

# Arncliffe and Banksia Local Infrastructure Contribution Plan 2020





**Effective from:**  
Wednesday 26 August 2020



**Telephone Interpreter Services - 131 450**

Τηλεφωνικές Υπηρεσίες Διερμηνέων

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# 1 Key information

Part 1, provides a local contributions estimate, shows where the Plan applies and what development it applies to.

The Arncliffe and Banksia Local Infrastructure Contribution Plan 2020 (the Plan) commences on the date on which a public notice is given under clause 31(2) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), or the date specified in that notice, and authorises Bayside Council (Council) to collect monetary contributions, land or both from developers to provide for local infrastructure needed to support the relevant development and imposed via a condition of development consent.

## 1.1 Purpose of this Plan

The primary purposes of this Plan are to authorise:

- ▶ The Council, when granting consent to an application to carry out development to which this Plan applies; or
- ▶ An accredited certifier, when issuing a Complying Development Certificate (CDC) for development to which this Plan applies,
- ▶ To require a section 7-11 contribution to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of development in the area identified in Section 1.3, or which were provided in anticipation of, or to facilitate, such development.

The other purposes of the Plan are to:

- ▶ Provide the framework for the efficient and equitable determination, collection and management of contributions towards local infrastructure;
- ▶ Ensure that adequate public facilities are provided for as part of any new development;
- ▶ Ensure developers make a reasonable contribution toward the provision of local infrastructure required for development anticipated to occur up to 2036;
- ▶ Ensure the existing community is not unreasonably burdened by the provision of local infrastructure required either partly or fully as a result of development in the area; and

- ▶ Ensure Council's management of local infrastructure contributions complies with relevant legislation and Department of Planning, Industry & Environment Practice Notes.

This Plan replaces Rockdale Section 94 Contributions Plan 2004 for the land to which it applies, as defined in Figure 1.

The amenities and services levied within the Precinct under the 2004 Plan, and as yet incomplete will be provided and funded with monies already collected under that Plan.

## 1.2 Local contributions estimate

The contribution rates below are subject to the details in the Plan.

The rates (current at 2019-2020 FY) for specific types of development are provided in Table 1 and applies to the land described in Section 1.3 with occupancy rate data sourced from Arncliffe and Banksia Demographic Analysis Report, March 2019 (GLN 2019).

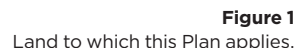
DWELLING TYPE	OCCUPANCY RATE	CAPPED RATE	UNCAPPED RATE
Studios	1.20	\$13,873	\$13,873
1 bedroom	1.73	\$20,000	\$20,000
2 bedroom	2.52	\$20,000	\$29,133
3+ bedroom	3.32	\$20,000	\$38,382
Residential lot	3.32	\$20,000	\$38,382
<b>Employment Generating</b>			
Per worker	0.33	\$3,854	\$3,854
Other (per person)	1.00	\$11,561	\$11,561

**Table 1**  
Contributions Rates as at Plan adoption.

To ensure consistency with those directions, the maximum contribution per dwelling will be \$20,000.

**Disclaimer:** The consent authority will determine the actual local contribution required in accordance with the Arncliffe and Banksia Local Infrastructure Contribution Plan 2020 and may use an excel calculator to assist. The contribution amount should be considered as an indicative estimate only. Council does not accept any liability for incorrect estimates. For further Information, please contact Council Customer Service.

The Arncliffe and Banksia Precinct is located 12 kilometres south of the Sydney CBD and to the west of Sydney Airport. It is identified as a priority growth area in the Greater Sydney Commission's Eastern City District Plan. The importance of the Precinct adjoining the southern portion of the Global Economic Corridor, presents a unique opportunity for renewal and a coordinated Plan. The Precinct will provide new homes and jobs located close to transport and social infrastructure such as open space.





## 1.4 Applicable development

This Plan applies to development that needs consent, including the following types of development:

- ▶ 'Development that results in a net population increase and is not excluded below', or
- ▶ 'Development that places a demand on local infrastructure such as commercial or industrial development', or
- ▶ 'Development that places a demand on local infrastructure from workers coming to the locality.

The following developments are exempt from making contributions:

- ▶ Developments exempted by Ministerial Direction.

## 1.5 Calculating the contributions

Consent authorities, including Council and accredited certifiers, are responsible for determining the contributions in accordance with this Plan.

Contributions are calculated on the expected population in the area, both residents and workers. This involves dividing the total costs by the projected total number of residents and workers that are expected to live and work in the area which this Plan applies.

The contribution formula can be expressed as:

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

Where:

$\$INF$  = The estimated cost, or if the facility has been completed, the indexed actual cost.

$P_{R+W}$  = The expected total number of residents and workers that will generate the demand.

Council will index contributions annually in accordance with the process described in part 3.2 of this Plan.

## 2 Planning and infrastructure assumptions

Part 2 provides a summary of planning and infrastructure assumptions, a summary of cost of infrastructure and a summary of the contribution rates. For further detail, including studies and strategies which collectively form the Demand Assessment, refer to the Appendices.

### 2.1 Expected types of development and population growth

Detailed growth analysis and assumptions are identified in GLN 2019. A summary of the expected types of development and the related population growth associated with the development and detailed assumptions about future development are identified in this report.

The residential population is estimated to increase from 7,093 to 14,700 as a result of new development between 2019 and 2036, a gain of 7,607, in the specific area where this Plan applies.

