

ULTIMO PYRMONT



DOCUMENT 1

SECTION 94 CONTRIBUTIONS PLAN



SYDNEY CITY COUNCIL

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ULTIMO PYRMONT SECTION 94 CONTRIBUTIONS PLAN

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NOTE : Attention is drawn to section 19 of this Plan regarding the automatic adjustment of the contribution rate to take into account inflationary effects. In this regard, it is noted that the first adjustment will be undertaken on 1 January 1996 and annually thereafter.

PART A

Preliminary

1. What is the name of this Plan?

The name of this plan is the Ultimo Pymont Contributions Plan 1994.

2. How is this Plan arranged?

This plan is arranged as follows:

- Part A - Preliminary (Sections 1 - 6)
- Part B - Nexus (Sections 7 - 11)
- Part C - Determination of Contribution Rate (Sections 12 - 15)
- Part D - Payment Policies and Review (Sections 16 - 19)
- Part E - Works Program (Section 20)

- Schedule 1 - Nexus
- Schedule 2 - Anticipated Growth
- Schedule 3 - Population Characteristics
- Schedule 4 - Calculation of Contribution Rates
- Schedule 5 - Schedule of Works
- Schedule 6 - Program of Works
- Schedule 7 - Proportional Costs by Facility

3. What definitions apply?

In this plan unless the context or subject matter otherwise indicates or requires:

"Act" means the Environmental Planning and Assessment Act 1979;

"area" means Ultimo Pymont;

"Committee" or "CSPC", means the Central Sydney Planning Committee as constituted under the City of Sydney Act 1988;

"contribution" means a monetary contribution or land dedication as referred to in section 94 of the Act;

"contributions plan" means a contributions plan referred to in section 94 AB of the Act;

"consent authority" means the Council, the CSPC or the Minister for Planning as the case may be, having the function of determining a development application under Part IV of the Act;

"Council" means the Sydney City Council;

"DOP" means the NSW Department of Planning;

"GFA" means the gross floor area as defined in Schedule 1 of Sydney Regional Environmental Plan No 26 - City West;

"IPD" means the Implicit Price Deflator as published by the Australian Bureau of Census and Statistics;

"public facility" means a public amenity or public service, as referred to in section 94 of the Act;

"Regulation" means the Environmental Planning and Assessment Regulation 1994.

"Ultimo Pymont" means the land shown edged heavy black on the map marked "Ultimo Pymont Contributions Plan - Land to Which Plan Applies";

"Worker" means those persons involved in any non-residential activities and includes employees as well as employers whose place of business is located in Ultimo Pymont.

4. What is the purpose of this Plan?

- 4.1 The purpose of this plan is to satisfy the requirements of the Act and Regulation as to enable the consent authority to require contributions towards the provision, extension or augmentation of public amenities and public services that will or are likely to be required as a consequence of development within Ultimo Pymont or that have been provided in anticipation of or to facilitate such development.

4.2 The Act and Regulation require this plan to:

(a) establish a relationship (nexus) between the expected types of development in Ultimo Pyrmont and the demand for additional public amenities and services to meet that development;

(b) detail the formulas to be used for determining contributions and set out the contribution rates for different types of development;

(c) to set out the policies for the timing of the payment of contributions and the conditions that allow deferred payment; and

(d) to include a works schedule of the specific public amenities and services proposed to be provided together with an estimate of their costing and staging.

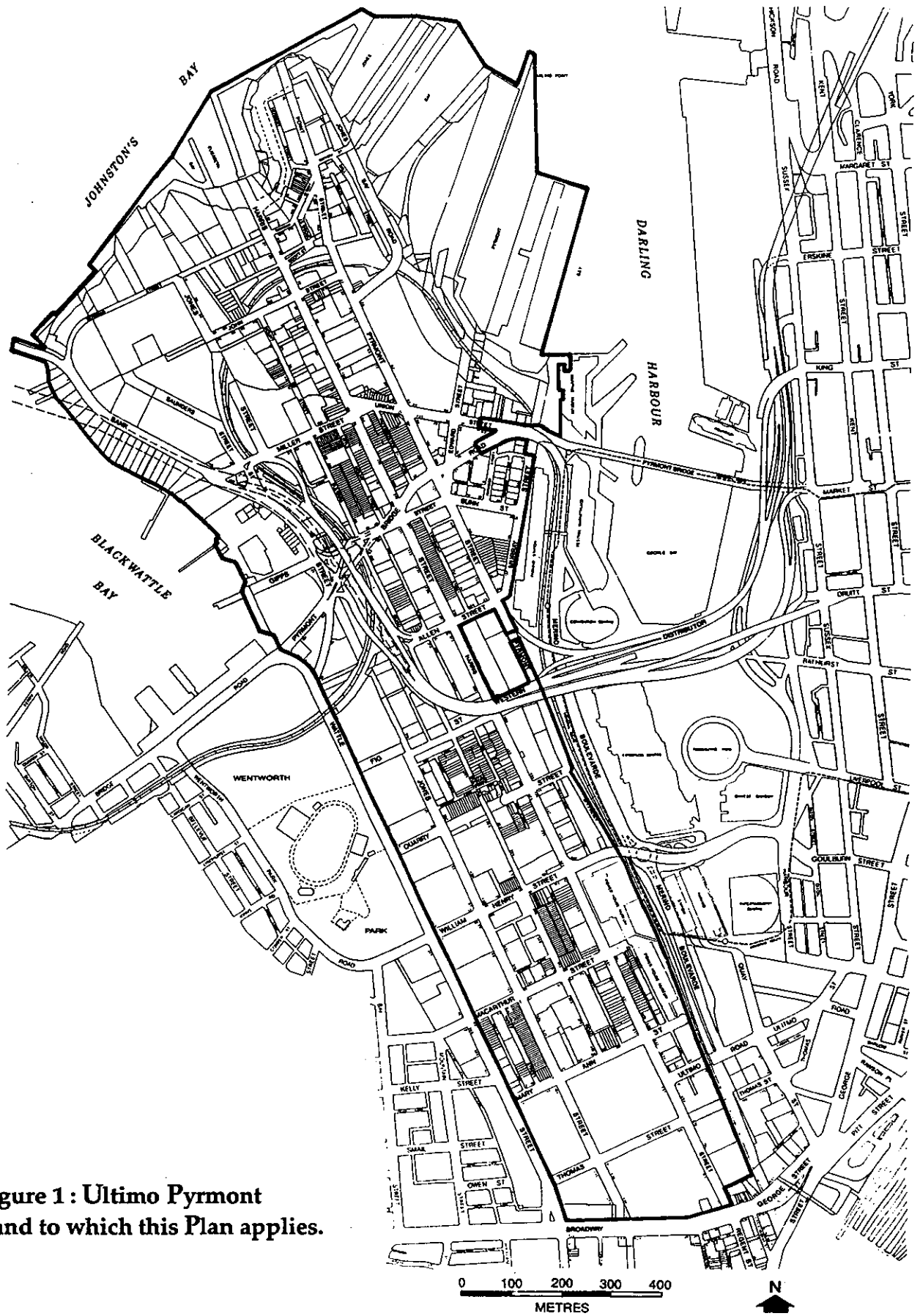
5. To what land does this plan apply?

