

CITY OF SYDNEY

Development Contributions Plan 2006



August 2006

Section 94 Contributions Plan for the Inner City Villages that surround the Central Business District

city of villages

Plain English Summary

Understanding this Development Contributions Plan

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

Summary Schedules

Index to the Summary Schedules

Summary of the Works Programmes

(More detailed works programmes are located within each Strategy Chapter).

Contribution Rates

Western Precinct

Southern Precinct

Eastern Precinct

Summary Schedules

The following summary schedules are including in this section of the Contributions Plan, being: Summary Schedules:

- Works Programme
- Contributions by Area and Category by Type

These summary tables are provided only for ease of reference. More detailed works programmes are contained in the individual strategies within this Development Contributions Plan being: Strategy Plans.

Summary Works Programmes

The summary works programmes for each precinct are provided below. Further information on the works programmes including more detailed cost estimates are provided as part of each Strategy Chapter for each category of contribution.

Three Precincts Summary Works Programme

Community and Recreation Strategy	Estimated Total Cost
Childcare	\$11,268,400
Library resources	\$9,455,650
Community Facilities	\$28,845,713
Public Domain Strategy	
Works to Existing Parks and Streetscapes	\$137,989,126
Accessibility Strategy	
Local Area Traffic Management	\$4,865,650
Miscellaneous Works Traffic and Transport Works	\$4,010,000
Public Transport Studies and Road Safety Audits	\$2,000,000
Cycleways	\$450,123
Management Strategy	\$3,000,000
Total	\$201,884,662
Note: that all excepting childcare, library resources and management are apportioned only 24% to new population through development contributions and council bears the cost of 76% of these works.	

Western Precinct Summary Works Programme

Public Domain Strategy	Estimated Total Cost
New Open Space	\$50,445,319

Eastern Precinct Summary Works Programme

Public Domain Strategy	Estimated Total Cost
New Open Space	\$21,260,190

Southern Precinct Summary Works Programme

Additional Works	Estimated Total Cost
New Open Space	\$195,161,755
New Roads	\$73,858,714
Community Facilities	\$41,238,300
Total	\$310,258,769

Summary Contributions Rates

The summary contribution rates for each precinct are provided below. Further information on the calculation of the contribution rates is provided at the end of each Strategy Chapter for each category of contribution.

Western Precinct Summary Contributions Rates

Contribution Type	Per Resident	Per Worker	Bedsits & One bedroom dwellings	Two bedroom dwellings	Three or more Bedroom dwellings	Residents of a Non-Private Dwelling*
Community Facilities	\$524.40	\$104.88	\$681.72	\$996.36	\$1,363.44	\$274.91
Public Domain	\$748.45	\$149.69	\$972.98	\$1,422.05	\$1,945.96	\$748.45
New Open Space	\$6,144.52	\$1,228.90	\$7,987.88	\$11,674.60	\$15,975.76	\$6,144.52
Accessibility	\$61.43	\$12.29	\$79.86	\$116.72	\$159.72	\$61.43
Management	\$66.42	\$13.28	\$86.35	\$126.20	\$172.69	\$66.42
Total	\$7,545.22	\$1,509.04	\$9,808.79	\$14,335.93	\$19,617.57	\$7,295.73

* Residents of a Non-Private Dwelling are not charged for Childcare.

Eastern Precinct Summary Contributions Rates

Contribution Type	Per Resident	Per Worker	Bedsits & One bedroom dwellings	Two bedroom dwellings	Three or more Bedroom dwellings	Residents of a Non-Private Dwelling*
Community Facilities	\$524.40	\$104.88	\$681.72	\$996.36	\$1,363.44	\$274.91
Public Domain	\$748.45	\$149.69	\$972.98	\$1,422.05	\$1,945.96	\$748.45
New Open Space	\$6,089.65	\$1,217.93	\$7,916.55	\$11,570.34	\$15,833.09	\$6,089.65
Accessibility	\$61.43	\$12.29	\$79.86	\$116.72	\$159.72	\$61.43
Management	\$66.42	\$13.28	\$86.35	\$126.20	\$172.69	\$66.42
Total	\$7,490.35	\$1,498.07	\$9,737.46	\$14,231.67	\$19,474.90	\$7,240.86

* Residents of a Non-Private Dwelling are not charged for Childcare.

Southern Precinct Summary Contributions Rates

Contribution Type	Per Resident	Per Worker	Bedsits & One bedroom dwellings	Two bedroom dwellings	Three or more Bedroom dwellings	Residents of a Non-Private Dwelling*
Community Facilities	\$1,351.36	\$270.27	\$1,756.76	\$2,567.58	\$3,513.52	\$1,101.87
Public Domain	\$748.45	\$149.69	\$972.98	\$1,422.05	\$1,945.96	\$748.45
New Open Space	\$5,831.75	\$1,166.35	\$7,581.27	\$11,080.32	\$15,162.54	\$5,831.75
New Roads	\$1,481.10	\$296.22	\$1,925.43	\$2,814.09	\$3,850.87	\$1,481.10
Accessibility	\$61.43	\$12.29	\$79.86	\$116.72	\$159.72	\$61.43
Management	\$66.42	\$13.28	\$86.35	\$126.20	\$172.69	\$66.42
Total	\$9,540.51	\$1,908.10	\$12,402.65	\$18,126.96	\$24,805.30	\$9,291.02

* Residents of a Non-Private Dwelling are not charged for Childcare.

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Administration and Operation of the Contributions Plan

Chapter One: Introduction

Plan purpose

Plan context

Land to which the plan applies

Land to which the plan does not apply

Chapter Two: Policy

Policy on the Levying and Payment of Contributions

Policy on Deferred or Periodic Payments

Policy on Works-in-Kind

Policy on Material Public Benefits

Policy on Specific Sites

Policy on Aged and Disabled Persons Housing

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Chapter Three: Procedures

Using this Contributions Plan

Calculating Contributions

Section 96 Amendments

Apportionment

Monitoring and Review

Accounting

Pooling Contributions

Chapter One: Introduction

1.1 What is the name of this Development Contributions Plan?

This development contributions plan is called:

City of Sydney Development Contributions Plan 2006

This document is a Section 94 Development Contributions Plan under Section 94 and Section 94B of the Environmental Planning and Assessment Act, 1979 as amended.

This Development Contributions Plan is the result of a comprehensive review and consolidation of the six contributions plans which were effective in the area to which it applies immediately prior to the in force date. The relationship of this Development Contributions Plan to these six immediate predecessor Development Contributions Plans is described in **1.6 Relationship to the Predecessor Contributions Plans**

This Contributions Plan has been prepared having regard to the Practice Notes issued by NSW Department of Planning on 8th July 2005 in accordance with Clause 26(1) of the Environmental Planning and Assessment Act Regulation 2000.

1.2 Area to which the Contributions Plan applies

This Contributions Plan applies to the area shown on the map overleaf in **Figure 1.1**. This area is divided into three precincts:

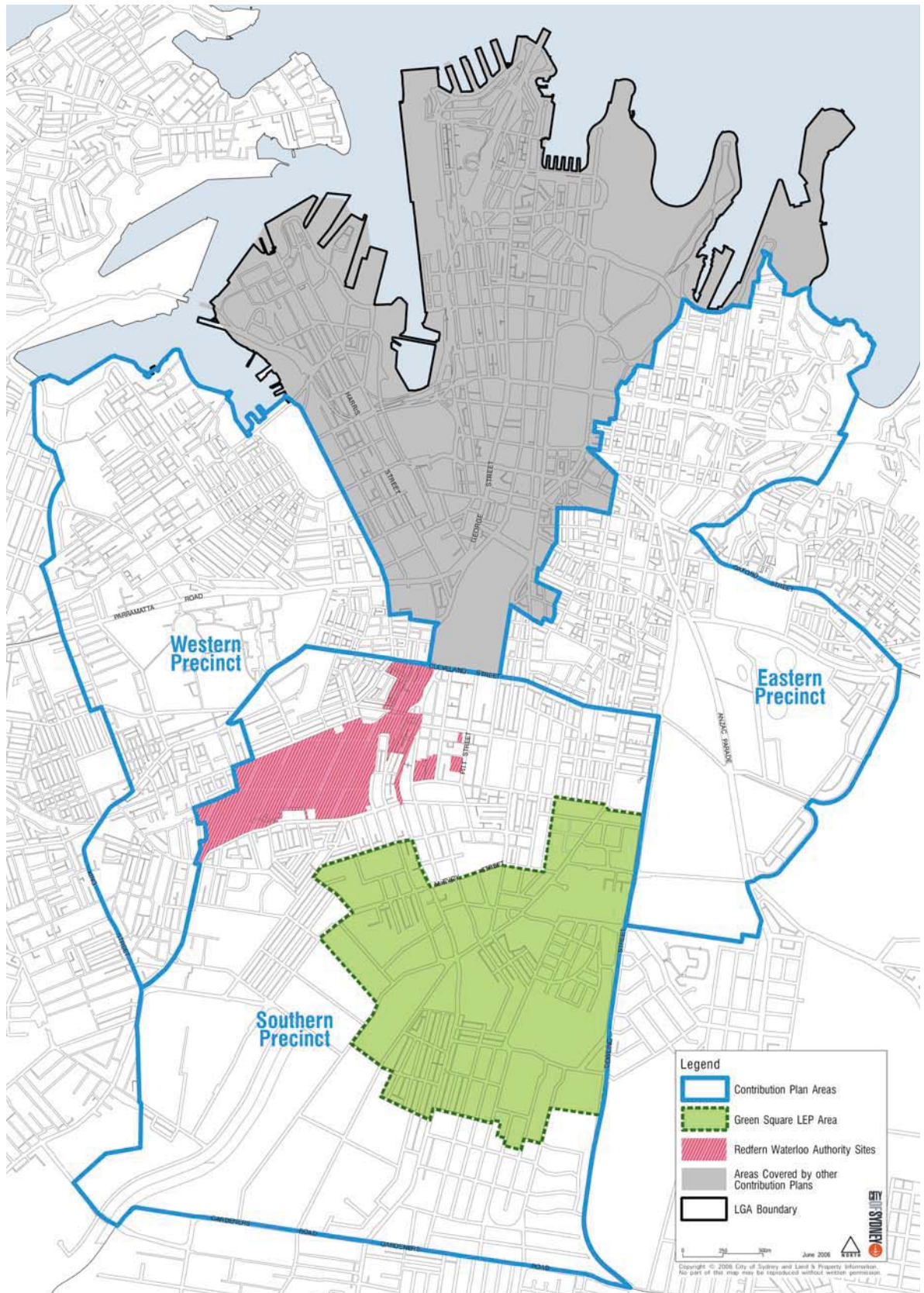
The Western Precinct
The Southern Precinct
The Eastern Precinct

These precincts have been divided taking into consideration several contributory factors including: development characteristics, administrative boundaries and geographic factors.

The area covered by this Contributions Plan is approximately 19.45 km².

Note: The Green Square Area and the land within the boundaries of the Redfern Waterloo Authority (effective from 1st July 2005) are located wholly within the Southern Precinct.

Figure 1.1 Map of the Area of this Contributions Plan



1.3 Area to which the Contributions Plan does not apply

This plan does not apply to the Central Business District which is subject to Central Sydney Contributions (Amendment) Plan 2002 being a percentage levy plan under Section 61 of the City of Sydney Act 1988.

This Contributions Plan is not a Section 94A Plan nor does it overlap the boundaries of the area covered by the Central Sydney Contributions (Amendment) Plan 2002.

This Contributions Plan does not apply to the area to which the Ultimo-Pyrmont Section 94 Contributions Plan applies. It does not affect the operation of the Ultimo-Pyrmont Section 94 Contributions Plan 1994.

This Contributions Plan will not operate in respect of development on the Part 3A State Significant Sites identified on Map 16 in State Environmental Planning Policy (State Significant Development) 2005: Schedule 2 Page 43 (a copy of this map is reproduced at Figure 2.1 on Page 24). The suspension of operation remains in force so long as the subject land remains in the planning control of the Minister for Redfern-Waterloo and/or the Minister for Planning and so long as the Redfern-Waterloo Authority Contributions Plan 2006 (and any subsequent amendment to that plan) remains in force.

1.4 What is the purpose of this Development Contributions Plan?

The purpose of the Development Contributions Plan is to:

- a) provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- b) ensure that adequate public facilities are provided for to address the cumulative demand from new development;
- c) to enable the City to impose conditions under section 94 (s94) of the Environmental Planning and Assessment Act 1979 when granting consent to development on land to which this plan applies;
- d) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis;
- e) ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development;
- f) enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

This Contributions Plan is a baseline Contributions Plan. It levies to attempt to maintain current minimum per capita rates of provision of local open space and civic space (the inner city features a number of paved open spaces which also serve a passive recreation purpose) and community facilities. It levies a proportional contribution towards the upgrading of some existing parks and works which enable increasing numbers of people to move about within the area – pedestrian routes, traffic and transport improvements, cycleways and improvements to town centres. It also levies a management cost. The size of the anticipated population increase in the area cannot be absorbed without commensurate pro rata provision of facilities or the increased competition for already scarce resources will have a major impact on both existing and future populations. This is inequitable and unreasonable.

The works in this Contributions Plan are apportioned over all new development, large and small, and, where required, the Council pays a pro rata contribution on behalf of the existing population.

1.5 Commencement of the Plan

This Development Contributions Plan takes effect from the date on which public notice was published, pursuant to clause 31(4) of the Environmental Planning and Assessment Regulation 2000.

This Section 94 Development Contributions Plan was adopted by Council at its meeting of 12th March 2007 and came into force on 7th April 2007.

1.6 Relationship to the Predecessor Contributions Plans

This consolidating Development Contributions Plan results from a review following the Local Government Area boundary adjustments effective from 8th May 2003 and the subsequent amalgamation of the City of Sydney and the City of South Sydney Council on 6th February 2004. Recent amendments to the Environmental Planning and Assessment Act and Regulation are also incorporated.

This contributions plan supersedes the following three contributions plans in their entirety:

South Sydney Section 94 Contributions Plan 1998
(In force from 27th March 1999)

South Sydney Section 94 Contributions Plan 2003
(In force from 5th November 2003)

South Sydney Section 94 Contributions Plan Multi Function Administration Centre
(In force from 17th June 1998)

This contributions plan supersedes the following three contributions plans in so far as they apply to that part of the former Local Government Area of Leichhardt that was transferred to the City of Sydney on 8th May 2003:

Leichhardt Section 94 Contributions Plan: Transport and Access
(In force from 3rd November 1999)

Leichhardt Section 94 Contributions Plan: Open Space and Recreation
(In force from 3rd November 1999)

Leichhardt Section 94 Contributions Plan: Community Facilities and Services
(In force from 24th September 1996)

These plans are known as the "predecessor Contributions Plans".

Section 94EB(4) states:

“The amendment or repeal, whether in whole or in part, of a contributions plan does not affect the previous operation of the plan or anything duly done under the plan.”

Development consents which include conditions requiring the payment of development contributions levied under the six predecessor contributions plans repealed by this document 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 related 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 94 of the Environmental Planning and Assessment Act 1979.

1.7 Strategic Planning Process

This Contributions Plan supports the Local Environmental Plans and Development Control Plans in the City which enable and guide the development that generates the demand for facilities and amenities funded, or partially funded, by this Contributions Plan.

1.8 Definitions and References

The definitions relating to this Development Contributions Plan and the References relating to the preparation and consolidation of this Development Contributions Plan are contained in **Dictionary and References** following **Strategy Plans**.

Chapter Two: Policies

2.1 Policies on the Levying and Payment of Contributions

The following sections clarify the process and principles of levying Section 94 Contributions. They describe the methods and procedures involved in satisfying a requirement for a development contribution including payment of a monetary contribution, the dedication of land, the provision of a work-in-kind, the provision of a material public benefit or any combination of these methods with or without a formal Planning Agreement under Section 93 of the Environmental Planning and Assessment Act. They also describe the application of the contributions to proposed development.

2.2 When is the Development Contribution payable?

The City of Sydney requires that contributions are paid, in full, as follows:-

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

2.3 Construction Certificates and the obligation of accredited certifiers

In accordance with section 94EC of the Environmental Planning and Assessment Act and Clause 146 of the Environmental Planning and Assessment Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

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

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

2.4 Complying Development and the obligation of accredited certifiers

In accordance with Section 94EC(1) of the Environmental Planning and Assessment Act, accredited certifiers must impose a condition requiring monetary contributions in accordance with this Development Contributions Plan.

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

Accredited Certifiers for Complying Development should refer particularly to Section 3.2 of this Development Contributions Plan concerning the precise calculation of Development Contributions and the use of the on-line Calculator.

2.5 How may Development Contributions be Paid?

The Environmental Planning and Assessment Act provides that Development Contributions may be met by payment of a monetary contribution, the dedication of land, the carrying out of works in kind or the provision of a material public benefit or any combination of these methods. Each of these methods is a form of payment. Any agreement by the consent authority to accept non-monetary satisfaction of a contribution condition will not alter the total calculated contribution due and payable and no amendment to the contribution condition to reduce the calculated amount will be made. The method of satisfying a contribution does not change the obligation to make the contribution.

Monetary Contribution

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

Planning Agreements (Sections 93C to 93L of the Environmental Planning and Assessment Act)

The City of Sydney will request the applicant commences negotiation of a Voluntary Planning Agreement under Sections 93C to 93L of the Environmental Planning and Assessment Act where there is any proposal to dedicate land, carry out works in kind and/or provide a material public benefit. The joint voluntary agreement of the specifics of the proposal is required to ensure the legality of non-monetary payments of development contributions.

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

Land Dedication and Planning Agreements

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

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

- The extent to which development potential has been lost or retained, wholly or partly.
- Whether the land has been targeted by any adopted policy of the City including, but not limited to this Development Contributions Plan - however, in the case of land not targeted in this plan, Council will also assess the potential impact on the achievement of the identified works programme;
- The size, shape, location, accessibility and topography of the land proposed to be dedicated.
- Whether the land adjoins an existing area of open space and can be readily consolidated into that area and/or the land will create or improve accessibility within the area.
- Any factors which may affect the usability of the land such as soil condition, flood liability, possible site contamination, public accessibility and safety, proximity to existing uses, the current use of the land, the cost of embellishment or construction of the proposed facility, the impact on the current Contributions Plan works programmes, measures required to fence and maintain the land in the event that works cannot be carried out for some time, and the like;
- The degree to which the identified land can satisfy the purpose for which the contributions has been sought; and
- The on-going costs to the Council of care, control and management both prior to and after any improvement works are carried out on the land.

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

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

Works in Kind, Material Public Benefits and Planning Agreements

An applicant may, in principle, carry out any of the works which are identified the Works Programmes at the end of each Strategy Plan as works in kind. For the purposes of this Development Contributions Plan, the term 'Material Public Benefit' refers to works which are not specifically listed in the works programme at the end of each Strategy Chapter of this plan but which are proposed by applicants as an alternative to paying a monetary contribution towards these costed, exhibited and adopted works.

All proposed works must be formally agreed to by the consent authority and documented in a formal Planning Agreement under the Environmental Planning and Assessment Act. In negotiating to carry out works in kind, the proponent must make particular reference to the cost estimates for that item located in the works programmes attached to the Strategy Plans of this plan.

With respect to Material Public Benefits, it is emphasised that the contribution rates in this plan are a direct division of the estimated total cost of that works programme by the contributing population. The works programmes within this plan cater for the needs of a significant population increase in an environment of high land values. As such, the adopted works programme is comprehensive, extensive and fully costed. Many works have already been excluded in the interests of maintaining reasonable contribution rates. Therefore, it must be noted by any proposer of an alternative work that any diversion of contributions from these adopted works to non-identified works threatens the achievement of the adopted works programme. Any such work would have to be of a truly exceptional relevance, quality and scale to be considered eligible for acceptance as a material public benefit.

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

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

Goods and Services Tax

It should be noted that the budget for all works listed in the works programmes for this Contributions Plan are nett of the Goods and Services Tax (GST). It is expected that either the developer or the Council (provided full documentation is supplied by the developer) will claim the relevant exemption from the Australian Taxation Office.

2.6 Deferred or Periodic payments

The Council may permit the payment of contributions to be deferred or paid by instalments only in the following circumstances:-

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

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

Applicants should obtain current procedures for the lodgement, management and release of securities from the Council of the City of Sydney.

General matters relating to Bank Guarantees

All bank or other charges incurred in the establishment, operation or discharge of the bank guarantee shall be borne by the applicant.

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

In cases where a major work is to be carried out by extensive works in kind, the City may agree to the lodgement of several bank guarantees for staged release providing the City always holds sufficient guarantees or bonds to complete any outstanding work at any given time.

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

2.7 Works exceeding the required Contribution

Where an applicant proposes to dedicate land to the Council and/or carries out works in kind, the agreed value of the land or works will be calculated with reference with this plan and the unique circumstances of the case and included within a formal voluntary Planning Agreement. Upon registration the Planning Agreement supersedes any reference or costing in this plan.

It should be noted that the estimated costs calculated in the works programme in the Strategy Plan Chapters represent the maximum project budget for which Development Contributions are sought. This does not limit the scope of matters open for negotiation as part of a proposed Planning Agreement.

A Planning Agreement may make provision for managing a situation where the works proposed exceed the required contribution for a whole development, or a stage of development.

Note: No credit will be given for land or works, whether or not included as part of this Development Contributions Plan, unless such works have been formally agreed to by Council, by means of a formal voluntary Planning Agreement pursuant to Sections 93C to 93L of the Environmental Planning and Assessment Act and the Regulations thereunder.

2.8 Policies on Exemptions from Development Contributions

Other than the exemptions detailed in the following subsections **2.9-2.14**, the City intends to levy, by condition of development consent, all development in the area covered by this plan which creates the potential for a net increase in the population and, therefore, the potential demand for the use of the amenities, facilities and services, which the Council provides. This population includes the resident population, the workforce population and the transitory or visitor population residing in long or short-term temporary, transitory or tourist accommodation in the area covered by the Contributions Plan. The definition of development may include subdivision, new dwellings, alterations and additions to dwellings, increased commercial and industrial floorspace and increased intensity of usage or employment in retail, commercial and industrial premises.

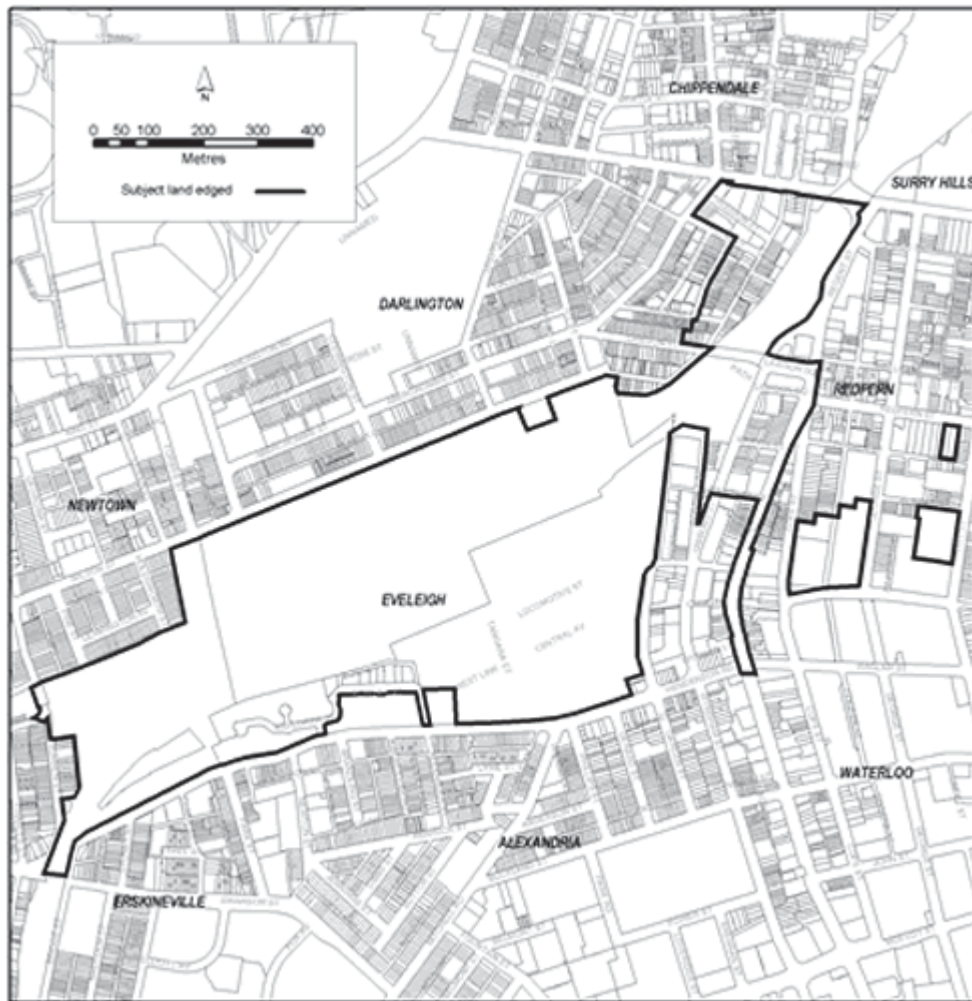
2.9 Policy on Development Contributions and Specific Sites in the Redfern Waterloo Authority Area

The area under the auspices of the Redfern-Waterloo Authority is contained wholly within the Southern Precinct of this Contributions Plan. The Redfern-Waterloo Authority has prepared a Draft Redfern-Waterloo Authority Contributions Plan 2006 which was exhibited in November – December 2006. That document provides that for so long as a Contributions Plan under the Redfern-Waterloo Authority is in operation, any City of Sydney Contributions Plan does not apply to the same development.

Any prospective developer of land within this area is advised to liaise directly with the Redfern-Waterloo Authority.

The map in Figure 2.1 overleaf shows the Part 3A State Significant Sites within the larger area covered by the Redfern Waterloo Authority.

Figure 2.1 State Significant Development Sites under the Redfern Waterloo Authority¹



2.10 Policy on Development Contributions and Aged and Disabled Persons Housing: State Environmental Planning Policy (Seniors Living) 2004

A Section 94E Direction is in force in relation to State Environmental Planning Policy (Seniors Living) 2004 (first made 31st March 2004) which states:

“Pursuant to section 94E of the Act, I direct consent authorities that 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 the class of development consents identified in Schedule A granted to the Department of Housing or a local government housing provider or community housing provider. This direction applies to development applications that are made on or after 31 March 2004.”

Schedule A reads as follows:

¹ Map Source: Map 16 from State Environmental Planning Policy (State Significant Development) 2005: Schedule 2 Page 43

“Development consents to carry out development for the purposes of any form of seniors housing as defined in State Environmental Planning Policy (Seniors Living) 2004.”

Therefore, the only development consents exempted from development contributions are those granted to the Department of Housing or a local government housing provider or community housing provider. Commercial developments, including those which provide exclusively for aged and disabled persons, may be subject to development contributions without being inconsistent with this Direction.

2.11 Policy on Development Contributions and Affordable Housing

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

In the case of privately owned housing for aged and disabled persons, the applicant must justify that the proposal will provide permanent housing for such persons. A caveat to this effect may be placed on the title of the resultant development.

In the case of standard dwellings allocated as affordable housing for the general community, such as that provided by affordable housing levies under Division 6A of the Environmental Planning and Assessment Act that housing must be given over to be managed by a non-profit community housing provider or the Department of Housing to qualify for an exemption from Section 94 Contributions.

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

2.12 Policy on Development Contributions and Temporary Uses

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

2.13 Policy on Development by the Crown

Excepting compliance with any direction issued from time to time, the City holds the view that development by the Crown is subject to development contributions in the same manner as development by a private developer. This does not preclude Crown development from arguing a case for merit exemption in the same manner as a private developer.

2.14 Policy on Merit Exemptions to Development Contributions

It is not always possible to identify all developments which may be able to make a meritorious case for exemptions from Development Contributions. This section details the limited opportunity for making a merit-based case for exemption.

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

- Developments which provide a distinct community benefit on a not-for-profit basis including but not limited to: fire stations, police stations or police shopfronts, ambulance stations and the like;
- Development by or for non-profit organisations which provide a distinct community benefit including but not limited to: the provision of childcare services (especially for under-2s and/or special needs children), outreach services or the like, on a cooperative or not-for-profit basis;
- Development which involves alterations and additions to an existing single dwelling house or the knock-down rebuild of an existing single dwelling house on a single residential allotment where no additional dwellings will be created;
- Development which consists of the construction of residential development on vacant allotments where the allotments have not, immediately prior, been used for non-residential purposes (in the case of non-residential prior use a credit will be given for the demand arising from that recent use only);
- Development which involves the internal conversion of a single terrace house type dwelling or freestanding single dwelling on a single residential allotment which has recently been used for commercial purposes back to residential use;

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

2.15 Policy for Existing Development

These provisions describe the approach for determining the nett increase in demand for the purposes of levying only the nett additional population.

There has been considerable debate in recent years as to what constitutes an existing level of demand (which is entitled to due credit) for the purposes of calculating development contributions.

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

- 1) For the current active, literally existing, population on a site the subject of a Development Application; or, if the site has already been vacated,
- 2) For the population that has vacated the site for the purposes of redevelopment and/or as a result of changing economic trends since the most recent census on which the Contributions Plan is based. For the purposes of this plan, that means the 2001 Census.
- 3) For a two bedroom dwelling in the case of a single vacant residential allotment that is not, at the time of Development Application, developed or being used (including recently used) for any purpose for which a standard credit (e.g. workforce credit) would automatically take precedence.

If a site the subject of a development application, notwithstanding the presence or otherwise of vacant buildings on the site, was vacated at the time of the most recent census on which the Contributions Plan is based and, therefore no population from that site was counted as part of the 2001 Census population cited in this Contributions Plan, then no part of that former population can be construed as 'present' or 'deemed to exist' for the purposes of securing a credit under this plan.

2.16 Policy for Indexation of Contributions

The development contributions towards the capital works programme in this Section 94 Development Contributions Plan will be indexed quarterly by the Consumer Price Index (All Groups Sydney), being a readily accessible public index.

The Consumer Price Index is published on the website of the Australian Bureau of Statistics at <http://www.abs.gov.au>. Typically, within the one publication, the ABS publishes the CPI as a weighted index of the capital cities and for each capital city individually.

This Contributions Plan uses the **All Groups Sydney CPI** in accordance with the **Environmental Planning and Assessment Regulation**.

Quarterly releases generally occur at 11:30am on the fourth Wednesday of the month after the month to which the quarter refers, for example: the March Quarter is released towards the end of April; the June Quarter is released towards the end of July and so forth.

For the purposes of indexation, there is no differentiation in this plan between past works under recoupment and future works – both will be indexed quarterly. The amendments to the development contributions legislation which came into force on 8th July 2005 effectively required that contributions for past works must also be inflated in accordance with Clause 251 of the Environmental Planning and Assessment Regulation as specified in the relevant Contributions Plan.

Clause 251 Indexation of monetary section 94 contribution—recoupment of costs

For the purposes of section 94(3) of the Act, the cost of providing public amenities or public services is to be indexed quarterly or annually (as specified in the relevant contributions plan) in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician.

Section 94(3) defined the cost as: being the cost as indexed in accordance with the regulations.

Contributions for all works will be adjusted at the time of consent and time of payment in accordance with the quarterly Consumer Price Index (All Groups Sydney). The justification for this adjustment lies both in the need to keep pace with increasing costs of implementation and to ensure equity between earlier and later developers in real terms (time value of money).

The following formula is used to calculate the changed Section 94 Contributions payable:

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

Contributions Payable = Contributions Levied / CPI₁ x CPI₂

where:

CPI₁ is the Consumer Price Index (All Groups Sydney) which was applied at the date of calculation.

CPI₂ is the Consumer Price Index (All Groups Sydney) currently available from the Australian Bureau of statistics at the time of payment.

For cost estimate purposes, the base date of this Contributions Plan is the June Quarter 2006.

Note: There are essential lead times for Development Applications which are reported to the Consent Authority for determination. If the quarterly CPI changes between the reporting deadline and the council meeting, the updated amount will not necessarily appear in the consent. All contributions will continue to inflate until paid.

Chapter Three: Procedures

3.1 Using this Contributions Plan

The following sections outline the basic application of this plan to the calculation and application of development contributions at the development consent stage.

3.2 How to Calculate Development Contributions

This plan calculates a contribution rate per equivalent person weighted according to the relative demand placed by residents and the workforce on the need for additional and augmented facilities and amenities to derive a contribution rate for residents and for workers. Resident contribution rates are multiplied by the prevailing occupancy rates for studio/bedsit, one bedroom, two bedroom and three bedroom dwellings and for non-private dwellings to derive a standard rate for each of these types of dwellings and accommodation based on the relative demand generated. Workforce contribution rates are calculated according to the density of workers in different types of non-residential development. Where the actual number of workers is known, this provides a more accurate picture of actual demand subject to a test of reasonableness.² Contribution rates are provided in the Summary Tables.

To assist in making a development-specific calculation, a spreadsheet calculator has been revised for this plan. This calculator is an advisory tool only and will be available on City of Sydney website at: www.cityofsydney.nsw.gov.au.

3.3 Use of the On-Line Contributions Calculator

In using the on-line Contributions Calculator, it is critical to first ensure that the correct calculator for the precinct (Western, Southern or Eastern) where the development site is located is selected. Please refer to the map at the start of this plan for clarification.

The on-line Contributions Calculator requires input data for the proposed development and any development that may be in existence on the site. This is required to ensure that only the **nett additional** demand generated by the development is the subject of a development contribution. This ensures that any new development is only required to contribute its fair share of the additional demand. This has always been a core principle of reasonableness when seeking to levy development contributions.

Users should also note that the Quarterly CPI (All Groups Sydney) will alter any quotations derived prior to the lodgement of the Development Application and that contributions given in any consent will continue to inflate quarterly until they are paid. For more details concerning inflation and the Consumer Price Index as it applies to this plan, please refer to Section 2.16.

3.4 Section 96 Amendments to Development Consents

A subsequent Section 96 amendment to an issued Development Consent does not alter the original date of consent. Any formal application to amend a Development Consent in such a

² Where a development is likely to accommodate the future expansion of a business, Council reserves the right to levy the full potential population in accordance with the standards cited in this Contributions Plan.

way as will alter the contributions due and payable will be taken to authorise a change to the development contributions consent condition(s).

All such amendments are considered under the Contributions Plan that applied at the date of the original development consent. The procedure is different depending on whether the original contribution has, or has not, been paid.

Where the Original Contribution has not been paid

If the Development Contributions levied on the original consent have not yet been paid, the contributions are recalculated in their entirety including any credit for any existing development that applied at the date of the original consent. The revised consent condition will replace the original condition.

Where the Original Contribution has been paid

If the Development Contributions levied on the original consent have been paid, the procedure is different since it is not reasonable to apply CPI inflation to that part of the contribution which has been paid. Given that payment generally occurs at the release of the Construction Certificate, it is also likely that the development will be under construction.