The anticipated increase of workers is estimated at 1469 with the demand of these workers being one third of the demand generated by a resident resulting in a demand equivalent of 490 residents. This new population will put demands on existing local infrastructure and drive the demand for investment in new local infrastructure.

	NET DWELLING INCREASE	NET INCREASE IN WORKERS	POPULATION INCREASE DEMAND
Residential	3,370	-	7,607
Workers	-	1,469	490
<b>Total</b>			<b>8,097</b>

**Table 2**  
Expected development types and related population/worker growth.

### 2.2 Infrastructure demand

The relationship between anticipated development and development generated demand for local infrastructure is called 'nexus'. The population is forecast to grow significantly between 2019 and 2036. The proposed infrastructure is considered necessary to ensure the social, economic and environmental well-being of the future community.

Further information in respect of the development generated demand for different types of infrastructure is set out in the Appendices.

Apportionment is the proportion of the cost that is attributed to the new population and expected development. The apportionment of costs of works in this Plan are on the basis of the population that provides the demand for infrastructure. Council has determined what apportionment designation applies to each piece of infrastructure as per Table 3.

DEMAND SOURCE	DESIGNATION	APPORTIONMENT
Arncliffe & Banksia	Local	100.00%
Arncliffe, Banksia, Wolli Creek & Bonar Street	URA	50.00%
Arncliffe & Banksia & surrounding Suburbs	District	26.16%
Larger Bayside Area	Regional	6.61%

**Table 3**  
Apportionment.

Only the appropriately apportioned costs are included in the Summary of Infrastructure Costs in Table 4 and consequently, the Contributions Rates identified in Table 1.

Works that are identified as required to meet the demand of the incoming population of the Arncliffe and Banksia Priority Precinct will be designated as Local in the attached works schedule Appendix A-4 and will be levied 100% of the cost of these works.

Works that are identified as required to meet the demand of the wider population of the suburbs of Arncliffe, Banksia and surrounding suburbs of Turella and Wolli Creek will be designated as District works. The cost of those works will be shared based on the ratio of the predicted increase in the population of the Arncliffe and Banksia Priority Precinct divided by the existing population of the suburbs of Arncliffe, Banksia, Turella and Wolli Creek.

Works that are identified as providing a benefit to the larger Bayside area, west of the airport, will be designated as Regional works and the cost of these works will be apportioned based on a ratio of the predicted increase in the population of the Arncliffe and Banksia Priority Precincts divided by the existing population of Bayside west of the airport.

For the purposes of apportioning the incoming population of Arncliffe and Banksia this Plan adopts the Department of Planning estimate of 3390 new dwellings and 1469 new workers. The Plan adopts the Assessment of Rockdale Urban Renewal Area Contributions Plan, December 2016 by the Independent Pricing and Regulatory Tribunal of New South Wales (IPART) recommended rate for worker demand for services and facilities of one third of a resident.

The existing population of the adjacent suburbs and Bayside LGA west of the airport are based on the demographic advice provided by GLN 2019.

## 2.3 Local infrastructure provided under this Plan

Under this Plan, contributions are levied for the following local infrastructure:

- ▶ Transport
- ▶ Stormwater Management
- ▶ Open Space
- ▶ Community Facilities
- ▶ Administration of the Plan

A summary of the costs of local infrastructure to be met by development approved under this Plan is shown in Appendix A-4. The costs of preparing and administering this Plan will also be met by contributions imposed under this Plan.

INFRASTRUCTURE TYPE	LOCAL INFRASTRUCTURE COST \$
Transport	\$29,466,507
Stormwater Management	\$4,308,000
Open Space	\$18,418,203
Community Facilities	\$40,381,575
Administration of the Plan	\$1,028,798

**Table 4**  
Summary of Infrastructure costs.

## 2.4 Summary contribution rates

A summary of contributions rates is included in Table 1. This is a summary table only. Further details on how these rates are calculated, including the scope and costs of items to be funded, as well as location maps are contained in Appendix A-4.



# 3 How the Plan works

Part 3 provides for the administration of the Plan including how contributions can be paid, what alternatives are available and how contributions will be used.

## 3.1 Paying the contribution

In the case of a development application, applicants must pay their contribution at the time specified in the condition that imposes the contribution. If no such time is specified, applicants must pay their contribution before obtaining a Construction Certificate. In the case of complying development, applicants must pay their contribution before the issue of the Complying Development Certificate.

### 3.1.1 Construction Certificates

Certifying authorities are responsible for verifying that each condition requiring the payment of monetary contribution has been satisfied before issuing a Construction Certificate. Exceptions exist where works-in-kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by Council.

Failure to follow the procedure under section 7.21 of the EP&A Act and clause 146 of the EP&A Regulation may render a Construction Certificate invalid.

### 3.1.2 Complying development

Accredited certifiers are responsible for calculating the contribution for complying development in accordance with this Plan and imposing a condition in the Complying Development Certificate requiring the contribution.

The conditions imposed must be consistent with council's standard section 7.11 consent conditions, shown at Appendix A5, and be strictly in accordance with this development contributions Plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the section 7.11 condition correctly.

Certifiers are reminded that under section 136L of the Environmental Planning and Assessment Regulation 2000 works cannot commence until contributions have been paid.