This plan applies to Ultimo Pyrmont as shown on the map at Figure 1.

6. What support information is available?

6.1 As referred to in clause 27 and 28 of the Regulation, the supporting information which accompanies this plan includes:

- Pyrmont -Ultimo Public Domain Strategy Report on Open Space and Streetscape Works, prepared by WT Partnership, September 1993.
- Pyrmont Ultimo Public Domain Strategy, prepared by Context Landscape Design, August 1993 (Draft) and January 1994.
- Pyrmont Ultimo Public Domain Development Manual, prepared by Context Landscape Design, (Draft) September 1993.
- Ultimo/Pyrmont Traffic Study, prepared by Colston Budd Hunt and Twiney, August 1993.
- City West Urban Strategy - Ultimo/Pyrmont Infrastructure Assessment prepared by Gutteridge Haskins and Davey Pty Ltd, September 1991.
- City West Urban Strategy - Ultimo/Pyrmont Infrastructure Assessment Addendum to Main Report, prepared by Gutteridge Haskins and Davey Pty Ltd, March 1992.
- Sydney Regional Environmental Plan No 26 - City West.
- Review of Market Demand - City West Urban Strategy, prepared by JLW Research and Consultancy Pty Ltd, September 1992.
- Ultimo-Pyrmont Precinct Planning Study, prepared for the Department of Planning by Travis Partners Pty Ltd, December 1991.
- Ultimo Pyrmont Section 94 Supporting Document, prepared by Scott Carver Pty Ltd, December 1994.
- Ultimo/Pyrmont Human Infrastructure Strategy, prepared by Brian Elton and Associates, June 1994.
- Draft Social Plan and Appendices, prepared by Sydney City Council, March 1993.
- "Employment Monitoring of Commercial Centres and Industrial Areas" prepared by the Department of Planning, December 1991.
- City West Urban Strategy Social Impact Assessment, prepared by Brian Elton and Associates, September 1991.



**Figure 1 : Ultimo Pyrmont
Land to which this Plan applies.**

PART B

Nexus

7. What is nexus ?

7.1 (a) For the purposes of clause 26(c) of the Regulation, the details establishing the relationship (nexus) between the expected types of development in Ultimo Pymont and the demand for additional public facilities to meet that development are set out in this Part and Schedule 1 to this Plan.

• Causal Nexus

7.2 This plan identifies a schedule of public facilities which are required as a consequence of anticipated types of development. The cost of the provision of these public facilities will in part be met and/or recouped from new development in Ultimo Pymont.

7.3 The proposed public facilities will be carried out or have already been carried out to meet the likely needs and increasing usage of public facilities as a consequence of new development or in anticipation of new development.

7.4 The increase in the resident and worker population :

(a) will place greater demands on existing public facilities,

(b) will require a higher standard in the provision of public facilities, or

(c) will require the provision of new public facilities which are not currently available in Ultimo Pymont or which may be available but of insufficient capacity to cater for the anticipated increased demand.

7.5 The nexus between anticipated development within Ultimo Pymont and the nominated public facilities has been established having regard to:

(a) the type and extent of anticipated development;

(b) the expected increase in resident and worker populations in Ultimo Pymont as a consequence of that development;

(c) the likely characteristics of the population and the requirements for new, additional or augmented public facilities;

(d) the extent to which the proposed public facilities will meet the needs of the population; and

(e) the availability and capacity of existing public facilities in the area.

• Physical Nexus

7.6 (a) For the purposes of this plan, Ultimo Pymont is considered to be a single integrated area as it:

• is reasonably well defined by Darling Harbour, Johnstons Bay, Blackwattle Bay, Wattle Street, Broadway and Merino Boulevard;

• is relatively contained being between 400 and 800 metres wide (east - west) and approximately 2,200 metres long (north - south); and

• is readily accessible as there are already well established physical links between different localities within the area.

(b) Accordingly, given the size and location of the area and the physical links within the area, public facilities which are provided in one locality will serve the needs of development in other locations within the area.

(c) No differentiation is made between the likely overall usage of the public facilities by future residents and future workers notwithstanding that patterns of usage by residents and workers may fluctuate over time.

Although future residents and workers in the area will use the public facilities identified in this Plan in different ways and at different times and frequencies, the demand for these public facilities is shared equally by future residents and workers.

- **Temporal Nexus**

7.7 Based on population projections, it is anticipated that development in Ultimo Pyrmont will reach its projected capacity in approximately 25 to 30 years.

7.8 For the purposes of this Plan, only those public amenities and public services which are:

(a) required as a consequence of anticipated development over the next 7 years, or

(b) proposed to be provided over the next 7 years in anticipation of future development,

are included in the Program of Works.