In these circumstances, the development for which contributions have been paid is considered to be the existing (under construction) development. This approved development is to be credited as the existing development for the purposes of the recalculation. The proposed amendments are the proposed development.

In this way, only the nett additional contribution is charged at the current CPI. In this circumstance an additional condition will be inserted alongside the original condition because the additional contribution does not supersede or obviate the obligation to pay the original contribution.

No refunds will be provided as all contributions are committed to Council's rolling works programme and Council is entitled to certainty in cash-flow.

3.5 Apportionment – Existing and New Population

The City of Sydney Local Government Area has a long history of establishment and a large existing population: resident, workforce and visitor. There are many works within this plan from which both existing and future populations will benefit. There are also works which simply seek to replicate the per capita rates of provision which exist for the current population on behalf of the new population.

Generally, works which seek to maintain the status quo are attributed wholly to the incoming population. Other works provide direct benefit to all such as embellishment works to existing parks, on-going improvements to the public domain and works which facilitate accessibility. These works are apportioned to the whole population ensuring that new development pays only a reasonable share of the overall cost. The Strategy Chapters provide further detail and also detail the apportionment between residents and the workforce.

The apportionment factor between the existing and the new population is 76:24. This means that of the total estimated end population as at 2021, 24% will be the new, incoming population.

3.6 Apportionment – Resident and Workforce Populations

The suburbs surrounding the Central Business District (CBD) are characterised by high numbers of workers as well as residents. Pre-census 2006 estimates indicate a total of 119,265 residents and 99,681 workers.

In 2001, the latest date for which census figures are available, the workforce and the resident population were more evenly balanced at 97,993 residents and 100,140 workers. During the recent residential development peak, a significant rate of redevelopment of employment lands has ensured that the gains in employment have not quite offset loss of employment. Employment is now set to grow again, though residential growth is still expected to be greater. Within the redevelopment process is a significant shift in the type of worker from a traditional manufacturing/transport/warehousing base to more commercial and service industry employment. Both the growth and change in employment trends and residential growth on employment lands underline a continuing need to equitably levy/credit new and existing development, both employment and residential.

The use of open space, community and recreation facilities and the road, pedestrian and cycleways by the workforce is well-documented in several studies. The demand arising from both the resident population and the workforce is assessed in detail in the Strategy Chapters and both populations are both levied and credited accordingly.

3.7 Monitoring and Review

The City of Sydney acknowledges the necessity for monitoring a range of variables with respect to the on-going strategic management of the contributions system including: building and population growth, assessed demand, income and expenditure, future cash-flow and operational management systems and the importance of keeping a Contributions Plan under review.

It is generally intended that this plan will be comprehensively reviewed every five years triggered by the full release of census data from the five-yearly census. It is anticipated that data from the 2006 census will be fully released by early 2008 allowing a review to commence in that year. Ideally, there will be at least one review between censuses.

While the City of Sydney commits to keeping this contributions plan under review, nothing in this contributions plan can be taken as a commitment to adopt any review of this document by any specified date. Nothing in this plan may be read as implying that the plan will cease to operate unless reviewed within any particular period.

3.8 Implementation of the Works Programme

The rate of receipt of income from Development Contributions is subject to considerable uncertainty in established areas where the rate of development and the economic cycle is difficult to predict.

It is due to this inherent uncertainty that the City of Sydney has chosen, in this plan, to identify expenditure which incorporates Development Contributions as part of a broad rolling works programme. Many works in this plan are likely to be forward funded and recouped over future years. Other works will be undertaken as works in kind concurrent with development.

For the City of Sydney Local Government Area (LGA), development contributions are an important component but not the sole driver of expenditure. This is mainly due to the Council's own contribution to most works from other financial resources – partly due to fair apportionment to the existing population. Development Contributions do play an important part in the number and scale of works the Council is able to fund in any given year.

Reference to the City of Sydney's Corporate Plan 2007-2010 illustrates a \$260 million dollar four-year works programme on major capital projects alone with additional works bringing the four-year total to \$621 million. Temporal nexus will be met by the Council's substantial draw-down of future cash-flow to both complete projects initiated by South Sydney and Leichhardt Councils and to initiate new major capital works. The development areas covered by this plan will benefit in the immediate future.

3.9 Accounting for Development Contributions

Separate accounting records are maintained for all Development Contributions at the City of Sydney. A contributions register is maintained by the City in accordance with the Environmental Planning and Assessment Act and Regulation. The register may also be inspected on request on provision of reasonable notice.

3.10 Policy on Grants and Other Sources of Income

The City of Sydney recognises that Development Contributions are only a proportion of the infrastructure costs of the Capital Works Programme and must be exclusive of any income received from external sources such as grants. The City also recognises that Development Contributions cannot be levied to 'catch up' on any backlog in the rate of provision - at most, the City may seek contributions to maintain the status quo, even if that is technically inadequate. The necessity of ensuring that contributions are reasonable may mean that the City is not able to maintain current rates of facility provision.

The City of Sydney also recognises that capital works funded by Section 94 Contributions and by the Grants system must be mutually exclusive. It is the City's intention to seek grants only in respect of works, or components of works, which are not part of this Development Contributions Plan. These may include those works which, for various reasons, cannot or should not be levied from Section 94 Contributions such as recurrent costs, backlogs and major projects which are clearly intended chiefly to benefit a much larger population including Sydney in its role as a capital city and/or works which, if included, would result in an excessive and unreasonable contribution rate.

3.11 Policy on Pooling of Contributions

In accordance with Clause 27(1)(h) of the Environmental Planning and Assessment Regulation, this Development Contributions Plan authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

The priorities for the expenditure of the contributions are shown in the works schedules where possible, however changing rates of development in different areas may alter those priorities.

3.12 Effective Date and Transitional Arrangements

Development Contributions calculated in accordance with this Development Contributions Plan will be applied to all Development Applications which are assessed as having the potential to increase the population and which are determined by the granting of consent after the in force date of this Development Contributions Plan.

The Public Notices will state the date from which the Contributions Plan will be in force and the simultaneous future repeal date of the six predecessor Contributions Plans which are being superseded by this Contributions Plan.

This criterion applies notwithstanding the date of lodgement of the Development Application.

Strategy Plans

Strategy Plans contains the Chapters that justify the levying of Development Contributions and detailed Works Programmes

Summary Index to the Chapters here:

Chapter Four: Population and Development Projections

Chapter Five: Demography

Chapter Six: Community and Recreation Facilities

Chapter Seven: The Public Domain

Chapter Eight: Accessibility

Chapter Nine: Management

Chapter Four: Population and Development Projections

This chapter contains projections of future growth and population change and development in the areas covered by this Contributions Plan. The term 'people of the area' includes residents, the workforce and visitors. This chapter defines the growth which is expected to occur of the life of this Contributions Plan.

4.1 The City of Sydney in Profile

The current City of Sydney LGA covers approximately 26.15 square kilometres. Within the boundaries of the City of Sydney there are areas which are under the effective control of various State Government agencies. These include the Sydney Harbour Foreshore Authority, the Redfern-Waterloo Authority, Sydney Ports Corporation, the Centennial and Moore Park Trust, the Royal Botanic Gardens and Domain Trust, and the Department of Transport. The Commonwealth Department of Defence has administrative control over Garden Island. The amalgamated area – with the attendant residents, business activities and attractions – has enhanced the diversity of the City of Sydney.

In the period 1996-2001, the City of Sydney absorbed 28% of the entire Sydney metropolitan employment growth. This employment growth supported and encourage a renaissance in inner-city living. This rapid residential growth is expected to continue into the future with the resident population set to increase by 30,000 to 180,000 in 2009.

4.2 Redevelopment and the need for Development Contributions

The unique characteristics of the inner city mean that the existing per capita rates of provision of many facilities and services – especially parks and childcare facilities – are already low. In an area of slow-growth, the gradual intensification of demand would not have a significant impact. This is not the case in areas of high growth like the areas surrounding the CBD. The cumulative impact of the loss of amenity and increased competition for facilities and amenities is significant – with consequential impacts on the quality of people's lives – including their work-life balance and, ultimately, on economic development.

It is more than a decade since the areas that are the subject of this Contributions Plan were static growth inner suburban areas. In the Green Square area, where a new town centre – the future southern equivalent of a St Leonards or a Chatswood in the north – is being built out of an industrial area, any reduction in the developer contributions towards civic infrastructure will directly impact on the attractiveness of the area for future employment and residential development. All present and future developers in the area have a vested interest in its success.

The development contributions system is specifically designed to ensure development bears its fair share of generated demand to maintain the status quo (redressing backlogs must be funded from other sources). This is what this Section 94 Development Contributions Plan sets out to do.

Contribution rates are inevitably impacted by the land values in the area – the same land values that are created in part by the values that developers are, themselves, prepared to pay to acquire developable land. In the inner city, these land values are high – inevitably

affecting the contribution rate. As far as possible, Council has adopted strategies to reduce the quantum of this cost, including encouraging negotiated land dedication and works-in-kind.

Inevitably, however, some land will need to be acquired at market rate to maintain current per capita rates of provision. The percentage of land that can be acquired as part of developments relative to the percentage of land that Council must acquire at market rates as entire allotments, affects the contribution rate. Where sites are targeted for open space dedication, the willingness of each and every site to enter into negotiation affects this percentage which will affect future reviews of the contribution rate. The more land Council must acquire at market rates inclusive of development potential, the higher the resultant contribution rate.

4.3 The Built Environment

Inner city redevelopment began to gather momentum around 1994 peaking around 2002. There has been a steady correction to the housing market since then however there remains an underlying demand which is likely to be reviving around 2008. The life of this Contributions Plan extends to 2021. It is a long-range plan and, while the stage of the economic cycle may affect the pace of some infrastructure provision (especially works-in-kind) overall, with timely apportioned council spending and cash-flow management, the plan is designed to ride out the inevitable fluctuations in the cyclical residential and commercial markets.

It is characteristic of redevelopment in an established area that there is no real beginning and no definable end to the development process. There are only periods of high growth and periods of slow growth.

4.4 One Plan Three Precincts

This plan has been divided into three precincts – or catchment areas. The boundaries of these precincts have been selected using a number of criteria including:

- Retaining the current boundaries of the City of Sydney Section 61 Contributions Plan for the CBD unchanged;
- Retaining the current boundaries of the Ultimo-Pyrmont Section 94 Contributions Plan for the time being until negotiations with the State Government (Sydney Harbour Foreshore Authority) are complete;
- Respecting the boundaries of the Redfern Waterloo Authority (created by the Redfern Waterloo Authority Act 2004) and the practicality of keeping this area within one catchment;
- Respecting the boundaries of the Green Square Area (defined by the relevant Local Environmental Plan) which are overlapped by the Redfern Waterloo Authority;
- Respecting the role of Local Environmental Plans and Development Control Plans in governing redevelopment potential;
- Respecting perceived boundaries like the railway lines and major arterial roads;
- Respecting census collector districts for the purpose of statistical accuracy; and
- Respecting the development and population growth characteristics of the area which differ markedly across the area.

Generally the Southern Precinct incorporates the fastest growing residential and employment areas (excepting the CBD) in the LGA. The Western and Eastern Precincts, while differing from each other in terms of the scale of development permitted, are both characterised by pockets of in-fill redevelopment and conversions rather than large brownfields redevelopment areas – they are also separated from each other by both the CBD and Ultimo-Pyrmont.

Thus this plan covers the whole of the areas of the former South Sydney City Council and Leichhardt Council. Six predecessor Contributions Plans covering these areas are condensed into one with the adoption of this Contributions Plan.

4.5 Overview of Population and Growth Potential

The influx of additional total residential population in the City of Sydney arises chiefly from new development plus a small natural nett increase (births minus deaths). While the population is notably transient, in- and out- migration seems not to have had a major effect on the demography of the resident population over time.

The non-CBD workforce population, however, is showing a marked shift from manufacturing type work to office based and hospitality industry work. Overall workforce numbers are increasing but not at the rate of the residential population.

The redevelopment process of under-utilised older-style warehousing and former industrial-manufacturing premises - either by conversion or by demolition and reconstruction - is an on-going process. The move back to inner city living has been gathering momentum over recent years resulting in increasing population growth over the 1990s. Development activity has been increasing at a rapid rate particularly since 1994, peaking around 2002/03 and now in a period of correction. Importantly, however, there remains an underlying demand which will ensure future construction to meet that demand following the current correction.

The commencement of the Green Square Town Centre in the Southern Precinct is expected to revive commercial interest in the area. Employment generating development in the southern areas - between Green Square Station and Mascot Station - is also expected to benefit with a continued shift to a more high-tech work environment and the consolidation of corporate offices with their manufacturing, warehousing or distribution base. This improved public transport link to the airport is expected to continue support demand for both commercial offices and for people-intensive high-tech industries - including corporate headquarters - as well as additional hotel and tourist-orientated development.

The intensity of future use of Kingsford Smith Airport and the feasibility of a second airport for Sydney are, once again, uncertain. For the foreseeable future, therefore, the southern employment area is likely to retain airport-related storage and warehousing industries.

4.6 Continuing Demand for Higher Density Housing

The rate of realisation of the development potential of the area is affected by the economic cycle and the relative state of the residential (primarily inner city residential apartment) market and the commercial office market.

Medium to high density units are generally sought-after by three main types of people:

- Young adults – who primarily want to live near work for lifestyle reasons;
- Empty-nesters – older people downsizing into low-maintenance housing, again seeking a particular lifestyle; and
- Students – noting the area’s strong attraction to students from the University of NSW, Sydney University, the University of Technology and East Sydney Technical College. Notre Dame University is expected to be fully operating in the medium term.

The CBD continues to be a major employment area and, in recent months, there has been a significant take-up of office space and commensurate tightening of vacancy rates. Increasing commuting times from outer areas act as further incentive to move closer to place of employment.

The medium to high density residential areas surrounding the CBD offer a low-maintenance alternative to large detached dwellings and are within easy reach of entertainment, transport and health services. These will continue to be major attractors to the area.

4.7 Overview of Residential Development Potential

The following table illustrates the residential development growth over the life of this plan from the base date of 1996 through to 2021. The area the subject of this plan has already experienced significant growth and, within the constraints of the economic cycle has expectations of significant growth to come.

Figure 4.1 Resident Population Growth

Precinct	1996	2001	2006	2011	2016	2021	Growth 1996-2021	Growth 2006-2021
Western Precinct	24,390	27,078	32,459	34,820	38,579	40,431	16,041	7,972
Southern Precinct	25,690	31,161	42,175	51,994	65,253	71,784	46,094	29,609
Eastern Precinct	34,553	39,754	44,631	45,938	47,224	47,858	13,305	3,227
Consolidated Area	84,633	97,993	119,265	132,752	151,056	160,073	75,440	40,808

4.8 Business and Employment Trends

The table below illustrates the changing workforce in the three precincts of this plan between 1996 and 2001 and the projected 2006 workforce population as at the date of this plan.

Figure 4.2 Past Employment Population Growth

Precinct	1996	2001	2006 (estimate)	Five year change 1996-2001	Five year change 2001-2006	Ten year change 1996-2006
Western Precinct	22,078	22,278	21,928	+200	-350	-150
Southern Precinct	44,127	43,038	43,710	-1,089	+672	-417
Eastern Precinct	33,350	34,824	34,042	+1,474	-782	+692
Consolidated Area	99,555	100,140	99,680	+585	+460	+125

The table shows that employment is gradually falling in the Western precinct (Glebe, Camperdown, Chippendale and parts of Newtown and Erskineville) following a slight increase in 2001. The overall numbers are not large (less than 5%) suggesting a fairly stable employment base spread across two significant employers (Sydney University and Royal

Prince Alfred Hospital) and relatively small scale industries and retail establishments. There is little fluctuation in the individual suburbs with the exception of growth in the Parramatta Road corridor in Glebe.

The Eastern precinct (Eastern Sydney and Surry Hills) showed some significant growth in employment between 1996 and 2001 which largely stabilised with only a small reduction over the most recent period. Surry Hills remained the most stable over the three periods. Kings Cross, especially the southern area, shows the greatest decline in employment. Woolloomooloo and Rushcutters Bay show the greatest growth.

The Southern precinct is the most volatile with an initial loss as the area entered a redevelopment phase then a significant increase as mixed use redevelopment took off peaking in 2002/03. There have been steady overall increases in Zetland, Waterloo and Green Square over the three periods. Alexandria shows an initial loss between 1996 and 2001 with significant increases in recent years to 2006, especially in the northern part. Parts of Alexandria currently account for 50% of employment in the southern precinct. Significant employment growth has occurred at the Australian Technology Park, offsetting a small loss in Redfern leading to overall steady growth in the area. The most significant loss of employment occurs in that part of Erskineville east of the railway line which has been subject to the most significant redevelopment pressure.

4.9 Business and Employment Growth

The table illustrates recent employment change in the consolidated area from 1996 and 2001 (the latest date for which census figures are available), estimates of current employment as of 2006 prior to the census of 2006 and projected employment data to 2021. The forecasts are based on a site by site analysis of development opportunities in each precinct and reflect the impact of continued global and regional demand as well as the indirect effect of an expanded local resident population. All forecasts are predicated on an assumption of sufficient infrastructure investment.

The table shows that the employment in the consolidated area is expected to increase by over 20% in the period to 2021. The majority of this increase is anticipated to occur in the Southern precinct with an increase approaching 50%. Much of this increase will occur in Green Square, Alexandria, Australian Technology Park and in Redfern. Steady growth is anticipated in Zetland, Waterloo and Rosebery.

It is anticipated that employment growth in the Western and Eastern precincts will be significantly less at 4-5% to 2021, through a combination of stable employers (Western precinct) and workplaces responding more to local demand (Eastern precinct), and site-competition from potential residential development.

Figure 4.3 Employment Population Growth

Precinct	1996	2001	2006	2011	2016	2021	Growth 1996-2021	Growth 2006-2021
Western Precinct	22,078	22,278	21,928	22,961	22,953	23,117	1,039	1,189
Southern Precinct	44,127	43,038	43,710	48,796	61,147	62,995	18,868	19,285
Eastern Precinct	33,350	34,824	34,042	35,118	35,105	35,361	2,011	1,319
Consolidated Area	99,555	100,140	99,680	106,875	119,205	121,473	21,918	21,793

4.10 Rationale for continuing to levy/credit all types of development

The areas covered by this plan feature large workforce as well as a large residential population. The total workforce in the consolidated area as of the 2001 census was 100,140 compared to a total resident population of 97,993 (excluding overseas visitors).

Within the three precincts there is some fluctuation between the dominance of the workforce and the resident/visitor population. As of 2001, the Western Precinct had 22,278 workers compared to 27,078 residents (excluding overseas visitors). In the Eastern Precinct, as of 2001, there were 34,824 workers compared to 39,754 residents (excluding overseas visitors). The greatest imbalance as at the 2001 census was in the Southern Precinct with 43,038 workers compared to 31,161 residents (excluding overseas visitors) – though it is anticipated this may be correcting with the residential population expected to have increased to 42,175 as of the 2006 census compared to a workforce of 43,713. It should be noted that these are estimates pending the release of the 2006 census figures in 2007/2008.

All types of development generate a demand for new facilities. Both must be assessed – and valued – in order to determine nett additional demand.

Redevelopment in the inner city is characterised by shifting uses on individual sites even if the overall numbers of workers varies very little (roughly +1% per year over the last ten years). Within the relatively low overall increases in employment is a significant shift in the type of employment. There is an overall decline in manufacturing, warehousing and transport employment and a corresponding increase in professional services, hospitality, commercial office and retail employment. This is represented on the ground primarily by the redevelopment of obsolete industrial sites into mixed use residential and commercial uses.

Given the significant relative size of both the workforce and the resident population and that both the workforce and the residents utilise council-provided facilities and amenities, both types of development must be credited and levied in order to calculate only the nett additional demand for each redevelopment site.

4.11 Potential for Tourism Accommodation Development

Like residential and commercial office space markets, tourism accommodation also experiences supply and demand-driven development cycles. The 2000 Sydney Olympics saw a peak in demand for hotel accommodation across the City.

Following the Olympic Games, the early 2000s saw a significant rate of conversion of older hotels to residential apartments reducing overall levels of stock primarily of 1960s and 1970s vintage. Examples include the Sebel Townhouse and the Bayswater Hotel. In September 2000 there were 21,550 accommodation rooms in the combined City of Sydney which had fallen to 19,370 by December 2005.

At the present time there is evidence of an underlying demand for additional tourist accommodation in the form of relatively high average occupancy rates (above 75%) and total room nights are exceeding September 2000 figures. The current economic cycle and the consequent popularity of serviced apartments remains a dampener on construction of new tourist accommodation as traditional hotels. The availability of suitable sites for redevelopment also remains a constraint.

Essentially this plan envisages the status quo will be maintained for the foreseeable future however, within that maintenance of overall numbers will continue to be conversions of former tourist accommodation to residential and the construction of new accommodation. Such development will be levied/credited in accordance with this plan.

Residents of Non-Private dwellings like tourist accommodation are charged the full per person Contribution Rates with the exception of the Childcare Contribution.

4.12 Contributing Populations and the Life of the Plan

This Contributions Plan utilises two base dates where appropriate to the specific works programmes both carried over from past plans and proposed for the future populations. Notwithstanding that the 2001 census is the most recent available census date, this plan is prepared in 2006 and all development that occurred between 2001 and 2006 has already been levied a proportional contribution under past Contributions Plans.

For the purposes of this Contributions Plan, utilising a consolidated base date of 1996 and extrapolating the population growth until 2021, the following statistics represent the contributing populations for the purposes of the continuing rolling works programme carried over from past plans and carried through to 2021.

Figure 4.4 Contributing Populations 1996-2021

Precinct	Existing Residents 1996	Additional Residents	Total Residents 2021 (est)	Existing Workers 1996	Additional Workers	Total Workers 2021 (est)
Western Precinct	24,390	16,041	40,431	22,078	1,039	23,117
Southern Precinct	25,690	46,094	71,784	44,127	18,868	62,995
Eastern Precinct	34,553	13,305	47,858	33,350	2,011	35,361
Consolidated Area	84,633	75,440	160,073	99,555	21,918	121,473

For the purposes of this Contributions Plan, where contributions are derived from a works programme that seeks to maintain a per capita rate of provision without recouping past expenditure, thus utilising a base date of 2006 and extrapolating the population growth until 2021, the following statistics represent the contributing populations for the purposes of the continuing rolling works programme carried over from past plans and carried through to 2021.

Figure 4.5 Contributing Populations 2006-2021

Precinct	Existing Residents 2006 (est)	Additional Residents	Total Residents 2021 (est)	Existing Workers 2006 (est)	Additional Workers	Total Workers 2021 (est)
Western Precinct	32,459	7,972	40,431	21,928	1,189	23,117
Southern Precinct	42,175	29,609	71,784	43,710	19,285	62,995
Eastern Precinct	44,631	3,227	47,858	34,042	1,319	35,361
Consolidated Area	119,265	40,808	160,073	99,680	21,793	121,473

Note: Phantom populations which departed any given site which is the subject of a redevelopment application prior to 1996 and, thus, were not counted as part of the existing population, cannot be credited without undermining the capacity of this plan to provide infrastructure for genuine population growth.

The City of Sydney has had regard to the State Government's Metromix as part of the process of preparing these projections.

It is characteristic of the inner city redevelopment process that there is no definable beginning or end as there is for a greenfield release area. There are simply periods of high and low demand and development within the economic cycle. The intensity of demand for inner city redevelopment as a definable trend first appeared around 1994/1995 and was first identified as a serious trend around the time of the 1996 census. Prior to this period, the typical inner city areas had been experiencing slow and static growth and had limited need for additional infrastructure reflected in Contributions Plans. At the recognition of the major demand for new development in the areas covered by this Contributions Plan – and the resultant need for additional infrastructure – the predecessor Contributions Plans were developed by Leichhardt and South Sydney Councils to provide for that growth. Each had a basis in the 1996 census and projected growth forward from that point.

This plan retains the base date of 1996 because this plan is a consolidation of those documents as well as a projection forward. Many works which have been partially funded are carried forward into this Contributions Plan and many more works are under construction at any given point in time. Terminating these former Contributions Plans and beginning afresh is therefore impractical. The past plans have been rolled in and the base dates retained. Accordingly, this plan levies the some of the works programme over the total growth 1996-2021 on a continuous rolling works programme. It features works under recoupment as well as future works and levies that total cost of the growth from 1996 to 2021.

Effectively this Contributions Plan is in its tenth year of operation with a further fifteen years to run.

This Contributions Plan calculates contributions by converting the workforce population to equivalent residents and adding the derived figure to the total or change in the resident population as applicable to derive equivalent resident population figures. The contributing equivalent resident populations under this formula appear in the table below.

Figure 4.6 Contributing Populations expressed as Equivalent Residents

Precinct	1996	2001	2006	2011	2016	2021	Change 1996-2021	Change 2006-2021
Western Precinct	28,806	31,534	36,845	39,412	43,170	45,054	16,249	8,210
Southern Precinct	34,515	39,769	50,917	61,753	77,482	84,383	49,868	33,466
Eastern Precinct	41,223	46,719	51,439	52,962	54,245	54,930	13,707	3,491
Total	104,544	118,021	139,201	154,127	174,897	184,368	79,824	45,167

4.13 Residential Occupancy Rates

To calculate the proportional contribution rates for different sized dwellings the following occupancy rates are used. These have been derived from the 2001 census. They will be revisited in a review following the release of the 2006 census data.

Dwellings with one bedroom and bedsits:	1.3 persons per dwelling
Dwellings with two bedrooms:	1.9 persons per dwelling
Dwellings with three or more bedrooms:	2.6 persons per dwelling

4.14 Non-Private Dwelling (Residential) Occupancy Rates

Residential non-private dwellings such as institutions, hostels, boarding houses, boarding schools will generally be assessed in accordance with the number of persons intended to be resident on the basis of one resident per bed as well as on their individual merits as presented in the Statement of Environmental Effects. Low cost accommodation should refer to the policies in **Administration and Operation of the Contributions Plan** – specifically: **2.11 Policy on Development Contributions and Affordable Housing**.

4.15 Non-Private Dwelling (Visitor Orientated) Occupancy Rates

The total potential occupancy of non-private dwellings commonly used for the short to medium term accommodation of visitors will be estimated as listed below:

Rooms with more than two beds in the room: 1 Person per Bed
 Rooms with one or two beds (single or double) in the room: 1.75 Persons per Room

Figure 4.7 Average Room Occupancy Rates³

Average Room Occupancy Rates in City of Sydney excluding CBD (persons/room)					
Quarter	2001	2002	2003	2004	2005
March	1.73	1.75	1.69	1.77	1.78
June	1.66	1.69	1.71	1.74	1.71
September	1.75	1.74	1.78	1.83	1.74
December	1.75	1.87	1.75	1.79	1.76
Average Room Occupancy Rate over 5 years: 1.75					

The total potential occupancy derived from the number of rooms will then be multiplied by the actual average occupancy rate prevailing over the past five years to produce a discounted occupancy rate reflecting average actual total occupancy rates.

Figure 4.8 Average Establishment Occupancy Rates⁴

Average Occupancy Rates in City of Sydney excluding CBD (establishments)					
Quarter	2001	2002	2003	2004	2005
March	72.9%	75.6%	79.4%	83.2%	85.5%
June	67.2%	69.9%	67.6%	75.8%	73.4%
September	70.7%	72.6%	79.7%	80.6%	80.5%
December	70.1%	80.2%	82.5%	83.9%	82.3%
Average Occupancy Rate over 5 years: 76.7% (round down to 75%)					

Figures for the past five years have been used as this incorporates cyclical changes and balances the high demand of more recent years. The average occupancy rate will be applied both when assessing contributions for new tourist development and when assessing credits for the conversion of former tourism facilities. In the case of the latter, where premises have been operating some years, there may be an opportunity for evidence of actual occupancy rates to be submitted which will be considered on its merits.

³ Australian Bureau of Statistics and Sydney City Council

⁴ *ibid.*

4.16 Workforce Occupancy Rates

It is the preference of the City of Sydney that actual worker numbers, both historic (for the purpose of calculating any past credit due to a development site) and proposed (where known) are used for the purposes of calculating the nett contribution applicable to any development proposal. Actual demand is generated by actual people - therefore actual, documented, numbers best reflect both past and future demand. Where the number of workers is known with reasonable certainty and is provided as part of the Development Application and is deemed to be reasonable⁵ on assessment, then that number of workers will be accepted for the purpose of assessing the total contribution for that particular development.

It is recognised, however, that actual figures may not always be reasonably possible to obtain. Accordingly these industry or statistical standards are provided as a safety net allowing a reasonable estimate to be made of past and future demand in the absence of actual data.

Figure 4.9 Employee Density for Visitor Accommodation⁶

Standard Employee Density by Development Type	
Development Type	Number of Employees / Room
Hotel/Visitor Accommodation	1.37

Figure 4.10 Employee Density by Development Type⁷

Standard Employee Density by Development Type		
Development Type	Gross Floor Area for one employee	Gross Site Area for one employee
Retail/Commercial Uses		
Shops with frontage to a street	22.3 m ²	NA
Speciality Shops in Centres or Arcades	20.4 m ²	NA
Supermarkets	48.0 m ²	NA
Department Stores	40.1 m ²	NA
Showrooms	85.1 m ²	NA
Modern Offices	17.7 m ²	NA
Offices above Row Shops	19.0 m ²	NA
Older Style Office Buildings (circa pre 1970)	13.0 m ²	NA
Modern Office Buildings (circa post 1970)	17.7 m ²	NA
Small Industrial/Autos/Services	72.0 m ²	NA
Community and Recreational Uses		
Schools – in a design with grounds	NA	550 m ²
TAFE Colleges – in a design with grounds	NA	67 m ²
Hospitals	NA	43 m ²
Licensed Clubs	NA	23 m ²
Older Style Industrial Building (pre 1960) used for:		
Manufacturing	72.1 m ²	88.3 m ²
Wholesale/Retail	82.4 m ²	85.4 m ²
Generic – Usage Unknown	77.4 m ²	91.8 m ²

⁵ Where a development is likely to accommodate the future expansion of a business, Council reserves the right to levy the full potential population in accordance with the standards cited in this Contributions Plan.

⁶ Australian Bureau of Statistics and Sydney City Council

⁷ Employment Monitoring of Commercial Centres and Industrial Area, Department of Planning, December 1991

Standard Employee Density by Development Type		
Development Type	Gross Floor Area for one employee	Gross Site Area for one employee
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
Generic – Usage Unknown	34.7 m ²	101.4 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	66.5 m ²	103.2 m ²
Financial/Property/Business Services	32.6 m ²	138.0 m ²
Generic – Usage Unknown	75.6 m ²	126.3 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	81.4 m ²	137.6 m ²
Generic – Usage Unknown	66.7 m ²	105.4 m ²
Open Storage Depot / Transport Terminal	NA	226.0 m²

Figures for both gross floor area and gross site area are given to enable the most appropriate to be applied with reference to the actual design layout of the specific development proposed. In the case of a building or buildings, 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 storage in open hangers or for vehicle manoeuvring, loading or unloading, then gross site area calculations should be used. In the Southern Industrial Area, the average office component in industrial development was 19.6%. This figure is taken into account in overall employee/m² figures based on the dominant use of the site.

Chapter Five: Demography

This chapter contains statistical detail about the people of the area of the City of Sydney that is covered by this Contributions Plan. The term 'people of the area' includes residents, the workforce and visitors. This chapter defines who we are planning for, and why. The previous chapter establish the growth and population change. The category chapters further establish nexus by way of needs analyses, studies and surveys.

5.1 The People of the City of Sydney

A detailed demographic analysis of the people of the City of Sydney is essential to understanding their needs, now and in the future. As a dynamic inner city area, the people in the villages that surround the CBD of Sydney include the residents, the workforce and a transient, but ever-present, visitor population. All parts of the population place different demands on the facilities that are provided by Local Government.

This chapter includes information from the 1996 Census and 2001 Census adapted to the new boundaries of the City of Sydney and the boundaries of this Contributions Plan. The 2006 Census is scheduled to be held on Tuesday 8th August 2006. Data releases are likely to commence in the second half of 2007 and continue into 2008 – at which time the next review of this Contributions Plan will be scheduled. Information concerning the proposed timing of releases of census information can be found on the Australian Bureau of Statistics web-site at www.abs.gov.au.

All the demographic tables in the following sections are derived from data from the 1996 Census and the 2001 Census released by the Australian Bureau of Statistics.

5.2 Overview of Population Growth

As of the 2001 Census, the consolidated area covered by this Contributions Plan totalled about 100,100 residents and local visitors, 5,912 overseas visitors and 101,911 workers. It is acknowledged that workers and residents are not entirely separate and it is estimated that approximately 12,000 persons⁸ are both workers and residents of the area covered by this Contributions Plan – with significant numbers working in the CBD within the expanded LGA but outside the Consolidated Plan Area.

From 1996, shortly after the start of the redevelopment phase in inner-city development, to 2001, the resident population grew by 12.3%. Growth continued in the years following the most recent Census for which Census figures are available (2001) peaking around 2003. Since then, growth has continued but at a slower rate.

The raw population figures (at place of enumeration) for the three precincts outline the core characteristics of historical population growth.

⁸ City of Sydney estimate based on 2001 Census data.

5.2.1 Consolidated Area

Figure 5.1 Population of the Consolidated Area

Population	Male 1996	Female 1996	Total 1996	Male 2001	Female 2001	Total 2001	# Change 1996-2001	% Change 1996-2001
Resident	44,347	39,915	84,262	50,432	44,156	94,588	+10,326	+12.3%
Australian Visitor	4,124	3,108	7,232	3,071	2,441	5,512	-1,720	SNR
Overseas Visitor	2,667	2,378	5,045	3,077	2,835	5,912	+867	SNR
Sub-total	51,138	45,401	96,539	56,580	49,432	106,012	+9,473	+9.8%
Workforce	-	-	98,745	-	-	101,911	+3,166	+3.2%
Total	-	-	195,284	-	-	207,923	+12,639	+6.5%

5.2.2 Western Precinct

In the Western Precinct, incorporating Glebe and Forest Lodge, Camperdown, Chippendale, Newtown and part of Erskineville, residents (excluding visitors) slightly outnumber workers 53:47. Both resident and workforce populations showed a growth of +11.8% and +10.9% respectively between 1996 and 2001. The 1996 ratio of residents to workers was 51:49.

Figure 5.2 Population of the Western Precinct

Population	Male 1996	Female 1996	Total 1996	Male 2001	Female 2001	Total 2001	# Change 1996-2001	% Change 1996-2001
Resident	11,656	11,938	23,594	13,049	13,334	26,383	+2,789	+11.8%
Australian Visitor	1,058	1,017	2,075	974	891	1,865	-210	SNR
Overseas Visitor	489	436	925	629	615	1,244	+319	SNR
Sub-total	13,203	13,391	26,594	14,652	14,840	29,492	+2,898	+10.9%
Workforce	-	-	22,839	-	-	23,193	+354	+1.5%
Total	-	-	49,433	-	-	52,685	+3,252	+6.6%

As at 2001, the Western Precinct averaged a residential density of 56 residents per hectare.