### 3.1.3 Deferred / periodic payments

Deferred or periodic payments may be permitted in the following circumstances:

- a. Compliance with the provisions of Section 3.1 is unreasonable or unnecessary in the circumstances of the case.
- b. Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- c. Where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and council and the applicant have a legally binding agreement for the provision of the works or land dedication.
- d. There are circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept deferred or periodic payment, it may require the applicant to provide a bank guarantee for the full amount of the contribution or the outstanding balance, on condition that:

- ▶ The bank guarantee be for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security.
- ▶ The bank unconditionally pays the guaranteed sum to the council if the council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
- ▶ The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.

- ▶ The bank's obligations are discharged when payment to the council is made in accordance with this guarantee or when council notifies the bank in writing that the guarantee is no longer required.
- ▶ Where a bank guarantee has been deposited with council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

At Councils sole discretion, it may accept a restriction on title in lieu of a Bank Guarantee. Council may impose an administrative fee of 2% and apply interest at a rate equal to that charged for overdue rates.

## 3.2 Indexing

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

Thus, contributions shall be indexed annually using:

- ▶ The Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics, will be used to update the contribution rates for services and for land that has already been acquired by the Council in anticipation of development.
- ▶ The Established House Price Index for Sydney, as published by the Australian Bureau of Statistics, will be used to update the contribution rates for land that is yet to be acquired by the Council.
- ▶ The Producer Price Index (Roads and Bridges) as published by the Australian Bureau of Statistics, will be used to update the contribution rates for works.

### 3.2.1 Indexing at time of Payment

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

## 3.3 Alternatives to monetary contributions

Applicants may make an offer to Council to carry out works or provide another kind of material public benefit or dedicate land under this Plan, which will offset the contribution rate by the equivalent amount allocated in the Schedule of Works this Plan indexed appropriately. Council may choose to accept any such offer but is not obliged to do so.

Applicants may offer to enter into a Planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning Agreements, in this circumstance, are the most appropriate mechanism for offers made prior to the issue of a development consent for the development.

If the developer has already received a development consent containing a condition requiring a section 7.11 or 7.12 contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement to the value indicated in the Schedule of Works.

## 3.4 Pooling of contributions

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

Similarly, if agreed to by Council, developers may pool contribution amounts towards a piece of infrastructure under a works-in-kind arrangement to facilitate the timely delivery of infrastructure.

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works set out in the Schedule of Works in Appendix A-4.



### 3.5 Accountability and public access to information

Council is required to comply with a range of financial accountability and public access requirements. These include:

- a. Maintenance of, and public access to, a contributions register;
- b. Maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- c. Annual financial reporting of contributions; and
- d. Public access to contributions Plans and supporting documents.

Any member of the public can view these records free of charge and upon request with reasonable notice at any of Council's service centres during normal office hours. This Plan is also available on Council's website.

### 3.6 Exemptions

The following developments are exempt from making contributions:

- Developments exempted by Ministerial Direction.

### 3.7 Transitional arrangements

This Plan will apply to any application that has been submitted after this Plan has been adopted. Applications to modify a development consent made after the commencement of this Plan shall be determined in accordance with the provisions of this Plan and not the Plan that was in place when the original application consent was issued.

### 3.8 Review of Plan

This Plan is based on forecasted population growth from 2019 until 2036 that will be generated by development. Council will generally review this Plan every five years or as required to ensure it addresses community needs, Council priorities and relevant legislation.

### 3.9 Terms used in this Plan

Except as provided for below, words and phrases used in this Plan have the same meaning as the terms defined in the applicable Local Environment Plan or the EP&A Act.

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

**Apportionment** means the proportion of the cost that is attributed to the new population and expected development.

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

**Council** means Bayside Council.

**Dwelling** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

**Nexus** means the relationship between anticipated development and development-generated demand for local infrastructure.

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

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

**Fit-out** means the renovation of existing commercial or retail premises, which does not involve a change of use or increase potential occupancy.

**IPART** means Independent Pricing and Review Tribunal.

**LGA** means Local Government Area.

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



# Appendices

## Justification and Supporting Material

The Appendices provide detail as to how the contribution rates have been determined and what infrastructure Council will provide using the contributions. It also includes links to the technical studies, reports and materials used in the justification of the specific contribution rates.





# A-1 Nexus and apportionment

The public amenities and public services proposed within a Section 7.11 Plan must be:

- ▶ Reasonable in terms of nexus (the connection between development and the demand created).
- ▶ The proposed development contribution is based on a reasonable apportionment between:
  - ▷ Existing demand and new demand for the public amenities and public services; and
  - ▷ Different types of development that generate new demand for the public amenities and public services.

The nexus and apportionment regimes have been utilised for this Plan:

- ▶ Infrastructure strictly associated with development in the land identified within this Plan accounting for an existing development.
- ▶ Infrastructure delivered either within the land to which this Plan applies that provides material benefit to residents or businesses in the Precinct, but also benefits a wider catchment.
- ▶ Infrastructure that is delivered outside the land to which this Plan applies but benefits the residents within it.

The nexus and apportionment approach used by Council is based on an assessment of the contribution as a proportion of the LGA. This is particularly suited to the delivery of regional infrastructure that will service a wider area than the land to which the Plan applies and generally attributed to residential development only e.g. district sports facilities.

## Methodology

For the land to which this Plan applies, residential and non-residential apportionment rates have been determined using a Net Change in Population Methodology.

Works that only benefit the incoming population of the Arncliffe and Banksia Priority Precinct will be designated as Local in the attached works schedule (Appendix A-4) and will be levied 100% of the cost of these works.