8. What are the expected types of development in Ultimo Pyrmont?

8.1 Ultimo Pyrmont currently contains a mix of landuses including residential, commercial, community, service industry and a number of former industrial sites. It is expected that a mixed living and working environment would continue to characterise the area.

8.2 It is anticipated that further development in the area will provide a wide range of housing and employment opportunities as well as educational, tourist, recreation and cultural activities.

8.3 The type of development to occur in Ultimo Pyrmont over the next 7 years is likely to be predominantly residential although commercial, recreational and tourist development is also anticipated to occur along with major developments such as the Casino.

8.4 The built form of development will be guided by the relevant planning controls. In general, it can be expected that there will be diversity in the built form including the retention (and reuse) of some existing structures as well as redevelopment of vacant, redundant or underutilised sites. The scale of structures may also vary and include low rise buildings as well as nominated "landmark" buildings.

- **Housing**

8.5 The type of housing expected to be developed includes a range of dwelling sizes (bed sit units, 1, 2, 3 or more bedroom units), as well as a range of dwelling types including dwelling houses, walk up apartments, town houses, terraced housing, high rise apartments, non-residential buildings converted to residential purposes and affordable housing. It is likely that housing may be provided in some instances as part of a mixed use development.

- **Business**

8.6 Business development is likely to include offices, retail uses, hotels and tourist accommodation and other commercial uses providing services to the area as well as providing an ancillary function to the CBD.

8.7 The anticipated type of commercial development up to the year 2001 is expected to be predominantly:

- low to medium rise office buildings with limited high rise buildings,
- owner occupied rather than investment oriented,
- conversion of existing rather than new projects,
- relatively small floor sizes of less than 1,000 sqm,
- single or limited numbers of occupiers in each building, and
- involve some ancillary uses rather than pure office use.

8.8 Having regard to the existing available floorspace and potential development in established centres, it is anticipated that the greater proportion of commercial development in Ultimo Pymont will occur after the year 2001. However, entertainment facilities such as the proposed Casino are anticipated to be constructed by the year 2001.

8.9 Retail services are anticipated to include service/ neighbourhood facilities, district/sub regional facilities and tourist/recreational facilities.

8.10 The growth of retail facilities is based on :

- demand for services having regard to the growth in the residential and commercial sector within the area, and
- the current availability of retail facilities generally including recent closures and proposed new developments.

• Other Uses

8.11 Other types of development are anticipated in the area including educational, leisure and recreation, tourist, cultural, administrative purposes and activities related to the port. The proposed Casino is a "one off" use which may contain approximately 100,000 square metres of floorspace.

8.12 The principal factors contributing to the likely demand for tourist development include:

- continued oversupply of hotel accommodation in the CBD and suburbs and current occupancy rates,
- proposed and committed new tourist developments,
- anticipated continued growth in overseas visitors,
- the likely attraction of Ultimo Pymont to the tourist rather than business market due to the location of retail, convention, exhibition and entertainment facilities at Darling Harbour, the proposed Casino and other attractions such as the Powerhouse Museum and the Fish Markets in Ultimo Pymont,

- the relationship to the existing facilities at Darling Harbour and the proposed Casino, and
- fringe location relative to the CBD and views available of the City.

9. What is the expected increase in population?

9.1 It is expected that the existing population of Ultimo Pymont will increase by a total of approximately 53,500 persons including 13,500 residents and 40,000 workers over the next 25 - 30 years (by the year 2019 - 2024).

9.2 The anticipated rate of population increase is detailed in Schedule 2 to this Plan. The anticipated total population growth over the next 7 years and the next 30 years is summarised in the following table.

	7 Year Population	30 Year Population
Residential	5,200 people	13,500 people
Commercial	8,700 people	40,000 people
TOTAL	13,900 people	53,500 people

9.3 It is expected that much of the short term development in the area will be residential. Demand for residential accommodation is expected to increase as the area is further developed and additional infrastructure provided.

• Residents

9.4 The increase in residential population has been based on considerations of:

- recent residential commencements in the area as well the supply in adjoining areas (such as the CBD),
- increased interest in residential development particularly medium density accommodation in inner city areas,
- slowing of migration rates from the metropolitan area and inner areas generally, and
- dwelling prices, affordability and interest rates.

- **Workers**

9.5 The anticipated growth in the worker population is based on:

- demand patterns over the past 20 years,
- the projected employment demand in the Metropolitan region as a whole and the proportion for this area,
- the existing surplus capacity, known and proposed new development and the forecasts of future supply capacity prepared by the Department of Planning, and
- an assumption that 50% of the shortfall between the projected demand and the potential supply for commercial office would be captured by developments in Ultimo Pyrmont between 1993 and 2001 and 75% thereafter.

9.6 This Plan relates only to the anticipated needs of the additional future population.

10. What are the anticipated characteristics of the new population?

10.1 An assessment of the likely future resident and worker populations is included in this section and Schedule 3 to this Plan.

10.2 The new population profile is expected to be socially diverse. It is anticipated that the future resident population will include moderate and low income households as well as higher income households.

10.3 Based on the anticipated characteristics of the new population and for the purposes of this plan, the following average dwelling occupancy rates have been adopted:

1 bedroom and bedsit units -

1.1 person/dwelling

2 bedroom - 1.8 persons/dwelling

3 or more bedrooms - 2.45 persons/dwelling.

10.4 The area is expected to contain a diversity of employment opportunities including commercial office, retail, education, leisure and recreation and tourist related.

10.5 Based on the anticipated characteristics of the new population and for the purposes of this plan, the following occupancy rates have been adopted:

Commercial Office

- 25 sqm GFA/employee (1)

Showrooms and warehouses

- 85 sqm GFA/employee (2)

Industrial

- 75 sqm GFA/employee (2)

High Tech Industrial

- 35 sqm GFA/employee (2)

Hotel accommodation

5 Star - 1 employee/room (3) or

Less than 5 Star - 0.3 employees/room (3)

plus

1.5 visitors per room x 70% occupancy rate (4)

Retail shops

- 25 sqm GFA/employee (1)

Supermarkets and Department stores

- 48 sqm GFA/employee (2)

Licensed Clubs

- 23 sqm of site area/total employees (2)

Other Uses not listed above

- based on the estimated number of employees.