5.2.3 Southern Precinct

In the Southern Precinct, incorporating Redfern, Waterloo, Zetland, Rosebery, Green Square, Beaconsfield, Alexandria and part of Erskineville, workers continue to significantly outnumber residents (excluding visitors) 58:42. However the resident population also showed a growth of +17.4% between 1996 and 2001 compared to a small nett loss of employment of -2.9%. In 1996, the ratio of workers to residents was 63:37.

Figure 5.3 Population of the Southern Precinct

Population	Male 1996	Female 1996	Total 1996	Male 2001	Female 2001	Total 2001	# Change 1996-2001	% Change 1996-2001
Resident	12,746	12,389	25,135	15,503	13,998	29,501	+4,366	+17.4%
Australian Visitor	503	398	901	436	340	776	-125	SNR
Overseas Visitor	138	138	276	310	278	588	+312	SNR
Sub-total	13,387	12,925	26,312	16,249	14,616	30,865	+4,553	+17.3%
Workforce	-	-	43,366	-	-	42,124	-1,242	-2.9%
Total	-	-	69,678	-	-	72,989	+3,311	+4.8%

The Southern Precinct is the least densely populated precinct at 30 residents per hectare.

5.2.4 Eastern Precinct

In the Eastern Precinct, incorporating Potts Point, Woolloomooloo, Rushcutters Bay, Surry Hills, Moore Park and part of Paddington, residents (excluding visitors) slightly outnumber workers 51:49. The resident and workforce populations showed a growth of +8.9% and +12.5% respectively between 1996 and 2001. The 1996 ratio of residents to workers was 52:48.

Figure 5.4 Population of the Eastern Precinct

Population	Male 1996	Female 1996	Total 1996	Male 2001	Female 2001	Total 2001	# Change 1996-2001	% Change 1996-2001
Resident	19,945	15,588	35,533	21,880	16,824	38,704	+3,171	+8.9%
Australian Visitor	2,563	1,693	4,256	1,661	1,210	2,871	-1,385	SNR
Overseas Visitor	2,040	1,804	3,844	2,138	1,942	4,080	+236	SNR
Sub-total	24,548	19,085	43,633	25,679	19,976	45,655	+2,022	+4.6%
Workforce	-	-	32,540	-	-	36,594	+4,054	+12.5%
Total	-	-	76,173	-	-	82,249	+6,076	+8.0%

The Eastern Precinct is the most densely populated precinct at 72 residents per hectare.

All precincts show a substantial drop in the number of Australian visitors and modest increases in the overseas visitor population. The total number of visitors remains fairly stable in the vicinity of 11,000-12,000 persons of which over half is concentrated in the Eastern Precinct. This precinct has, particularly over the past five years since the 2001 Census, experienced significant redevelopment of older hotel-type accommodation into residential development as well as the construction of new purpose-built hotel accommodation. This market is also in a state of development and redevelopment. Recognising the role of the visitor population in demand for infrastructure also assists in the on-going process of redevelopment by allowing appropriate usage credits for the existing visitor population at time of redevelopment.

5.3 Ages and Stages of the Residents

The table overleaf illustrates the age groupings of the residents of the consolidated plan area as at the 2001 Census.

The inner city areas are dominated by people in the young to middle adult years from 20-49 (61.8% of the population). Over three quarters (75.5%) of the population is of working age i.e. between 20 and 64 indicating a significant labour force.

Between 1996 and 2001, all age cohorts increased in numbers except for the retirement/active older cohort (65-74 years) which experienced a reduction in absolute numbers. The elderly population is static. The 2006 Census will be instructive as housing trends since 2001 indicate an active empty-nester market moving to their final home. While this process may be commencing in the 50-64 years age cohort, the earlier arrivals will now be moving into the 65-74 year age cohort.

Figure 5.5 Ages and Stages of Residents in the Consolidated Area

Resident Population*	1996 Male	1996 Female	1996 Total	% of Total	2001 Male	2001 Female	2001 Total	% of Total
Babies & Pre-schoolers (0-4)	1,712	1,616	3,328	3.64%	1,804	1,736	3,540	3.5%
Young Children (5-9)	1,433	1,404	2,837	3.10%	1,549	1,330	2,879	2.9%
Pre-teens (10-14)	1,287	1,274	2,561	2.80%	1,487	1,521	3,008	3.0%
Youth (15-19)	2,220	2,485	4,705	5.15%	2,356	2,542	4,898	4.9%
Young Adult Years (20-29)	12,669	11,983	24,652	26.96%	13,032	12,465	25,497	25.6%
Mid Adult Years (30-49)	18,023	13,532	31,555	34.52%	20,837	15,350	36,187	36.2%
Older Adult Years (50-64)	6,586	5,263	11,849	12.96%	7,558	6,182	13,740	13.7%
Retired / Active Older (65-74)	3,001	2,828	5,829	6.38%	2,997	2,700	5,697	5.7%
Elderly (75+)	1,556	2,551	4,107	4.49%	1,838	2,711	4,549	4.5%
Totals	48,487	42,936	91,423	100%	53,458	46,537	99,995	100%

* Statistical Note: It is a function of the age cohort tables produced by the Australian Bureau of Statistics that only overseas visitors are excluded. These figures therefore include both residents and Australian visitors.

The proportion of children under 15 and persons aged over 65 (of the total population of each precinct) is not even amongst all the precincts. The smallest proportion of children (of the total population of the precinct) is in the Eastern Precinct (7.8%), with the largest in the Southern Precinct (11.4%). The smallest proportion of over 65s (of the total population of the precinct) is in the Western Precinct (7.9%) and the largest is again in the Southern Precinct (12.1%). The distribution of children, the aged and empty-nesters, particularly the absolute numbers in the fastest growing Southern Precinct has important implications for facilities planning.

Overall it should be noted that the inner city areas have a relatively small overall number of children and elderly. The 2006 Census is expected to provide further information of the anecdotal 'baby-bounce' currently being experienced in the inner-city as in all areas of Sydney.

5.4 Ages and Stages of the Workforce

The table below illustrates the age spread of the workforce of the consolidated plan area as at the 2001 census. The workforce in the inner city areas are dominated by people in the young to middle adult years from 20-49 being 77.8% of the total workforce.

Figure 5.6 Ages and Stages of the Workforce in the Consolidated Area

Population	2001 Male	2001 Female	2001 Total	% of Total
Youth (15-19)	1,430	1,364	2,794	2.9%
Young Adult Years (20-29)	13,002	12,814	25,816	27.1%
Mid Adult Years (30-49)	27,725	20,661	48,386	50.7%
Older Adult Years (50-64)	10,026	6,744	16,770	17.6%
Active Older (65-74)	898	406	1,304	1.4%
Elderly (75+)	194	96	290	0.3%
Totals	53,275	42,085	95,360	100%

The age-structure of the workforce being concentrated in the family-forming years has significant implications for the provision of community facilities such as childcare as well as

open space and recreational facilities. A variety of recreational facilities is needed to cater for both individuals and organised groups.

5.5 Population Mobility

A characteristic feature of the inner-city areas is the high turn-over in population. At the time of the 2001 Census, in the area to which this plan applies, nearly one third (32%) of people answering the question had moved to their present address within the past year and nearly two-thirds (64%) had moved to their present address within the preceding five years.

Figure 5.7 Population Mobility

Population 2001	Western Precinct	Southern Precinct	Eastern Precinct	Total Area
Same Address 1 year ago	16,595	19,625	21,988	58,208
Different Address 1 year ago	8,644	7,284	11,438	27,366
Percentage who moved to their current address 2000-2001	34.2%	27.0%	34.2%	32.0%
Same Address 5 years ago	8,603	10,859	10,926	30,388
Different Address 5 years ago	15,923	15,054	21,832	52,809
Percentage who moved to their current address 1996-2001	64.9%	58.1%	66.7%	63.5%

There are several contributing factors to this movement – one of which is the recent growth in development yielding many new, previously unoccupied dwellings. This factor has accelerated since the 2001 Census peaking around 2003. While the construction boom has since corrected, a tight rental market is expected to see construction demand returning. Data from the 2006 Census (8th August 2006) when it is released in 2007/08 is expected to reflect the latter half of the construction boom though any impact from a revival in construction demand will miss the 2006 Census and will not be picked up until the 2011 Census. As such, cyclical construction peaks and troughs are expected to continue to play a part in the arrival of new residents.

Another factor contributing to the transitory nature of the resident population is the high student population concentrated between several tertiary institutions both within and close by the City.

The other main contributing factor is lifestyle change. The inner city areas attract a range of population types including working professional people who choose to relocate close to their place of employment and empty nesters downsizing to an area within easy reach of the attractions the city has to offer. Both factors are expected to continue. An emergent trend is the growing number of children in the inner-city as parents increasingly chose to remain and bring up their children in the city rather than moving out to the suburbs.

The high turnover in population also means that a simple age-cohort model of future population projection confronts major difficulties when applied to this type of area. For example, large populations of university students aged in their early twenties do not age between Censuses and they are generally replaced by another group of university students also aged in the early twenties. These unique characteristics have been considered the age profiles for male and female future residents are presented at the end of this chapter.

5.6 The Visitor Population

The tourist-orientated visitor population relates chiefly to local or overseas visitors staying, short-term, in tourist accommodation as distinct from permanent or semi-permanent residents of non-private dwellings like boarding houses, barracks and institutions. It is acknowledged that these figures will include persons who were visitors in a private home at the time of the 1996 Census and 2001 Census respectively.

Figure 5.8 Visitors in the Consolidated Area

Population	Male 1996	Female 1996	Total 1996	Male 2001	Female 2001	Total 2001	# Change 1996-2001	% Change 1996-2001
Australian Visitor	4,124	3,108	7,232	3,071	2,441	5,512	-1720	-23.8%
Overseas Visitor	2,667	2,378	5,045	3,077	2,835	5,912	+867	+17.2%
Net Totals	6,791	5,486	12,277	6,148	5,276	11,424	-853	-6.9%

A noteworthy characteristic of the tables is that the total visitor population actually fell very slightly over the five year period from 1999-2001 – though there were undoubtedly peaks within this period, for example during the 2000 Olympics.

5.7 Who Lives in the Private Dwellings?

The inner-city areas covered by this plan are highly urbanised.

Over 90% of all dwellings in all precincts are medium or high density, with this percentage on the rise – and this percentage is gradually increasing in all precincts. As of 2001, 95% of occupied dwellings in the consolidated area featured medium to high density dwellings. Likewise similar proportions of new dwellings are medium to high density dwellings.

More than half of the total single dwellings in the area are located in the southern precinct and these are concentrated in the established residential area of Rosebery. Given the intensity of redevelopment in the Green Square area and the Southern Precinct generally, it is likely that single dwellings will continue to be a decreasing percentage of the total dwelling stock.

Figure 5.9 Structure of Private Dwellings

Structure of Dwelling	Western Precinct		Southern Precinct	
	1996 Census	2001 Census	1996 Census	2001 Census
Semi-Detached, Townhouse or Terrace, Flat or Apartment	9,847	11,606	10,541	13,070
Dwelling attached to a shop or office	237	180	136	77
Total Medium/High Density	10,084	11,786	10,677	13,147
Detached House	623	613	963	1,053
Total Occupied Formal Dwellings	10,707	12,399	11,640	14,200
% Medium/High Density of Total Occupied Formal Dwellings	94.18%	95.06%	91.73%	92.58%
Campers Out/Informal Dwelling	0	12	0	16
Not Stated	244	129	278	200
Unoccupied Private Dwellings	998	1,119	1,060	1,163
Total Dwellings	11,949	13,659	12,978	15,579

Figure 5.9 Structure of Private Dwellings (continued)

Structure of Dwelling	Eastern Precinct		Consolidated Plan Area	
	1996 Census	2001 Census	1996 Census	2001 Census
Semi-Detached, Townhouse or Terrace, Flat or Apartment	18,261	21,425	38,649	46,101
Dwelling attached to a shop or office	137	62	510	319
Total Medium/High Density	18,398	21,487	39,159	46,420
Detached House	351	294	1,937	1,960
Total Occupied Formal Dwellings	18,749	21,781	41,096	48,380
% Medium/High Density of Total Occupied Formal Dwellings	98.13%	98.65%	95.29%	95.95%
Campers Out/Informal Dwelling	53	136	53	164
Not Stated	1,139	513	1,661	842
Unoccupied Private Dwellings	2,718	2,923	4,776	5,205
Total Dwellings	22,659	25,353	47,586	54,591

The highly urbanised nature of the population is further validated by the number of persons living in medium or high density dwellings. Over 90% of the residents of the consolidated area live in medium or high density dwellings. This is consistent across all precincts except the Southern Precinct which is just under 90%. Like the percentage of dwelling stock, the percentage of residents of medium-high density dwellings is also rising across all precincts.

Figure 5.10 Persons Resident in Private Dwellings

Structure of Dwelling	Western Precinct		Southern Precinct	
	1996 Census	2001 Census	1996 Census	2001 Census
Semi-Detached, Townhouse or Terrace, Flat or Apartment	19,678	22,876	21,559	25,977
Dwelling attached to a shop or office	523	419	348	205
Total Medium/High Density	20,201	23,295	21,907	26,182
Detached House	1,625	1,618	2,809	3,074
Total Persons - Formal Dwellings	21,826	24,913	24,716	29,256
% Residents of Medium/High Density of Total Persons (Formal)	92.55%	93.51%	88.63%	89.49%
Campers Out/In Informal Dwellings	3	12	4	24
Not Stated	525	266	595	393
Total	22,354	25,191	25,315	29,673
Structure of Dwelling	Eastern Precinct		Consolidated Plan Area	
	1996 Census	2001 Census	1996 Census	2001 Census
Semi-Detached, Townhouse or Terrace, Flat or Apartment	31,115	36,118	72,352	84,971
Dwelling attached to a shop or office	235	155	1,106	779
Total Medium/High Density	31,350	36,273	73,458	85,750
Detached House	872	680	5,306	5,372
Total Persons - Formal Dwellings	32,222	36,953	78,764	91,122
% Residents of Medium/High Density of Total Persons (Formal)	97.29%	98.16%	93.26%	94.10%
Campers Out/In Informal Dwellings	47	141	54	177
Not Stated	1,992	888	3,112	1,547
Total	34,261	37,982	81,930	92,846

5.8 Occupancy Rates – All Occupied Private Dwellings

The table below indicates the average occupancy rates for all dwellings in the three precincts and the consolidated area. Average occupancy rates effectively equate to a two-bedroom dwelling as the standard median dwelling type in the area. While this is useful for statistical purposes, in fact the dwelling stock ranges from bedsits, significant numbers of one and two bedroom dwellings to larger three and four bedroom dwellings.

Figure 5.11 Occupancy Rates

Census	1996 Census	2001 Census	1996 Census	2001 Census
	Western Precinct		Southern Precinct	
Total Persons - Formal Dwellings	21,826	24,913	24,716	29,256
Total Occupied Formal Dwellings	10,707	12,399	11,640	14,200
Crude Persons/Dwelling	2.0	2.0	2.1	2.1
	North-Eastern Precinct		Consolidated Plan Area	
Total Persons - Formal Dwellings	32,222	36,953	78,764	91,122
Total Occupied Formal Dwellings	18,749	21,781	41,096	48,380
Crude Persons/Dwelling	1.7	1.7	1.9	1.9

While both the number of dwellings and people are increasing across all precincts at varying rates, the number of persons per dwelling is fairly static. The lowest occupancy rates are found in the eastern precinct although all precincts are within 0.2 persons of the area average of 1.9 persons per dwelling.

5.9 Household Structures

A feature of the consolidated area to which this plan applies is the high number of lone person households. Even though as a percentage of all households, the number of lone person households decreased, the absolute number of lone person households increased from 1996 to 2001 by nearly 10,000.

The largest age cohort in the lone person households is the 25-34 year olds. In both 1996 and 2001, the highest concentration of lone person households was in the Eastern Precinct, comprising 31.44% and 29.09% of all households in the area respectively.

The number of two parent households nearly doubled across all precincts and comprise a third of all households in the consolidated area. The largest proportion of two parent households is in the Southern Precinct, comprising 37% of all households within the precinct. The dominant household type across the consolidated area is clearly two parent families.

Group households increased in absolute numbers from 1996 to 2001. Although they decreased as a proportion of all household types, they form a significant part of the population. This may be partially attributed to the area's location within the sphere of influence of several universities and other tertiary institutions.

There has also been a steady increase in couple only households, though, as with group households, its proportion of all households has decreased.

Figure 5.12 Makeup of households in the consolidated area in 1996 and in 2001

Family Type*	Western Precinct				Southern Precinct			
	Persons 1996	1996 %	Persons 2001	2001 %	Persons 1996	1996 %	Persons 2001	2001 %
One Parent Family								
Lone Parent	960	4.7%	899	3.1%	1,489	6.4%	1,389	4.0%
Total Children and Dependents	1,409	6.9%	2,278	8.0%	2,152	9.3%	3,474	9.9%
Total	2,369	11.6%	3,177	11.1%	3,641	15.7%	4,863	13.9%
Two Parent Family								
Husband, Wife or Partner	2,459	12.0%	4,681	16.4%	3,445	14.9%	6,358	18.2%
Total Children and Dependents	2,148	10.5%	4,759	16.6%	3,093	13.4%	6,726	19.2%
Total	4,607	22.5%	9,440	33.0%	6,538	28.3%	13,084	37.4%
Couple Family w/o Children								
Husband, Wife	4,143	20.3%	5,583	19.5%	4,204	18.2%	6,043	17.3%
Others								
Other Related Individual	144	0.5%	764	2.7%	293	1.0%	1,009	2.9%
Other Family	550	2.7%	561	1.9%	621	2.7%	694	2.0%
Unrelated Individuals Living in a Family Household	358	1.8%	538	1.9%	395	1.7%	572	1.6%
Group Household Member	4,161	20.4%	4,250	14.9%	3,092	13.4%	3,800	10.9%
Total	5,213	25.4%	6,113	21.4%	4,401	18.8%	6,075	17.4%
Total	16,332	79.8%	24,313	85.0%	18,784	81.0%	30,065	86.0%
Lone Person Households	4,104	20.2%	4,289	15.0%	4,384	19.0%	4,906	14.0%
Grand Total	20,436	100%	28,602	100%	23,168	100%	34,971	100%
Family Type*	Eastern Precinct				Consolidated Area			
	Persons 1996	1996 %	Persons 2001	2001 %	Persons 1996	1996 %	Persons 2001	2001 %
One Parent Family								
Lone Parent	836	2.8%	782	2.4%	3,285	4.5%	3,070	3.2%
Total Children and Dependents	1,083	3.7%	1,698	5.2%	4,644	6.4%	7,450	7.75%
Total	1,919	6.5%	2,480	7.6%	7,929	10.9%	10,520	10.9%
Two Parent Family								
Husband, Wife or Partner	2,132	7.3%	5,242	16.1%	8,036	11.0%	16,281	16.9%
Total Children and Dependents	1,720	5.9%	3,919	12.0%	6,961	9.5%	15,404	16.0%
Total	3,852	13.2%	9,161	28.1%	14,997	20.5%	31,685	32.9%
Couple Family w/o Children								
Husband, Wife	6,723	22.9%	4,439	13.6%	15,070	20.6%	16,065	16.7%
Others								
Other Related Individual	184	0.6%	686	2.1%	621	0.85%	2,459	2.6%
Other Family	713	2.4%	545	1.7%	1,884	2.6%	1,800	1.9%
Unrelated Individuals Living in a Family Household	567	1.9%	468	1.4%	1,320	1.8%	1,578	1.6%
Group Household Member	6,213	21.1%	5,348	16.4%	13,466	18.4%	13,398	13.9%
Total	7,677	26.0%	7,047	21.6%	17,291	23.7%	19,235	20.0%
Total	20,171	68.6%	23,127	70.9%	55,287	75.7%	77,505	80.6%
Lone Person Households	9,249	31.4%	9,488	29.1%	17,737	24.3%	18,683	19.4%
Grand Total	29,420	100%	32,615	100%	73,024	100%	96,188	100%

5.10 Workforce by Occupation

The top three leading industries in the contributions plan area are Property and Business Services, Manufacturing and Health and Community Services. Together these industries employ just over 40% of the workforce in the area. Wholesale and retail trading also has a presence in the area.

Figure 5.13 Workforce by Industry 2001

Industry	Persons	Percentage	Rank
Agriculture, Forestry and Fishing	113	0.12%	18
Mining	51	0.05%	19
Manufacturing	12,964	13.59%	2
Electricity, Gas and Water Supply	357	0.37%	17
Construction	3,138	3.29%	12
Wholesale Trade	8,837	9.27%	4
Retail Trade	8,802	9.23%	5
Accommodation, Cafes and Restaurants	6,391	6.70%	7
Transport and Storage	5,347	5.61%	8
Communication Services	3,220	3.38%	11
Finance and Insurance	1,324	1.39%	14
Property and Business Services	14,594	15.30%	1
Government Administration and Defence	3,095	3.25%	13
Education	6,954	7.29%	6
Health and Community Services	10,972	11.51%	3
Cultural and Recreational Services	4,382	4.60%	9
Personal and Other Services	3,983	4.18%	10
Non-classifiable economic units	401	0.42%	16
Not stated	437	0.46%	15
Total	95,362	100%	

Figure 5.14 Workforce by Occupation 2001

Occupation	Persons	Percentage
Managers and Administrators	10,552	11.1%
Professionals	24,809	26.0%
Associate Professionals	12,183	12.8%
Tradespersons and Related Workers	8,670	9.1%
Advanced Clerical and Service Workers	2,944	3.1%
Intermediate Clerical, Sales and Service Workers	17,088	17.9%
Intermediate Production and Transport Workers	6,528	6.8%
Elementary Clerical, Sales and Service Workers	6,989	7.3%
Labourers and Related Workers	4,716	4.9%
Inadequately described	728	0.8%
Not stated	153	0.2%
Total	95,360	100%

Professional people make up over a quarter of the workforce followed by Clerical, Sales and Service Workers. Associate professionals, managers and administrators also feature.

5.11 Socio-Economic Status of Residents

The following tables relate to the income brackets for family and non-family households across the consolidated area and in individual precincts in 1996 and 2001. These tables illustrate the income of the consolidated area by household type. The prominence of non-family households in the area is evident, outnumbering family households by 5,799 in 2001.

In addition, it can be considered that the area is experiencing increased gentrification as the number of residents earning less than \$1000/week declines and households earning above that figure increases. The largest increase has been in the \$1,500-1999 bracket with an increase of a 153%. The largest increase in non-family households has been in the \$1,500-1999 bracket at 310% and the largest increase in family households has been in the \$2,000+ bracket at 140%. While the area is changing, households earning under \$1,000/week still make up just under half (46%) of all households. The median household income in the consolidated area is in the \$1,000-1,499 bracket, slightly higher than the Sydney average.

The reduction in households earning under \$1,000/week is fairly consistent across all precincts, except for those earning nil/negative income, which rose between 1996 and 2001 in all precincts. The largest deviation from this trend is in the Southern Precinct which saw a mixture of percentage changes in the under \$1,000 income bracket. Most consistent across all precincts is the rise in households earning more than \$1,000/week. The median income for the Eastern and Western Precincts is in the \$1,000-1,499 bracket. The median income for the Southern Precinct is in the \$700-999 income bracket, coinciding with the average for Sydney, which was \$990 in 2001.

Figure 5.15 Income of family and non-family households in the Consolidated Area

Household Type by Weekly Income	1996				2001				Percentage Change		
	Family Households	Non Family Households	Total	Percentage of Total	Family Households	Non Family Households	Total	Percentage of Total	Family Households	Non Family Households	Total
Negative/Nil Income	109	434	543	1.39%	146	487	633	1.5%	33.9%	12.2%	16.6%
\$1-\$299	1,820	6,903	8,723	22%	616	5,370	5,986	14.1%	-66.2%	-22.2%	-31.4%
\$300-\$499	1,885	3,171	5,056	13%	2,074	2,413	4,487	10.5%	10.0%	-23.9%	-11.3%
\$500-\$699	1,500	3,160	4,660	12%	1,171	2,523	3,694	8.7%	-21.9%	-20.2%	-20.7%
\$700-\$999	2,097	3,249	5,346	14%	1,621	3,356	4,977	11.7%	-22.7%	3.3%	-6.9%
\$1,000-\$1,499	2,682	2,391	5,073	13%	2,643	3,428	6,071	14.3%	-1.5%	43.4%	19.7%
\$1,500-\$1,999	1,656	770	2,426	6%	2,987	3,155	6,142	14.4%	80.4%	309.74%	153.2%
\$2,000+	2,110	1,565	3,675	9%	5,065	1,486	6,551	15.4%	140.1%	-5.1%	78.3%
Partial Income Stated	1,629	727	2,356	6%	1,695	691	2,386	5.6%	4.1%	-4.9%	1.3
All Income not Stated	318	824	1,142	3%	357	1,265	1,622	3.8%	12.3%	53.5%	42.0%
Total	15,806	23,194	39,000	100%	18,375	24,174	42,549	100%	16.3%	4.2%	9.1%

5.11.1 Western Precinct

Figure 5.16 Income of family and non-family households in the Western Precinct

Household Type by Weekly Income	1996				2001				Percentage Change		
	Family Households	Non Family Households	Total	Percentage of Total	Family Households	Non Family Households	Total	Percentage of Total	Family Households	Non Family Households	Total
Negative/Nil Income	27	87	114	1.1%	25	140	165	1.5%	-7.4%	60.9%	44.7%
\$1-\$299	459	1,504	1,963	19.1%	187	1,218	1,405	12.5%	-59.3%	-19.0%	-28.4%
\$300-\$499	537	767	1,304	12.7%	546	599	1,145	10.2%	1.7%	-21.9%	-12.2%
\$500-\$699	435	814	1,249	12.1%	353	605	958	8.5%	-18.9%	-25.7%	-23.3%
\$700-\$999	588	908	1,496	14.5%	451	850	1,301	11.5%	-23.3%	-6.4%	-13.0%
\$1,000-\$1,499	781	642	1,423	13.8%	780	933	1,713	15.2%	-0.1%	45.3%	20.4%
\$1,500-\$1,999	547	230	777	7.6%	863	758	1,621	14.4%	57.8%	229.6%	108.6%
\$2,000+	675	395	1,070	10.4%	1,507	389	1,896	16.8%	123.3%	-1.5%	77.2%
Partial Income Stated	457	223	680	6.6%	484	227	711	6.3%	5.9%	1.8%	4.6%
All Income not Stated	82	133	215	2.1%	96	259	355	3.1%	17.1%	94.8%	65.1%
Total	4,588	5,703	10,291	100%	5,292	5,978	11,270	100%			

5.11.2 Southern Precinct

Figure 5.17 Income of family and non-family households in the Southern Precinct

Household Type by Weekly Income	1996				2001				Percentage Change		
	Family Households	Non Family Households	Total	Percentage of Total	Family Households	Non Family Households	Total	Percentage of Total	Family Households	Non Family Households	Total
Negative/Nil Income	40	100	140	1.3%	65	112	177	1.4%	62.5%	12.0%	26.4%
\$1-\$299	928	2,456	3,384	30.3%	291	2,158	2,449	18.8%	-68.6%	-12.1%	-27.6%
\$300-\$499	827	609	1,436	12.9%	1046	557	1,603	12.3%	26.5%	-8.5%	11.6%
\$500-\$699	555	533	1,088	9.8%	462	481	943	7.3%	-16.8%	-9.8%	-13.3%
\$700-\$999	725	583	1,308	11.7%	619	708	1,327	10.2%	-14.6%	21.4%	1.5%
\$1,000-\$1,499	845	469	1,314	11.8%	905	754	1,659	12.8%	7.1%	60.8%	26.3%
\$1,500-\$1,999	513	169	682	6.1%	986	647	1,633	12.6%	92.2%	282.8%	139.4%
\$2,000+	421	212	633	5.7%	1375	403	1,778	13.7%	226.6%	90.1%	180.9%
Partial Income Stated	524	180	704	6.3%	609	189	798	6.1%	16.2%	5.0%	13.4%
All Income not Stated	143	313	456	4.1%	175	454	629	4.8%	22.4%	45.1%	37.9%
Total	5,521	5,624	11,145	100%	6,533	6,463	12,996	100%			

5.11.3 Eastern Precinct

Figure 5.18 Income of family and non-family households in the Eastern Precinct

Household Type by Weekly Income	1996				2001				Percentage Change		
	Family Households	Non Family Households	Total	Percentage of Total	Family Households	Non Family Households	Total	Percentage of Total	Family Households	Non Family Households	Total
Negative/Nil Income	42	247	289	1.7%	56	235	291	1.6%	33.33%	-4.9%	0.7%
\$1-\$299	433	2,943	3,376	19.2%	138	1,994	2,132	11.7%	-68.13%	-32.3%	-36.9%
\$300-\$499	521	1,795	2,316	13.2%	482	1,257	1,739	9.5%	-7.49%	-30.0%	-24.9%
\$500-\$699	510	1,813	2,323	13.2%	356	1,437	1,793	9.8%	-30.20%	-20.7%	-22.8%
\$700-\$999	784	1,758	2,542	14.5%	551	1,798	2,349	12.9%	-29.72%	2.3%	-7.6%
\$1,000-\$1,499	1056	1,280	2,336	13.3%	958	1,741	2,699	14.7%	-9.28%	36.0%	15.5%
\$1,500-\$1,999	596	371	967	5.5%	1138	1,750	2,888	15.8%	90.94%	371.7%	198.7%
\$2,000+	1014	958	1,972	11.2%	2183	694	2,877	15.7%	115.29%	-27.6%	45.9%
Partial Income Stated	648	324	972	5.5%	602	275	877	4.8%	-7.10%	-15.1%	-9.8%
All Income not Stated	93	378	471	2.7%	86	552	638	3.5%	-7.53%	46.0%	35.5%
Total	5,697	11,867	17,564	100%	6,550	11,733	18,283	100%			

Chapter Six: Community Facilities

This Chapter provides the works programmes, apportionment and nexus, for the provision of a range of community facilities, including child care centres, libraries, youth and recreation facilities and multi purpose community facilities.

The City of Sydney LGA is a diverse community of residents, workers and visitors and as such provides a well developed network of community facilities which include recreation centres, community centres, seniors' centres, cultural/art centres, youth facilities, aquatic centres, libraries and child care centres. Refer to the Existing Community Facilities Map on page 74.

Community facilities are recognised for their broad contribution to communities, groups, families and individuals. They provide opportunities to community engagement and interaction, learning and development, entertainment and activity.

This chapter outlines the types of community facilities to be provided by Section 94 contributions. These include child care centres, libraries, aquatic and recreation centres and youth facilities. It outlines the nexus for these facilities based on the needs of new residents and workers.

6.1 Aims and Objectives

The City of Sydney acknowledges its commitment and responsibilities in the provision and ongoing management of community facilities as represented in a number of its corporate documents.

Specifically the City of Sydney Strategic Plan 2006-2009⁹ recognises the contribution that community facilities make to its key focus areas, namely Quality Urban Environment, Community and Social Equity, and Public Domain and Facilities. The objectives and strategies of the plan which relate to community facilities include:

- Ensuring that well-designed and well-maintained facilities, open space and public domain improvements are provided to meet the needs of a growing and changing city through capital works and strategic planning;
- Ensuring long term strategies for infrastructure, facilities, open space and transport are provided for within the City Plan (of which this Section 94 Plan is a part of);
- Providing a wide range of services, facilities and programmes, including arts and cultural programmes, community events and sports and activity centres [which] improve public health and wellbeing and promote social inclusion;
- Recognising infrastructure gaps and deficiencies across the city and identifying solutions in Council's overall plans;
- Facilitating stronger community engagement, promoting social cohesion and reflecting cultural diversity; and
- Ensuring that new and existing public areas and facilities are effectively planned for, managed and maintained to meet community expectations.¹⁰

Connecting People, Building Communities: City of Sydney Social Policy 2006 and Social Plan 2006-2010¹¹ (the Social Plan) recognises that the City has a responsibility to plan for

⁹ City of Sydney (2006) City of Sydney Strategic Plan 2006-2009, Sydney: Author.

¹⁰ *ibid.*

the provision of community facilities that meet the identified priority needs of the local community.

The Social Plan commits the Council to creating a network of multi-purpose community facilities located in strategic positions across the LGA. These community facilities will be accessible to the entire community and will provide a range of priority social, developmental, recreational and cultural programmes that are developed in consultation with users and the broader community. The community facilities will:

- Provide the City communities, including high need groups with opportunities for personal, social and economic development;
- Provide the communities with flexible spaces to conduct their own programmes and activities; and
- Offer opportunities for increased access to the Council of the City of Sydney, including enhanced information and referral services.¹²

Community facilities will:

- Be multi-purpose and provide activities and programmes for the broadest possible range of user groups, or a range of services for high needs groups;
- Be designed and developed applying best practice principles and in partnership with key stakeholders and communities;
- Respond to the priority community issues and needs identified through the City's social planning processes;
- Promote a positive local identity, maximise community involvement and provide positive interaction between diverse users; and
- Enhance the safety and amenity of the local neighbourhood.¹³

6.2 Causal Nexus

As discussed in the Population and Development Projections chapter, between 2006 and 2021, the residential population is expected to increase by approximately 40,791 people and the worker population, by approximately 21,792 over the life of this Plan.

Increases in both resident and worker populations place demands on the network of existing community facilities provided by the City of Sydney. To ensure that the needs of incoming residents and workers are met, additional community facilities will be provided and in some instances existing facilities will be expanded. The community facilities to be provided by this plan are located across all parts of the consolidated area to adequately service the needs of the new residents and workers based on the consideration of the location and characteristics of new development. These community facilities will include new multi-purpose community centres, child care centres, libraries, youth, recreational and aquatic facilities and council service centres. Detailed discussion of these facilities and their nexus is following in this chapter.

¹¹ City of Sydney. (2006). *Connecting People, Building Communities: City of Sydney Social Policy 2006 and Social Plan 2006-2010*, Sydney: Author.

¹² *ibid.*

¹³ *ibid.*

6.3 Geographic Nexus

The works programme under this plan provides new or augmented facilities across the consolidated area physically located according to the principles of both demand and accessibility. Library resources are shared across the entire library network. Some facilities, like childcare centres, can be provided by developers as works-in-kind ensuring both geographic and temporal nexus – and people are generally more willing to travel to these facilities as part of the journey-to-work. The provision of additional or augmented facilities will alleviate demand on existing facilities to the benefit of all. The Council has a continuous rolling Capital Works Programme featuring extensive community facilities.

6.4 Temporal Nexus

The proposed community facilities will be provided over the period of 1996 to 2021 (i.e. the life of this Plan) and as development occurs.