Works that also benefit the existing population of Arncliffe, Banksia and surrounding suburbs of Turella and Wolli Creek will be designated as District works. The cost of those works will be shared based on the ratio of the predicted increase in the population of the Arncliffe and Banksia Priority Precincts divided by the existing population of the suburbs of Arncliffe, Banksia, Turella and Wolli Creek.

Works that provide a benefit to the part of Bayside west of the airport will be designated as Regional works and the cost of these works will be apportioned based on a ratio of the predicted increase in the population of the Arncliffe and Banksia Priority Precincts divided by the existing population of Bayside west of the airport.

Refer to Table 3 for the apportionment percentages.

## Transport

The requirements for transport infrastructure as a result of the expected development of the Arncliffe and Banksia Priority Precinct are documented in the Arncliffe and Banksia Precincts Transport Plans (Aecom 2016) and the Bayside West Precincts 2036 Report, Department of Planning and Environment August 2018 (Bayside 2018).

The Precinct is defined by four major roads Princes highway, Forest Road, Marsh Street and the M5 Motorway. These corridors limit pedestrian permeability and connectivity of neighboring residents to open spaces. In addition, due to their arterial nature, the corridors are characterised by minimal tree canopy cover and pedestrian amenity, Arncliffe & Banksia Green Plan, Aecom 26 September 2018 (Green Plan 2018).

The Arncliffe and Banksia Precincts have good access to public transport with the majority of sites within a 10 minute walk to railway stations on the T4 Illawarra railway line. The area is also serviced by bus routes, including services connecting Central Sydney, Bondi Junction and Randwick.

However, cycle and pedestrian connectivity is limited across infrastructure barriers of a major road, highway and railway line. Transport infrastructure improvements will include improved pedestrian and cycle movement connections as well as road infrastructure upgrades to support future growth.

The works identified in this seek to provide safe connections between town centres to public transport and open space.

## Stormwater Management

The Precinct is located within the Bonnie Doon stormwater catchment and the Spring Street and Muddy Creek Stormwater Catchment. The flood studies by Mott MacDonald for the catchments demonstrate that there is local overland flooding in some areas following rainfall events. The impact of these flood events will become more severe as the density of development increases and the population associated with development increases.

Road blockages that are tolerable in low density environments, will become unacceptable as traffic volumes increase.

Works are needed to improve existing piped systems and manage overland flows.

Pollution control in the form of gross pollutant traps (GPTs) and other suitable technology for water quality improvement will be used to collect litter from waterways within the Precinct. Water quality devices will be provided to improve water quality where benefits can be achieved weighted against pollution intensity, spatial constraints and site conditions.



## Open Space

The requirements for open space and recreation facilities as a result of the expected development of the Arncliffe and Banksia Priority Precinct are documented in the Green Plan and the Bayside West Precincts 2036 Plan, August 2018 By the Department of Planning and Environment (BWP).

Key findings include:

- ▶ Many existing open spaces within the Precinct are only minor pocket parks.
- ▶ The current rate of provision is 19.8 sqm of open space per person.
- ▶ The Precinct has a tree canopy cover of about 19% over public and private land.
- ▶ Some residents live more than 400 metre from open space.
- ▶ The gaps in open space are mostly around the central area of the Arncliffe Precinct along Forest Road and Wickham Street.

The established nature of this Precinct means there is very little vacant land offered for sale and that it will be costly. The Plan seeks to maintain the current rate of provision of open space.

There are currently 21.9 hectares of open space provided in the Precinct or within 200 metre walk from the Precinct boundaries. There are 11,000 people currently living in the Precinct, this equates to 19.8 square metres (sqm) of open space per person, or 1.98 hectares of open space per 1,000 people.

Even though the existing ratio of open space per person is relatively high, the current network of open space is not distributed uniformly across the Precinct. In addition, multiple infrastructure barriers limit the real catchment area of each park. These conditions define a significant 400 metre accessibility gap mostly concentrated around the area of Forest Road and Wickham Street.

Considering the current and future open space provision ratio, the Green Plan overarching strategy primarily focuses on the open space quality, safety and accessibility. Future possible acquisitions and embellishments of existing open space will be investigated to improve these factors rather than merely adding new open space quantity.

In order to maintain and improve the open space quality within the Precinct, The Green Plan proposes an enhanced interlinked network of green infrastructure. It also identifies 3 parcels for open space:

- ▶ Arncliffe Station Park (Burrows Street) on Roads & Maritime Services (RMS) land either side of the M5 entrance. This park will include at least 7,000 sqm and will be funded by the State Infrastructure Contribution and is therefore excluded from this Plan.
- ▶ Allen Street Park (corner of Allen Street and Arncliffe Street). This open space will provide playground facilities and active and passive recreation opportunities as part of future redevelopment of the site.
- ▶ Eden St Park – A new park about 400 sqm can be provided close to Arncliffe Town Centre, to the east of the railway station, between Eden Street and the Princes Highway as part of any future redevelopment of the social housing estate.

This Plan also proposes an additional open space in the area of land surrounded by major roads Princes Highway, West Botany Street and Wickham road to the south. This pocket park has been proposed to meet the accessibility gap concentrated around the area north of Wickham Street particularly for those less able to travel and cross busy roads such as small children and elderly.

While parks offering playgrounds are quite well distributed among the entire Precinct, parks providing sport fields are mostly located around the periphery of the Precinct within Gardiner Park, Arncliffe Park and Cahill Park. This Plan seeks to create stronger linkages to provide better accessibility to these areas for the entire Precinct, this is reflected in the transport works schedule and tree canopy improvement works.