10.6 For the purposes of section 10.5 of this Plan, the assessment of employee occupancy rates will be based on GFA.

Source:

(1) Review of Market Demand City West Urban Strategy, prepared by JLW Research and Consultancy Pty Ltd, September 1992.

(2) Employment Monitoring of Commercial Centres and Industrial Areas, prepared for the Department of Planning by JLW Research and Consultancy Pty Ltd, December 1991.

(3) Australian Tourism Investment Overview, prepared by Commonwealth Department of Tourism, BOMA and Arthur Anderson, January 1992.

(4) Australian Hotel Industry, Horwath Services, 1991 Edition.

11. To what extent will the proposed public facilities meet the needs of the population?

11.1 The proposed public facilities identified in this Plan are required to satisfy the anticipated demands of the expected types of future development in Ultimo Pymont.

11.2 Ultimo Pymont already provides some of the public facilities likely to be required by the expected types of development. However, in general these public facilities satisfy the needs of the existing population only and there is no spare capacity available to serve the needs of the anticipated incoming population.

11.3 The needs and increased usage of public facilities likely as a consequence of new development will exceed the capacity of existing public facilities in the area. It will therefore be necessary for new and augmented public facilities to be provided to cater for the anticipated demand of likely development. This plan identifies the extent of that increased demand and the manner in which it can be satisfied.

**PART C
Determination of Contribution
Rate**

12. What formula is used to determine the contribution?

12.1 For the purposes of clause 26(d) of the Regulation, the formula used for determining the initial contribution is as follows:

$$\text{Initial Contribution} = \frac{(\$Capital A + \$Land A - \$Grant A)}{7 \text{ Year Population}}$$

$$+ \frac{(\$Capital B + \$Land B - \$Grant B)}{30 \text{ Year Population}}$$

where

\$Capital A is the sum of capital costs for facilities have been or which are to be totally funded and provided in anticipation of demand by the increased population in the first 7 years.

\$Land A is the sum of the cost or value of land which has been or which is to be acquired and which is to be totally funded in anticipation of demand by the increased population in the first 7 years.

\$Capital B is the sum of capital costs for facilities which have been or are to be provided in anticipation of demand by the increased population over years 0 - 30 and which are to be recouped.

\$Land B is the sum of the cost or value of land which has been or which is to be acquired in anticipation of demand by the increased population over years 0 - 30 and which are to be recouped.

7 Year Population - is the anticipated increase in resident and worker population for Ultimo Pymont over years 0 - 7.

30 Year Population - is the anticipated increase in resident and worker population for Ultimo Pymont over years 0 - 30.

\$Grant A and \$Grant B - are the non-recoverable grant funds made available through the Building Better Cities Program.

13. What components have been included or excluded from the calculation?

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

- the capital cost of the public facility based on preliminary (draft) sketch designs for the Public Domain Works prepared by Context Designs dated August 1993, advice from WT Partnership and advice from the Sydney City Council;
- where an area of open space adjoins a promenade or walkway, the cost of that promenade or walkway has been included in the total cost of the open space facility;
- advice from the Valuer General as to the market value of land.

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

- any non-recoverable grant funds from other sources which may be payable in respect of any nominated public facility;
- any recoverable funding which has been provided for public facilities which may have otherwise been provided under section 94;
- the cost of public facilities (capital and land) which are proposed to be funded and provided after the next 7 year period;
- costs associated with maintenance, staff resources or other recurrent expenses other than those associated with the preparation and future administration of this Plan.

13.3 The calculation of the initial contribution is contained in Schedule 4 to this Plan.

14. How will the contribution rate be assessed?

14.1 The contribution will be calculated on the basis of:

(a) the total number of persons accommodated and/or employed in the proposed development after construction,

less

(b) any pre-existing population on the site as at the date of gazettal of Sydney REP No 26.

14.2 For the purposes of determining the pre-existing population as referred to in section 14.1 above, the onus shall be on the applicant to provide evidence, to the satisfaction of the Council, as to the population (residents or workers) on the site as at 14 October 1992 (date of gazettal of Sydney REP 26 - City West).

14.3 In the absence of adequate documentation regarding the previous population on the site, the contribution shall be based on the total number of persons to be accommodated and/or employed in the proposed development.

Are alterations and additions to dwelling houses excluded from contributions?

14.4 It is the policy of the consent authority that contributions will not be required in respect of development being alterations and additions to dwelling houses which does not involve the creation or erection of a new or separate dwelling on the same allotment.

15. What are the contributions rates?

For the purposes of clause 26(e) of the Regulation, the initial contribution rate for various types of development are set out in Schedule 4 to this Plan.

PART D Payment Policies and Adjustment

16. When are contributions payable?

For the purposes of clause 26(f) of the Regulation, a contribution is payable:

(a) in the case of a consent to development being *subdivision* - before the approved plans are released to the applicant;

(b) in the case of a consent to *development not involving subdivision but where a subsequent building approval is required* - before the approved building plans and specifications are released to the applicant;

(c) in the case of a consent to any other *development* - before the development is commenced.

17. Can deferred or periodic payments be made?

17.1 For the purposes of clause 26(f) of the Regulation, the consent authority may accept the deferred or periodic payment of a contribution if the applicant or any other person entitled to act upon the relevant consent satisfies the consent authority that:

(a) compliance with the provisions relating to when contributions are payable is unreasonable or unnecessary in the circumstances of the case; and

(b) non-compliance will not prejudice the timing or the manner of the provision of the public facility for which the contribution was required.