6.5 Apportionment

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

On the basis of the increase in residents and workers and the cost of works to be undertaken, for most works 24% of the costs of providing these facilities will be apportioned to the new population and the remainder, 76%, to the Council.

6.6 Reasonableness

The core principle of development contributions is that they must be reasonable.

A contribution for community facilities is considered to be reasonable as it levies for the needs of new residents and workers for community facilities and ensures the equitable provision of community facilities.

6.7 Community facilities categories

The City of Sydney LGA has a well-developed network of community facilities which include recreation centres, community centres, seniors' centres, cultural/art centres, youth facilities, aquatic centres, libraries and child care centres. A map of the existing community facilities is located at the end of this section.

6.8 Multi purpose community facilities for the Southern Precinct (including the Green Square urban renewal area)

The urban renewal area of Green Square comprises approximately 279 hectares of land in one of Sydney's oldest industrial areas. It is located within the southern part of the City of Sydney LGA and wholly within the Southern Precinct of this Contributions Plan. The remainder of the Southern Precinct is also subject to intense redevelopment pressure – in terms of both residential and commercial redevelopment.

Large scale redevelopment of the area will result in an expected increase in residential population of the southern precinct 71,784 by 2021. This is an increase of 29,609 residents from pre-2006 census estimates and an increase of 40,623 from the 2001 Census. The worker population in the Southern Precinct is also projected to increase substantially to 62,995 by 2021. This is an increase of 19,282 workers from pre-2006 census estimates and an increase of 19,957 from the 2001 Census. Such an increase in both residential and workforce populations will require a substantial increase in community facilities to meet the needs of that incoming population.

Multiple indicators show that the substantial increases in both resident and worker populations in the Southern Precinct will have significant impacts in terms of increased demand for community facilities and services, together with other services and infrastructure.

Some community facilities already exist in Green Square however Green Square Community Facilities S94 Plan Study 2002¹⁴ has shown that existing facilities are inadequate to meet the cultural, social, recreation or information needs of the future communities.

On the basis of the socio-demographic data of future residents, and applying the existing standard of provision of Council-owned community facilities (at 2002), it is estimated that the new residents and workers will generate a need for approximately 18,970m² of community facilities. However, as the demographic characteristics of new residents and workers are projected to vary from those of the broader local government area, the distribution of space of facility categories should reflect the needs of those residents and workers and other indicators. Consideration should be given to:

- Increasing the provision of library and cultural/arts space with this younger age profile likely to be major users of cultural, information and learning services;
- Increasing the provision of space for families and children with both the new resident and worker profiles highlighting that children, particularly preschool children, will be a significant group in the Green Square population;
- Increasing the provision of dry and wet recreation space with again a younger profile likely to be major users of this type of facility; and
- Reducing the amount of general community space to the other uses identified above.

The provision arrangements of southern precinct community facilities are outlined in **Figure 6.1** overleaf.

There is a trend for community facility provision to be multi purpose in function and this is recognised and implemented in the community facilities to be located accessibly in the heart of the Green Square area. Multi-purpose community facilities allow facilities multi use, shared use and co-location which have the potential to create efficiencies in operational and staffing costs. Multi-purpose facilities also provide the potential for flexible design that is more adaptable in meeting community needs.

¹⁴ South Sydney Council (2002), Green Square Community Facilities S94 Paper, Sydney: Author.

Figure 6.1 Proposed Southern Precinct (including the Green Square urban renewal area) community facilities

Facilities	Components	Area (m ²)
A multi purpose library, cultural and community facility in the Green Square Town Centre	Library	2,100m ²
	Arts and cultural	1,600m ²
	Older people's space	300m ²
	General community	950m ²
	Circulation, plant and equipment etc.	1,270m ²
	Total	6,220m²
A multi purpose Green Square district recreation (wet and dry), youth and families and children centre, in or near the Green Square Town Centre, located adjacent to public open space.	Recreation and sport	7,380m ²
	Youth space	300m ²
	General community	610m ²
	Families and children	1,050m ²
	Circulation, plant and equipment etc.	2,200m ²
	Total	11,540m²
Multipurpose family and children centre	Families and children	1,100m ²
	Total	1,100m²
One local/neighbourhood centre	General community	300m ²
	Total	300m²

6.9 Child Care

In the City of Sydney in 2001 there were a total of 6,782 children aged between 0 and 5 years. By 2006, this total is expected to grow by 23% (1,561). The increasing number of children aged 0-5 years in the LGA is due in part to the significant levels of residential development that has occurred. This increase requires services for children, including child care, playgrounds and recreational facilities serving children between 0-5 years.

The Council fulfils its responsibilities with respect to the needs of children under the Local Government Act 1993 in a number of ways; but particularly through the provision of child care facilities and programmes, and youth facilities and programmes, which will be discussed further.

There are established social and economic benefits for individuals, families and the community generally to be derived from the provision of child care. Investment in children's development, including the provision of child care, is important in supporting workforce productivity, and therefore economic development, and social wellbeing.¹⁵ Child care facilities and programmes also contribute to the physical, emotional, social, linguistic and intellectual development of children.¹⁶

Across Australia the number of children in child care has increased from 577,500 in 1999 to 752,800 in 2004, which amounts to a 30% increase in 5 years.¹⁷ Such an increase is partly attributable to women's increasing workforce participation; in 1979 43.6% of Australian women participated in the labour market and rose to 55.5% by 2002.¹⁸ The City of Sydney

¹⁵ Commonwealth Department of Community Services. (2003). *Inquiry into long-term strategies to address the ageing of the Australian population over the next 40 years – Occasional Paper 8*, Canberra: Author.

¹⁶ Battle, K. & Torjman, S. (2002). *Architecture for National Child Care*, Canada: Caledon Institute of Social Policy.

¹⁷ Commonwealth Department of Family and Community Services. (2004). *2004 Census of Child Care Services*, Canberra: Author.

¹⁸ Australian Bureau of Statistics. (2003) *Australian Labour Market Statistics*, retrieved 19 May, 2005 from <http://www.abs.gov.au>

LGA has higher women's labour participation rates than the national average; between 1996 and 2001, the labour participation rate of women increased from 57.9% to 64.3%.¹⁹

Access to child care services is an important aspect of workforce participation. An Australian Bureau of Statistics (ABS) study showed that of the 3.8 million Australians who were not working or not looking for work, two thirds of these were women and 29 per cent of these women said that lack of child care was keeping them out of the workforce.²⁰

In the City of Sydney LGA in 2001, according to the 2001 Census, there were 6,782 children 0-5 years old. The number of children is expected to increase to 8,343 by 2006, which is a 23% increase for this age group.

A telephone household survey established that 43% of respondents were planning to have children in the next couple of years. Of those planning to have children, 92% are planning to use some form of child care, and of those, 95% were planning to use long day care.²¹

The City of Sydney Child Care Needs Analysis 2005²² shows that as of August 2005, there were 70 child care centres providing 3,291 child care places in the City of Sydney LGA. This analysis demonstrates an under-provision of child care places, with long waiting lists for child care centres just one indication of the overall under-supply. Furthermore, child care places for children under the age of two are particularly scarce.

The Green Square urban renewal area and other developments within the Southern Precinct will generate a large demand for child care centres. It is estimated that the increase in the residential population will result in approximately 2,500 children between the ages of 0-5 years. The Green Square Community Facilities S94 Paper identified the requirement for two 65-place child care centres to service the needs of the new resident and worker population.

The City of Sydney Child Care Needs Analysis 2005 recommends the provision of six child care places is required for every one hundred households. An analysis conducted on the basis of this recommended provision (and taking into account that the City of Sydney provides 31% of child care places in the LGA) there is the need for 400 child care places from 2006 to 2021.

Two 65-place child care centres are allocated to the Green Square redevelopment area and are already represented in the community facilities to be centrally and accessibly located within the Green Square area. The Council is currently developing a multi purpose community facility in Surry Hills, which will provide improved facilities for the existing child care centre and provide an additional 6 child care places. Recently extensions have been approved to both Redfern Occasional Care Centre and Alexandria Child Care Centre, which will provide 8 and 10 child care places respectively. The remaining three 65-place and one 5-place child care centres are not allocated to any particular locations and the City of Sydney will encourage their development as works in kind, in lieu of Section 94 contributions. The general location of these centres will be to the satisfaction of the City and in a location where it can be demonstrated that the child care centre best meets the need for child care in terms of location and design.

¹⁹ City of Sydney Council. (2005). Unpublished internal research.

²⁰ Wade, M. (2002). Men staying out of workforce while women take up slack, *Sydney Morning Herald*, 22 October, p. 5.

²¹ Micromex Research. (2005). *Child Care Needs Study 2005 – Household Survey*. Sydney: Author.

²² Cred Community Planning. (2005). *City of Sydney Child Care Needs Analysis 2005*. Sydney: City of Sydney Council.

This plan provides for the City's per capita provision of child care places generated from the demand created by new residents. The provision of child care centres in this plan does not seek to address the current under supply of child care places in the LGA but maintains the City's contribution to child care places for the new residential population and ensures that the situation is not exacerbated by the incoming population.

6.10 Libraries

The City of Sydney is committed to the provision of library facilities, services and resources which amongst other things contribute to community wellbeing. The City of Sydney Strategic Plan 2006-2009 states that "libraries and community centres facilitate stronger community engagement, promote social cohesion and reflect cultural diversity".²³ The City of Sydney vision for libraries is "a cohesive network of libraries that meet and respond to the diverse needs of the City's populations, to provide settings and opportunities for learning, knowledge, creativity and information exchange, to provoke new ideas..."²⁴

The Council provides library services in a number of locations across the local government area. Library facilities are located in Circular Quay, Haymarket, Glebe, Kings Cross, Newtown, Paddington²⁵, Surry Hills, Town Hall (library link), Ultimo and Waterloo. The City of Sydney library network is well patronised and utilised. In 2004, there were 40,070 active library members, 2,509,271 visitors, 1,060,609 library loans and 275,000 enquiries.²⁶

This Plan aims to maintain the existing level of resource provision and library facilities provision by requiring future residential (and worker) populations contribute to the costs of providing additional library resources and library facilities.

The City of Sydney comprises people from diverse social, cultural, religious and economic backgrounds. Over the next decade the residential and working populations will increase and result in some demographic change. The library network will need to accommodate changing facility and delivery needs that arise from this growth. Libraries have developed to become community hubs which provide social, recreational, cultural and educational services and programmes to all members of the community.

The relevance of libraries to today's community is evident in their high levels of use and attraction to a broad range of user groups from all ages and background. The State Library of New South Wales, *People Places - A Guideline for Public Libraries Buildings in New South Wales*²⁷ highlights that libraries:

- Provide a cultural hub and focal point for the community;
- Are functional and multi-purpose accommodating a range of activities and uses;
- Enable access to the latest in technology in a user-friendly manner;
- Attract a wide range of users providing areas for relaxation, research, leisure and learning;

²³ City of Sydney, *City of Sydney Strategic Plan 2005-2008*, Sydney: Author.

²⁴ Cred Community Planning (2005) *City of Sydney Library Network Strategy*, Sydney: City of Sydney Council.

²⁵ Paddington Library is operated under a service level agreement with Woollahra Council.

²⁶ City of Sydney Council. (2005). *Your Library Network*. Retrieved 22 September, 2005 from <http://www.cityofsydney.nsw.gov.au/Library/LibraryNetworkAndMembership/YourLibraryNetwork.asp>

²⁷ Heather Nesbitt & Bligh Voller Nield. (2000). *PEOPLE PLACES – A guide for public library buildings in New South Wales*, Sydney: Library Council of NSW.

- Are effective and efficient in the delivery of services; and
- Develop from a co-operative approach between all stakeholders to ensure that the changing needs of the community are met.

The City of Sydney currently provides approximately 8,564m² of library floor space and approximately 450,000 library resource items for a total population of 129,175 (2001 Census). The per capita rate for library floor space is 0.069m² and for library resource items is 3.48 items.

People Places: A Guide for Public Libraries Buildings in New South Wales²⁸ provides detailed standards for library facility provision and planning. The City of Sydney library network floor space is 51% of the Library Council of NSW standard for the City's current resident and non-resident worker population. This floor space must however be considered within the context of the larger city based library system which includes 22 specialist libraries, including the State Library of New South Wales and the University of Sydney.

The geographic distribution of library facilities across the City of Sydney LGA shows that libraries in the southern, eastern and western Section 94 precincts account for only 35% of the library networks total floor space, yet accounted for 76% of the total residential population in 2001. The works programme for library facilities reflects the need for greater provision of library facilities in the southern part of the City of Sydney which will experience high levels of residential and employment growth during the lifetime of this plan.

Figure 6.2 City of Sydney Library Provision

	Current provision	Current Benchmark Standard	2021 Benchmark Standard	Current Council %	Benchmark Council provision 2021
Total	3,014m ²	7,527m ²	8,996m ²	51%	4,587m ²

Across the LGA, 51% of the standard population-based benchmark library floor space is currently provided by the City of Sydney. Based on the identified gap in library floor space in 2021 the City of Sydney needs an additional 5,792m² of library floor space over the next 10-15 years to meet the standards set by the Library Council of NSW.

In order to maintain the existing standard of access to resources, the incoming population will be required to contribute to the costs of providing an equivalent number of resources. These resources are not limited to books; but include a range of audio visual resources, CD's, videos, toys and the like. The per capita rate of library resources is 3.48 items. Library resources are used across the LGA library network and are not fixed to one library or location. For this reason, the library resources contributions rate is allocated across the whole LGA, rather than at a precinct level.

This Plan also seeks to contribute to the provision of additional library facilities through the construction of new libraries and the augmentation of others. The locations of the City of Sydney libraries show that the southern area of the City of Sydney LGA is deficient in library facilities. In addition, this area is currently experiencing large scale redevelopment in the Green Square urban renewal area which will continue into the future. New libraries and the

²⁸ Heather Nesbitt & Bligh Voller Nield. (2000). PEOPLE PLACES – A guide for public library buildings in New South Wales, Sydney: Library Council of NSW.

augmentation of existing facilities are therefore required to service the incoming residential and worker population.

6.11 Council Office Locations

The City of Sydney has established a network of office locations which provide residents and ratepayers with convenient access to Council services. The office locations network forms an important link and point of access between Council and the community. Services provided include customer services relating to council functions, town planning services, and community information.

The council office network is founded upon the principles of place management of service delivery which has been identified as an appropriate method for improving governments' response to local communities²⁹. The place management was highlighted as a model of improved service delivery by in a NSW Government Commission of Inquiry conducted by Sproats³⁰ in 2001 and the City of Sydney's proposal to establish neighbourhood council office locations was viewed as a way of facilitating responsive and effective service delivery.

It is important to ensure that the neighbourhood offices are easily located and accessible to all community members and via all forms of transport, including vehicles, buses, trains, walking and cycling. The distribution of council office locations across the City of Sydney ensures that they are accessible to all parts of the LGA.

The City of Sydney has established council office locations in Town Hall, Kings Cross, Redfern, Erskineville and Glebe. Future development in the Southern Precinct will require the establishment of new satellite council office in the Green Square urban renewal area, which is likely to form part of the Multi-Purpose Community Facility.

6.12 Youth Facilities

Young people (aged 12-24 years old) make up 20.2% (or 25,819) of the total resident population.³¹ A large proportion of these are aged between 18 -24 years (78%). By 2021, there will be approximately 43,201 people aged 12-24 years living in the City of Sydney. Young people are also workers; 16% (55,501) of City of Sydney workers are aged between 15 to 24 years. The large number of youth highlights the need for a range of services and facilities for young people, not just recreation and social, but employment, training, health, drug and alcohol and case management.

Young people in the City of Sydney LGA are a diverse group of people who are in a variety of circumstances and situations. 46% of young people were born in Australia, 28% were born in non-English speaking countries, and 7% were born in English speaking countries. 1.5 % of young people are Indigenous. 6% have a disability. 22% of 15-24 year old lived with their

²⁹ Walsh, P. (2001). Improving Governments' Response to Local Communities – Is Place Management an Answer? *Australian Journal of Public Administration*, 60(2)3-12.

³⁰ Sproats, K. (2001). *Inquiry into the Structure of Local Government in Eight Council Areas in the Inner City and Eastern Suburbs of Sydney*, Sydney: NSW Government Commission of Inquiry.

³¹ Cred Community Planning. (2006). *City of Sydney Youth Facility and Skate Facility Needs Study*, Sydney: City of Sydney Council.

parents, 15% had their own families and were either married, living with a partner or single. 12% lived with relatives, 5% with an unrelated family and 35% in group households.³²

The City of Sydney owns 8 youth facilities and another 13 facilities are owned and operated by other government, non-government and private agencies. Council-owned facilities are either managed by the City of Sydney or leased to community organisations under the Accommodation Grants Programme.

For the purposes of this plan, youth facilities are defined as buildings, structures or places that are used for the physical, social, cultural or intellectual development and welfare of the young people in the local community. They do not include open space, parks and ovals, which will be included in the Open Space chapter of this plan. In addition to youth specific facilities, young people have access to libraries, swimming pools, leisure centres and outdoor recreational areas and courts.

Most of the existing youth facilities are single-purpose, not purpose-built and are often in locations isolated from other community activities. Research has shown that young people want to be part of the community and would prefer to share spaces and other people with other people rather than be isolated from them³³. Young people need a diverse range of spaces. These can range from staffed and targeted youth centres/cafes in multi purpose facilities, spaces within libraries and leisure centres, to informal and free multi-use areas in public spaces where they can hang out, recreate, socialise and be part of the community. These centres and spaces may include multi-purpose courts, a variety of skate facilities, rebound walls, and performance spaces. Regardless of the facility type, youth facilities need to be located in safe environments and accessible by public transport, foot, bike, or on skates.

The benchmark standards for youth facilities based on the Department of Community Services Community Facilities standards is 1 youth centre for every 10,000-20,000 residents, or 1 youth centre for every 3,000 young people aged 13-19 years³⁴.

Based on this formula and not taking into consideration other important demographic factors, the City of Sydney should currently be providing between 3 and 9 youth facilities for its population aged 13-19 years. The City of Sydney is well within this range by providing 8 facilities. By 2021 it should be supporting the provision of between 6 and 14 youth facilities for its youth population.

The proposed Section 94 works on the basis of an increasing population of young people and consistent with benchmark provisions are:

- New youth facility in Green Square; and
- Augmented facility at Waterloo Oval.

³² Cred Community Planning. (2006). City of Sydney Youth Facility and Skate Facility Needs Study, Sydney: City of Sydney Council.

³³ *ibid.*

³⁴ *ibid.*

6.13 Aquatic Facilities

Aquatic centres provide opportunities for physical activities, which in turn, contribute to the overall health and wellbeing of the community. Participation in physical activities has been attributed to the prevention of diseases such as cardiovascular disease, cancer, mental health and diabetes³⁵ and the provision of such facilities are considered crucial in health and wellbeing in communities.

The Council currently owns and operates four swimming pools. These aquatic facilities are:

- Cook + Phillip Park Aquatic and Fitness Centre, CBD;
- Andrew "Boy" Charlton Pool, Woolloomooloo;
- Victoria Park Pool, Camperdown;
- Prince Alfred Park Pool, Surry Hills;

The Ian Thorpe Aquatic Centre is currently under construction in Ultimo. It is due to open in early 2007.

Swimming as a physical and recreational activity is very popular in the LGA; swimming is only second to walking as the most popular sporting, health and fitness activities. The high patronage of the City's aquatic centres demonstrates that residents, workers and visitors take advantage of the City's aquatic facilities. In 2003/2004, 875,000 visits were made to aquatic facilities in the City of Sydney.

The northern part of the City of Sydney, including the CBD, Ultimo Pyrmont, and the Eastern and Western Section 94 Precincts, is well provided for in terms of existing and proposed aquatic facilities. The *City of Sydney Aquatic Facilities Strategy 2005*³⁶ highlights the deficiency of aquatic facilities in the southern precinct of the LGA, which accounts for most of the Section 94 Southern Precinct.

The *City of Sydney Aquatic Facilities Strategy 2005* develops a hierarchy of complementary indoor and outdoor venues, which are:

- Local – no more than one or two suburbs of the City of Sydney;
- Sub-municipal – substantial sector of the City of Sydney;
- Municipal – the entire City of Sydney; and
- Regional – the entire City of Sydney and some or all of the surrounding LGAs.

The Southern Aquatic Centre is expected to service a sub municipal/regional population. The Centre is expected to include, based on a detailed needs analysis:

- 50 metre indoor pool that is able to be opened up when weather permits;
- Hydrotherapy pool and associated health facilities to service the growing health and rehabilitation market on a municipal and regional level;
- Program pool;

³⁵ Commonwealth Department of Health and Family Services. (1998). *Developing an Active Australia: A Framework for Physical Activity and Health*, Canberra, Author.

³⁶ HM Leisure Pty Ltd, Prior+Cheney Pty Ltd, Geoff Ninnes Fong and Associates, VOS Group Pty Ltd. (2005). *Aquatic Leisure Facility Development Strategy*, Sydney, City of Sydney Council.

- Dry health and fitness facilities would be more likely to service a sub-municipal market given existing provision in the wider region. The indoor and any outdoor water play facilities would service a predominantly local and sub-municipal catchment;
- Multi-purpose programme and activity room/s;
- Café with indoor/outdoor water play;
- Spa/sauna;
- Indoor and outdoor aquatic/non-aquatic play equipment;
- Crèche;
- Toilet/change, including special family and small group change rooms; and
- Car parking provision.

The hydrotherapy pool and community medical/health centre are essential components of this aquatic facility as they are required to replace those which still operate from the former South Sydney Hospital. A requirement of the sale of the former hospital to South Sydney Council was that these facilities are replaced within 500 metres of the existing location.

The Southern Section 94 Precinct, which includes the Green Square and Redfern-Waterloo redevelopment areas, is expected to experience significant population growth within the lifetime of this plan. The paucity of aquatics provision to the east, south and immediate west of the southern precinct means that the development would service a sub-regional market possibly extending into the local government areas of Randwick, Botany Bay and Marrickville at least.

6.14 Contribution Formulae

Community Facilities (excluding child care centres)

The following formula is used to calculate the contribution rate per equivalent resident.

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Works Programme Cost}^*}{\text{Total Population}^{**}}$$

* the total cost of works calculated from 1996-2021.

** the estimated total end population as at 2021.

thus:

$$\begin{aligned} \text{Contribution rate per equivalent resident (\$)} &= \frac{\$28,845,713}{184,367.6} \\ &= \$156.46 \end{aligned}$$

Child care centres

The following formula is used to calculate the contribution rate per equivalent resident.

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Works Programme Cost}^*}{\text{Population Growth}^{**}}$$

- * the total cost of works calculated from 2006-2021.
- ** the estimated nett population increase over the same period expressed as equivalent persons.

thus:

$$\begin{aligned} \text{Contribution rate per equivalent resident (\$)} &= \frac{\$11,268,400}{45,166.6} \\ &= \$249.49 \end{aligned}$$

Libraries

The following formula is used to calculate the contribution rate per equivalent resident.

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Works Programme Cost}^*}{\text{Population Growth}^{**}}$$

- * the total cost of works calculated from 1996-2021.
- ** the estimated nett population increase over the same period expressed as equivalent persons.

apportioned to total new population 1996-2021 expressed as equivalent residents

$$\begin{aligned} \text{Contribution rate per equivalent resident (\$)} &= \frac{\$9,455,650}{79,823.6} \\ &= \$118.46 \end{aligned}$$

Community Facilities for the Southern Precinct

The following formula is used to calculate the contribution rate per equivalent resident.

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Works Programme Cost}^*}{\text{Population Growth}^{**}}$$

- * the total cost of works calculated from 1996-2021.
- ** the estimated nett population increase for the Southern Precinct only over the same period expressed as equivalent persons.

$$\begin{aligned} \text{Contribution rate per equivalent resident (\$)} &= \frac{\$41,238,300}{49,867.6} \\ &= \$826.96 \end{aligned}$$

Full details of the rates for residents, workers and for each type of unit based on known occupancy ratios appear at the front of this document in the summary schedules.

6.15 Community Facilities Works Programme

Figure 6.3 Community Facilities Works Programme

Schedule of Works	Est. Timing	Cost Summary
Community Facilities (area wide)		
Redfern/Chippendale Library	2006-2011	\$2,200,000
Kings Cross Library and Council Office Location	Completed	\$8,690,686
Surry Hills Library and Childcare Centre	2006-2011	\$13,020,000
Glebe Library	2006-2011	\$580,000
Newtown Library	2006-2011	\$2,000,000
Erskineville Council Office Location	Completed	\$135,472
Southern Council Office Location	2006-2016	\$660,000
Multi-purpose amenities facility in Sydney Park	Completed	\$1,559,555
Subtotal		\$28,845,713
Library Resources	On-going	\$9,455,650
Childcare Facilities		
3 x 65 place child care centres	2006-2011	\$6,660,000
1 x 50 place child care centre	2006-2011	\$1,709,400
Redfern Occasional Care (augmentation)	2006-2011	\$309,000
Alexandria Child Care Centre (augmentation - additional playroom)	2006-2011	\$390,000
A multi-purpose families and children's centre (childcare)	2006-2011	\$2,200,000
Subtotal		\$11,268,400
Southern Precinct Facilities		
A multi-purpose community facility including library, cultural and other community amenities to be centrally located in the Green Square Town Centre area.	2011-2016	\$14,217,100
A multi-purpose recreational facility including facilities for youth, families and children and a wet/dry facility to be centrally located within Green Square.	2011-2016	\$23,439,200
Erskineville/Ashmore Library Link	2006-2011	\$265,000
Redfern Community Centre	Completed	\$3,317,000
Subtotal		\$41,238,300
Total		\$90,808,063

Italics indicate a community facility provided in anticipation of development and under full or partial recoupment.

6.16 Community Facilities Works Programmes

Figure 6.4 Map of the Community Facilities Works Programme

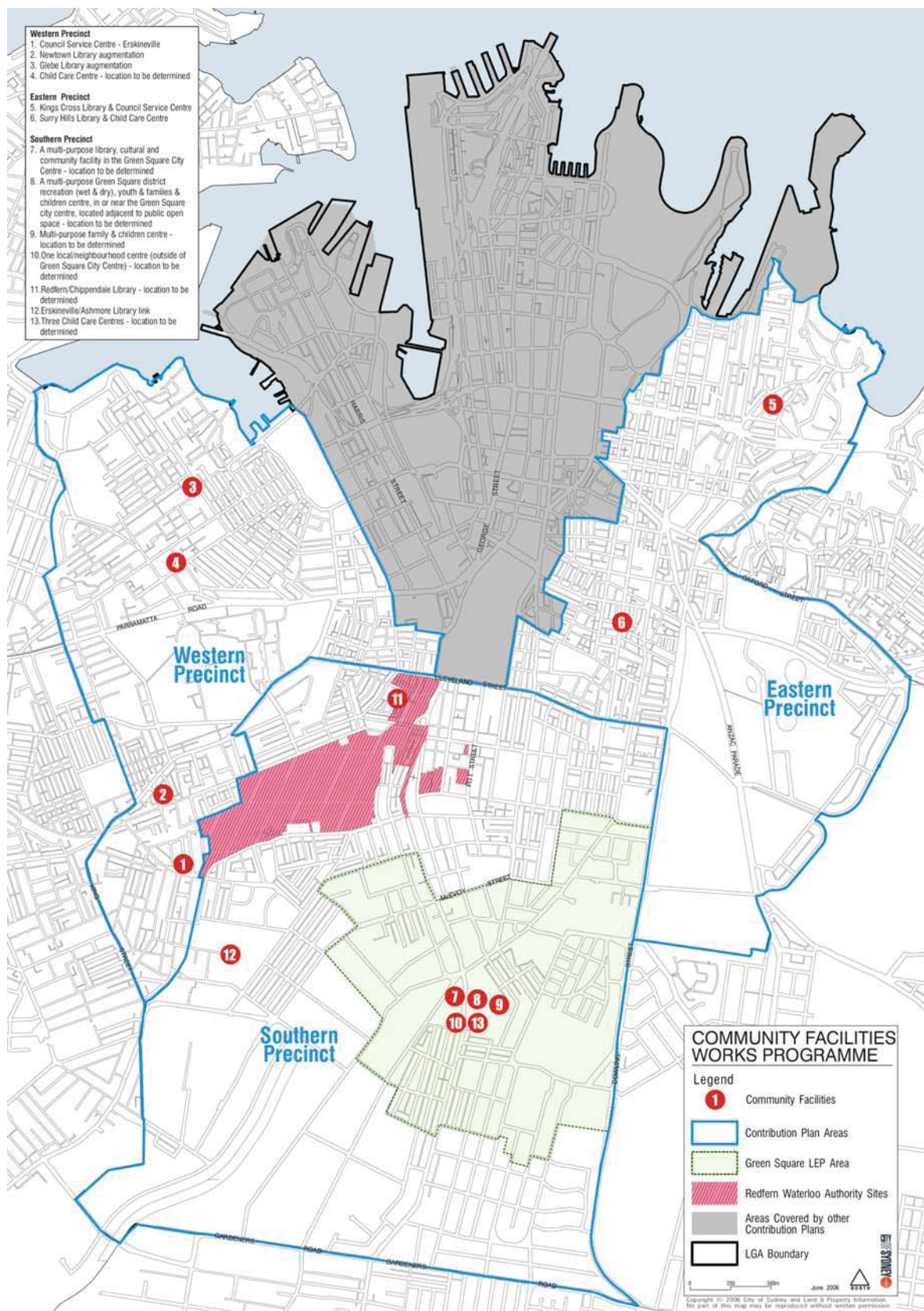
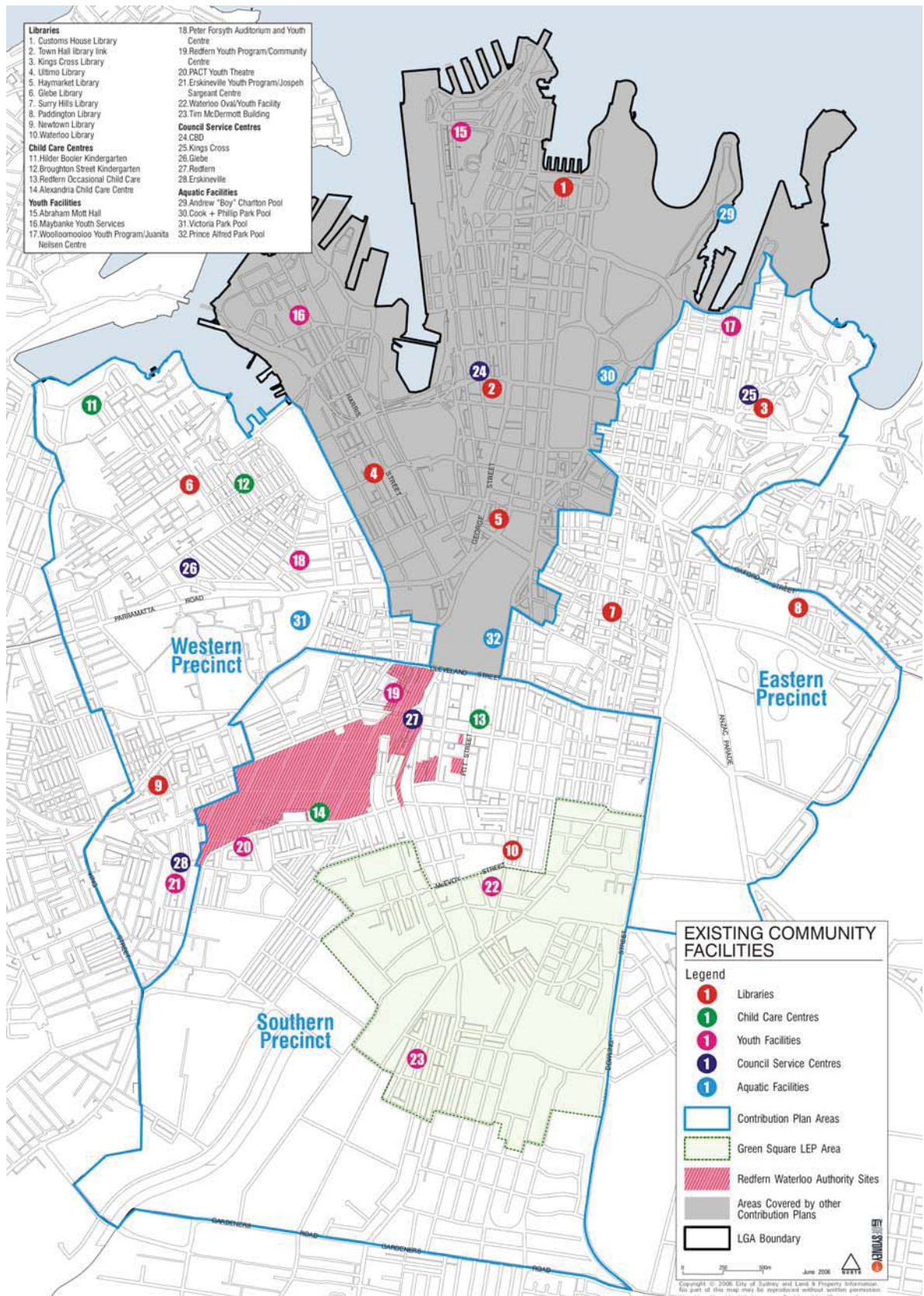


Figure 6.5 Map of Existing Community Facilities



Chapter Seven: The Public Domain

This Chapter provides the works programmes, their apportionment and nexus, for the acquisition and initial embellishment of additional parks and civic spaces and capital improvements to existing public spaces including existing parks, civic spaces, streetscapes and urban villages and the pedestrian environment.

The inner city areas surrounding the CBD are recognised for offering a distinctly different, highly urbanised lifestyle compared to that experienced in the middle ring suburbs or in the outer suburban and release areas. These areas are characterised dense development, few large parks, some small parks and paved civic space. As a result the diverse residents of the inner city perceive, value, and use open space and the public domain somewhat differently resulting in a lack of clear demarcation between traditional open space and the public domain that includes streetscapes, villages and paved civic spaces. Parks, streetscapes and urban village improvements feature in this chapter. Specific works designed to facilitate more of a pedestrian or transport role are incorporated within the Accessibility Chapter.

7.1 Aims and Objectives

The City of Sydney acknowledges its commitment and responsibilities in the provision and ongoing management of the open spaces and streetscapes that, together the road network, make up the public domain. This commitment is supported in a number of the City's corporate documents.

Specifically, the City of Sydney Strategic Plan 2006-2009³⁷ recognises the contribution that the public domain makes to its key focus areas, namely Quality Urban Environment, Community and Social Equity, and Public Domain and Facilities. The objectives and strategies of the plan which relate to community facilities include:

- Providing equitable access to facilities and services across the expanded City of Sydney local government area to meet current and future needs;
- Fostering sustainable growth and change through high quality development that respects and reinforces the natural environment, character and heritage of its villages and places.
- Providing appropriate, attractive, quality public domain and facilities that are efficiently and well maintained, clean, accessible and safe, and managed to the principles of sustainable development; and
- Ensuring that new and existing public areas and facilities are effectively planned for, managed and maintained to meet community expectations and defined levels of service, and deliver best value in the context of whole-of-life costs.