This Plan proposes to improve connectivity to town centres and the public transport in these centres and connections between existing parks and cycle ways. Some of these connections will be delivered as the objectives of the Development Control Plan are realised, including the north south link to Cahill Park.

As the demand for Open Space is generated by development in the Priority Precinct, the cost of these acquisitions will be borne 100% by new developments in the Precinct.

## Tree Canopy

The tree canopy cover throughout the Precinct varies and is relatively low. For example, the tree canopy in the low and medium density residential zones is minimal whereas the tree canopy cover in the light industrial, town centres, commercial centres and major roads is nonexistent.

The northern area of the Precinct and the Princes Highway Corridor has an urbanised character that lacks tree canopy and general amenity. Additional tree canopy within streetscapes is needed to mitigate the increasing density and uplift. Tree canopy not only reduces the heat island affect but also provides other benefits such as:

- ▶ Improve perceived noise, smell aesthetics of streets;
- ▶ Trees provide better shade and thermal comfort than shade structures;
- ▶ An effective cooling method is the integration of water and bushland.

This Plan seeks to meet the recommendations of the Green Plan including improved canopy coverage through street tree planting, public domain works and improved connectivity between areas of increased population and existing parks. Some portions of the residential zone within the Precinct are characterised with wide verges that lack tree canopy cover. These wide verges provide the opportunity to include additional tree canopy, which will be funded by this plan.

## Community Facilities

Social Infrastructure provision has been guided by the Arncliffe and Banksia Priority Precinct Social Infrastructure Study (Elton 2016). This assessment of existing social infrastructure indicated that there is already an unmet need for a contemporary multi-purpose community facility to serve the existing population of the area. Further assessment will be carried out to determine appropriate locations for these facilities which will utilise the findings of the Social Infrastructure Strategy developed by Council in 2019.

The urban renewal proposed for the Precinct is forecast to more than triple the existing population over the next 20 years. This very substantial population increase will strengthen the need currently being experienced for a multi-purpose community centre in this area.

With the residential population of the Precinct set to increase to 14,700 people by 2036, it is recommended that a 'Neighbourhood Community Facility' be provided for within the Precinct.

A new community centre would ideally be provided as part of a community hub that co-locates community centre functions and spaces with a (new expanded) branch library and spaces for community service provision (identified as a key gap in the LGA).

Council may pool funds to take advantage of efficiencies of scale and community facilities may be provided near the Precinct.

A new youth centre due for completion by mid-2020 on the Princes Highway, Arncliffe, will meet many needs identified as current shortfalls. However, with the expected population increase, future facilities and services will be required which cater for a greater diversity of backgrounds and cultures. It is envisaged that these future facilities may include indoor and/or outdoor facilities with other shared community facilities.





## Administration

The cost of administering this creating and operating this Plan is estimated at 1.5% of the value of the works proposed, not including acquisitions (a rate recommended by IPART).

Administration includes:

- ▶ The cost of writing the Plan, consultant advice and its adoption;
- ▶ The ongoing cost of providing advice on contributions for developments;
- ▶ Annual reporting and indexation of rates, including the valuation of proposed acquisitions; and
- ▶ The cost of assessing and approving projects to be funded by contributions.

## Works under previous Plan

Some of the works under the previous Plan have not been completed, however sufficient contributions have been received to do those works. The works are still needed to serve the population increase that has already occurred. Accordingly, it is proposed to add those works to the work schedule under this Plan, but to not collect any further contributions. These works will be funded from contributions already received.

Works proposed to be carried forward are listed in the work schedule as 'Works Carried Forward from 2004 Plan'.

# A-2 Occupancy rates

For the purposes of calculating the local contributions, the following occupancy rates (GLN 2019) for different types of new development has been determined:

DWELLING TYPE	OCCUPANCY RATE
Studios	1.20
1 Bedroom dwelling	1.73
2 bedroom dwelling	2.52
3+ bedroom dwelling	3.32
Residential Lots	3.32

**Table 5**  
Residential occupancy rates.

LAND USE TYPE	SQM / WORKER
Enterprise uses (e.g. Automotive related, freight or logistics, retail showrooms)	80
Specialty Retail (e.g. food and drink, hotels, personal services)	40
Commercial (e.g. professional and business services, health)	25
Community (e.g. community centres, youth facilities)	50

**Table 6**  
Non-residential occupancy rates (square meters/worker).

The likely average occupancy rates for residential development adopted in this Plan are provided in Table 5.

The likely occupancy rates for non-residential development adopted in this Plan are provided in Table 6.

Where an applicant can demonstrate that the non-residential occupancy rate will be different to the rates adopted in this Plan, Council may, at its sole discretion, choose to adopt the rates demonstrated by the proponent.

A per worker rate will be applied to scenarios other than those specified at a rate based on the number of workers as determined at the discretion of Council unless the proponent can demonstrate otherwise.

Where an existing residential lot is vacant, the proposed development will be entitled to a credit equal to one lot as per the values in Table 5.

When an existing lot is subdivided, contributions are to be paid at the time of the subdivision based on the number of lots subdivided noting that the credit amount is equal to the number of lots created less the existing lot(s).