17.2 The consent authority may, if it decides to accept the deferred or periodic payment of a contribution, require the applicant to provide a bank guarantee by an Australian bank for the contribution or the outstanding balance on condition that:

(a) the bank guarantee -

(i) requires the bank to pay the guaranteed amount unconditionally to the consent authority where it so demands in writing not earlier than 6 months from the provision of the guarantee or completion of the development or stage of the development to which the contribution or part relates:

(ii) prohibits the bank from-

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

(iii) provides that the bank's obligations are discharged-

- when payment is made to the consent authority according to the terms of the bank guarantee,
- if the related consent lapses, or
- if the consent authority otherwise notifies the bank in writing that the bank guarantee is no longer required;

(b) the applicant pays interest to the consent authority at the overdraft rate for the time being payable on its General Fund on and from the date when the contribution would have been otherwise payable in accordance with this Plan.

17.3 Alternatively, the consent authority may require to be registered on the title to the land to which the relevant development application relates, a public positive covenant under section 88E of the Conveyancing Act 1919.

18. Can the contribution be settled "in kind"?

18.1 It is the policy of the consent authority that the settlement of contributions be made by way of payment of monetary contributions determined in accordance with the provisions of this Plan.

18.2 However, where the applicant makes a written request and the consent authority determines that it is appropriate in the circumstances of the particular case, the consent authority may accept the settlement of a contribution by way of works in kind.

18.3 There shall be no obligation for the consent authority to accept the offer to provide works in kind. In assessing such a request, the consent authority may require:

- the value of the works in kind to be determined in accordance with the provisions of this Plan;
- the proposed works in kind being public facilities which are already included on the Works Schedule;
- the submission of plans and full cost estimates of the proposed works to be undertaken; and
- the applicant or any person entitled to act on the development consent, to enter into a works agreement.

19. How will the contribution rates be adjusted?

19.1 The consent authority will index contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the particular public facility.

19.2 The components of the contribution rate will be adjusted on the following basis:

(a) the cost of public facilities which are yet to be provided and the value or cost of land yet to be acquired - *to be adjusted on the basis of the Implicit Price Deflator (Total Public Gross Fixed Capital Expenditure) as published by the Australian Bureau of Census and Statistics.*

(b) the cost of public facilities which have been provided, including the value or cost of land which has been acquired, in anticipation of the demand of the future population the values or costs of which may be recouped - *to be adjusted on the basis of the bank interest rate.*

19.3 The contribution rates will be adjusted on 1 January 1996 and annually thereafter in accordance with the following formula:

$$\text{Adjusted Contribution} = C + AC_7 + AC_{30}$$

where

C - is the current contribution rate.

AC₇ - is the adjusted contribution rate for those public facilities which have been or which are to be totally funded and provided within years 0 - 7.

AC₃₀ - is the adjusted contribution rate for those public facilities which have been or are to be provided in anticipation of demand and which are to be recouped over years 0 - 30.

19.4 For the purposes of the formula in section 16.3 above, the factors are calculated as follows:

(a) Adjustment of 7 Year Component:

$$AC_7 = \frac{\$FP_7}{\text{Residual Pop}_7} \times$$

$$\frac{(\text{Current IPD} - \text{Previous IPD})}{\text{Previous IPD}} +$$

$$\frac{\$FA_7}{\text{Residual Pop}_7} \times \text{Bank Interest}$$

where

$\$FP_7$ - is the sum of costs for public facilities yet to be provided.

$\$FA_7$ - is the total outstanding borrowings for public facilities at the time of adjustment of the Plan which have been provided in anticipation of demand and are to be recouped.

Residual Pop₇ - is the increase in the population anticipated to be accommodated in Ultimo Pymont within the first 7 years (ie 13,900 people) less the number of new residents and workers in the area since the commencement of the plan.

Current IPD - is the total public Implicit Price Deflator (Total Public Gross Fixed Capital Expenditure) as published by the Australian Bureau of Census and Statistics last published at the time of adjustment.

Previous IPD - is the total public Implicit Price Deflator (Total Public Gross Fixed Capital Expenditure) as published by the Australian Bureau of Census and Statistics for the quarter last published at the date of adoption of this Plan (for the initial adjustment) and as applicable at the time of the previous adjustment thereafter.

Bank Interest - is the annual overdraft rate calculated as the annual overdraft rate multiplied by the number of days since the previous review of the Plan divided by 365 days.

(b) Adjustment of 30 Year Component:

$$AC_{30} = \frac{\$FP_{30}}{\text{Residual Pop}_{30}} \times$$

$$\frac{(\text{Current IPD} - \text{Previous IPD})}{\text{Previous IPD}} +$$

$$\frac{\$FA_{30}}{\text{Residual Pop}_{30}} \times \text{Bank Interest}$$

where

$\$FP_{30}$ - is the sum of costs for public facilities yet to be provided.

$\$FA_{30}$ - is the total outstanding borrowings for public facilities at the time of adjustment of the Plan which have been provided in anticipation of demand and which are to be recouped.

Residual Pop₃₀ - is the increase in the population anticipated to be accommodated in Ultimo Pymont at year 30 (ie 53,500 people) less the actual new population since the commencement of the plan.

19.5 The consent authority may adjust the works schedule, the estimate of costs of the various public facilities or other aspects relating to the contributions plan on an annual basis or at any other time, in accordance with the provisions of clause 31 of the Regulation.

PART E

Works Program

20. What public facilities are required?

20.1 For the purposes of clause 26(g) of the Regulation, a works program of the specific public facilities proposed to be provided by the consent authority as a consequence of or in anticipation of likely development, together with an estimate of their cost and timing are detailed in Schedule 5 to this Plan.

20.2 It is noted that the consent authority may vary the nature of individual work within each category of works specified in the Works Program. However, the total cost of the works will remain unchanged and tests of nexus will need to be satisfied.

SCHEDULE 1

Nexus

The expected types of development in Ultimo Pyrmont, likely population, anticipated growth rates and the characteristics of the population are detailed in Part B and Schedule 2 of this Plan.

Further information relating to the establishment of demand and the identification of the proposed public facilities are contained in the Supporting Document and associated reports which accompany this Plan.

Open Space

Nexus Between Expected Development and Demand for Open Space Facilities

The increased population in Ultimo Pyrmont will place greater demands on the existing open space facilities. Surveys indicate that there is no surplus capacity within existing open space areas to cater for the likely demand. In addition, it is anticipated that the new population will have an expectation of a higher standard of open space facilities than that which currently exists.