The Green Square Structural Masterplan 1997³⁸ recognises the contribution that the public domain makes to the redevelopment of this significant urban renewal area in its objective to create an accessible, genuine and diverse network of public spaces and public streets which integrates existing and future landscapes and buildings, and which establishes a lasting framework and pattern for growth for the Green Square Area.

³⁷ City of Sydney (2006) City of Sydney Strategic Plan 2006-2009, Sydney: Author

³⁸ City of South Sydney (1997) Green Square Structural Masterplan, Sydney: Author

7.2 The Need for the Public Domain

The Public Domain is an integral part of the City of Sydney LGA. The Public Domain defines, identifies and enhances individual villages.

The presence of quality parks and public spaces also has many personal, economic and environmental benefits as underlined by the Metropolitan Strategy for Sydney:

Personal Benefits

The presence of parks encourages physical activity and passive relaxation – both of which benefit health and contribute to a feeling a well-being, satisfaction with the neighbourhood and a connection to community. With both stress and obesity major factors affecting health now and in the future, the role of parks and public spaces is clear.

One of the key things stated in the NSW Government's Metropolitan Strategy is that walking for exercise is the popular form of physical activity among people in NSW with some 21% of people participating.³⁹ The desire to protect and improve open space was one of the most consistent messages at the 2004 (Metropolitan Strategy) community forums. People talked about the importance of parks, natural green landscapes, urban green space, beaches and rivers as places that make Sydney a great place to live. They wanted new residential development close to parks and bushland and improved access to waterways.⁴⁰

Economic Benefits

Parks and quality public spaces encourage investment in business and improve the demand for both residential and commercial property.

Another key statement in the NSW Government's Metropolitan Strategy is that there is value to businesses from improved open space. Quality urban environments and access to recreational facilities also benefit surrounding property values. Increased physical activity is important for health and when people are healthy they are motivated and more productive.⁴¹ Further, surveys of small business and economic developers rank recreation, parks and open space first among quality of life elements in location decisions.⁴²

Environmental benefits

Trees generate oxygen, reduce air pollution and control soil erosion.

Children and Young People

Studies have shown that outdoor play is essential for the physical and social development of children. Providing recreational opportunities for youth has been shown to engage them positively with the community.

Diversity and Access

Peoples' appreciation and use of open space will increase as Sydney becomes more compact. A mix of different open space will be required to meet community recreational

³⁹ Department of Infrastructure Planning and Natural Resources (2005) Metropolitan Strategy for Sydney, Sydney: Author:

⁴⁰ *ibid.*

⁴¹ *ibid.*

⁴² *ibid.*

needs and changing demographics. Access to open space will need to be improved as well as its quality, through better design and management and better provision of facilities.⁴³

Challenges for Parks and Public Places

- In some residential areas, safe and direct access to open space is limited due to low pedestrian networks and barriers created by busy major roads and rail corridors.
- As the population increases so will the demand for organised and informal sports and other activities.
- Greater pressure will be placed on existing open space in the future.
- The cost of land in Sydney is increasing
- Future open space needs will be increasingly met by a gradual shift from land acquisition to sustainable management and park improvements.⁴⁴

It is clear that the NSW Government's Metropolitan Strategy supports the incorporation of open space in contributions plans by stating that the Guidelines will ensure open space is considered in the development of new housing and revisions of LEPs and developer contributions plans.⁴⁵

7.3 Causal Nexus

Since the mid-1990s the inner city areas surrounding the CBD have changed from being static in terms of population change and development activity to the fastest growing areas in the metropolitan area equal to, and in some cases, surpassing Local Government areas on the urban fringe. This activity generates increasing competition for the scarce resource that is open space. Such is the scale of growth and consolidation in the areas covered by this Contributions Plan, that there is a need to plan for the acquisition of additional open space. This must be balanced against the high cost of land to ensure contribution rates remain reasonable.

7.3.1 Demand for types of space for various recreational activities

In 2003, the southern areas covered by this plan (all of the Southern Precinct and part of the Western and Eastern Precincts) were surveyed as part an Open Space Strategy to determine the most popular recreational activities and their relative participation rates. The results are illustrative of the inner city area of Sydney.

As shown in the following table, the most popular activity, walking for pleasure, is even more popular in the inner-city areas of Sydney than nationally. Swimming also enjoys higher than average popularity. Cycling and running also score in the top 5 most popular activities despite being ranked 6 and 7 both nationally and in NSW.

⁴³ Department of Infrastructure Planning and Natural Resources (2005) Metropolitan Strategy for Sydney, Sydney, Author:

⁴⁴ *ibid.*

⁴⁵ *ibid.*

Figure 7.1 Local Activities and Sports⁴⁶

Popularity and Participation Rates of Activities and Sports						
Rank	Activity or Sport	National Participant Rate	Activity or Sport	NSW Participant Rate	Activity or Sport	Southern Sydney Participant Rate
1	Walking	31%	Walking	29%	Walking	33%
2	Swimming	15%	Swimming	17%	Swimming	18%
3	Aerobics/Fitness	15%	Aerobics/Fitness	14%	Gym/Weights	17%
4	Cycling	9%	Golf	9%	Running	12%
5	Golf	9%	Tennis	9%	Cycling	10%
6	Tennis	8%	Cycling	8%	Tennis	8%
7	Running	8%	Running	8%	Soccer	6%
8	Bushwalking	6%	Bushwalking	7%	Yoga	4%
9	Soccer	5%	Soccer	6%	Touch	4%
10	Netball	4%	Yoga	4%	Golf	3%

Importantly, all these activities also have a high latent participation rate – people who would like to participate in these activities but are unable to do so at the present time for a range of different reasons. Some of the restrictions assessed by the survey included matters which the design and provision of facilities could address – such as access, hours of operation and on-site childcare. The latent participation rate features in the table below:

Figure 7.2 Latent Participation Rates⁴⁷

Latent Participation Rate of Popular Activities and Sports					
Rank	Activity / Sport	Latent Participant Rate*	Rank	Activity / Sport	Latent Participant Rate*
1	Swimming	29%	6	Yoga	17%
2	Gym/Weights	23%	7	Aerobics/Fitness	10%
3	Cycling	20%	8	Running/Jogging	8%
4	Tennis	19%	9	Netball	7%
5	Walking	18%	10	Soccer	7%

* Current Non-Participants who would like to participate

Understanding the ten most popular park activities is valid in assessing the quality of the works programme and its capacity to meet actual demand. As illustrated in the table below, the survey showed that the walking – including walking the dog - and running were by far the most popular recreation activity with over 50% of people mentioning these activities first. The next three most popular activities were more passive including relaxation, reading and picnicking.

Figure 7.3 Popular Park Activities⁴⁸

Popular Park Activities					
Rank	Activity	Percentage	Rank	Activity	Percentage
1	Walking	34%	6	Reading	5%
2	Walking the Dog	10%	7	BBQ/Picnic	4%
3	Running	8%	8	Swimming	4%
4	Cycling	7%	9	Play with Children	4%
5	Relaxation	5%	10	Meeting Friends	3%

⁴⁶ Stratcorp Consulting (2003) Recreation and Open Space Needs Study, Sydney, Author:

⁴⁷ ibid

⁴⁸ ibid

The most popular non-sporting Leisure Activities were going to cafes (79%) and going to cinemas/theatres (59%). BBQs and Picnics (25%) and Visiting Parks (18%) were popular as illustrated in the table below⁴⁹. Attending Festivals and Events (13%) was also mentioned. These activities have important implications for the design of the public domain, especially the streetscape, as well as parkland.

Figure 7.4 Main Priorities for Improvement

Main priorities for improvement					
Rank	Facility	Percent	Rank	Facility	Percent
1	Indoor Swimming Pool	25%	6	Large Regional Parks	6%
2	Bike/Walking Trails	20%	7	Indoor Sports Centre	6%
3	Outdoor Swimming Pool	8%	8	Outdoor festivals & events	4%
4	Formal Gardens	8%	9	Libraries	4%
5	Cultural Facilities	8%	10	Community Arts Facilities	4%

Walking trails and cycleways were the second most important reported area requiring improvement. Interestingly formal gardens were nominated as well or larger, regional parks.

7.3.2 The role of parks and recreation spaces in the inner city

The purpose and use of open space in the inner city areas (where this is a relatively scarce resource) and the degree to which it is valued by residents and local workers, has been the subject of extensive study in the City of Sydney LGA.

Survey Results from Residents and Workers:

- Adults participate in informal activities (including to walk for pleasure, swim, enjoy picnics and barbecues, and to sit and rest) more so than physical sporting activities, the most popular of which are tennis, gym activities, basketball, soccer and squash;
- Children most like to go to parks and playgrounds to play, swim, ride bikes and play basketball;
- Residents use open space and recreation facilities closest to their home or work more often, particularly pools and large parks;
- Adults' most favoured open space setting is large parks, followed by pools, the harbour foreshore and small parks. Children prefer small parks and children's playgrounds;
- Better security and planting of trees in open spaces would most encourage residents to use open spaces more often;
- Significant numbers of new residents use open space and recreational facilities; and
- Workers are also significant users of open spaces for sitting, walking or jogging.

Core Purposes of Open Space:

- **Relaxation:** parks provide a place where people can go and find peace and quiet, away from the city, enabling relaxation. A sense of ease is created through providing attractive and open spaces where people can go and sit at leisure.
- **Nature:** nature plays both an aesthetic and a functional role. Plants naturally embellish the inner city and act to soften and buffer the built environment. Parks provide a habitat for flora and indigenous fauna which contribute to a diverse landscape in the inner city

⁴⁹ Stratcorp Consulting (2003) Recreation and Open Space Needs Study, Sydney, Author:

and entertain park visitors e.g. bird watching and/or feeding. Trees cast shade and create cool areas for inner city dwellers.

- **Communal Space:** the open space which is provided enables residents to meet with each other, both formally and informally. Individuals and families can come together in the communal public space of parks. Residents are able to meet and know their neighbours, creating and strengthening a community network.
- **Space away from Home:** an alternative space away from home where residents can relax, meet others and enjoy natural, soft surroundings. The inner city does not allow residents to possess large yards and therefore parks are seen by residents as an extension of their personal space.

7.3.3 Open Space Per Capita

As of 2006, the City of Sydney LGA currently features within its boundaries a total of approximately 3,746,420m² of open space ranging in size from tiny reserves and street closures as small as 65m² to large regional parks like Moore Park (118ha), The Domain and the Royal Botanic Gardens (64ha), Sydney Park (40ha) and Bicentennial, Federal and Jubilee Parks (14.3ha).

This total of 3,746,420m² equates to a gross per capita provision of 23.2m² per resident – based on a 2006 estimate of the total current population (161,536). However the City of Sydney also has a 2006 estimated workforce population of 369,043 of whom approximately 269,362 (73%) are concentrated in the CBD and Ultimo-Pyrmont. The CBD also plays a major role in the provision of iconic open space for regional Sydney and New South Wales and visitors from all over Australia and the world: such as Hyde Park, the Royal Botanic Gardens and the Domain. This unique role places this open space in a different category.

Regional and Local Open Space, in addition to drawing from different catchments, also provide for different recreational purposes. The areas surrounding the CBD are relatively well provided for in terms of regional open space from both inside and outside the immediate LGA. Moore Park at 118 hectares (including the golf course) is located just within the LGA to the east although it is managed by the Centennial and Moore Park Trust. Centennial Park itself, which is over 360 hectares, is located adjacent to the eastern boundary of the LGA and is within a reasonable distance for most residents of the LGA for a regional park of this scale – especially the residents of the Eastern Precinct – who are also served by Hyde Park, Prince Alfred Park, the Domain and the Royal Botanic Gardens.

Within the LGA, there are only two major parks that effectively have an obvious catchment beyond the city boundaries. Sydney Park, at 40 hectares is located just within the southern boundary of the Local Government Area. The consolidated parkland of 14.3 hectares that incorporates Bicentennial Park, Jubilee Park, Federal Park and Pope Paul VI Reserve (which is linked to the linear parks along the Glebe Foreshore walk) is located along the north-western boundary of the LGA. These parks are also relatively recent additions to the people of the inner city. Sydney Park was formalised in the late 1980s/early 1990s and has gradually been developed into a formal park. Bicentennial Park is of similar relatively recent vintage. Prior to their acquisition, gross per capita rates of open space in the area would have been significantly less. While they provide a considerable benefit to the present residents and workers of the area, it is equally arguable that they were intended to provide regional open space for many generations to come.

For this reason, and the fact that it is not the intention of the City of Sydney to provide additional large consolidated areas of regional open space (eg. over 10 hectares), it is appropriate that this development contributions plan concentrates on the provision of local open space and key linkages for the direct benefit of the residents and workers in the village areas surrounding the city under this contributions plan.

Accordingly, this plan concentrates specifically on the provision of small and medium sized local open space – from paved civic spaces to a number of larger parks suitable for picnics, community events and ballgames – serving the recreational and leisure needs of local residents, local workers and the transitory but constantly present visitor population.

In the areas covered by this plan, there is a total of approximately 775,236m² of local open space (excluding the regional parks) shared by an estimated (as of 2006) 119,265 residents at a gross per capita rate of 6.5m² per resident. Again within this area there is a large estimated workforce population of 99,681 whose practical use of open space cannot be disregarded though it is traditionally ignored in the standard calculations of open space per capita (meaning per resident) rates of provision.

The Western Precinct currently has 196,542m² of local open space being a per capita rate of 6.1m² per resident which is about 5.3m² per equivalent person⁵⁰. It has good access to Bicentennial Park in the north and some access to Sydney Park in the southern parts around Erskineville and Newtown.

The Southern Precinct currently has 335,796m² of local open space being a per capita rate of about 8.0m² per resident which is about 6.6m² per equivalent person. It has good access to Moore and Centennial Parks and Sydney Park. This average per capita rate is a substantial increase on the 6m² per resident of local open space in Green Square at the time of its initial release in 1998/99 and is partly due to a significant amount of recent development on large sites providing new parks as works-in-kind ahead of the demand. For example the parks on Landcom's Victoria Park and Meriton's ACI site development are largely complete but residential and commercial development on these sites is still very much underway.

The Eastern Precinct currently features 242,898m² of local open space being a per capita rate of about 5.4m² per resident which is about 4.7m² per equivalent person. Additionally, it is well served by regional parks both in the CBD serving mainly the northern part, but also Moore and Centennial Parks.

More information about the ratio of residents and workers and the conversion of this usage to equivalent persons appear below in **7.6 Apportionment – The Resident Population and the Workforce**

7.4 Geographic Nexus

The City of Sydney has a continuous rolling Capital Works Programme featuring extensive open space and public domain works including embellishments and upgrades to existing parks and streetscapes as well as a significant programme of open space acquisition. Additionally, much of the new open space targeted, especially in the Southern Precinct will be delivered as works-in-kind as part of the redevelopment process ensuring both

⁵⁰ Further information about equivalent persons can be found in 7.6 Apportionment – The Resident Population and the Workforce overleaf

geographic and temporal nexus. Council will continue to monitor open space provision as part of its Open Space Strategy and continue to target open space acquisition – involving whole sites – in areas of demand. Studies and surveys will continue to inform the design of that parkland.

7.5 Temporal Nexus

The proposed open space and public domain improvements are part of a continuous rolling works programme and will be provided over the period to 2021 (i.e. the life of this Plan) and as development occurs.

7.6 Apportionment – The Resident Population and the Workforce

The use of open space by the workforce is well-documented in several open spaces studies including a comprehensive series of surveys in 2004. The survey results showed that, of the park users interviewed, 67.8% were residents, 18.0% were visitors or tourists from outside the LGA, and 14.2% were local workers. With respect to the high visitor numbers, it should be noted that 29% of the users of Sydney Park (the only regional park surveyed) were visitors to the LGA. High visitor numbers were also experienced in two local parks being Waterloo Park which features skate facilities and Hollis Park which featured, at the time of the survey, a very new playground. Visitors tended to be making a one-off trip to the particular park but the 'frequency of use' figures for both residents and workers were broadly similar. Of the residents interviewed, 54.7% visited the parks three or more times a week and 16.1% visited once or twice a week. Of the workers interviewed, 32.8% used the park three or more times a week and 10.3% visited once or twice a week.

Excluding the visitor numbers reveals a ratio between residents and workers of 82.7:17.3. For the purposes of this plan, these figures have been rounded so that a worker is 20% of the resident.

This is considered reasonable because the local open space resources in the area range from small paved civic spaces as well as the traditional parks that were the focus of the usage surveys and because the type of employment in the study area is shifting significantly from a manufacturing/transport base to higher levels of office, services and retail employment.

7.7 Apportionment – The New Population and the Existing Population

The acquisition of new open space proportional to the nett increase in population seeks to maintain the current per capita rates of provision of open space. This acquisition and initial embellishment is 100% attributed to the incoming population. While the whole population will have access to all parks, the rate of acquisition required to maintain the status quo, is fairly attributed to the incoming population. The workforce population has been converted to equivalent residents based on their proportional usage of open space resources established by surveys and field data.

Streetscape works, new playgrounds and the embellishment of existing parks to meet the changing needs of the whole population both incoming and existing, is attributed to the total end population. This means that the City of Sydney will fund the greatest proportion of these

works from sources other than development contributions and the incoming population will only bear its fair share.

It should be noted that incoming residents and workers have immediate access to the existing network of parks and open civic spaces. Only by providing pro rata additional space, is the impact of this additional competition for scarce parkland mitigated.

7.8 Reasonableness

The core principle of development contributions is that they must be reasonable.

As this plan retains a base date of 1996, it seeks to recoup past expenditure on public domain works from 1996-2006. New open space is provided with the intention of maintaining past and present per capita rates of provision. Past contributions are committed to providing open space for the population of approved development and this plan levies the estimated population growth from 2006 to 2021 to provide additional local open space to maintain a reasonable rate of provision of open space.

Again it emphasises that this plan does not propose additional regional open space except where opportunities arise to add to the existing parks.

The following two tables illustrate the intentions of this Contributions Plan with respect to open space provision over the life of this Contributions Plan.

Figure: 7.5 Estimated per capita rates of Provision of Local Open Space 2006

Precincts	Local Open Space	Resident Population 2006 (est)	Per Capita Rate	Equivalent Residents 2006 (est)	Per Capita Rate	Additional Local Open Space
Western	196,542m ²	32,459	6.1m ²	36,845	5.3m ²	23,809m ²
Southern	335,796m ²	42,175	8.0m ²	50,918	6.6m ²	143,904m ²
Eastern	242,898m ²	44,631	5.4m ²	51,439	4.7m ²	4,189m ²
Consolidated	775,236m ²	119,265	6.5m ²	139,201	5.6m ²	171,902m ²

Figure: 7.6 Estimated per capita rates of Provision of Local Open Space 2021

Precincts	Total Local Open Space	Resident Population 2021 (est)	Per Capita Rate	Equivalent Residents 2021 (est)	Per Capita Rate
Western	220,351 m ²	40,431	5.5m ²	45,054	4.9m ²
Southern	479,700 m ²	71,784	6.7m ²	84,383	5.7m ²
Eastern	247,087 m ²	47,858	5.2m ²	54,930	4.5m ²
Consolidated	947,138 m ²	160,073	6.0m ²	129,437	5.1m ²

The actual per capita provision of open space within the relevant boundaries including regional parkland such as Moore Park (118ha), Sydney Park (40ha) and Bicentennial and adjoining Parks (14.3ha) is 17.9m² per equivalent resident. It is recognised that there will be increased competition for regional open space however it is noted that two of the large regional parks in the area, Sydney Park and Bicentennial/Jubilee/Federal Park, are both of fairly recent acquisition and were always intended to serve future as well as present generations. Centennial Park is also within reasonable travel of much of the local area.

7.9 Overview of the Works Programme

The City of Sydney proposes to address the increasing demand for scarce inner city open space in the following ways:

- Providing offsets for developers who incorporate significant areas of public, visible, accessible open space on redevelopment sites;
- Strategic acquisition and embellishment of land for new parks especially linkage parks, allotments which expand existing small parks, and land within rapidly developing areas;
- Targeting streetscape improvements to urban villages and linear promenades such as the Glebe Foreshore walk and Alexandra Canal walk to maximise the recreational use of public space; and
- Upgrades to the facilities and amenity of existing parks.

Each aspect of the public domain works programme (provision of additional open space – embellishment of existing open space – playgrounds – townscape improvements) is discussed in greater detail below together with the detailed works programme. A summary works programme is found at the front of this document.

The new open space works programme also includes a number of sites for open space embellishment where the land has already been acquired for open space (or is in the process of being acquired) but the initial development of the land for open space is currently occurring or scheduled to occur within the life of this plan.

7.10 New Open Space – The Works Programme

In terms of growth potential, the focus is shifting significantly. From 1996-2006 it is estimated that the Southern Precinct experienced 46.8% of the total population growth; the Eastern Precinct received 29.8% of the estimated total population growth and the Western Precinct received 23.3% of the estimated total population growth. From 2006, the Southern Precinct is expected to attract 74.5% of the total growth in the Consolidated Area. The Western Precinct is expected to attract 18.1% and Eastern Precinct is expected to attract 7.4% of the total remaining estimated growth (2006-2021). Over the past decade, acquisition of open space has been higher in the west and the south (particularly the west noting the development of Foreshore Park) but is lagging behind in the East, largely due to opportunity constraints, which needs to be the subject of some attention in the immediate future.

Acquisition of open space is affected by opportunity. Opportunities are greater in the Southern Precinct where there is both greater land availability and medium to high rise development is occurring on large sites which have both a potential for on-site open space provision. In the Eastern Precinct, land is characteristically both scarce and more costly, and developable land parcels are small, limiting the scope for works-in-kind which places a higher emphasis on the need to acquire whole parcels. The Western Precinct features a mix of in-fill development with some opportunities for works-in-kind and some for acquisition.

7.10.1 The Western Precinct

The Western Precinct is characterised by a mix of terrace dwellings and unit development, retail strips along King Street and Glebe Point Road and older smaller industrial buildings. It also features the major institutions of Sydney University and Royal Prince Alfred Hospital.

The major open space is approximately 14.3 hectares made up of Bicentennial Park, Federal Park, Jubilee Park and Pope Paul VI Reserve linking to Foreshore Walk. Most other parks are pocket parks and playgrounds with a few larger parks like Hollis Park and Victoria Park. Additional parkland has recently been acquired around the Foreshore Walk.

2006-2021: Open Space required: 23,809.0m²

7.10.2 The Southern Precinct

The Southern Precinct – covering the major redevelopment areas of Green Square, Redfern-Waterloo and the Southern Industrial Area – is characterised by the presence of rapid redevelopment, larger and consolidated sites, higher densities and the infrastructure challenges in bringing extensive mixed used development into traditional employment lands. The major parkland resource is approximately 40 hectares comprising Sydney Park. Important local parks include Redfern, Waterloo, Alexandria, Erskineville and Beaconsfield Parks, Perry Park and some parks recently developed as works-in-kind including Joynton Park, Tote Park and ACI Park. Extensions to Mary O'Brien Reserve, more than doubling the size of the park, are also being negotiated as works-in-kind. Many more parks in a variety of sizes will be required to meet the demands of a rapidly increasing, very dense redevelopment area.

2006-2021: Open Space required: 143,903.8m²

Within the Southern Precinct, lies the Green Square Area and the Ashmore Estate, two areas of brownfields redevelopment. Green Square was planned in 1998 and released in 1999/2000 with the exception of the Town Centre which is currently in the process of a staged release. Ashmore Estate is the subject of South Sydney Development Control Plan Amendment: Urban Design 1997 – Part G Special Precinct No.7 – Ashmore Precinct (adopted August 2006) which will guide its development and provide for essential infrastructure. Also within the Southern Precinct is the area of Redfern-Waterloo which is expected to experience substantial employment and residential growth and change. The Southern Industrial employment lands are also expected to continue to experience growth and change while maintaining these core employment lands for that purpose. The revitalisation of property around Alexandra Canal – also for employment purposes – is expected to occur within the life of this plan. Redevelopment activity is occurring throughout the southern precinct.

7.10.3 The Eastern Precinct

The Eastern Precinct is characterised by very high density development around Potts Point and Rushcutters Bay and medium-high density around Surry Hills and Paddington. Larger single dwellings are found in Moore Park. The largest parkland resources are Rushcutters Bay Park (shared with Woollahra Council) and nearby Moore Park. This area also has access to the two largest parks in the CBD: the Royal Botanic Gardens and the Domain. Although out of area, Centennial Park is also a close regional resource. Small parks perform a major local recreational purpose especially Shannon Reserve.

2006-2021: Open Space required: 4,189.2m²

7.10.4 Acquisition of New Open Space – Formulae, Targeted Sites & Process

Many sites are identified in Development Control Plans, Local Environmental Plans and what was formerly known as Masterplans. It is not possible to identify every site on which land for acquisition may exist. Owners and developers of sites which may not have been specifically targeted below but which do provide a real opportunity for additional public open space are welcome to contact the City to request negotiation for the provision of works-in-kind.

As each development site is unique in its characteristics, the exact value of the parcel proposed will be negotiated at the time of the Planning Agreement. Generic land values have been used, as in past Contributions Plans, to establish the reasonable estimated value of the total quantum of open space required for the additional population for the purpose of establishing the Contribution rate.

It should be noted that the Council is unlikely to accept any parcel of parkland which is less than 1000 square metres and with a minimum linear width of 20 metres (with the exception of linear parks as linkages or alongside water features). More explicit criteria may apply and applicants are invited to contact the Council of the City of Sydney to discuss any proposed dedication.

The purpose of the Public Domain Contribution for New Parks is to achieve additional accessible, usable, quality open space to serve the recreational needs of the new population. Works which are integral to the design of a development or which form part of essential private open space and landscaping or which, in the opinion of council, are sited or designed in such a way as to discourage public use will not be considered as an offset to contributions.

The potential development sites listed below and included in the map overleaf are those where the City of Sydney would agree to commence negotiations with future developers prior to details site design with a view to obtaining a public park on part of the development. These will be subject to siting requirements and specific design criteria. Some of these sites are in single ownership, some in multiple ownerships.

This list is not intended to be comprehensive. Many other opportunities may arise during the life of this Contributions Plan.

Figure 7.7 Sites with potential for open space dedication

Sites with potential for works-in-kind* *subject to negotiation of a Voluntary Planning Agreement under Section 93 of the Environmental Planning and Assessment Act 1979.	Why is this site targeted?	Precinct
Sites adjoining Orphan School Creek, Forest Lodge	Linear park along the creek	West
Sites fronting the eastern side of Burren Street, Newtown-Erskineville	New park	West
Sites in the block bounded by Parramatta Road, Pyrmont Bridge Road, Lyons Road and Orphan School Creek Channel	Local Parks/Linkages	West
Sites at the junction of St John's Road and Junction Street, Forest Lodge	Linkage	West
Sites in the block bounded by Elizabeth Street, Belvoir and Butt Streets, Surry Hills	New park(s)	East
Legion Taxi Site between Foveaux and Sophia Street, Surry Hills	New park; Pedestrian accessibility through a long linear block	East

Sites with potential for works-in-kind* *subject to negotiation of a Voluntary Planning Agreement under Section 93 of the Environmental Planning and Assessment Act 1979.	Why is this site targeted?	Precinct
Sites in the block bounded by Boundary Street, Neild Avenue, Craigend Street and McLachlan Avenue	New park(s) public pedestrian access	East
Sites in the block bounded by Campbell Street, Riley Street, Reservoir Street and Crown Street, Surry Hills	New park	East
Sites abutting Alexandria Canal, Alexandria	New Linear Park & Cycleway; linkage into Botany Bay LGA	South
Sites in the block bounded by Collins Street, O'Riordan Street, Doody Street, Ralph Street, Beaconsfield Street and William Lane, Beaconsfield	New park(s)	South
Sites on the Ashmore Estate bounded by Ashmore Street, Mitchell Road, Coulson Street and the Railway Line in accordance with adopted Planning documents for the Ashmore Estate.	New park, dual purpose detention and drainage	South
Sites in the block bounded by Bowden Street, Bourke Road and the Sydney Water Easement, Alexandria	New park, linear access through block	South/ Green Square
Sites in the block bounded by Bowden Street, Mandible Street and McEvoy Street, Alexandria	New park(s)	South/ Green Square
Sites in the block bounded by O'Dea Avenue, Lachlan Street, South Dowling Street and Bourke Street, Waterloo	New park(s)	South/ Green Square
Sites in the block bounded by Joynton Avenue, Epsom Road and South Dowling Street, Zetland south of the Victoria Park Development	New park(s)	South/ Green Square
Sites in the block bounded by Crewe Place, Epsom Road, Rothschild Avenue and Rosebery Avenue, Rosebery	New park(s)	South/ Green Square
Sites in the block bounded by Rothschild Avenue, Mentmore Avenue, Epsom Road and Queen Streets, Rosebery	New park(s)	South/ Green Square
Sites in the vicinity of McPherson Lane in the block bounded by Bourke Street, O'Dea Avenue, Joynton Avenue and McPherson Lane, Zetland	New park(s)	South/ Green Square
Sites in the block bounded by Danks Street, Young Street, McEvoy Street and Bourke Street, Waterloo	New park(s)	South/ Green Square
Sites in the block bounded by Bourke Road, Gardeners Road, Huntley Street and a Private Road providing access to sites which back onto Alexandria Canal	New Park, public pedestrian access to the Canal	South/ Green Square

7.10.5 Acquisition of New Open Space – Land Values

The City of Sydney commissioned Colliers Jardine to provide generic land valuations for the areas covered by the precincts of this plan. The market land values utilised for this plan are as follows:

Western Precinct: \$2,750 per square metre
 Southern Precinct: \$2,150 per square metre
 Eastern Precinct: \$5,500 per square metre

Market rates will not automatically be paid as every site has different characteristics. In particular the opportunity exists for many developers to provide works-in-kind which utilises the development potential of the future parkland elsewhere within the site. This is a common scenario and reduces the residual market value of the targeted land.

While it is not reasonable to foresee and value every possible parcel of land, the total land costs have been reduced by applying the following assumptions in order to ensure a reasonable contribution rate and to obtain the best result for the residents, visitors and workers for area.

Western Precinct: 50% of future land acquisition will be by dedication and 50% by market acquisition.

Southern Precinct: 80% of future land acquisition will be by dedication and 20% by market acquisition.

Eastern Precinct: 20% of future land acquisition will be by dedication and 80% by market acquisition.

The average value of land anticipated to be dedicated without retaining its development potential is 25% of market value.⁵¹

It is emphasised that these are averages for the estimation of a reasonable average contribution rate. The reasonable value of each dedication will be assessed as part of a Voluntary Planning Agreement for any site providing land dedication with or without embellishment works. The reason for this is that each site is unique in its characteristics and it is recognised that it may not always be possible to utilise 100% of the latent floor space within the development site.

7.10.6 Acquisition of New Open Space – Embellishment

Embellishment costs for new additional open space have been averaged at \$400 per square metre for a baseline park inclusive of all site works, turfing, service costs, fencing, lighting and provision of facilities including contingencies and design costs. Multiplying this cost by the total targeted square metres of parkland yields the following estimates for new open space embellishment.

Western Precinct: 23,809.0m² x \$400 = \$9,523,600

Southern Precinct: 143,903.8m² x \$400 = \$57,561,520

Eastern Precinct: 4,189.2m² x \$400 = \$1,675,680

7.10.7 Acquisition of New Open Space – Summary Cost Estimates

The table below illustrates the total cost estimates for new open space works in the area covered by this consolidated Contributions Plan.

Figure 7.8 Additional Open Space Summary Cost Estimates

Precinct	Land	Embellishment	Town Centre	Total
Western Precinct	\$40,921,719	\$9,523,600		\$50,445,319
Southern Precinct	\$123,757,268	\$57,561,520	\$13,842,967	\$195,161,755
Eastern Precinct	\$19,584,510	\$1,675,680		\$21,260,190
Total	\$184,263,497	\$68,760,800	\$13,842,967	\$266,867,264

⁵¹ HillPDA (2002) Advisory Note, Sydney, Author:

7.11 Green Square Town Centre Works Programme

The new parks and plaza in the Green Square Town Centre continue to be part of the new open space component in the Southern Precinct. The total Section 94 Contribution to the Town Centre is \$16,102,346. Of that amount \$13,842,967 relates to open space and public domain works and \$2,259,379 relates to road and transport works like the East-West Boulevard (see Accessibility Chapter). The total estimated cost of the Town Centre Works is cited in the Green Square Town Centre Infrastructure Strategy (2005) as \$103,214,000. Development Contributions under Section 94 are providing about 15% of this cost. The main source of funding is the Development Rights Scheme.

The development of a significant new town centre in a former industrial heartland necessitates the creation of a completely new urban environment encompassing an appropriate road network, the introduction of publicly accessible open spaces creating a sustainable public realm to support the new community and new service infrastructure. The Green Square Town Centre will only reach its full potential if the supporting infrastructure – including the public domain – is realised.

Figure 7.9 Green Square Town Centre Public Domain Works

Green Square Town Centre Public Domain Works*	Proposed Timing	Total Estimated Cost	Total S94 Attributed* Cost
Public Domain works to the Town Centre including the main Public Plaza and associated water and art features, Boulevard (formally Central) Park, Heritage Park and Merton Park Also includes recoupment of \$30,000 work to Green Square Station Forecourt completed 2001/2002	2006/2016	Minimum of \$28,800,000 plus changes to utility services, remediation, contingencies, design and fees.	\$13,479,160 recalculated to March Qtr 2006 CPI
Total Public Domain Works		\$28,800,000 +	\$13,842,967
* New Parks 100% attributed; Civic Works apportioned to Section 94 and the Development Rights Scheme in view of the direct benefit to development in the Town Centre.			

7.12 Capital Improvements to Established Parks and Linear Parks

Over time the recreational needs – active and passive – that open space needs to satisfy will change due to changing demographics. Part of this change is due to new development and part to turnover in the population living in established dwellings. Upgrades of existing parks to meet that changing demand is apportioned to a total end population with the City of Sydney bearing a substantial part of the cost on behalf of the existing population.

Linear parks serve, or will serve, a pedestrian purpose – for example for exercise and to walk to work. It is important that they are safe and visually appealing in their own right but they also form an essential linkage between parks and other destinations building a greenspace network in the inner city. Both are able to incorporate cycleways – both for leisure and for transport.

There are two examples in the expanded City of Sydney: Glebe Foreshore Walk and Alexandra Canal Linear Park. Both these items are long-standing projects of the former South Sydney and Leichhardt Councils respectively, which the Council has committed to

completing. The provision of both these parks serves a clearly demonstrated demand for walking trails and cycleways.