# A-3 Studies and strategies

The studies and strategies that have been relied on to prepare the Plan are as follows:

**Arncliffe Precinct Demographic Profile**

October 2016

by NSW Department of Planning and Environment

**Bayside West Precincts 2036 Plan**

August 2018

by the Department of Planning and Environment

**Arncliffe and Banksia Precincts Transport Plan**

November 2016

by Aecom

**Aeronautical Impact Assessment Arncliffe Banksia Area**

June 2015

by APP Corporation Pty Limited

**Arncliffe & Banksia Green Plan**

September 2018

by Aecom

**Banksia Priority Precinct Social Infrastructure Study**

October 2016

by Elton Consulting

**Arncliffe Priority Precinct Social Infrastructure Study**

October 2016

by Elton Consulting

**Banksia Priority Precinct, Desktop Literature Review Flooding and Drainage**

October 2016

by Mott MacDonald

**Arncliffe and Banksia Demographic Analysis Report**

March 2019

by GLN and AEC

**Assessment of Rockdale Urban Renewal Area Contributions Plan**

December 2016

by the Independent Pricing & Regulatory Tribunal of New South Wales (IPART)

[www.ipart.nsw.gov.au/Home/Industries/Local-Government/Local-Infrastructure-Contributions-Plans/Current-and-completed-assessment-of-Plans](http://www.ipart.nsw.gov.au/Home/Industries/Local-Government/Local-Infrastructure-Contributions-Plans/Current-and-completed-assessment-of-Plans)

**Local Infrastructure Benchmark Costs**

April 2014

by the Independent Pricing & Regulatory Tribunal of New South Wales (IPART)

[www.ipart.nsw.gov.au/Home/Industries/Local-Government/Reviews/Benchmark-Costs/Benchmark-costs-for-local-infrastructure-contributions](http://www.ipart.nsw.gov.au/Home/Industries/Local-Government/Reviews/Benchmark-Costs/Benchmark-costs-for-local-infrastructure-contributions)



# A-4 Schedule of works and maps

MAP REF.	WORK ITEM	ESTIMATE	CATCHMENT	APPORTION	APPORTIONED COST	INDEXATION	TIMING SHORT, MEDIUM, LONG TERM
Transport – Land Acquisitions							
Not Shown	Acquire land for local road straightening	\$1,751,600	Local	100.00%	\$1,751,600	HI	Long
Not Shown	Acquire land for local & regional road intersection upgrade	\$1,300,000	District	26.16%	\$340,080	HI	Long
Total Transport Acquisitions					\$2,091,680		
Transport – Road Works							
1	Traffic Study, Wolli Creek Road & Wollongong Road	\$10,000	Local	100.00%	\$10,000	PPI	Short
2	Traffic Study, Fripp St & Wollongong Road	\$10,000	Local	100.00%	\$10,000	PPI	Short
3	Traffic Study, Dowling Street & Wollongong Road	\$10,000	Local	100.00%	\$10,000	PPI	Short
4	Traffic Study, Forest Rd & Firth	\$10,000	Local	100.00%	\$10,000	PPI	Short
Not Shown	Local road straightening	\$1,785,100	Local	100.00%	\$1,785,100	PPI	Long
5	Local & regional road intersection upgrade	\$1,584,543	Local	100.00%	\$1,584,543	PPI	Long
6	Active transport route to access open space	\$2,408,687	Local	100.00%	\$2,408,687	PPI	Medium
7	Arncliffe Public Domain Works	\$5,050,038	Local	100.00%	\$5,050,038	PPI	Medium
Not Shown	Increase tree canopy - Trees on roads	\$2,399,436	Local	100.00%	\$2,399,436	PPI	Medium
8	Arncliffe Town Centre upgrade	\$7,190,000	District	26.16%	\$1,880,904	PPI	Medium
Total Road Works					\$15,148,708		

MAP REF.	WORK ITEM	ESTIMATE	CATCHMENT	APPORTION	APPORTIONED COST	INDEXATION	TIMING SHORT, MEDIUM, LONG TERM
<b>Transport - Cycleways</b>							
9	Separated bike paths	\$6,718,858	Local	100.00%	\$6,718,858	PPI	Medium
10	Shared cycleway on existing footpath. Only to be installed in locations that are not currently 2.5m wide and in areas that will not be developed.	\$315,592	Local	100.00%	\$315,592	PPI	Medium
11	Bicycle Shoulder Lanes	\$134,052	Local	100.00%	\$134,052	PPI	Medium
12	Onroad shared lanes	\$333,242	Local	100.00%	\$333,242	PPI	Short
Not Shown	Bicycle parking cages and racks at town centres	\$40,000	Local	100.00%	\$40,000	PPI	Short
Not Shown	Way finding - cycleway routes	\$75,000	Local	100.00%	\$75,000	PPI	Short
13	Lighting of Eve St cycleway under M5	\$100,000	Local	100.00%	\$100,000	PPI	Short
<b>Total Cycleways</b>					<b>\$7,716,744</b>		
<b>Transport - Pedestrians</b>							
14	Improved pedestrian access to Banksia Station	\$1,628,222	Local	100.00%	\$1,628,222	PPI	Medium
15	Improved pedestrian access to Arncliffe Station	\$1,550,242	Local	100.00%	\$1,550,242	PPI	Medium
16	Improved pedestrian access to Open Space	\$310,583	Local	100.00%	\$310,583	PPI	Medium
Not Shown	Improved pedestrian access along state roads	\$200,000	District	26.16%	\$52,320	PPI	Medium
Not Shown	Way finding - pedestrian routes	\$100,000	Local	100.00%	\$100,000	PPI	Short
17	Traffic study for demand assessment into pedestrian crossing of Forest Road near Roach street	\$10,000	Local	100.00%	\$10,000	PPI	Medium
18	Improve pedestrian safety	\$359,508	Local	100.00%	\$359,508	PPI	Medium
19	New footpaths	\$498,500	Local	100.00%	\$498,500	PPI	Short
<b>Total Pedestrians</b>					<b>\$4,509,375</b>		

