building additions will be considered as new floor space.

In determining the extent of any credit to be given for existing workforce, consideration will be given to the above table and to any available information on workforce levels. Information on the average number of workers on the site as at August 2011 or for the last 4 years may be requested from the applicant. Consideration may also be given to information contained in previous development applications for the site.

Figures for both gross floor area and gross site area are given to enable the most appropriate to be applied to a particular development. The gross floor area is to be used in preference to the gross site area. Where a significant proportion of the site is used for open storage or for vehicle manoeuvring, loading or unloading, then the gross site area calculations should be used for this area of usage. It is possible a single proposal may utilise both methods to calculate the appropriate contribution depending on the circumstances.

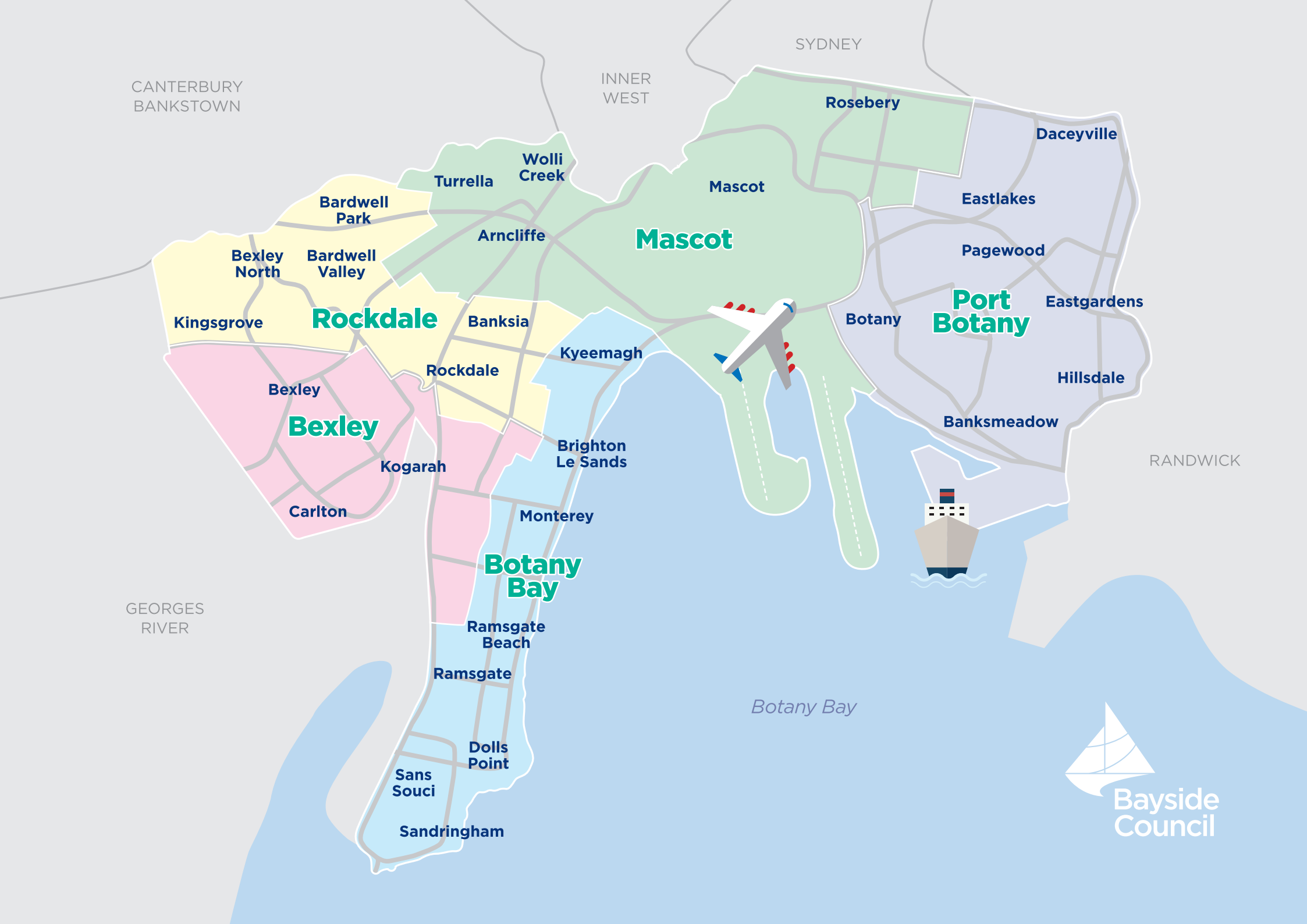
Table 9.2 - Employees per m² by Development Type