In recognition of these anticipated demands and to meet these demands, this plan identifies the need to:

- establish new areas of open space, including waterfront open space, and
- augment and upgrade existing open space areas to enable their use by a greater number of people and for a broader range of activities.

Historically, residents and workers in Ultimo Pyrmont have used Wentworth Park located on the boundary of Ultimo/Pyrmont and Glebe for recreational purposes. By virtue of its size and location, this Park has catered for the recreational needs of residents and workers to date.

Wentworth Park is approximately 15 hectares in area and came into existence in 1885. Between 1949 and 1968, the Park was within the Sydney City Council area although it is currently within the Leichhardt Council area. In 1990, the Park was transferred to the trusteeship of the Sydney City Council which now has care control and management of the Park. The Sydney City Council currently maintains the Park and its surrounds at its own cost. In order to provide for the ongoing maintenance and management of the Park, the Council prepared a Plan of Management for the Park in 1990.

It is considered appropriate for the purposes of establishing nexus between the expected types of development in the area and the likely future demand for open space to meet such demand, that the current use of Wentworth Park be considered. Such consideration relates also to the apportionment of costs of providing those public facilities between the existing and future populations.

As detailed in the Plan of Management, Wentworth Park currently serves as a local park for the existing residents and workers of Ultimo Pyrmont. This is apparent, even though the Park is located outside of the Sydney City Council LGA.

It can be reasonably expected that the role as a local park for the existing population will continue in the future. Further, the parks and open space areas identified as part of this contributions plan, are required to satisfy the demands created by the additional population only. The existing demands of the existing population are already well satisfied by Wentworth Park.

The consideration of Wentworth Park in this context does not allow contributions to be spent on the Park as it is located outside of the "area", being Ultimo Pyrmont within the boundaries of the Sydney City Council.

From the surveys undertaken, the following conclusions have been established in relation to the demand and type of open space facilities required:

- Residents generally choose to live in or adjacent to the City because of the specific attributes that the City offers. It is implicit that the amenity and the actual amount of open space provided in an "urban" area, such as Ultimo Pyrmont, will be different to that in a "suburban" location.
- There is a strong focus on cultural activities in the area (concerts, movies, exhibitions, galleries and the like) which is absent from other urban and suburban locations.
- A major activity focus is walking for all groups (residents, workers, visitors and tourists).
- There is a lack of participation in organised sports activities. This is partly due to the lack of opportunities for such activities.
- The activities of the City identified as the most popular, (Darling Harbour, Circular Quay, Hyde Park and Martin Place) are of only indirect interest to Ultimo Pyrmont. Nonetheless, there are characteristics of these spaces which are relevant to Ultimo Pyrmont including:
 - foreshore and water related areas,
 - large areas,
 - people focussed areas,
 - central locality,
 - strong design theme, and
 - history of tradition.
- Priorities differ. The overall community priority is for parks/open space whereas the resident, worker, daytripper and tourist priority is for a heated pool.

The opportunities for the provision of open space are generally limited in Ultimo Pyrmont given that the area has been relatively densely urbanised.

However, the relocation of waterfront industrial uses in particular presents an opportunity to regain access to and the use of the foreshores for open space purposes.

Further, as identified in the planning controls which apply to the area and in the draft Strategy, the change of land use, existing ownership patterns and the form of likely future development enable existing open spaces to be augmented to satisfy broader recreation needs as well as the ability to acquire additional areas of open space as part of an overall network.

Contributions towards the provision and augmentation of public open space within Ultimo Pyrmont are for the specific works detailed in the Program of Works (refer Schedule 5). The cost of the provision of these public facilities will be recouped from new development in the area.

The specific public open space works proposed within each of the nominated facilities include (where relevant):

- demolition and site works,
- walls fences and paving,
- provision of services (lighting, water, etc),
- initial planting,
- capital cost and installation of street furniture (seating, tables, bins, etc),
- capital cost and installation of children's play equipment, and
- design, consultant and management fees and associated costs.

References

- Draft Social Plan and Appendices to Draft Social Plan, prepared by Sydney City Council, March 1993.
- Pyrmont Ultimo Public Domain Strategy (Draft), prepared by Context Landscape Design, August 1993.
- Pyrmont Ultimo Public Domain Development Manual (Draft) , prepared by Context Landscape Design, September 1993.
- Pyrmont -Ultimo Public Domain Strategy Report on Open Space and Streetscape Works, prepared by WT Partnership, September 1993.
- Pyrmont -Ultimo Public Domain Works Estimate of Open Space and Streetscape Costs, prepared by WT Partnership, November 1993.

Pedestrian Facilities

Nexus Between Expected Development and Demand for Pedestrian Facilities

The increased population in Ultimo Pymont will place greater demands on the facilities for pedestrian movement within the area. It is expected that likely development will create a demand for:

- improved pedestrian network to access open spaces, community facilities and local services,
- continuity of a safe and convenient pedestrian movement system throughout the area with connections to other established systems outside of the area,
- a network of linkages based on the existing street system but also through sites, between open spaces and between precincts,
- a continuous waterfront link and a link along the central spine with connections between, and
- the location and design of links to enable access for the differently abled persons.

The existing pedestrian network is deficient, generally of poor quality, fragmented and unable to cater for the demand of anticipated development. It is anticipated that the new population will have an expectation of a higher standard of pedestrian facilities than that which currently exists and a more integrated pedestrian network will be required to provide the necessary movement system throughout the area.

In recognition of these anticipated demands, this plan identifies the need to establish additional pedestrian facilities and to augment and upgrade existing facilities to meet these demands.

Contributions towards the provision and augmentation of pedestrian facilities within Ultimo Pymont are for the specific works detailed in the Works Program (refer Schedule 5). That cost will be recouped from new development in the area.