MAP REF.	WORK ITEM	ESTIMATE	CATCHMENT	APPORTION	APPORTIONED COST	INDEXATION	TIMING SHORT, MEDIUM, LONG TERM
Stormwater Management – Works							
Not Shown	Improve Bonnie Doon stormwater network in Arncliffe to minimise flooding of Wollongong Rd underpass.	\$5,000,000	District	26.16%	\$1,308,000	PPI	Long
Not Shown	Improve stormwater management in Spring St catchment through stormwater network.	\$3,000,000	Local	100.00%	\$3,000,000	PPI	Long
20	"Pollution control Spring Street catchment. Carried forward from Rockdale 2004 Plan"	\$70,000	Local	100.00%	\$0	PPI	Short
Total Drainage Works					\$4,308,000		
Open Space – Land Acquisitions							
Not Shown	"Open space pocket park (≤ 4000 sqm) between Arncliffe and Gardiner Park. Carried forward \$3,743,593 from Rockdale 2004 Contributions Plan"	\$5,600,000	Local	100.00%	\$1,856,407	HI	Medium
Not Shown	Acquire land for open space	\$7,821,264	Local	100.00%	\$7,821,264	HI	Medium
Total Open Space Acquisitions					\$9,677,671		



MAP REF.	WORK ITEM	ESTIMATE	CATCHMENT	APPORTION	APPORTIONED COST	INDEXATION	TIMING SHORT, MEDIUM, LONG TERM
<b>Open Space - Works</b>							
21	Increase capacity Marinea Reserve	\$560,033	Local	100.00%	\$560,033	PPI	Short
22	Masterplan and implement capacity improvements to Valda St Reserve	\$484,444	Local	100.00%	\$484,444	PPI	Short
23	Masterplan and implement capacity improvements to Wooroona Reserve	\$556,016	Local	100.00%	\$556,016	PPI	Short
24	Expansion of play equipment and youth facilities in Arncliffe Park	\$495,767	Local	100.00%	\$495,767	PPI	Short
25	Footpaths around Arncliffe Park	\$144,599	District	26.16%	\$37,827	PPI	Short
26	Beehag Park - Master plan and implement improvements to utilisation. Play equipment and landscape upgrades	\$168,316	Local	100.00%	\$168,316	PPI	Short
27	Belmore Street reserve embellishment for shade, seating and landscaping	\$197,389	Local	100.00%	\$197,389	PPI	Short
28	Eve Street Reserve - improve capacity of park including youth activity.	\$202,744	Local	100.00%	\$202,744	PPI	Medium
29	Empress Reserve - increase capacity of reserve	\$478,683	Local	100.00%	\$478,683	PPI	Medium
30	Almond Street reserve - increase capacity of park	\$229,522	Local	100.00%	\$229,522	PPI	Medium
31	Eve Street natural area upgrade to provide access to site and improve amenity	\$550,000	Local	100.00%	\$550,000	PPI	Medium
32	Gardiner Park - increase capacity of existing playground	\$250,000	Local	100.00%	\$250,000	PPI	Medium
Not Shown	Embellish new pocket park (≤ 4000 sqm) between Arncliffe and Gardiner Parks	\$741,929	Local	100.00%	\$741,929		Medium
Not Shown	Increase tree canopy - Trees in Open Space	\$587,862	Local	100.00%	\$587,862	PPI	Medium
33	Park Embellishment, Fortescue reserve	\$300,000	Local	100.00%	\$300,000	PPI	Medium
34	Pocket Park Embellishment	\$300,000	Local	100.00%	\$300,000	PPI	Medium
Not Shown	Open Space Embellishment	\$2,600,000	Local	100.00%	\$2,600,000	PPI	Medium
<b>Total Open Space Embellishment</b>					<b>\$8,740,532</b>		