7.12.1 Completed Works

Retaining the base date of 1996 and consolidating the predecessor Contributions Plans from both Leichhardt and South Sydney LGAs, has resulted in the following tables of works under recoupment. The total works programme from 1996-2021 (including past and future works) is attributed to population growth over the same period ensuring continued equity between past, present and future.

This section demonstrates that the City of Sydney, like its predecessors, continues to expend contributions from developers in a manner which meets the obligations of causal, temporal and geographic nexus.

These are works which have been completed (or, in the case of staged works, partially completed) utilising, wholly or partly, contributions from developers. These works are under recoupment as part of this plan.

Figure 7.10 Works to Existing Open Space under Recoupment

Completed Capital Works to Existing Parks under Apportioned Recoupment 1996-2021	Completion Period*	Precinct	Total Cost (Completed)
Alexandria Park, Alexandria Including recreation facilities improvements (to existing tennis courts and new half basketball court) and additions and general upgrades including lighting, fencing and park furniture.	\$155,000 in 1996-2001 \$300,000 in 2001-2005	South/ Green Square	\$455,000
Hollis Park, Newtown Complete upgrade including landscaping, paving and pathways, entrance treatments, lighting, fencing, playground and park furniture.	2001-2005	West	\$600,000
Glebe Foreshore Stages 1, 2, 3 and 4 Jubilee Oval Pavilion	2004-2006	West	\$6,308,673 \$50,000
Isabella Hills Reserve, Erskineville Complete upgrade including landscaping, paving and pathways, lighting, playground and park furniture.	2001-2005	West	\$270,000
Federal Park Wetlands Wetlands in the Bicentennial-Federal Park	1996-1999	West	\$260,000
Turruwul Park, Rosebery New practice cricket nets and upgraded tennis courts	1996-2001	South/ Green Square	\$100,000
James Hilder Reserve, Surry Hills Complete upgrade including landscaping, paving and pathways, entrance treatments, lighting, fencing, playground and park furniture.	1996-2001	East	\$318,000
Frogs Hollow Reserve, Surry Hills Previous Stages, including steps and Plan of Management implementation	2001-2005	East	\$745,464
Beaconsfield Park, Beaconsfield Complete upgrade including landscaping, paving and pathways, entrance treatments, lighting, playground and park furniture.	2001-2005	South/ Green Square	\$230,000
Fred Miller Reserve, Surry Hills Complete upgrade including landscaping, steps, paving and pathways, lighting and park furniture.	2001-2005	East	\$120,000

Completed Capital Works to Existing Parks under Apportioned Recoupment 1996-2021	Completion Period*	Precinct	Total Cost (Completed)
Victoria Barracks Reserve, Paddington Lighting	1996-2001	East	\$55,000
Beare Park, Elizabeth Bay Landscaping, additional park furniture, lighting	2006-2011	East	\$984,000
Total			\$10,496,137

7.12.2 Current and Future Capital Works Programme

Figure 7.11 Future Works to Existing Open Space

Future Works Apportioned to Total End Population 2021	Proposed Timing	Precinct	Total Cost (Estimated)
Erskineville Oval, Erskineville Improvement of playing area for the whole community.	2006/2011	South/ Green Square	\$760,000
Perry Park, Alexandria General upgrade.	2006/2011	South/ Green Square	\$1,100,000
Turruwul Park, Rosebery Improved pedestrian access, playgrounds, landscaping, paths and park furniture.	2006/2011	South/ Green Square	\$2,950,000
Redfern Park and Oval Works, Redfern Oval restoration and improvement of community access, new playground, additional landscaping, paths and lighting.	2006/2011	South/ Green Square	\$22,105,000
Eveleigh Precinct Parks, Redfern Yellomundee Park Hugo Street Park Pemulwuy Park	2006/2011	South/ Green Square	\$1,000,000
Redfern East Precinct Parks, Redfern James Street Reserve Marriott Street Reserve Hansom Cab Place	2003/2009	South/ Green Square	\$1,000,000
Waterloo Oval and Skate Park, Waterloo Includes the Skate Park	2006/2011	South/ Green Square	\$1,500,000
Alexandra Canal Eastern Bank Linear Park, Alexandria Includes establishment of park including shared cycleway and pathway.	2006/2011 & 2011/2016	South/ Green Square	\$4,760,250
Alexandra Canal Western Bank Linear Park, Alexandria / St Peters 17,765m ² (being 1776.5 metres long by 10 metres wide) @ \$250/m ² Existing setbacks are already turfed. Estimate includes additional turfing, lighting and occasional park furniture.	2006/2011 & 2011/2016	South/ Green Square	\$4,441,250
Walter Read Reserve, Paddington Substantial reconstruction of a park over heritage water reservoir.	2006/2011	East	\$5,500,000
Frogs Hollow Reserve, Surry Hills Final Stages	2006/2011	East	\$550,000
Beare Park, Elizabeth Bay Landscaping, additional park furniture, lighting	2006-2011	East	\$300,000
Rushcutters Bay Park, Rushcutters Bay Park, Playground and tennis court upgrade	2006/2011	East	\$2,100,000
Victoria Park, Camperdown / Chippendale Upgrade	2006/2011	West	\$2,600,000

Future Works Apportioned to Total End Population 2021	Proposed Timing	Precinct	Total Cost (Estimated)
Glebe Foreshore, Glebe Stage 2 (remaining) Stage 5 & 6 Jubilee Oval Pavilion	2006/2011	West	\$1,500,000 \$4,500,000 \$375,000 \$6,375,000
Sydney Park, Erskineville / Alexandria Includes a wetlands boardwalk project and district playground.	2006-2021	South/ Regional	\$5,913,000
Amenities Buildings New and Upgraded Capital works budget	2006-2011	All precincts	\$500,000
Miscellaneous Parks Improvements This budget provides for park furniture such as seating, garbage and recycling bins, doggy-do bins, lighting, fencing and pathways to be installed in small local pocket parks as part of a rolling works programme.	Rolling Annual Works Programme	All precincts	\$2,000,000
Total			\$65,454,500

7.13 Playgrounds

Children are important users of open space – and there is evidence that the number of young children in the inner-city is increasing.

Children need spaces for a range of types of play opportunities from physical activity to social, sensory and passive experiences.

The Western Precinct features thirty-two (32) existing playgrounds. Nearly half are located in Glebe/Forest Lodge with fourteen (14) playgrounds ranging in size from little pocket playgrounds like St James Park Playground to the large playground in Bicentennial Park. Erskineville, west of the railway line, features six mainly pocket playgrounds and Newtown and Camperdown have three each – including the recently completed playground in Hollis Park. Chippendale and Forest Lodge have a lesser number with one each. Larger playgrounds for older children are targeted at the two larger parks: Federal park and Victoria Park.

The Eastern Precinct includes twelve (12) playgrounds of which half are in Surry Hills. A major upgrade of the Rushcutters Bay Park Playground is proposed as well as two upgrades of two playgrounds in Darlinghurst.

The Southern Precinct is expected to see the greatest demand arising from new development and from the increasing trend for families with children to remain in the area. At present there are thirty (30) playgrounds mostly concentrated in the more established residential areas of Redfern, Rosebery, Alexandria and part of Erskineville. Tote Park on Landcom's Victoria Park is the first completed playground (a work-in-kind pictured right) in the Zetland/Green Square area. Another (work-in-kind) playground has been designed as part of a development on the Email site incorporating Mary O'Brien Reserve.

Another core issue with the provision of playgrounds is that most existing playgrounds are concentrated in small pocket parks and are aimed at younger children (toddlers). In the past, families tended to leave the inner-city when the second child arrived. As new development continues to adapt to the emergent demand by families with children to remain in the area,

the increasing need arising from this development is for more challenging playgrounds for older children – pre-schoolers and school-aged children.

Figure 7.12 Playgrounds

Future Additional Playground Works Apportioned to Total End Population (76:24) Note: Excludes playgrounds included as part of major park upgrades	Proposed Timing	Total Cost (Estimated)
West 6 pocket playgrounds at an average cost of \$190,000 each 6 local playgrounds at an average cost of \$220,000 each	Rolling Annual Works Programme	\$1,140,000 \$1,320,000 \$2,460,000
South 6 pocket playgrounds at an average cost of \$190,000 each 6 local playgrounds at an average cost of \$220,000 each Note: Turruwul Playground and Sydney Park district playground included elsewhere	Rolling Annual Works Programme	\$1,140,000 \$1,320,000 \$2,460,000
East 3 pocket playgrounds at an average cost of \$190,000 each 3 local playgrounds at an average cost of \$220,000 each Note: Rushcutters Bay Park Playground included elsewhere	Rolling Annual Works Programme	\$570,000 \$660,000 \$1,230,000
Total		\$6,150,000

7.14 Streetscape and Public Domain Improvements

The City of Villages initiative is a vision for preserving and enhancing City residential precincts without compromising the City's international status.⁵²

Also of importance to inner-city people is safety. The revitalisation of the street and attracting people to be outside in the urban environment is a significant contributor to feelings about safety and security.

The City of Sydney has identified a number of district groups within which there are smaller village areas. The main shopping streets and villages include: Glebe Point Road, Glebe and Forest Lodge; King Street, Newtown; Crown Street, Surry Hills; Crown Street, Eastern Sydney and Darlinghurst; Darlinghurst Road, Eastern Sydney and Darlinghurst; Cleveland Street Chippendale, Surry Hills and Redfern, Redfern & Regent Streets, Redfern; Erskineville Road, Erskineville; Botany Road, Rosebery and Zetland and the emerging Green Square area. Within and surrounding these areas are smaller local areas with distinct character: for example, Danks Street, Waterloo.

⁵² City of Sydney Strategic Plan 2006-2009

7.14.1 Completed Works to City Villages (under recoupment)

Figure 7.13 Works to Streetscapes and the Public Domain under Recoupment

Completed Capital Works to Streetscapes and City Villages under Apportioned Recoupment 1996-2021	Completion Period*	Total Cost (Completed)
Erskineville Local Village along Erskineville Road Upgrade of the Village Centre including footpath widening, paving, street trees and street furniture, lighting, pedestrian thresholds and associated costs.	2001-2005	\$2,500,000
Newtown City Village along King Street Past upgrade including paving improvements, street furniture and signage and associated costs.	2001-2005	\$548,489
Taylor Square Public Domain Including new road closure, paving, street furniture, street lighting.	2002-2004	\$7,300,000
Oxford Street Public Domain Including granite paving, street lighting and street furniture Note: Total project cost was \$24,000,000. Attributable cost excludes line marking, cycleway, bus lanes and out-of-area CBD works.	2006-2009	\$5,740,000
Total		\$16,088,489

7.14.2 Capital Improvements to City Villages

Figure 7.14 Future Works to Streetscapes and the Public Domain

Future Works Apportioned to Total End Population 2021	Proposed Timing	Total Costs (Estimated)
Redfern Street and Regent Street, Redfern Including footpath widening, street trees, paving, street furniture and lighting, civic space at Jack Floyd Reserve and intersection treatments for improved pedestrian amenity.	2006-2009	\$18,800,000
Glebe Point Road, Glebe – Forest Lodge Including improved pedestrian safety and amenity, improved paths.	2006-2009	\$12,000,000
Botany Road, Zetland – Beaconsfield Improved pedestrian amenity, upgrading the local centre.	2006-2016	\$5,000,000
O’Riordan Street, Alexandria Improved pedestrian amenity, upgrading the local centre.	2006-2016	\$1,000,000
Crown Street, Surry Hills Improved pedestrian amenity, upgrading the local retail and commercial hub.	2006-2016	\$3,000,000
Total		\$39,800,000

7.15 Other Streetscape Works

While it would have been ideal to include all major pedestrian routes in this plan, in practice the requirements of apportionment and reasonableness preclude such an extensive works programme. Therefore, only major urban village centres are included.

No streetscape works other than those listed in this plan can be offset against development contributions required by this Contributions Plan. This does not preclude any developer from seeking to reach an agreement with Council to undertake public domain improvements in the vicinity of their development however offsets for works other than those listed in this plan will generally not be considered as they would be likely to jeopardise financially the achievement of the core works in the plan.

7.16 Public Domain Works Summary Cost Estimates

The table below illustrates the total cost estimates for public domain works in the area covered by this Contributions Plan and levied area wide.

Figure 7.15 Public Domain Works Summary Cost Estimates

Works to Existing Parks (Recoupment)	Future Work to Existing Open Space	New Play-grounds	Streetscape Works (Recoupment)	Future Streetscape Works	Total
\$10,496,137	\$65,454,500	\$6,150,000	\$16,088,489	\$39,800,000	\$137,989,126

7.17 Contribution Formulae

The following formulae are used to calculate the contribution rate per person. Rates for dwellings are based on the size and occupancy rate of dwellings as at the 2001 census.

For ease of reference, the contribution rates are listed in the summary schedules at the front of this document.

Works to Existing Parkland and the Public Domain

The following formula is used to calculate the contribution rate per equivalent resident.

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Works Programme Cost}^*}{\text{Total Population}^{**}}$$

* the total cost of works calculated from 1996-2021.

** the estimated total end population as at 2021.

thus:

$$\begin{aligned} \text{Contribution rate per equivalent resident (\$)} &= \frac{\$137,989,126}{184,367.6} \\ &= \$748.45 \end{aligned}$$

Provision of New Parks (Western Precinct)

The following formula is used to calculate the contribution rate per equivalent resident.

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Works Programme Cost}^*}{\text{Population Growth}^{**}}$$

* the total cost of works calculated from 2006-2021.

** the estimated nett population increase for the Western Precinct only over the same period expressed as equivalent residents.

thus:

$$\begin{aligned} \text{Contribution rate per equivalent resident (\$)} &= \frac{\$50,445,319}{8,209.8} \\ &= \$6,144.52 \end{aligned}$$

Provision of New Parks (Southern Precinct)

The following formula is used to calculate the contribution rate per equivalent resident.

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Works Programme Cost}^*}{\text{Population Growth}^{**}}$$

* the total cost of works calculated from 2006-2021.

** the estimated nett population increase for the Southern Precinct only over the same period expressed as equivalent residents.

thus:

$$\begin{aligned} \text{Contribution rate per equivalent resident (\$)} &= \frac{\$195,161,755}{33,465.4} \\ &= \$5,831.75 \end{aligned}$$

Provision of New Parks (Eastern Precinct)

The following formula is used to calculate the contribution rate per equivalent resident.

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Works Programme Cost}^*}{\text{Population Growth}^{**}}$$

* the total cost of works calculated from 2006-2021.

** the estimated nett population increase for the Eastern Precinct only over the same period expressed as equivalent residents.

thus:

$$\begin{aligned} \text{Contribution rate per equivalent resident (\$)} &= \frac{\$21,260,190}{3,491.2} \\ &= \$6,089.65 \end{aligned}$$

Full details of the rates for residents, workers and for each type of unit based on known occupancy ratios appear at the front of this document in the summary schedules.

7.19 Mapping the Works Programme

The maps on the following pages illustrate the works programmes for Open Space and the Public Domain.

Figure 7.15 Map of Sites with Potential for Open Space Dedication

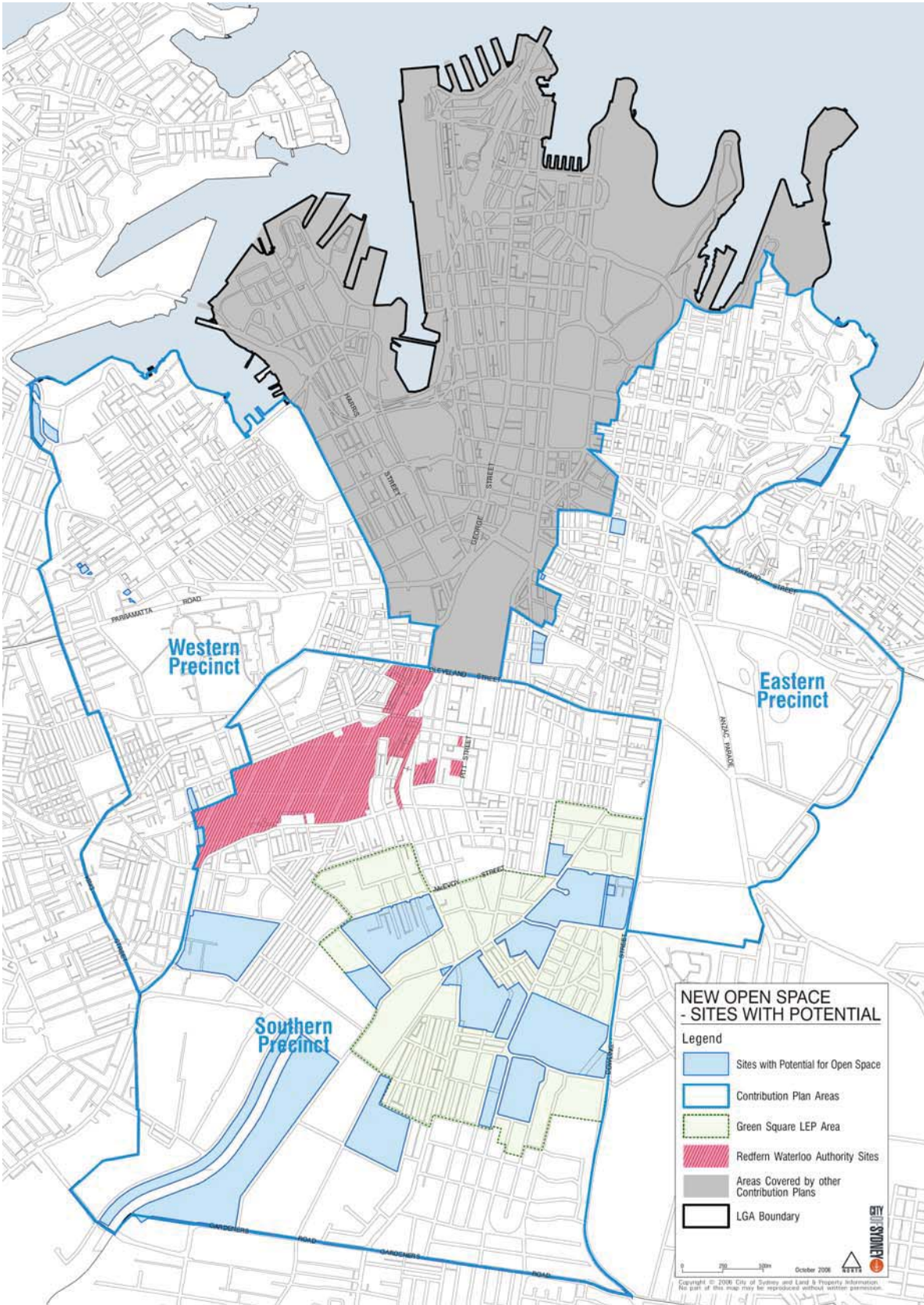
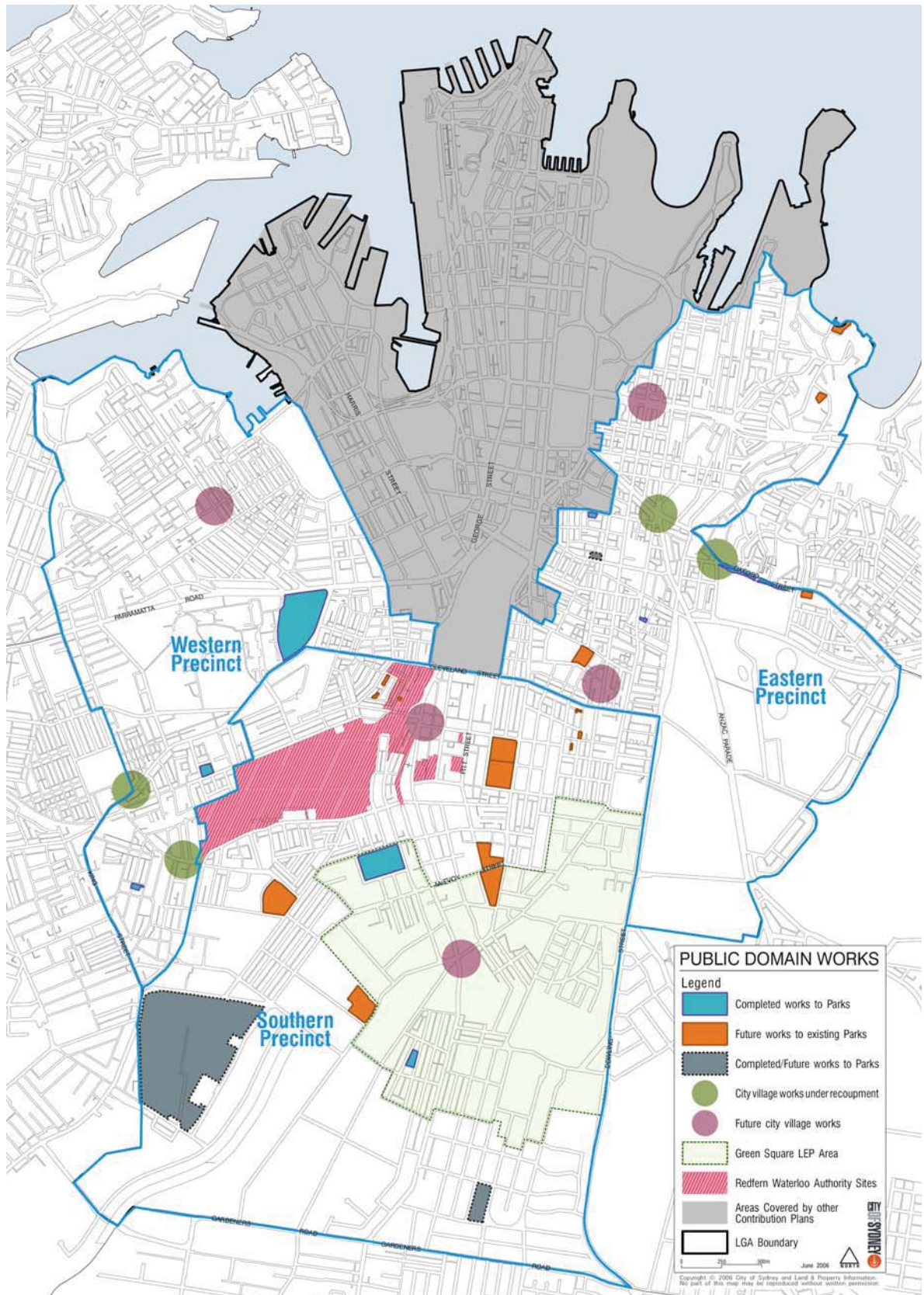


Figure 7.16 Map of Works to Streetscapes and the Public Domain



Chapter Eight: Accessibility

This Chapter provides the works programmes, their apportionment and nexus, for the development and expansion of works in the consolidated area which allow people to move about, go to work and access services and facilities.

The outlying suburbs of the City of Sydney encompassed by this plan contain arterial transport routes that connect the CBD to other parts of Sydney. An increase in traffic congestion directly affects the amenity and accessibility of the area, is environmentally unsustainable and socially inequitable. It is essential that all new development which leads to an increase in population and trip generation contribute towards maintaining accessibility to, through and within the area.

This Chapter facilitates the provision of capital works which enable the people of the City of Sydney which are covered by this plan to travel. It is recognised that there are many methods of travelling – including driving, cycling, walking and catching public transport. All these methods are considered within this chapter.

This chapter includes the causal, geographic and temporal nexus arguments and the intended works programme for bicycle works, road safety audits, improvements to major pedestrian routes and bus-routes, traffic signals and other Local Area Traffic Management measures. Contributions are attributed to the whole population of the area encompassed by this plan ensuring that incoming development only pays a fair proportion relative to the demand created. The Council bears the proportional cost on behalf of the existing population.

8.1 Aims and Objectives

The City of Sydney acknowledges its commitment and responsibilities in the provision and ongoing management of accessibility as represented in a number of its documents.

The City of Sydney Strategic Plan 2006-2009⁵³ recognises the contribution accessibility and transport makes in its key focus areas, namely The City Economy and Transport and Accessibility. The objectives and strategies of the plan which relate to accessibility include:

- maintaining and enhancing the City's position as a leading commercial, retail, entertainment, tourist and residential centre by working towards the provision of a world-class public transport system that is well planned, resourced, efficient and integrated which will contribute to a thriving economy and improved environmental quality;
- working in partnership with the State Government to deliver a sustainable transport strategy that will result in quick affordable, reliable, clean, safe, accessible and frequent transport for the future;
- ensuring the transport system equitably serves the needs of all users, providing the highest levels of access and linkages, particularly between places of employment and housing, and between the CBD and surrounding village precincts;
- addressing the shortcomings in transport by facilitating and encouraging changes in transport choices in favour of public transport, cycling and walking; and

⁵³ City of Sydney (2006) City of Sydney Strategic Plan 2006-2009

- managing congestion of Sydney's road system to give priority to pedestrians and sustainable transport.

Existing City of Sydney policies and studies acknowledge the City's role in improving accessibility in an increasingly congested transport network by:

- encouraging a reduction in the level of vehicular travel by reducing parking requirements and improving facilities for pedestrians, cyclists and public transport users;
- encouraging the use of public transport, walking and cycling for trips to, from and within the City of Sydney;
- implementing transport strategies which are based on an approach of reducing car dependency and promoting the use of more environmentally sustainable modes of transport by restricting the growth of car traffic on its streets to improve the liveability of the inner city.
- developing an integrated land-use transport system strongly based on transit-oriented development locating activities close together so that walking, cycling, public transport and sharing private vehicles are the main modes of travel.
- acknowledging the considerable role cycling can play in the City where its large population of young adults live and work within close proximity to each other.

It is acknowledged that public transport is the most important and efficient means of moving people to and within the City of Sydney LGA. There is a need to encourage people to use transport modes such as public transport, cycling and walking; instead of private cars, particularly for short trips. As the population of the City is increasing and the road network is finite, reducing the number of cars on the road will have significant savings in time and cost. The City seeks to address the shortcomings of the transport system by implementing measures that would promote and facilitate public transport use, reduce car use, promote and facilitate cycling and walking and promote practices and facilities that reduce the need for travel.

The City's policy approach for sustainable land use and transport generally prohibits public car parks, commercial and otherwise, as these may detract from the viability of public transport in the area and add to traffic generation. Therefore, no Section 94 Contribution is levied for the purpose of providing carparking.

<p>Reducing the provision of car parking and the opportunities for car-based travel does not limit the actual demand for access to and from a development. It is essential that viable alternatives are provided.</p>
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8.2 Causal Nexus

New development increases the residential and working population of the area. Based on evidence given in the demography section contained within this plan, it is expected that both the resident and worker population of the LGA will increase.

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

- new and augmented traffic facilities to promote traffic flow and reduce conflicts between the various modes of transport;
- alternatives to the private car as a primary mode of transport and the use of more sustainable modes such as cycling, walking and public transport and the associated facilities that promote these alternative modes such as bicycle parking, bicycle paths and better interchanges between the various modes;
- new or augmented roads to increase permeability of the road network within the LGA.

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

8.3 Geographic Nexus

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

8.4 Temporal Nexus

Temporal nexus is met by evidence of Council's current and on-going programme of improvements carried through to a rolling works programme. The proposed accessibility works will be provided over the period of 1996 to 2021 (i.e. the life of this Plan). The timing of the projects in the works programme are indicative only as the works schedule will be revised to reflect policy changes, development trends and the availability of funds.

8.5 Apportionment – Total Population

Local Area Traffic Management schemes (LATMs) and other traffic-related works are put in place to manage an increase in traffic generated by incoming development. Drawing a line between the increase attributed to new development as compared to intensification of car use is problematic, particularly in areas of slower growth. In the interests of reasonableness, LATM works are apportioned equally to the whole population.

For works apportioned to the total end population, the Council will bear 76% of the cost of works and only 24% is attributed to the incoming population.

In respect of cycleways, the Council received grant funding from the Roads and Traffic Authority as part of the Roads to Recovery Project. Therefore, the City has reduced the cost of works programme attributable to the population of this plan by 50%. Given that these works will enable mobility well beyond the immediate environs of the development, works are equally apportioned to all precincts within this plan.

8.6 Apportionment – New Population

Specific new roads are the only Accessibility work 100% attributed to the incoming population and this work occurs in the Southern Precinct only. For the purposes of this plan, a distinction is drawn between roads which are primarily for direct internal site access and major new public roads. Internal access roads are essential in new developments and are required as part of the subdivision process. This plan does not include these roads as a work for off-set because they are not developed with the primary intent to serve any higher-movement purpose.

There are two instances of new roads occurring within the scope of this plan – in the Green Square Urban Renewal area and the Ashmore Precinct, both in the Southern precinct. New road works would not be necessary if not for the redevelopment of these large blocks of land. Therefore, in the case of Green Square Urban Renewal area, the works are apportioned wholly to the development in the Green Square Urban Renewal area; and in the case of the Ashmore Precinct, the works are apportioned wholly to development in the Southern Precinct. Where signalisation is required at the intersection of new roads with existing roads, these are also apportioned wholly to the incoming population of the relevant precinct in which they are located.

8.7 Reasonableness

The core principle of development contributions is that they must be reasonable. The current level of service provision has been used as a basis for developing the works programme to address the future needs of the incoming population.

8.8 Mobility and Car Ownership

There is a general trend toward an increase in car use while the number of households with no vehicles is in decline. This has an impact on traffic congestion and general mobility within and to and from the area. This in turn requires upgrades to all traffic related facilities to accommodate an increasing number of vehicles. In addition, due to the general increase in population, conflicts between the different modes of transport are likely to increase the requirement of LATMs and other traffic management devices to improve pedestrian and vehicle safety.

Figure 8.1 Mobility and Car Ownership (Residents)⁵⁴

Car Ownership by Household	1996 Census	1996 %	2001 Census	2001 %
No Vehicles	17436	46.8%	16154	40.6%
One Vehicle	14921	40.0%	17696	44.5%
Two Vehicles	4158	11.2%	4954	12.5%
Three +Vehicles	753	2.0%	970	2.4%
Total*	37268	100%	39774	100%

It is important to acknowledge that it is at the time that new households first move into an area that decisions on future mobility are first made. Therefore, it is essential that public and alternative transport options such as cycleways and pedestrian routes need to be in place as

⁵⁴ Australian Bureau of Statistics

early as possible in the life of any new development area in order to influence transport options of the incoming population. This is particularly important given the general trend evident from the above table that the proportion of households owning cars is increasing.

8.9 How do People Travel to Work?

To understand this section it is important to note that the Workforce figures are of the people who are employed in the area – regardless of where they live. The Labour Force figures are of the people who live in the area and are employed – regardless of where they work. The manner in which the Australian Bureau of Statistics issues the two types of statistics is not consistent over time.

Figure 8.2 Journey to Work (Resident Labourforce)⁵⁵

Mode of Travel to Work (Multiple responses allowed)	2001 Census Labour Force One Method	2001 Census Labour Force Multiple Methods	1996 Census Labour Force One Method	1996 Census Labour Force Multiple Methods
Train	6,699	2,496	5,234	2,011
Bus	7,146	2,246	6,150	367
Ferry/Light Rail	6	NA	24	NA
Car as Driver	14,223	NA	12,899	NA
Car as Passenger	1,868	NA	1,818	NA
Taxi*	915	NA	1,032	NA
Motorbike/Motorscooter*	243	NA	278	NA
Walked Only	9,228	NA	8,004	NA
Bicycle*	984	NA	609	NA
Other*	311	NA	330	NA
Total	41,623	NA	36,387	NA
Did not Work that day	5,025	NA	4,837	NA
Worked at Home	2,351	NA	1,844	NA
Not stated	592	NA	650	NA
Total	49,591	4,742	43,718	2,378

One of the most important journeys in any analysis of access and mobility is the Journey to Work – both for the labour force and the work force. It is evident from both the labour force and the workforce tables that a large number of people still rely on the car for their journey to work. To some extent this situation is historic as the traditional employment areas particularly in the Southern precinct have been industrial and relatively poorly served by public transport at hours to suit shift-workers. In the labour force from 1996 to 2001, there was an increase of 1,324 people driving to work as their main method of journey to work. In 2001, 14,223 people in the labour force and 44,529 people in the work force drove the car as their only method of travel to work. Due to the increasing number of people using the car for their journey to work, there is a need to focus on improving public transport in order to encourage a shift towards more sustainable forms of transport. However, there are still a large number of people that use public transport for their journey to work. Encouraging a

⁵⁵ Australian Bureau of Statistics

greater use of public transport instead of the car is in line with Council policy and is expected to improve congestion levels on the network from cars.

Figure 8.3 Journey to Work (Workforce)⁵⁶

Method(s)	Mode	Persons	Totals
One Method			
	Train	10,174	
	Bus	6,313	
	Ferry	71	
	Tram	76	
	Taxi	573	
	Car, as driver	44,529	
	Car, as passenger	4,579	
	Truck	553	
	Motorbike/motor scooter	482	
	Bicycle	921	
	Other	324	
	Walked only	6,312	
Total One Method			74,907
Two Methods			
Train and	Bus	4,174	
	Ferry	107	
	Tram	15	
	Car, as driver	1,408	
	Car, as passenger	813	
	Other	177	6,694
Bus and	Ferry	131	
	Tram	14	
	Car, as driver	172	
	Car, as passenger	244	
	Other	164	725
Ferry and	Car, as driver	5	
	Car, as passenger	0	
	Other	17	22
Tram and	Car, as driver	6	
	Car, as passenger	0	
	Other	3	9
Other two methods		531	531
Total Two Methods			7,981
Three Methods	Train and other two methods	1,121	
	Bus and other two methods (not train)	77	
	Other three methods	39	
Total Three Methods			1,237
Other	Worked at home	2,320	
	Did not go to work	8,229	
	Not stated	683	
Total Other			11,232
Grand Total		95,357	95,357

⁵⁶ Australian Bureau of Statistics

8.10 New Road Infrastructure in the Southern Precinct

Current land use and ownership patterns in the Southern Precinct feature large industrial land parcels interspersed between pockets of existing terrace houses on an off-set grid pattern. The redevelopment of these land parcels into largely residential developments creates a need for new public roads to facilitate access.

There are new link roads which are of collector-distributor status for Green Square Urban Renewal Area. They provide direct access for residents and workers of the Green Square Town Centre and its surrounding areas. They also serve as public transport corridors and perform a visual civic function. The following road infrastructure is proposed for the precinct:

- East-West Boulevard Green Square Town Centre to Joynton Avenue: 36m wide to accommodate various usages which include public transport, cycling and walking in addition to vehicular traffic while minimising conflicts;
- North-South Road from The Crescent to the property fronting Epsom Road: 20m wide.
- East-West Road from Joynton Avenue east: 20m wide; and
- Defries Avenue extension: 20m wide.