The specific public open space works proposed include (where relevant):

- demolition, clearing and site preparation,
- paving, stairs and walls,
- provision of services such as lighting, water and drainage,
- kerb, gutter and gutter crossing,
- signage and street marking,
- initial landscaping,
- provision of street furniture, and
- design, consultant and management fees and associated costs.

References

- Pymont Ultimo Public Domain Strategy (Draft)*, prepared by Context Landscape Design, August 1993.
- Pymont Ultimo Public Domain Development Manual (Draft)*, prepared by Context Landscape Design, September 1993.
- Pymont -Ultimo Public Domain Strategy Report on Open Space and Streetscape Works*, prepared by WT Partnership, September 1993.
- Pymont -Ultimo Public Domain Works Estimate of Open Space and Streetscape Costs*, prepared by WT Partnership, November 1993.

Road and Traffic Facilities

Nexus Between Expected Development and Demand for Road and Traffic Facilities

The increased population in Ultimo Pyrmont will place greater demands on the existing road system.

It is proposed to provide new public transport facilities, such as the proposed light rail system. The accessibility of the area to the CBD and availability of established transport systems, is likely to result in lower car ownership by residents. However, there will remain a need to upgrade and extend the existing road system to cater for the demands of anticipated development.

The anticipated volume of traffic will place a greater demand on the road system which will need to be augmented. The increased traffic will include vehicles of residents, workers, tourists, service vehicles, buses and taxis.

Existing traffic facilities are insufficient to cater for the anticipated demand of new development in Ultimo Pyrmont and the subsequent increase in workers and residents.

In recognition of the anticipated demands and to meet these demands, this plan identifies the need to:

- provide new roads to establish an integrated road network,
- augment and upgrade existing roads to cater for additional traffic, and
- upgrade intersections to enable appropriate traffic management and traffic movement.

Such works relate to the roads and intersections for which the Council has responsibility.

Contributions towards the provision and augmentation of traffic facilities within Ultimo Pyrmont are for the specific works detailed in the Works Program (refer Schedule 5).

Different types of works are required to reflect the various standards of upgrading works which are required for streets and laneways. Those costs will be recouped from anticipated new development in the area.

The specific works proposed include (where relevant):

- demolition and site works,
- services relocation,
- alteration of levels of roads,
- provision of kerb and guttering,
- pavement to road and footpath,
- line marking, sign writing and street marking,
- provision of trees and lighting, and
- design, consultant and management fees and associated costs.

None of the proposed works relate to maintenance of existing streets or to works for which the Roads and Traffic Authority has responsibility.

References

- Pyrmont Ultimo Public Domain Strategy (Draft), prepared by Context Landscape Design, August 1993.
- Pyrmont Ultimo Public Domain Development Manual (Draft), prepared by Context Landscape Design, September 1993.
- Pyrmont -Ultimo Public Domain Strategy Report on Open Space and Streetscape Works, prepared by WT Partnership, September 1993.
- Pyrmont -Ultimo Public Domain Works Estimate of Open Space and Streetscape Costs, prepared by WT Partnership, November 1993.
- Ultimo/Pyrmont Traffic Study, prepared by Colston Budd Hunt and Twiney, August 1993.

Stormwater Drainage

Nexus Between Expected Development and Demand for Stormwater Drainage Facilities

Investigations indicate that the existing drainage facilities throughout Ultimo Pyrmont are insufficient to provide the necessary infrastructure and level of service required to accommodate the anticipated growth.

The existing stormwater drainage system is at capacity and is considered to be deficient for the future development of the area. The existing system was developed for what was an essentially industrial area and caters for both sewage and stormwater in a single system.

This places additional requirements on the sewerage treatment system and in peak storm events, results in localised flooding and discharge of stormwater into Sydney Harbour. The continuation of this situation and current standards is considered unacceptable given that the area will be subject to substantial redevelopment and a shift from a primarily industrial area to a mixed residential/business area.

Further development in the area will have implications on the drainage regime of the catchment. Such development will impact the drainage pattern of the catchment and require the provision of augmented drainage infrastructure to cater for increased or altered runoff.

In order to cater for the anticipated development in the area, it is proposed that the existing system be altered to separate sewage from stormwater such that they may operate as two independent systems. The demands of future development and the expectations for higher public amenity, necessitates the separation of the existing system.

Concept designs have been undertaken for the stormwater separation works and an indicative cost provided for this. These works do not include those which may be associated with the major trunk lines which are not the responsibility of the consent authority.

Further, the costs associated with relocation and upgrading of stormwater services associated with road widenings and footpath alterations, has been included as part of the costs for street closures or other traffic management strategies.

References

Pyrmont -Ultimo Public Domain Strategy Report on Open Space and Streetscape Works, prepared by WT Partnership, September 1993.

Pyrmont -Ultimo Public Domain Works Estimate of Open Space and Streetscape Costs, prepared by WT Partnership, November 1993.

Community Facilities and Services

Nexus Between Expected Development and Demand for Community Facilities and Services

The increased population in Ultimo Pyrmont will place greater demands on the existing community facilities and services.

While Ultimo Pyrmont contains a range of community facilities and services, including public halls, child care facilities, recreation areas and library facilities, in general there is no surplus capacity within these facilities to cater for the anticipated increased demand.

However, facilities such as the Bulwara Road Child care Centre and the John Street Annex Community Centre, have recently been provided in anticipation of the needs of the future population in Ultimo Pyrmont.

In addition, the new population will have an expectation of a higher standard of community facilities and services than that which currently exists and may require the provision of facilities which are not currently available.

Based on the anticipated resident profile of the community likely to establish in Ultimo Pyrmont, the population will not have high needs for the types of support infrastructure generally required by more disadvantaged and isolated populations.

The following types of human services and facilities are anticipated to be required by the future resident and worker population:

- *multi purpose community centres* which can be used to accommodate a range of services and activities adapted to meet the needs of the population as it changes over time,
- *pre-school child care centres* and out of school care programs both for the residential and worker populations,

- a *library* and resource/information service,
- *recreational facilities* including indoor leisure classes, hard courts for various ball games and an aquatic/recreation centre,
- *community development workers* to assist in the on-going monitoring of needs and development of strategies to meet those needs (recurrent expenditure of this kind is generally not allowable under section 94),
- *support services* for older people including some form of supported accommodation (generally not a facility provided under section 94), and
- facilities to accommodate *health and welfare services* required to meet the needs of particular target groups (also generally not a facility provided under section 94).