MAP REF.	WORK ITEM	ESTIMATE	CATCHMENT	APPORTION	APPORTIONED COST	INDEXATION	TIMING SHORT, MEDIUM, LONG TERM
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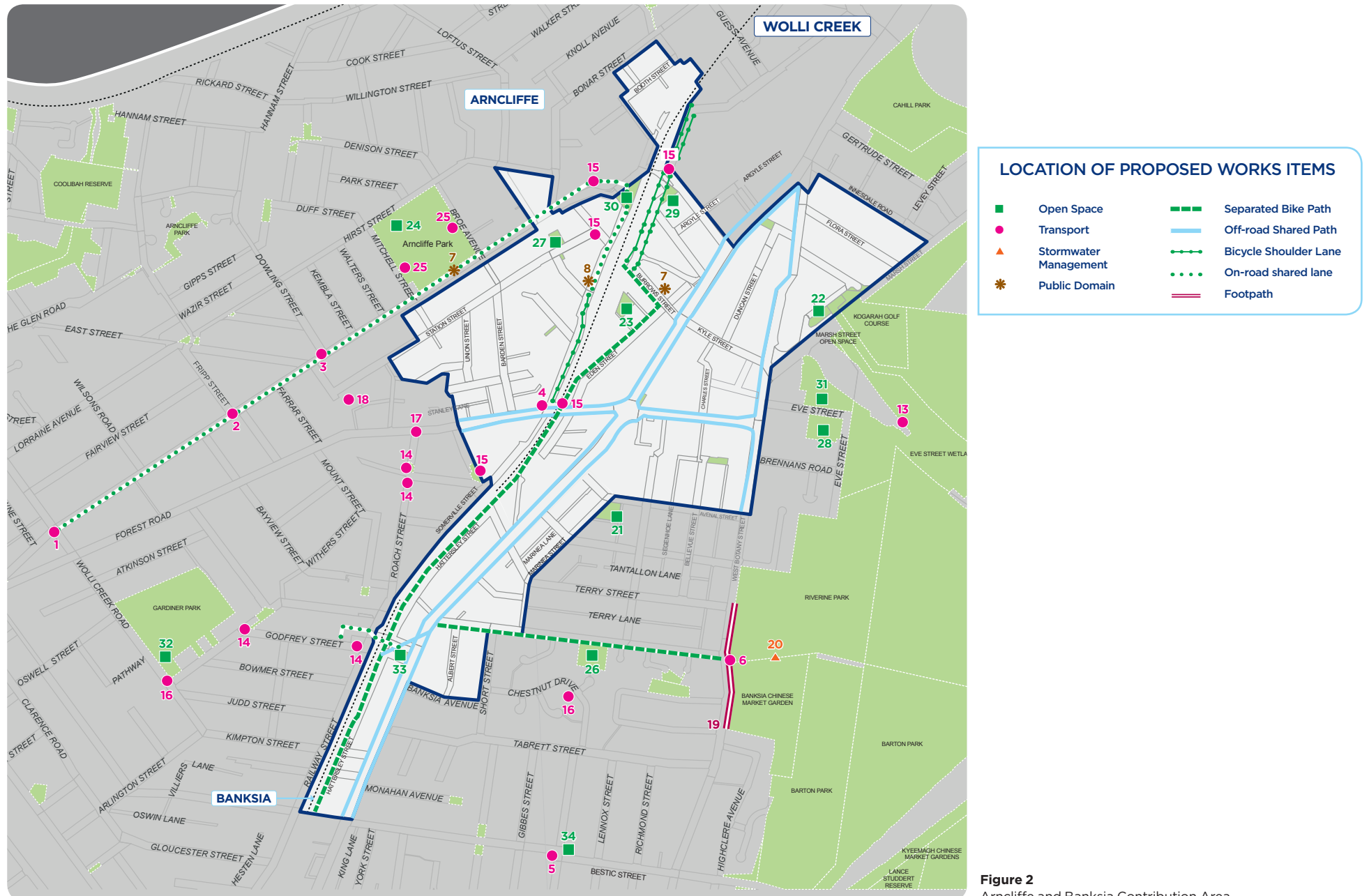
<b>Community Facilities – Land Acquisitions</b>							
Not Shown	Acquisitions for social infrastructure facilities	\$12,218,400	Local	100.00%	\$12,218,400	HI	Medium
<b>Total Social Infrastructure - Land Acquisitions</b>					<b>\$12,218,400</b>		

<b>Community Facilities – Works</b>							
Not Shown	New library facility	\$14,657,637.51	Local	100.00%	\$14,657,638	PPI	Medium
Not Shown	Multi Purpose Community Facility	\$13,272,336.00	Local	100.00%	\$13,272,336	PPI	Medium
Not Shown	Regional Sporting Facility	\$3,528,000	Regional	6.61%	\$233,201	PPI	Medium
<b>Total Social Infrastructure</b>					<b>\$28,163,175</b>		

<b>Total Works</b>	<b>\$68,586,534</b>
<b>Total Land</b>	<b>\$23,987,751</b>

<b>Administration of Plan</b>	
Plan preparation and administration (1.5% of works)	\$1,028,798

<b>Total Contributions</b>	<b>\$93,603,083</b>
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# A-5 Standard consent condition template

This standard consent condition complies with the requirements of the Environmental Planning and Assessment Regulation 2000 Part 6 Division 10 Clause 101 (1).

A Section 7.11 contribution of \$[insert amount] shall be paid to Council. The contribution is calculated according to the provisions contained within Council's adopted Arncliffe – Banksia Contribution Plan 2020, which can be viewed at Council's office at 444-446 Princes Highway, Rockdale.

The amount to be paid is to be adjusted at the time of payment, in accordance with the review process contained Contributions Plan. The contribution is to be paid prior to the issue of any compliance certificate, subdivision certificate or construction certificate.

The contributions will be used towards the provision or improvement of the amenities and services identified below.

FACILITY	APPORTION	CONTRIBUTION
Transport	31.48%	
Stormwater Management	4.60%	
Open Space	19.68%	
Community Facilities	43.14%	
Administration	1.10%	
<b>Total</b>	<b>100%</b>	









**Bayside Customer Service Centres**

Rockdale Library, 444-446 Princes Highway, Rockdale  
Westfield Eastgardens, 152 Bunnerong Road, Eastgardens  
Monday to Friday 8:30am – 4:30pm, Saturday 9am – 1pm

Phone **1300 581 299 | 9562 1666**  
Email **[council@bayside.nsw.gov.au](mailto:council@bayside.nsw.gov.au)**  
Web **[www.bayside.nsw.gov.au](http://www.bayside.nsw.gov.au)**