The Ashmore Precinct is a large, predominantly light industrial precinct that is presently undergoing re-development into a mixed use, commercial and residential precinct. There are new higher order roads planned for the Ashmore Precinct. They provide access for the precinct and its surrounding areas currently not in existence. These roads are also critical overland flow paths within the precinct and therefore must be designed to accommodate these flows. It is intended that the new roads incorporate water sensitive urban design principles. The following road infrastructure is proposed for the precinct:

- North-South Road from Ashmore Street to Coulson Street: 20m wide; and
- MacDonald Street extension: 20m wide. The existing MacDonald Street will need to be upgraded to accommodate water sensitive urban design principles once the MacDonald Street extension is completed. This cost will be borne by the City.

Figure 8.10 at the end of this chapter shows these proposed new roads.

8.11 Intersection Treatments: Traffic Signals and Roundabouts

The development of new roads gives rise to consequential works at intersections. While the exact design of new traffic works have not yet been determined, it is clear that all major intersections will require either signalisation or other traffic management devices such as roundabouts. A standard cost for three and four-way signalised intersections, including line-marking is used in this plan. Figures 8.11 shows proposed traffic signals.

8.12 Local Area Traffic Management

Local Area Traffic Management Schemes are implemented by the City to improve the flow of vehicular and pedestrian traffic generated by incoming development. As development occurs, the likelihood of vehicle and pedestrian conflicts increases. LATMs provide safer access for all modes of transport by managing these conflicts, particularly where such conflicts cause capacity constraint on either vehicular or pedestrian movement. Continuous

improvements maintain an appropriate and acceptable standard of service to all users. Figure 8.12 shows the management of the City's LATMs by precinct.

8.13 Access to Public Transport

It is critical that links to public transport are strengthened to encourage increased usage. As the population increases the links between various modes of transport need to be well coordinated to facilitate the flow of passengers to avoid congestion on the network.

Specific capital works which support public transport include interchanges.

As part of the infrastructure works supporting the Green Square Town Centre included within this contributions plan is a bus-interchange at Green Square Station.

8.14 Cycleways

Cycling has a major role to play in support of the City's goal for sustainable land use and transport. Provision of cycling facilities encourages people to cycle rather than use private motorised vehicles. The City of Sydney is aiming to create a cycling environment with facilities and traffic management controls, to create a safe and pleasant cycling environment which is convenient, connected and coherent. The use of bicycles for commuting is encouraged throughout the City of Sydney. One of the objectives of the Transport and Access policy review is to develop provisions that encourage the use of bicycles for commuting by the provision of on-site parking, storage, change room and showering facilities.

The Labour Force Journey to Work Table above gives supporting evidence that more people are cycle commuting to work. Improving this mode of transport within and to and from the LGA will provide further incentive for people to cycle instead of using the car for short trips.

Existing bicycle plans applying to the land to which this plan applies proposes routes that service schools, universities, railway stations, parks, recreational facilities and areas of both existing and potential medium-high density residential and employment. This bicycle network will link to the larger Sydney network allowing access within and beyond the boundaries of this Plan, benefiting all users (refer to Figure 8.13 for bicycle routes). It also proposes bicycle parking facilities at appropriate locations such as shopping centres, libraries, railway stations and parks (refer to Figure 8.14 for bicycle parking).

8.15 Contribution Formulae

New Capital Works for the Facilitation of Accessibility and Transport – Three Precincts

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Works Programme Cost}^*}{\text{Total Population}^{**}}$$

* the total cost of works calculated from 1996-2021.

** the estimated total end population as at 2021.

thus:

$$\begin{aligned} \text{Contribution rate per equivalent resident (\$)} &= \frac{\$11,325,773^*}{184,367.6} \\ &= \$61.40 \end{aligned}$$

* Total cost from Figures 8.4 to 8.8 inclusive on Pages 110-117.

New Roads and Associated Works (Southern Precinct only)

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Works Programme Cost}^*}{\text{Population Growth}^{**}}$$

* the total cost of works calculated from 1996-2021.

** the estimated nett population increase for the Southern Precinct only over the same period expressed as equivalent residents.

thus:

$$\begin{aligned} \text{Contribution rate per equivalent resident (\$)} &= \frac{\$73,858,714^*}{49,867.6} \\ &= \$1,481.10 \end{aligned}$$

* Total Cost from Figure 8.9 on Page 118-121

Full details of the rates for residents, workers and for each type of unit based on known occupancy ratios appear at the front of this document in the summary schedules.

8.17 Works Programme

The cycleway works programme is an on-going rolling capital works programme and many routes have been partially implemented. Fully completed works only are shown italicised.

Figure 8.4 Cycleway Works Programme

Route	Schedule of Works	Timing	Cost
Route One - South Newtown to Randwick (UNSW)	Works including signage and lane marking	2006/2011	\$8,945
	Sub-total		\$8,945
	Contingency – 6% of sub-total		\$537
	Total Capital Costs for Bicycle Route		\$9,482
Route Two - Woolloomooloo to Zetland via Riley Street	Engineering Works including signage and lane marking	2006/2011	\$14,452
	Sub-total		\$14,452
	Contingency – 6% of sub-total		\$867
	Total Capital Costs for Bicycle Route		\$15,319
Route Three - Newtown Station to Centennial Park via Redfern	Engineering Works including signage and lane marking	2006/2011	\$21,520
	Sub-total		\$21,520
	Contingency – 6% of sub-total		\$1,291
	Total Capital Costs for Bicycle Route		\$22,811

Route	Schedule of Works	Timing	Cost
Route Four - Sydney Park to Redfern via Alexandria	Engineering Works including signage, lane marking, pedestrian crossing and Sydney Park Bicycle track	2006/2011	\$100,940
	Sub-total		\$100,940
	Contingency – 6% of sub-total		\$6,056
	Total Capital Costs for Bicycle Route		\$106,996
Route Five - Central Station to Moore Park via Devonshire Street	Engineering Works including signage	2006/2011	\$2,825
	Sub-total		\$2,825
	Contingency – 6% of sub-total		\$170
	Total Capital Costs for Bicycle Route		\$2,995
Route Six - Ultimo/City to Leichhardt via Kelly Street – Partly within the boundaries of this Plan	Engineering Works including signage	2011/2016	\$200,000
	Sub-total		\$202,300
	Contingency – 10% of subtotal		\$20,230
	Total Capital Costs for Bicycle Route		\$222,530
*Option for a bridge as a Material Public Benefit being an alternative to signals depending on pattern of redevelopment.			
Route Seven - Central Station to Sydney University via Chippendale	Signage and lane marking	2011/2016	\$7,331
	Sub-total		\$7,331
	Contingency – 10% of subtotal		\$733
	Total Capital Costs for Bicycle Route		\$8,064
Route Eight - North Newtown to Leichhardt via Church Street	Engineering Works including signage	2011/2016	\$3,900
	Signage		\$3,900
	Sub-total		\$7,200
	Contingency – 10% of subtotal		\$720
Total Capital Costs for Bicycle Route		\$7,920	
Route Nine - Sydney University Grounds	Sydney University is investigating the feasibility of providing for 2000m of cycle access on the main roads linking the four main entrance gates. No action is required by Council or included in this Section 94 Contributions Plan. Developments within the grounds may still be required to contribute towards the bikeways as many provide direct access to and from the University, notably routes 3, 6, 7 and 8 and the others are part of an integrated transport network.		
Route Ten - Erskineville to Redfern Via Henderson Road	Engineering Works including signage and lane marking	2011/2016	\$14,139
	Sub-total		\$14,139
	Contingency – 10% of subtotal		\$1,414
	Total Capital Costs for Bicycle Route		\$15,553
Route Eleven - Central Station to Waterloo via George Street	Engineering Works including signage and lane marking	2011/2016	\$5,999
	Sub-total		\$5,999
	Contingency – 10% of subtotal		\$600
	Total Capital Costs for Bicycle Route		\$6,599
Route Twelve - Waterloo to Botany via Dunning Avenue	Engineering Works including signage and painting	2011/2016	\$13,931
	Sub-total		\$13,931
	Contingency – 10% of subtotal		\$1,393
	Total Capital Costs for Bicycle Route		\$15,324
Route Thirteen - Waterloo to Botany via Dalmeny Avenue	Engineering Works including signage and lane marking	2011/2016	\$19,234
	Sub-total		\$19,234
	Contingency – 10% of subtotal		\$1,923
	Total Capital Costs for Bicycle Route		\$21,157
Route Fourteen - Waterloo to Rosebery	Engineering Works including signage and lane marking	2016+	\$7,030
	Sub-total		\$7,030
	Contingency – 10% of subtotal		\$703
	Total Capital Costs for Bicycle Route		\$7,733

Route	Schedule of Works	Timing	Cost
Route Fifteen - Moore Park to Redfern	Signage	2016+	\$950
	Sub-total		\$950
	Contingency – 10% of subtotal		\$95
	Total Capital Costs for Bicycle Route		\$1,045
The Moore Park Trust is advised by the Bicycle Plan to investigate a priority route between the proposed bridge over South Dowling Street and the Alison Road corner. Development of this linkage is outside Council's control, and therefore, not included in this Plan.			
Route Sixteen - Anzac Parade	Engineering Works including lane marking	2016+	\$6,463
	Sub-total		\$6,463
	Contingency – 10% of subtotal		\$646
	Total Capital Costs for Bicycle Route		\$7,109
Route Seventeen - Eastern Suburbs to Central via Moore Park	Engineering Works including lane marking	2011/2016	\$10,550
	Sub-total		\$10,550
	Contingency – 10% of subtotal		\$1,055
	Total Capital Costs for Bicycle Route		\$11,605
Route Eighteen - Centennial Park and Paddington Precinct	Signage and lane marking	2016+	\$173,500
	Sub-total		\$173,500
	Contingency – 10% of subtotal		\$17,350
	Total Capital Costs for Bicycle Route		\$190,850
Route Nineteen - Woollahra to City via Burton Street	Signage and lane marking	2011/2016	\$4,200
	Sub-total		\$4,200
	Contingency – 10% of subtotal		\$420
	Total Capital Costs for Bicycle Route		\$4,620
Route Twenty - Taylor Square to Woolloomooloo	Signage and lane marking	2011/2016	\$2,470
	Sub-total		\$2,470
	Contingency – 10% of subtotal		\$247
	Total Capital Costs for Bicycle Route		\$2,717
Route Twenty-One - Woolloomooloo to Potts Point via Kings Cross	Engineering Works including signage and lane marking	2016+	\$6,546
	Sub-total		\$6,546
	Contingency – 10% of subtotal		\$655
	Total Capital Costs for Bicycle Route		\$7,201
Route Twenty-Two - Darlinghurst to Elizabeth Bay	Signage and lane marking	2016+	\$3,760
	Sub-total		\$3,760
	Contingency – 10% of subtotal		\$376
	Total Capital Costs for Bicycle Route		\$4,136
Route Twenty-Three – Broadway to Bicentennial Park	Engineering Works including signage, painting Bicentennial Park Shared Pedestrian/Bicycle Lane (funded by Council)	Complete	\$6,000
	Sub-total		\$8,230
	Contingency – 10% of subtotal		\$823
	Total Capital Costs for Bicycle Route		\$9,053
Route Twenty-Four – Pyrmont to Annandale via Bridge Road	Engineering Works including signage and lane marking	2011/2016	\$14,050
	Sub-total		\$14,050
	Contingency – 10% of subtotal		\$1,405
	Total Capital Costs for Bicycle Route		\$15,455
Route Twenty-Five – Central Station to Camperdown (partly outside this Contributions Plan area)	Engineering Works including signage and lane marking	2011/2016	\$10,464
	Sub-total		\$10,464
	Contingency – 10% of subtotal		\$1,064
	Total Capital Costs for Bicycle Route		\$11,510
Route Twenty-Six – Glebe Foreshore	Funded by Council See Open Space Works Programme	2006/2011	
Grand Total Bicycle Route Capital Costs			\$727,785

Route	Schedule of Works	Timing	Cost
Grant from Roads and Traffic Authority			
50% (Subtract from Total)			\$363,892
Remaining Cost to Council			\$363,892

The cycleway works programme is an on-going rolling capital works programme and many routes have been partially implemented. Fully completed works only are shown italicised.

Figure 8.5 Bicycle Parking Facilities Works Programme

Bicycle Parking Facilities				
Location	Class	Number	Timing	Cost
Railway Stations				
Redfern	Medium Security	8	2006/2011	\$4,000
Erskineville	Medium Security	6	2006/2011	\$3,000
Macdonaldtown	Medium Security	2	2006/2011	\$1,000
Newtown	Medium Security	6	2006/2011	\$3,000
Green Square	Medium Security	12	2006/2011	\$6,000
Sub-total				\$17,000
Contingency - 6% of sub-total				\$1,020
Total Bicycle Parking Costs				\$18,020
Shopping areas				
Broadway	Low Security	6	2006/2011	\$1,950
King Street Newtown	Low Security	24	2006/2011	\$7,800
Erskineville Road Erskineville	Low Security	4	2006/2011	\$1,300
Abercrombie Street Darlington	Low Security	4	2006/2011	\$1,300
Regent Street Redfern	Low Security	4	2006/2011	\$1,300
Redfern Street Redfern	Low Security	8	2006/2011	\$2,600
Crown Street Surry Hills				
Cleveland to Devonshire	Low Security	6	2006/2011	\$1,950
South of Foveaux Street	Low Security	3	2006/2011	\$975
Campbell to Oxford	Low Security	4	2006/2011	\$1,300
Stanley to William	Low Security	2	2006/2011	\$650
Oxford Street				
Liverpool to West	Low Security	12	2006/2011	\$3,900
At Greens Road	Low Security	2	2006/2011	\$650
Paddington Town Hall	Low Security	4	2006/2011	\$1,300
At Regent Street	Low Security	2	2006/2011	\$650
At Elizabeth Street	Low Security	2	2006/2011	\$650
Victoria Street Darlinghurst	Low Security	8	2006/2011	\$2,600
Darlinghurst Road Kings Cross	Low Security	6	2006/2011	\$1,950
Bayswater Road	Low Security	4	2006/2011	\$1,300
Macleay Street at Greenknowe	Low Security	2	2006/2011	\$650
Sub-total				\$34,775
Contingency - 6% of sub-total				\$2,087
Total Bicycle Parking Costs				\$36,862
Open Spaces				
Beare Park Elizabeth Bay	Low Security	4	2006/2011	\$1,300
Rushcutters Bay Park	Low Security	6	2006/2011	\$1,950
Green Park Darlinghurst	Low Security	2	2006/2011	\$650
Victoria Park	Low Security	4	2006/2011	\$1,300
Ward Park Surry Hills	Low Security	2	2006/2011	\$650
Moore Park	Low Security	10	2006/2011	\$3,250
Redfern Park	Low Security	4	2006/2011	\$1,300
Australian Technology Park	Low Security	6	2006/2011	\$1,950
Hollis Park Newtown	Low Security	2	2006/2011	\$650
Sydney Park	Low Security	10	2006/2011	\$3,250

Perry Park Alexandria	Low Security	4	2006/2011	\$1,300
Ersleville Park	Low Security	4	2006/2011	\$1,300
Alexandria Park	Low Security	2	2006/2011	\$650
Waterloo Park	Low Security	4	2006/2011	\$1,300
Turruwul Park Rosebery	Low Security	2	2006/2011	\$650
Sub-total				\$21,450
Contingency	6% of sub-total			\$1,287
Total Bicycle Parking Costs				\$22,737
Swimming Pools				
Victoria Park Pool	Low Security	10	2006/2011	\$3,250
Sub-total				\$3,250
Contingency	6% of sub-total			\$195
Total Bicycle Parking Costs				\$3,445
Council Libraries				
Kings Cross	Low Security	3	1998/2001	\$975
Newtown	Low Security	3	1998/2001	\$975
Paddington	Low Security	3	1998/2001	\$975
Surry Hills	Low Security	3	1998/2001	\$975
Waterloo	Low Security	3	1998/2001	\$975
Sub-total				\$4,875
Contingency	6% of sub-total			\$293
Total Bicycle Parking Costs				\$5,168
Grand Total Bicycle Parking Costs				\$86,231

Figure 8.6 Local Area Traffic Management Schemes

Local Area Traffic Management Schemes – Continuous Rolling Works Programme		
Glebe and Forest Lodge		
Item No.	Proposed Works	Cost
1	Wentworth Park Road - 2 Raised Pedestrian Thresholds	\$80,000
2	Bridge Road – RTA to investigate safety improvements east of Glebe Point Road	RTA
3	Derwent Street - Pedestrian Threshold at school crossing	\$40,000
4	Derwent Street - Slow points and angle parking	\$20,000
5	Glebe Point Road (N) - Footway widening at intersections	\$100,000
6	Glebe Point Road (S) - Footway widening at intersections	\$100,000
7	St Johns Road (E) - Footway widening at intersections	\$40,000
8	St Johns Road (W) - Footway widening at intersections	\$40,000
9	Wigram Road (E) - Footway widening at intersections	\$40,000
10	Wigram Road (W) - Footway widening at intersections	\$40,000
11	Mitchell Street - Raised thresholds at side streets that have priority	\$40,000
12	St Johns/Talfourd/Campbell – Footway widening at intersection	\$20,000
13	Taylor Street - 2 Raised Pedestrian Thresholds	\$80,000
14	Westmorland Street - Slow points and angle parking	\$20,000
15	Catherine Street - Slow points and angle parking	\$20,000
16	Arundel Street - Slow points and angle parking	\$20,000
17	Mitchell Street - Slow points and angle parking	\$20,000
18	Avenue Road - Shared Zone along school frontage and general road design	\$40,000
19	Cowper Street - One-way & parallel parking	\$10,000
Note: All works based on (1) LATM study completed in 2000 by Leichhardt Council and (2) Cross City Tunnel Supplementary EIS 2002 (RTA). Implementation subject to Cross City Tunnel Impact Review.		
Total Glebe/Forest Lodge LATMS		\$770,000
East Sydney		
1	Liverpool/College Streets - Trial road closure	\$50,000
2	Francis/College Streets - Trial road closure	\$50,000
3	Stanley/Yurong Streets - Trial median closure	\$50,000
Note: All works based on (1) Eastern Distributor Local Area Improvement Plan 1999 (RTA), (2) Whitlam		

Square Traffic Study 2002 (RTA) and (3) Cross City Tunnel Supplementary EIS 2002 (RTA). Implementation subject to Council endorsement of treatments arising from public consultation on proposed Cross City Tunnel Impact Review.		
Total East Sydney LATMS		\$150,000
West Paddington		
1	Greens Road at Josephson Street – Mini roundabout	\$80,000
2	Selwyn Street at Seymour Place – Footway widening	\$50,000
3	Selwyn Street at Church Street – Footway widening and channelisation	\$50,000
4	Albion Avenue at Selwyn Street – Footway widening	\$50,000
5	Iris Street at Albion Avenue – Footway widening	\$50,000
6	Iris Street at Josephson Street – Footway widening	\$50,000
Note: All works based on (1) South Sydney Council LATM study (1997) and (2) Eastern Distributor Local Area Improvement Plan 1999 (RTA).		
Total West Paddington LATMS		\$330,000
South Paddington		
1	Leinster Street – Slow-way treatment	\$50,000
2	Gordon Street/Renny Street at Regent Street - Roundabout	\$80,000
3	Renny Street - Slow-way treatment	\$120,000
Note: All works based on (1) South Sydney Council LATM study (1989) and (2) Eastern Distributor Local Area Improvement Plan 1999 (RTA).		
Total South Paddington LATMS		\$250,000
Redfern East		
1	Telopea Street – Closure (to be reviewed)	\$100,000
2	Young Street south of Cleveland Street – Closure (to be reviewed)	\$100,000
3	Boronia Street and Lane – Slow-way treatment (to be reviewed)	\$75,000
4	Charles Street – Closure or slow way treatment.	\$75,000
Note: All works based on (1) South Sydney Council LATM study (1989) and (2) Eastern Distributor Local Area Improvement Plan 1999 (RTA). Implementation subject to future review of LATM study.		
Total Redfern East LATMS		\$350,000
Redfern West		
1	George Street south of Redfern Street – Slow way treatment (to be reviewed)	\$100,000
2	Pitt Street south of Redfern Street – Slow way treatment (to be reviewed)	\$100,000
3	James Street at Renwick Street – Channelisation (to be reviewed)	\$100,000
4	Access to Chalmers Street and Phillip Street near Redfern Oval (to be reviewed)	\$150,000
Note: All works based on South Sydney Council LATM study (1989). Implementation subject to future review of LATM study.		
Total Redfern West LATMS		\$450,000
St Margaret's		
1	Bourke Street at Campbell Street – Shared Zone (next stage of Taylor Square Improvement project)	\$120,000
2	Paterson Lane – Shared Zone (next stage of Taylor Square Improvement project)	\$80,000
Note: All works based on Eastern Distributor Local Area Improvement Plan 1999 (RTA).		
Total St Margaret's East & West Sub-Precincts		\$200,000
Chippendale		
1	Balfour Street – Closure (deferred for results of CUB traffic study).	\$100,000
2	Meagher Street – Slow-way treatment	\$100,000
3	Queen Street and Little Queen Street – Shared Zones	\$100,000
4	Buckland Street – Slow way treatment	\$100,000
5	O'Connor Street – Closure	\$100,000
Note: All works based on South Sydney Council LATM study (2000). Implementation subject to completion of CUB redevelopment traffic study.		
Total Chippendale LATMS		\$500,000

Darlington		
1	Boundary Street at Vine Street – Roundabout and footway widening	\$140,000
2	Vine Street – Slow way treatment	\$50,000
3	Darlington Road at Codrington Street – Slow-way and pedestrian treatment	\$80,000
Note: All works based on South Sydney Council LATM study (1995).		
Total Darlington LATMS		\$270,000
Erskineville		
1	Railway Lane/Thomas Street – Closure (alternative restriction on large trucks currently being looked at)	\$50,000
2	Union Street at Knight Street/Iredale Street – Mini roundabout	\$40,000
3	Angel Street at Erskineville Road – Footway widening	\$80,000
4	Bray Street / Concord Street - Closure (subject to Ashmore Estate DCP recommendations)	\$180,000
Note: All works based on (1) South Sydney Council LATM study (1985), (2) Mitchell Road Traffic Study (1999) and (3) Draft Ashmore Estate Development Control Plan. Implementation subject to Council adoption of Ashmore Estate DCP.		
Total Erskineville LATMS		\$350,000
Waterloo		
1	Raglan Street – Left in/left out treatment at Elizabeth Street	\$40,000
Note: All works based on South Sydney Council LATM study (1989).		
Total Waterloo LATMS		\$40,000
Alexandria		
1	Park Street – median island/line marking/parking	\$30,000
2	Newton Street at Swanson Street – footway widening/line marking	\$60,000
3	Lawrence Street and Belmont Street – 60 degree angle parking, thresholds, landscaping islands & entry treatment	\$415,000
4	Euston Road between Huntley St and Campbell Rd – Refuge island, line marking & entry treatment	\$100,000
Note: All works based on South Sydney Council LATM study (1993).		
Total Alexandria LATMS		\$605,000
Zetland		
1	Joynton Avenue – 4.5-tonne Load Limit	\$10,000
2	Epsom Road – Bicycle lane, line marking & kerbside islands	\$100,000
3	Hansard Street at Botany Road – partial road closure (left-out only)	\$75,000
4	Elizabeth/Short/Allen Streets – Traffic lights (RTA approval)	\$140,650
5	Zetland Traffic Study Works to be implemented as part of urban redevelopment.	TBA
Note: All works based on Zetland Area Traffic Study (2004).		
Total Zetland LATMS		\$325,650
Beaconsfield		
1	Reserve Street between O’Riordan St and Botany Rd – 4.5-tonne load limit	\$5,000
2	Queen Street between Reserve St and Beaconsfield St – 4.5-tonne Load limit plus centreline and parking lane marking	\$20,000
3	Beaconsfield Street – centreline and parking lane marking	\$20,000
Note: All works based on South Sydney Council LATM study (1990).		
Total Beaconsfield LATMS		\$45,000
Rosebery		
1	Rothschild Avenue – entry treatment & kerbside islands	\$40,000
2	Primrose Avenue – median island and line marking	\$20,000
3	Harcourt Parade – slow points plus centreline and parking lane marking	\$50,000
Note: All works based on South Sydney Council LATM study (1990).		
Total Rosebery LATMS		\$110,000
Darlinghurst East		
1	Neild Avenue and McLachlan Avenue – Investigate Two-way traffic flow	RTA
Note: All works based on (1) Eastern Distributor Local Area Improvement Plan and (2) Cross City Tunnel Supplementary EIS 2002 (RTA). Implementation subject to Cross City Tunnel Impact Review.		
Total Darlinghurst East LATMS		\$0

Woolloomooloo		
1	Bourke and William Streets – Review access	RTA
Note: All works based on (1) Eastern Distributor Local Area Improvement Plan 1999 (RTA) and (2) Cross City Tunnel Supplementary EIS 2002 (RTA). Implementation subject to Cross City Tunnel Impact Review.		
Total Woolloomooloo LATMS		\$0
Centennial Park		
1	Lang Road - General review	\$60,000
2	Poate Road at Moore Park Road - General review	\$60,000
Note: All works based on South Sydney Council LATM study. Implementation subject to future review of LATM study.		
Total Centennial Park LATMS		\$120,000
Total All Local Area Traffic Management		\$4,865,650

Figure 8.7 Miscellaneous Traffic and Pedestrian Works

Miscellaneous Works – Continuous Rolling Works Programme		
Project	Detail	Cost
Pedestrian Crossing Upgrades	Upgrade an average of 15 marked pedestrian crossings each year over the first five years of this plan with thermo-plastic linemarking and/or kerbside islands and/or raised platforms as recommended in the South Sydney PAMP (2004) and the Pedestrian Crossing Safety Audit (2005) at \$200,000 per year for the first five years of this plan.	\$1,000,000
Footpath Widening and/or Kerb Extensions Across the City	Upgrade an average of 100m per annum over the first five years of this Plan mostly at signalised crossings to prevent pedestrians spilling out onto roadway while waiting for the green signal.	\$1,000,000
Kerb Ramp Construction	Upgrade disabled access facilities at all intersections by providing kerb ramps to the Australian Standard at an average of \$300,000 per year over the first five years of this Plan.	\$1,500,000
Signalised Pedestrian Crossings	Provide 3 signalised pedestrian crossings as recommended in the South Sydney PAMP (2004) and Pedestrian Crossing Safety Audit (2005).	\$510,000
Total Cost Miscellaneous Works		\$4,010,000

Figure 8.8 Road Safety Audits and Studies Works Programme

Public Transport Studies and Road Safety Audits – 5 year budget – Continuous works programme		
Project	Detail	Cost
Investigation of public transport route & infrastructure improvements	Transit priority measures –based on 2 intersections per km - 20 km @ \$20,000 per km	\$400,000
Transport surveys	Origin-Destination surveys	\$300,000
Community consultation	Surveys & Forum	\$100,000
Concept and detailed design of transit infrastructure	Intersection and roadway design	\$400,000
Road safety audits @ four p.a.	\$10,000 per audit	\$200,000
Works related to road safety audit	\$30,000 per audit	\$600,000
Total Cost Transport Planning Works		\$2,000,000

Figure 8.9 New Road Infrastructure and Traffic Management – Southern Precinct

Southern Precinct – New Road Infrastructure and Traffic Management		
Project	Detail	Cost
Green Square Town Centre 2006-2016		
Works to facilitate accessibility to the Town Centre including that part of the East-West boulevard located within the Town Centre, intersection treatment for feeder streets, traffic signals and signage, a bus interchange at Green Square Station and a pedestrian transit tunnel.	TEC of \$13,000,000 plus changes to utility services, remediation, contingencies, design and fees.	\$2,200,000
Total Green Square Town Centre S94 Plan Cost	Recalculated to March Qtr 2006 CPI being the base Qtr for cost estimates in this Plan.	\$2,259,379
The East-West Boulevard Development - Outside Town Centre – 2006-2016		
Land Acquisition		
540m by 36m width road reservation	Joynton Avenue to Link Road 27,720 at *\$1,600/sqm by 25%	\$7,776,000
Valuations	6 affected properties	\$9,000
Conveyancing		\$18,000
Total Land Costs		\$7,803,000
*Colliers International Valuation Report, Nov 2005		
Road Works	Joynton Ave to Link Rd 540m at \$4,140/sqm	\$2,235,600
Flood Mitigation Works	Three box culverts in the East-West Road	\$3,000,000
Sub-total		\$5,235,600
Contingency Sum	6% of total	\$314,136
Total Road Establishment Costs		\$5,549,736
Total Cost of the East-West Boulevard		\$13,352,736
Note: Cost rates as provided by WT Partnership for Town Centre. Existing Crossroads are excluded from land acquisition. Intersection treatments are included in Traffic Signals		
Completed - Under Recoupment		
Land Acquisition - Former ACI Glass Factory Site		
Gross area varies	Road - 8,200sqm at \$400/sqm	\$3,280,000
Valuations	Allowance	\$1,500
Conveyancing	Allowance	\$3,000
Total Land Costs		\$3,284,500
Road Development Former - ACI Glass Factory Site		
20 metre width	Road - 8200sqm road reservation at \$275/sqm	\$2,255,000
Contingency Sum	6% of total	\$135,300
Total Road Establishment Costs		\$2,390,300
Completed - Under Recoupment		
Land Acquisition - Former Navy Stores Site		
20 metre width	Road - 637m x 20m at \$400/sqm	\$5,096,000
Valuations	Allowance	\$1,500
Conveyancing	Allowance	\$3,000
Total Land Costs		\$5,100,500
Road Development - Former Navy Stores Site		
20 metre width	Road - 637m x 20m road reservation at \$275/sqm	\$3,503,500
Contingency Sum	6% of total	\$210,210
Total Road Establishment Costs		\$3,713,710
Land Acquisition - Walker Site		
20 metre width	Road - 58m x 20m at *\$1,600sqm by 25%	\$464,000
Valuations	Estimate - 1 affected owner	\$1,500
Conveyancing	Estimate - 1 affected owner	\$3,000

Total Land Costs		\$468,500
*Colliers International Valuation Report, Nov 2005		
Road Development - Walker Site		
20 metre width	Road - 58m x 20m road reservation at \$340/sqm	\$394,400
Contingency Sum	6% of total	\$23,664
Total Road Establishment Costs		\$418,064
Total Cost of North-South Road		\$15,288,574
The North-South Road - Canal Feature (concurrent with development)		
Part Completed - Under Recoupment		
ACI portion 350m	\$1,500 per linear meter plus GPT \$200,000	\$725,000
Victoria Park portion 535m	\$1,500 per linear meter plus GPT \$200,000	\$1,002,500
Remaining length 265m	\$1,500 per linear meter plus GPT \$200,000	\$597,500
Contingency Sum	6% of total	\$35,850
Total Canal Establishment Cost (to be completed)		\$633,350
The North-South Road - Stage Two (Link between O'Dea Avenue and Lachlan Street) 2006-2011		
Land Acquisition - WMC Site (from Northern Site boundary to Intersection of East-West Road)		
20 metre width	Road - 200m x 20m at *\$1,800/sqm by 25%	\$1,800,000
Valuations	Estimate - 1 affected owner	\$1,500
Conveyancing	Estimate - 1 affected owner	\$3,000
Total Land Costs		\$1,804,500
*Colliers International Valuation Report, Nov 2005		
Land Acquisition – Continuation of Gadigal Avenue between Lachlan Street and O'Dea Avenue		
Land for Road Reservation	4,774sqm at *\$2,000/sqm	\$9,548,000
Valuations	Estimate – 2 affected owners	\$3,000
Conveyancing	Estimate - 2 affected owners	\$6,000
*Colliers International Valuation Report, Nov 2005		
Total Land Costs		\$9,557,000
Road Development		
20 metre width	Road - 340m x 20m road reservation at \$340/sqm	\$2,312,000
Contingency Sum	6% of total	\$138,720
Total Road Establishment Costs		\$2,450,720
Total Cost of the Bruce Street Link		\$14,445,570
The East-West Road (Link between Botany Road and Portman Street) 2006-2016		
Land Acquisition		
20 metre width	Road - 652m x 20m at *\$1,600/sqm by 25%	\$5,216,000
Valuations	Estimate - 6 affected owners	\$9,000
Conveyancing	Estimate - 6 affected owners	\$18,000
Total Land Costs		\$5,243,000
*Colliers International Valuation Report, Nov 2005		
Road Development - SSCC Site (from Northern Site boundary to Intersection of East-West Road)		
20 metre width	Road - 652m x 20m road reservation at \$340/sqm	\$4,433,600
Contingency Sum	6% of total	\$266,016
Total Road Establishment Costs		\$4,699,616
Total Cost of East-West Road		\$9,942,616
Defries Avenue (extended to Epsom Road)		
Land Acquisition		
20 metre width	Road - 247m x 20m at *\$1,800/sqm by 25%	\$1,976,000
Valuations	Estimate - 3 affected owners	\$4,500

Conveyancing	Estimate - 3 affected owners	\$9,000
Total Land Costs		\$1,989,500
*Colliers International Valuation Report, Nov 2005		
Road Development -		
20 metre width	Road - 247m x 20m road reservation at \$340/sqm	\$1,679,600
Contingency Sum	6% of total	\$100,776
Total Road Establishment Costs		\$1,780,376
Total Cost of Defries Avenue extension		\$3,769,876
MacDonald Street extension (Ashmore)		
Land Acquisition		
20m width	Road - 92m x 20m at *\$1,750/sqm by 25%	\$805,000
Valuations	Estimate - 2 affected owners	\$3,000
Conveyancing	Estimate - 2 affected owners	\$6,000
*Colliers International Valuation Report, Nov 2005		
Total Land Costs		\$814,000
20m width	Road - 92m x 20m road reservation at \$340/sqm	\$625,600
Design Fees and Construction Contingency Sum	8% and 5% of indicative cost	\$81,328
Total Costs		\$706,928
Total Cost of MacDonald St extension		\$1,520,928
New North-South Road from Ashmore Street to Coulson Street (Ashmore)	To occur concurrent with development	
Land Acquisition		
Land for Road Reservation	Road - 370m x 20m road reservation at *\$1,750/sqm by 25%	\$3,237,500
Valuations	Estimate - 1 affected owner	\$1,500
Conveyancing	Estimate - 1 affected owner	\$3,000
*Colliers International Valuation Report, Nov 2005		
Total Land Costs		\$3,242,000
Road Development		
Indicative Cost		\$2,516,000
Design Fees and Construction Contingency Sum	8% and 5% of indicative cost	\$327,080
Total Road Establishment Costs		\$2,843,080
Total Cost of new North-South Road		\$6,085,080
Total Capital Cost of New Major Roads		
Total Cost of Completed Works (not subject to further CPI inflation)		\$16,216,510
Total Costs of Targeted Land (for affected sites see Development Control Plan 1997/98 - Green Square Amendments)		\$30,921,500
Total Road Development Costs		\$21,182,704
Total Capital Costs of New Major Roads		\$68,346,714
Traffic Signals/Roundabouts	Continuous rolling works programme	
Four-way signalisations	\$250,000 unit cost includes line-marking	
East-West Road (New Cross Street) at O'Riordan Street Intersection		\$250,000
East-West Road (New Cross Street) at Bourke Road Intersection		\$250,000
East-West Road (New Cross Street) at Botany Road Intersection		\$250,000
Bourke Street at Danks Street Intersection		\$250,000
North-South Road (Gadigal Avenue) at O'Dea Avenue Intersection		\$250,000
North-South Road (Gadigal Avenue) at Lachlan Street Intersection		\$250,000
Elizabeth Street at Allen Street & Short Street Intersection		\$250,000