DEVELOPMENT TYPE	GROSS FLOOR AREA FOR ONE EMPLOYEE (M ²)	GROSS SITE AREA FOR ONE EMPLOYEE (M ²)
RETAIL/COMMERCIAL USES		
Row Shops with frontage to a street	22.3 m ²	N/A
Convenience stores	22.3 m ²	N/A
Speciality Shops in Centres or Arcades	20.4 m ²	N/A
Supermarkets	48.0 m ²	N/A
Department Stores	40.1 m ²	N/A
Showrooms	85.1 m ²	N/A
Modern Offices	17.7 m ²	N/A
Offices above Row Shops	19.0 m ²	N/A
Small Industrial/ Autos/Services	72.0 m ²	N/A
OLDER STYLE INDUSTRIAL BUILDING (C.<1960) USED FOR:		
Manufacturing	72.1 m ²	88.3 m ²
Wholesale / Retail	82.4. m ²	85.4 m ²
HIGH-TECH INDUSTRIAL BUILDING USED FOR:		
Manufacturing	31.6 m ²	97.0 m ²
Wholesale / Retail	47.7 m ²	110.3 m ²
Financial / Property / Business Services	37.3 m ²	96.6 m ²



DEVELOPMENT TYPE	GROSS FLOOR AREA FOR ONE EMPLOYEE (M ²)	GROSS SITE AREA FOR ONE EMPLOYEE (M ²)
MODERN INDUSTRIAL BUILDING USED FOR:		
Manufacturing	85.1 m ²	134.0 m ²
Construction	124.2 m ²	206.8 m ²
Wholesale / Retail	73.6 m ²	110.6 m ²
Transport / Storage / Warehousing	66.5 m ²	103.2 m ²
Financial / Property / Business services	32.6 m ²	138.0 m ²
MODERN MULTI-UNIT INDUSTRIAL COMPLEX USED FOR:		
Manufacturing	57.9 m ²	96.6 m ²
Construction	77.3 m ²	104.0 m ²
Wholesale / Retail	86.6 m ²	125.5 m ²
Transport / Storage / Warehousing	81.4 m ²	137.6 m ²
Open Storage Depot (incl. container depots)	N/A	226.0 m ²
Transport Terminal	N/A	226.0 m ²

Source: Adapted from “Employment Monitoring of Commercial Centres and Industrial Areas” Department of Planning, Sydney, 1991.



CANTERBURY
BANKSTOWN

INNER
WEST

SYDNEY

Rosebery

Daceyville

Turrella
Wolli
Creek

Mascot

Eastlakes

Bardwell
Park

Arncliffe

Pagewood

Bardwell
Valley

Bexley
North

**Port
Botany**

Eastgardens

Mascot

Banksia

Botany

Kingsgrove

Rockdale

Kyeemagh

Bexley

Rockdale

Bexley

Brighton
Le Sands

Kogarah

Banksmeadow

Hillsdale

Carlton

Monterey

RANDWICK

**Botany
Bay**

GEORGES
RIVER

Ramsgate
Beach

Ramsgate

Botany Bay

Dolls
Point

Sans
Souci

Sandringham



**Bayside
Council**

APPENDIX C – MAPS

Former City of Botany Bay LGA (Bayside East)