MacDonald Street, Mitchell Road and Maddox Street		\$250,000
Sub-total		\$2,000,000
Contingency Sum	6% of total	\$120,000
Total Capital Cost		\$2,120,000
Three-way signalisations	\$200,000 unit cost includes line-marking	
Elizabeth Street at Joynton Avenue Intersection		\$200,000
Dunning Avenue at Epsom Road, Zetland		\$200,000
Bowden Street at Mandible Street, Alexandria		\$200,000
McEvoy Street at Bowden Street, Alexandria		\$200,000
McEvoy Street at Fountain Street, Alexandria		\$200,000
Bourke Road at Doody Street, Alexandria		\$200,000
Bourke Road at Maddox Street, Alexandria		\$200,000
Bourke Road at Collins Street, Alexandria		\$200,000
Bourke Road at Huntley Street, Alexandria		\$200,000
Sub-total		\$1,800,000
Contingency Sum	6% of total	\$108,000
Total Capital Cost		\$1,908,000
* A roundabout of comparable cost may be substituted where traffic conditions permit.		
Intersection upgrade		
Bourke Road at Bowden Street, Alexandria (3-way to 4-way)		\$100,000
Sub-total		\$100,000
Contingency Sum	6% of total	\$6,000
Total Capital Cost		\$106,000
Other Traffic Management Works		
Mid-block Crossings	One at \$100,000 unit cost	\$100,000
Pedestrian Refuges	Twenty at \$10,000 unit cost	\$200,000
Bus Priority Works	Estimate	\$500,000
Pedestrian Overpass	South Dowling Street mid-block	\$500,000
Sub-total		\$1,300,000
Contingency Sum	6% of total	\$78,000
Total Capital Cost		\$1,378,000
Total Capital Costs of the Traffic Management Works Programme		
Total Capital Costs of Traffic Signals		\$4,134,000
Total Capital Costs of Other Works		\$1,378,000
Total Capital Cost		\$5,512,000
Total Capital Costs of the New Roads and Traffic Management Works Programme		\$73,858,714

8.17 Maps of the Accessibility Works Programme

Figure 8.10 New Road Infrastructure

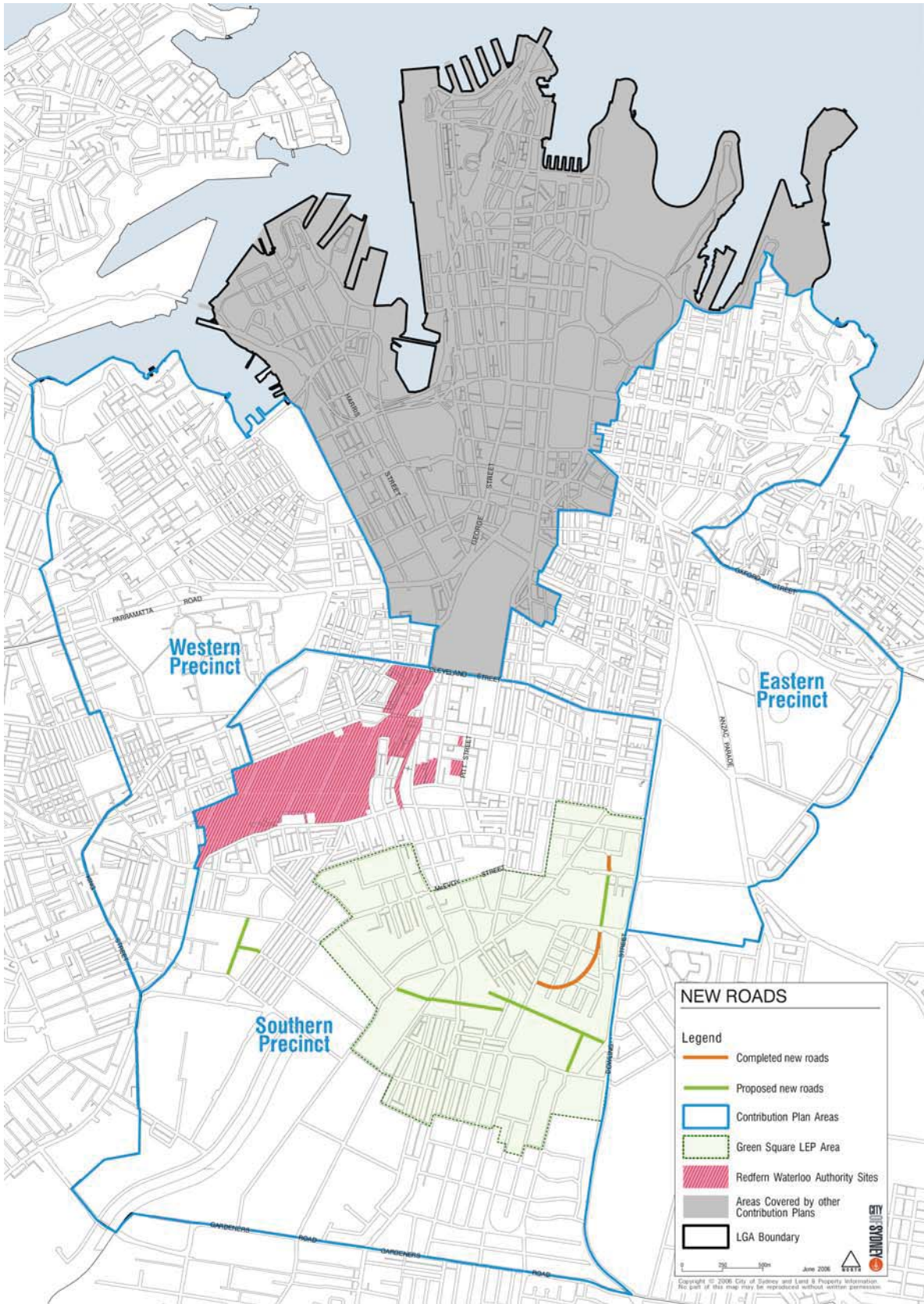


Figure 8.11 New Traffic Signals

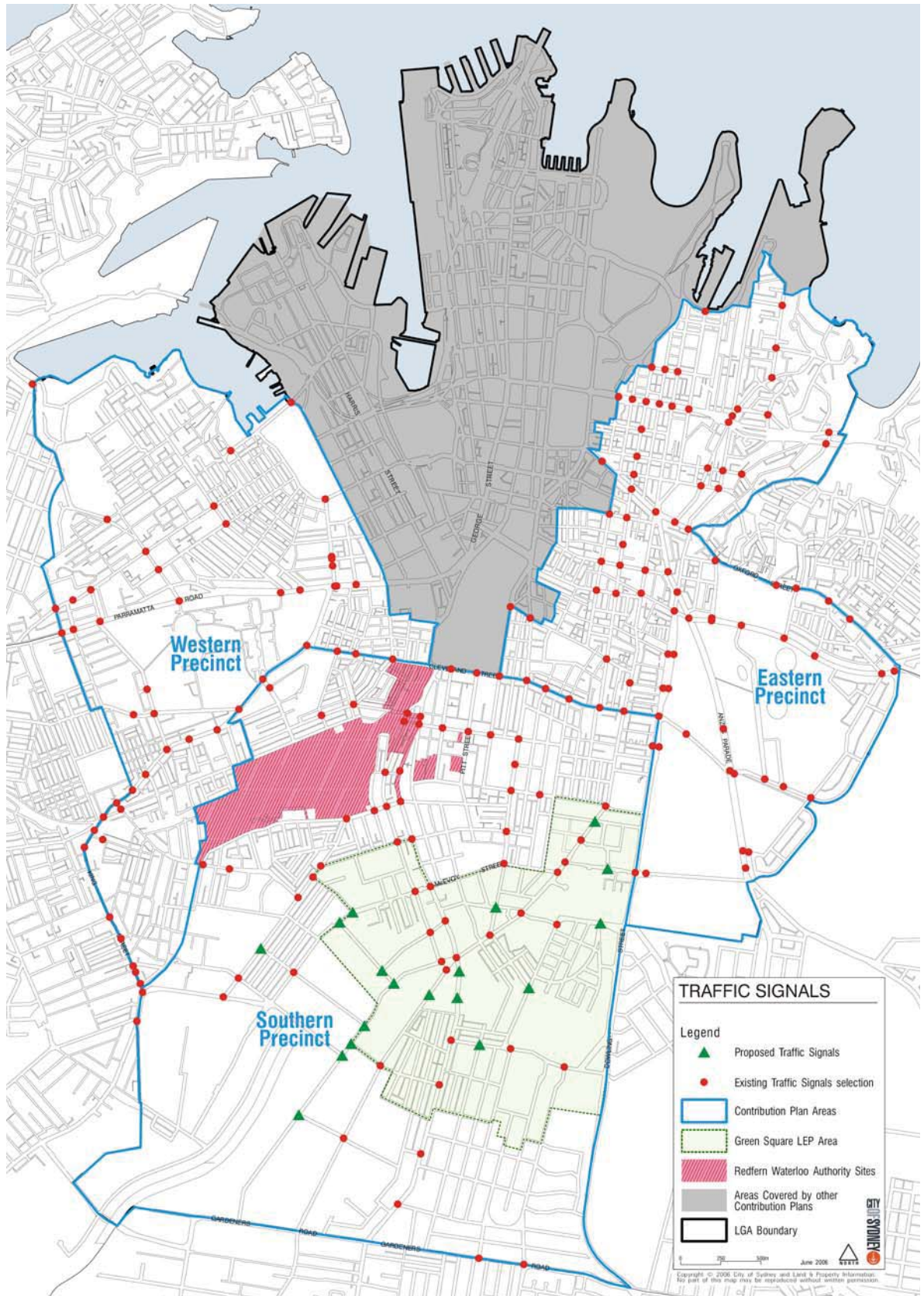


Figure 8.12 Local Area Traffic Management Scheme Precincts

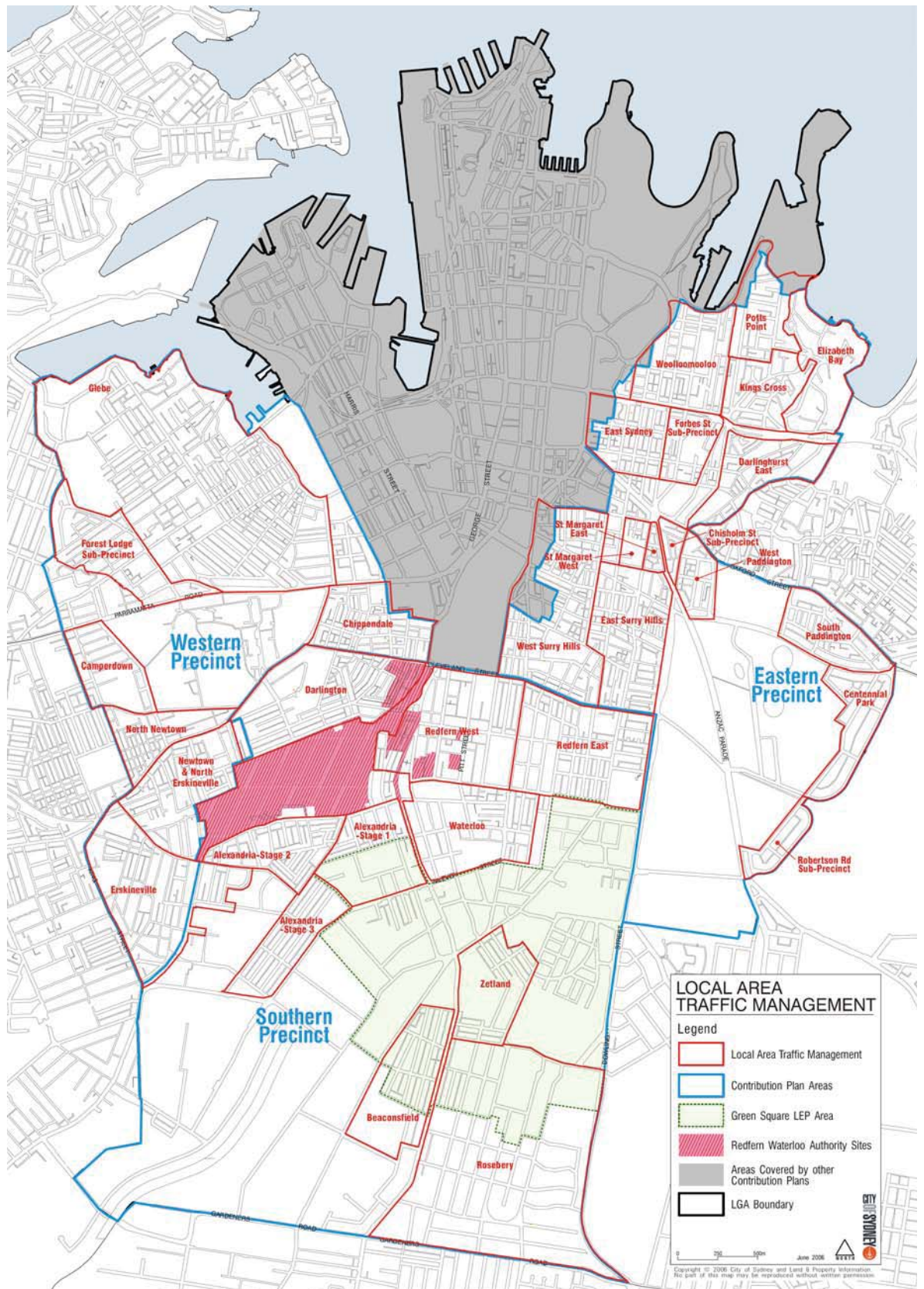


Figure 8.13 Bicycle Routes

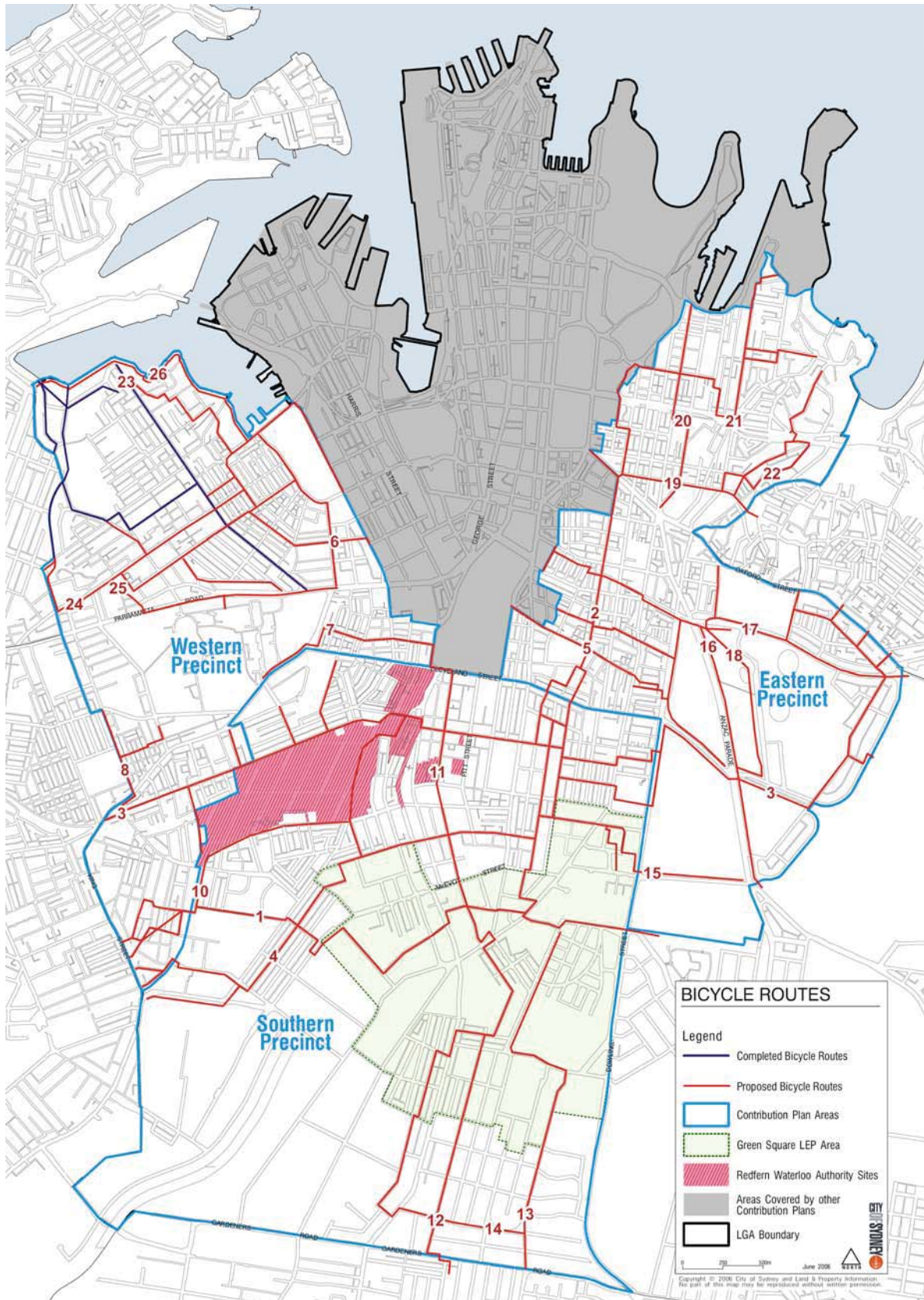
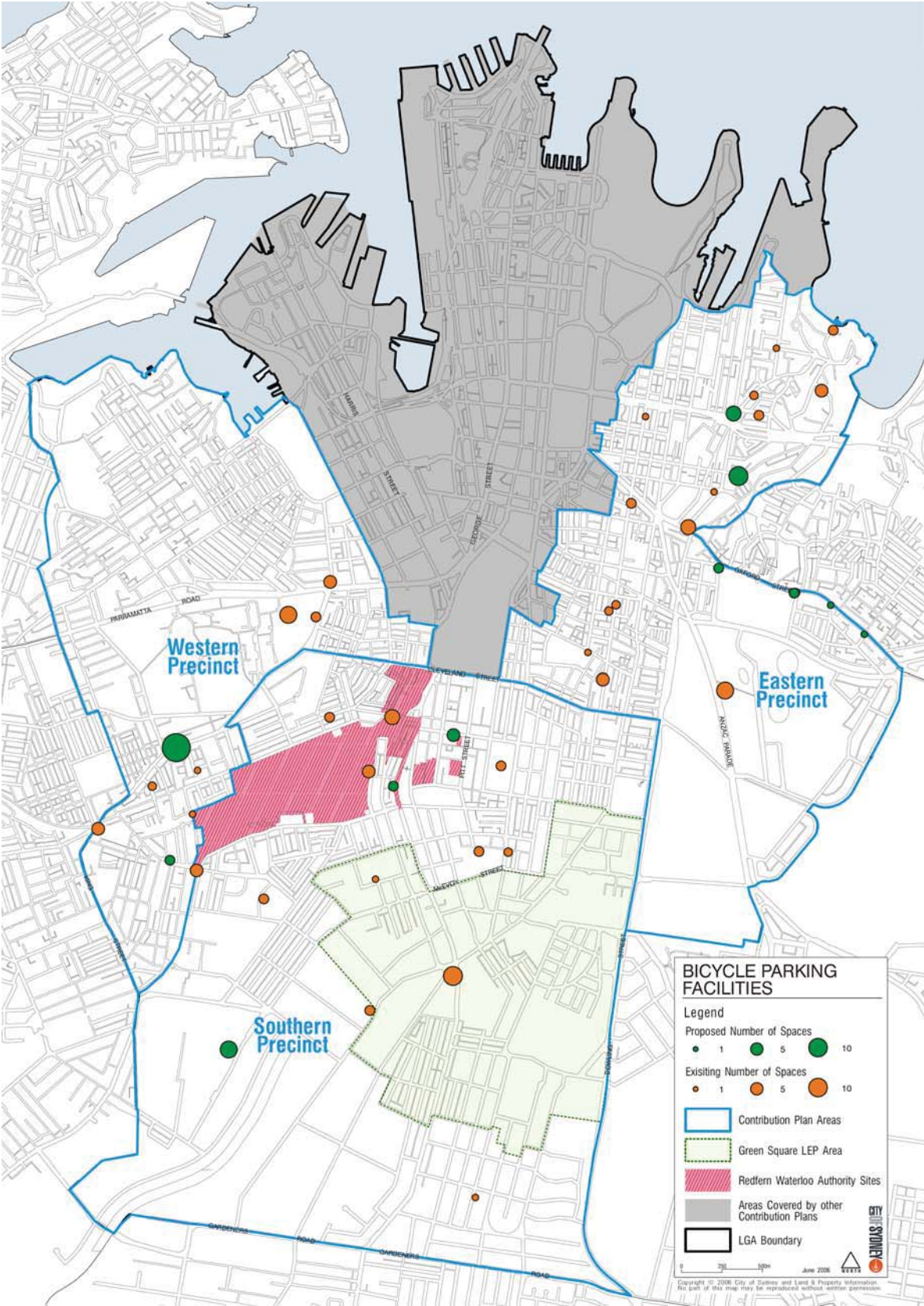


Figure 8.14 Bicycle Parking Facilities



Chapter Nine: Management

This chapter supports the financial cost to the City of managing Development Contributions under Division 6 of the Environmental Planning and Assessment Act 1979.

9.1 Management

The City has a strong commitment towards continuous improvement in management including all aspects of Development Contributions from levying contributions, cash-flow management, through to expenditure as part of the Capita Works Programme or in partnership with developers as works-in-kind.

9.2 Nexus for Management Costs

The management of the Development Contributions system is a complex and expensive business. There are significant, changing, legislative requirements and legal precedents governing plan preparation, management, monitoring, implementation and formal reporting requirements. Since the coming into force of major amendments to Division 6 of the Environmental Planning and Assessment Act and the Environmental Planning and Assessment Regulation in July 2005 and in early 2006, there are now additional requirements concerning Planning Agreements and the process management of the dedication of land or the provision of works-in-kind. Standard financial reporting to the Department of Local Government is also becoming more complex. New reporting formats with additional cash-flow management information is being trialled in the 2006/2007 financial year and expected to be compulsory by 2007/2008.

There are two facets to the direct costs of managing Development Contributions. One is people – their time and expertise expressed as salaries and on-costs including continual professional development. The other is the purchase of additional studies, statistics, valuations and other data which is directly related to the management, monitoring and review of the development contributions and the Development Contributions Plans.

The principle of employing at least one person to project manage the review of contributions plans and facilitate the implementation of the works programme is established.

As established in the Population and Development Projections Section, the City of Sydney is a unique and changing LGA. It is in a recycling phase of redevelopment experiencing rapid residential growth through redevelopment and steady growth in the employment sector. It is characterised by wide-ranging diversity in land-use and demography – and significant turnover in the resident population between censuses. It has a significant workforce population with its own needs. It has a large and transitory visitor population.

To ensure that the City is able to sustain its provision of appropriate facilities and services in the face of both increasing and changing demand, coordinated management of income from developer contributions – and its timely expenditure – is essential, as is regular review of the Contributions Plan(s).

An adopted, in force, Development Contributions Plan requires continual management including but not limited to:

- Monitoring of Actual and Projected Development Statistics
- Monitoring Inflation and Contribution Rates
- Analysis of Residential Development Trends
- Analysis of Retail/Commercial Development Trends
- Analysis of Industrial Development Trends
- Analysis of the Economic Cycle
- Demographic Analysis
- Monitoring changing Land Valuations
- Negotiating Planning Agreements
- Updating Web-based Information
- Project Management of Works-in-Kind
- Financial Planning including Future Cash-Flow Analysis
- Financial Cash-Flow Management over the life of the Plan
- Budgeting for Apportioned Works
- Facilitating the prioritisation and implementation of the Works Programmes
- Quality monitoring – receiving feedback from users both internal and external
- Customer Service – Checks and Audits
- Reacting to Legal Precedent
- Monitoring changing Demography between censuses through Post-Occupancy Surveys
- Monitoring Tourism and Accommodation Trends

These activities involve almost all divisions of the organisation.

The Council of the City of Sydney employs a considerable staff involved directly or indirectly in the management of information which supports the monitoring of development statistics and the implementation of the Development Contributions Plan. Of these people, only the equivalent of two persons, one responsible for plan review, development statistics and projections and one responsible for financial and cash-flow management are attributed to the Management Costs for which a contribution is sought. It is emphasised that many other people spend part of their working time on matters arising directly or indirectly from the Development Contributions System. This work is continuous and on-going.

Examples of additional studies, statistics, valuations and other data which is directly related to the management, monitoring and review of the development contributions and the Development Contributions Plans include but are not limited to:

- Commissioning regular land valuations
- The purchase of survey and statistical data relating to property developments
- Post-occupancy surveys
- Inter-censal demography
- Consultants
- Continuing Professional Development
- Legal Advice on new Legislation

Other work carried out by the City in the course of their usual work, is not attributed in any way to Development Contributions.

9.3 Management Costs

The cost of managing the Development Contributions system includes contributions to the salaries and on-costs of two positions that coordinate the plan itself and its financial management. In addition, the cost of information which supports the currency of the Development Contributions Plan including census statistics, data on actual dwelling completions, tourism data, post-occupancy surveys, publications and regular land valuations. The budget for the management and support of the development contributions system has been calculated from 2006 onwards over the life of this plan to ensure consistency and ownership as is attributed to the new population growth 2006-2021.

The average annual cost of managing the development contributions system is \$200,000.

9.4 Contribution Formulae

The following formula is used to calculate the contribution rate per equivalent resident.

$$\text{Contribution rate per equivalent resident (\$)} = \frac{\text{Management Cost}^*}{\text{Population Growth}^{**}}$$

* the total cost of works calculated from 2006-2021.

** the estimated nett population increase over the same period expressed as equivalent persons.

thus:

$$\begin{aligned} \text{Contribution rate per equivalent person (\$)} &= \frac{\$3,000,000}{45,166} \\ &= \$66.42 \end{aligned}$$

Rates for dwellings are based on the size and occupancy rate of dwellings in the area as at the 2001 census and appear in the Summary Tables.

Dictionary and References

Chapter Ten: Dictionary

Chapter Eleven: References

Chapter Ten: Dictionary

“Act” means the Environmental Planning and Assessment Act, 1979;

“applicant” means the person or the organisation submitting a development application;

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

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

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

“bedsit” is classified as a one-bedroom dwelling for the purposes of this plan.

“co-location” means the location of a range of services within the one facility. Service providers would share resources such as kitchens, meeting rooms, bathrooms and storage.

“commercial or industrial premises” means a building or place used for business or commercial or industrial purposes including offices, shops, supermarkets, retail complexes, entertainment establishments, clubs, restaurants and cafes, factories, warehouses, transport terminals and any other place which, in the opinion of Council, employs people who may generate a need for services and facilities which Council has a responsibility to provide;

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

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

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

“Council” means the Council of the City of Sydney.

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

- (a) the erection of a building on that land;

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

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

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

"existing population" means the population that exists on a site at the time of application for development consent or, in the case of a redevelopment site, which existed immediately prior to the point when occupiers began to vacate the site for the specific purpose of yielding the site for redevelopment. It categorically does not mean any population which departed the site prior to the most recent census for which figures were available at the time the contributions plan was written.

"Green Square Redevelopment Area" means the area shown as Green Square on the map at Figure One of this Section 94 Contributions Plan.

"Green Square Urban Renewal Area" means the area shown as Green Square on the map at Figure One of this Section 94 Contributions Plan.

"habitable room" means a room used for normal domestic activities such as, bedroom, living room, lounge room, kitchen, dining room, study, play room, sun room and the like;

"labour force" means employed residents living in an area regardless of where they work.

"landmarks" means prominent visual features or objects of the City. They act as points of reference which people experience from outside. Some landmarks are very important elements of urban form. Landmarks enhance definition and identification of the urban environment;

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

"LGA" means the Local Government Area.

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

"library resources" means library collection items such as books, audio-visuals, serials, CD ROMs, fixtures and computers.

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

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

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

“non-habitable room” means a bathroom, laundry, water closet, food storage pantry, walk-in wardrobe, corridor hallway, lobby, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

“open space” in the context of this plan, means publicly accessibly parkland or civic space that may exist or may be provided in accordance with this plan.

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

“private open space” means an open area of land or building attached to a dwelling or dwellings and intended for the exclusive use of the occupants of the dwelling, or group of dwellings, for private outdoor living activities.

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

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

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

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

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

“workforce” means employed persons who work in an area regardless of where they live.

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

Chapter Eleven: References

This Development Contributions Plan has multiple predecessor Contributions Plans for the former South Sydney City Local Government Area and the Leichhardt Local Government Area.

Corporate Strategy and Direction

City of Sydney Corporate Strategy 2007 – 2010

City of Sydney Corporate Strategy 2006 – 2009

City of Sydney Strategic Plan 2006 – 2009

Technical References

Development Contributions Practice Notes – July 2005 Department of Infrastructure, Planning and Natural Resources, July 2005;

Section 94 Contributions Plan Manual 1997 Scott Carver and Department of Urban Affairs and Planning, 1997

References and Support Documents for Strategy Plans (Category Contributions)

City of Sydney Child Care Needs Study: An Analysis of Current and Future Child Care Needs in the City of Sydney – Sarah Reilly, Cred Community Planning in association with Janet Green, Janet Green & Associates and Maria Zannetides, Angelini Planning Services.

City of Sydney Library Network Strategy: A Review of Service Delivery and Library Facility Needs in the City of Sydney – Sarah Reilly, Cred Community Planning, September 2005

Library Network Review – For Sydney City Council, Lunn Consulting, 2004

Library Network Strategy Strategic Directions for Service Delivery and Library Facility Needs in the City of Sydney Final Report – Sarah Reilly, Cred Community Planning, 24 October 2005

City of Sydney Youth Facility and Skate Facility Needs Study – Sarah Reilly, Cred Community Planning, May 2006.

Draft Community Facilities Plan December 2002 South Sydney City Council; completed and due for exhibition at the announcement in February 2003 of the 8th May 2003 boundary change (thence adapted to smaller South Sydney LGA as Draft Community Facilities Plan 2003).

Draft Community Facilities Plan 2003 South Sydney City Council, Exhibited December 2003-January 2004 (not adopted due to amalgamation with City of Sydney on 6th February 2004).

Green Square Community Facilities S94 Study – Heather Nesbitt for South Sydney Council, November 2002

Sydney City Open Space Study – Report Clouston Associates, July 2005

South Sydney Recreation and Open Space Needs Study Stratcorp, February 2004

Green Square Public Art and Water Features Strategy – Pamille Berg, MGT Architects, for South Sydney Council, May 2001

South Sydney Development Control Plan Amendment Urban Design 1997 – Part G – Special Precinct No. 7 – Ashmore Precinct – City of South Sydney

South Sydney Development Control Plan 1997 Amendment Part H: Green Square Town Centre – City of South Sydney

Consultancy Report for Land Within the City of Sydney, Valuation and Consultancy - Colliers International Consultancy and Valuation Pty Ltd., Nov 2005.

Development Control Plan No.11 - Transport Guidelines, South Sydney City Council, 2004

Development Control Plan 1997 - Final South Sydney City Council, in force July 1997

South Sydney Bike Plan South Sydney City Council, 2004

Kings Cross Pedestrian Study, South Sydney City Council Transport and Urban Planning 2002

Pedestrian Access and Mobility Plan South Sydney City Council, Arup Transportation Planning 2004

City of Sydney Action Plan for People with Disabilities 2002-2005 City of Sydney

Leichhardt Local Area Traffic Management Studies Final Report Volume 1 Geoplan Services 2000

Traffic Study Mitchell Road Alexandria Precinct South Sydney City Council, Transport and Urban Planning 1999

Traffic Study Chippendale Area South Sydney City Council, Transport and Urban Planning 2000

Pedestrian Safety Audits for Nine Hotel Sites at Surry Hills, Darlinghurst, and Chippendale South Sydney City Council, Transport and Urban Planning, 2000

City of Sydney Access Policy 1992 City of Sydney

References and Support Documents for Growth Projections and Demography

1991-2001 Population Census Data: Basic Community Profiles; Adapted Expanded Community Profiles; Adapted Working Population Profiles; Adapted Time Series Profiles; Adapted Usual Residents Profiles; Australian Bureau of Statistics and idprofile.

Metropolitan Urban Development Programme Data; City of Sydney and Department of Infrastructure, Planning and Natural Resources (DIPNR).

Projections and Data from the Transport Data Centre

Predecessor Contributions Plans and Other Documents

Section 94 Contributions Plan 2003 – Including Green Square – South Sydney City Council 2003

Section 94 Contributions Plan 1998 – Including Green Square – South Sydney City Council 1998

Section 94 Contributions Plan – Multi Function Administration Centre - Scott Carver for South Sydney City Council 1998

Section 94 Contributions Plan: Access and Transport – Leichhardt Council 1999

Section 94 Contributions Plan: Open Space – Leichhardt Council 1999

Section 94 Contributions Plan: Library and Community Services – Leichhardt Council 1996

Ultimo Pyrmont Section 94 Contributions Plan – Sydney City Council December 1994

References for Due Diligence and Benchmarking

Development Contributions documents for the following Local Government Areas were referenced as part of due diligence and benchmarking:

Blacktown City Council
Canada Bay Council
Hornsby Council
Leichhardt Council
Liverpool City Council
Marrickville Council
North Sydney City Council
Parramatta City Council
Penrith City Council
Randwick Council
Waverley Council
Willoughby City Council

References for Predecessor Contributions Plans that remain relevant

Strategy for a Sustainable City of South Sydney – South Sydney City Council, July 1994

Australian Technology Park Study – Colston Budd Hunt & Twiney

Australian Technology Park Masterplan – City West Development Corporation, December 1994

Development Control Plan No.11 - Transport Guidelines South Sydney City Council

South Sydney Bike Plan – Arup Transportation Planning in association with Geoplan Urban and Traffic Planning, March 1997

South Sydney Open Space Strategy – Manidis Roberts, March 1997

Green Square Structural Masterplan – Stanistic Turner Architects in association with Hassell, Marla Guppy and Associates, Stapleton Transportation Planning, Clouston, Energy and Environmental Science and DCH hydraulic which was endorsed by Council 8th April 1998.

Hotel & Tourism Property Market Report Australia and New Zealand 7th Edition – Colliers Jardine November 1999