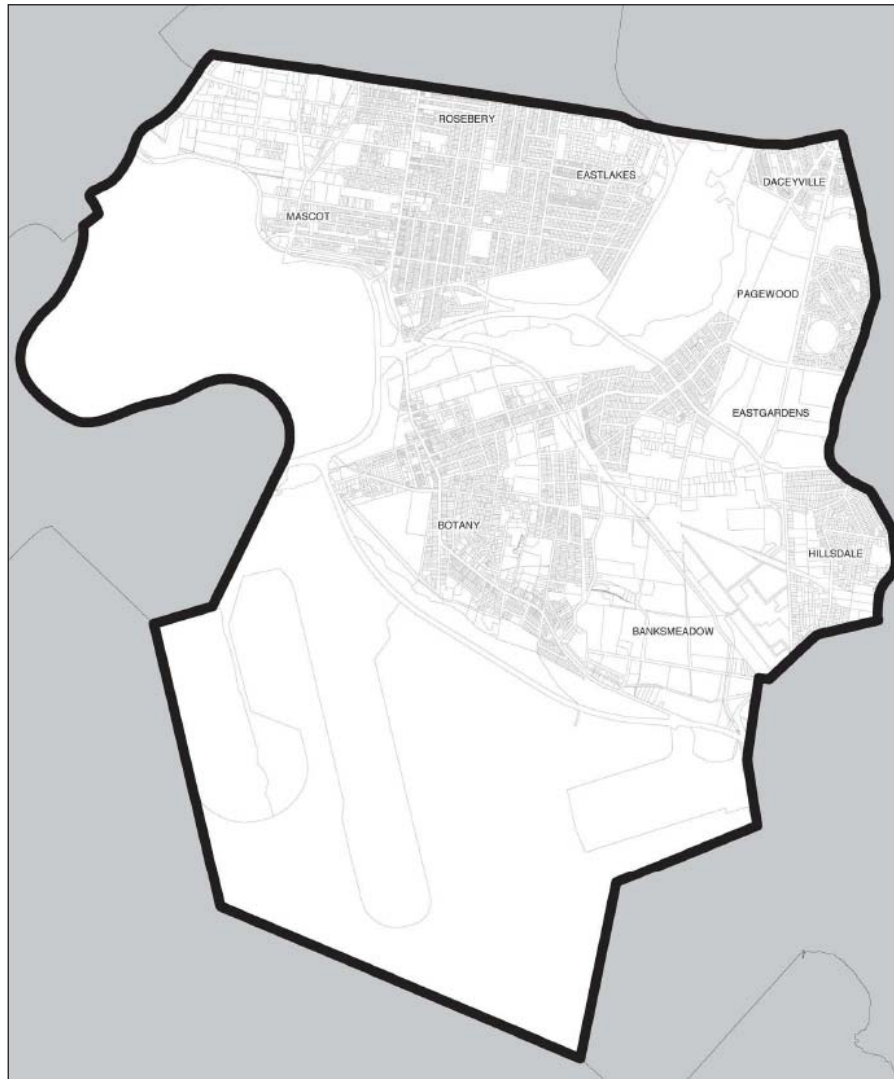


Fig. 1

Mascot Station Precint

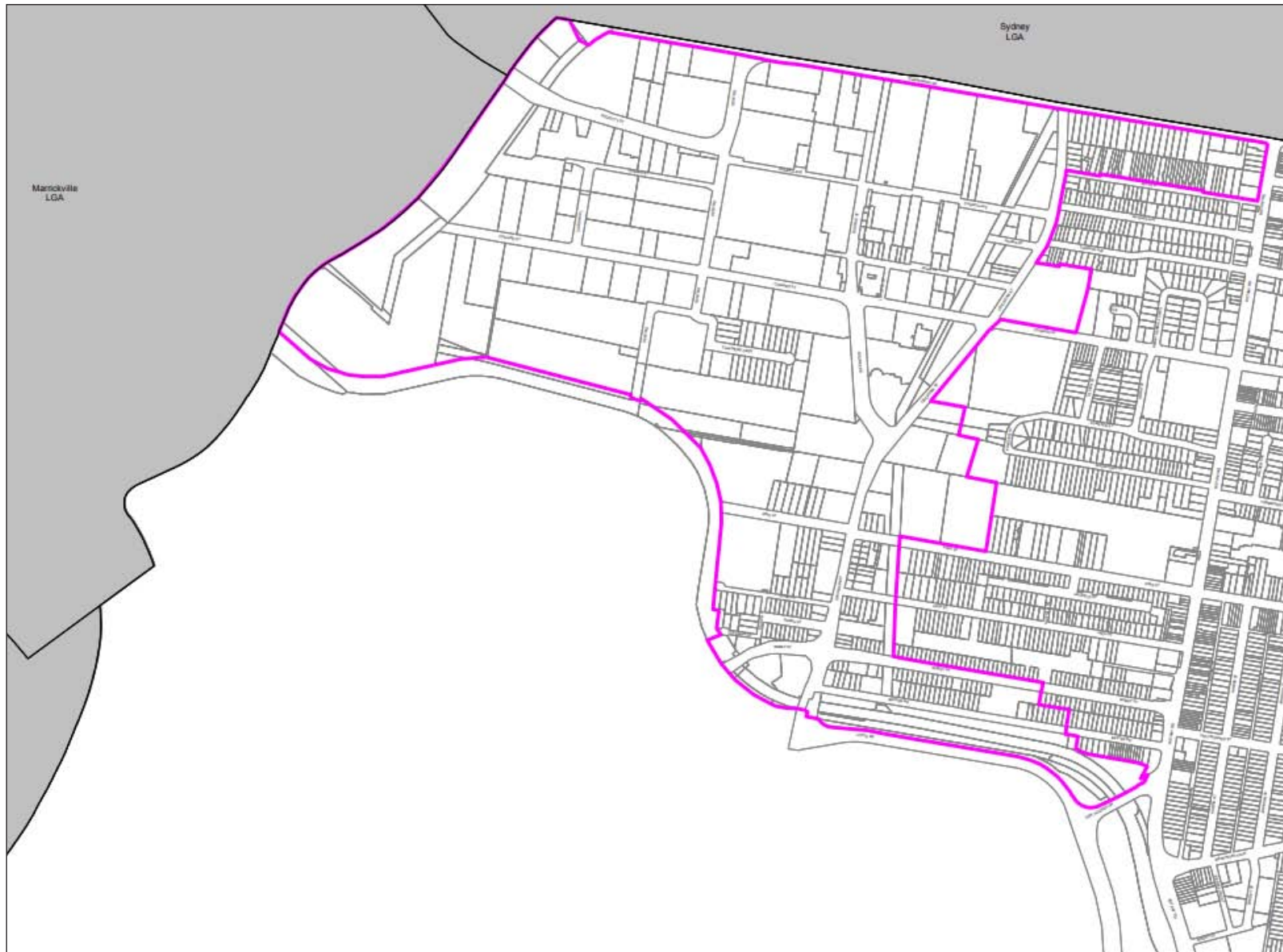


Fig. 2

[illegible]

Fig. 3



www.bayside.nsw.gov.au