Most of the above facilities and services have a degree of flexibility in their capacity such that precise estimates of the numbers of people who will use them and the associated size required is not necessary. Further, flexible management of most of the facilities and services should enable these services to be modified to cater for the specific needs of the population and to be adapted as the needs of the population alter over time.

Child Care Places

The flexibility which may be attributable to some community facilities is generally not possible with child care facilities which need to be purpose built.

(a) Existing Workforce Demand

The demand for child care places by the existing workforce has been calculated on the basis of:

- an existing working population of 14,000 persons,
- the proportion of women in the workforce with children under 5 years (5.4%)
- the percentage of parents seeking child care (14%),
- the average number of children per woman (1.24).

The number of child care places needed in Ultimo Pymont at present is therefore:

$14,000 \times 0.054 = 756$ women in the workforce with children under 5 years,
 $756 \times 0.14 = 105.84$ women who need child care,
 $105.84 \times 1.24 = 131$ places required for existing workforce.

(b) Existing Resident Demand

The existing demand for child care places by residents may be calculated on the basis of:

- the existing 1991 population of about 3,144 persons,
- percentage of the current population aged between 0 - 4 years is 3.7%, and
- the standard provision of 1 child care place per 10 children aged between 0 - 4 years.

On this basis:

$3,144 \text{ persons} \times 0.037 = 116 \text{ children}$
 $116 \text{ children} \div 10 \text{ children per space} = 12 \text{ places.}$

It has been calculated that there is an existing demand for 12 places for the residential population and 131 places for the workforce (a total of 143 places).

Existing centres located in Ultimo Pymont, including community and work based centres, currently provide a total of 330 child care places. This well exceeds the 143 places estimated as being required at present although all of these facilities are full and have considerable waiting lists.

The reason for this is due to the heavy use of these centres by parents who neither live or work in the area but for whom Ultimo Pymont is a convenient place to leave their children on the way to work, primarily in the CBD.

Future child care services funded through section 94 contributions will be provided to service the needs of the local population only.

(c) Projected Workforce Demand

On the basis of a projected workforce of 40,000 persons, and using the above approach, the projected workforce demand may be calculated as:

$40,000 \text{ workers} \times 0.054 = 2,160$ women in the workforce with children under 5 years
 $2,160 \times 0.14 = 302.4$ women who need child care,
 $302.4 \times 1.24 = 375$ places required for workers.

(d) Projected Residential Demand

It is estimated that there will be an increase in the resident population of approximately 13,500 persons. It is predicted that in time the proportion of children aged between 0 - 4 years will reduce to approximately 3% (from the current proportion of 3.7%). However, at this stage, the number of places may be calculated as follows:

$13,500 \text{ residents} \times 0.037 = 499.5$ children aged 0 - 4 years
 $499.5 \div 10 = 50$ places.

Summary of Demand

Sydney City Council has examined the demand for child care places among the existing and likely future residential and working populations in Ultimo Pymont (refer Child care Policy and Social Plan).

Projected workforce demand based on an 40,000 additional workers over the next 25 - 30 years, would require a further 375 places. Projected residential demand based on an increase of 13,000 residents, would require a further 50 places.

Ultimately, a total of 425 additional full time places would be required to accommodate the child care needs of the anticipated population in Ultimo Pymont. However, of these, some 84 spaces are required to be provided over the next 7 years.

Surveys of the Council indicate that existing child care centres will have no capacity to meet the needs of the additional population, it has been estimated that approximately 10 new child care centres with an average of 40 places (400 or so total number of places) will be required over the next 20 - 30 years.

It is not proposed that all of these centres would be provided by the consent authority as it is likely that some of these places will be provided by private operators or as part of a work based child care plan.

Community Facilities Generally

Contributions towards the provision and augmentation of community services and facilities within Ultimo Pyrmont are for the specific works detailed in the Works Program (refer Schedule 5). That cost will be recouped from new development in the area.

The specific community facilities works proposed include (where relevant):

- upgrading of existing facilities to provide new or expanded services,
- provision of child care facilities on a progressive basis as demand dictates,
- provision of an indoor swimming facility,
- provision of additional games courts, and
- provision of a multi purpose community centre.

References

Ultimo/Pyrmont Human Infrastructure Strategy, prepared by Brian Elton and Associates, September 1993.

City West Urban Strategy Social Impact Assessment, prepared by Brian Elton and Associates, September 1991.

Draft Social Plan and Appendices to the Draft Social Plan, prepared by Sydney City Council, March 1993

Pyrmont -Ultimo Public Domain Strategy Report on Open Space and Streetscape Works, prepared by WT Partnership, September 1993.

Pyrmont -Ultimo Public Domain Works Estimate of Open Space and Streetscape Costs, prepared by WT Partnership, November 1993.

Administration

Nexus Between Expected Development and Demand for Administration Services

It is "accepted practice" to fund planning studies and associated research which establish a comprehensive approach to the administration of contributions plans, through section 94 (refer page 13 of the Section 94 Contributions Plans Manual, prepared by the Department of Planning).

Only the capital costs of studies which directly result in section 94 contributions plan may be funded in this way and only where such studies are outside the daily work of the consent authority.

In order to establish the contribution rates under this plan, the consent authority has had to undertake various studies of Ultimo Pyrmont.

The costs associated with the preparation of the draft Ultimo Pyrmont Contributions Plan and other specialist studies, including the provision of cost estimates by a quantity surveyor, were required in order to identify :

- the types of public facilities required as a consequence of new development,
- the extent of the benefiting population,
- the costs of the required facilities,
- the proportion which may be "reasonably" levied as a section 94 contribution, and
- the actual contribution rates and the preparation of the implementation schedules.

These works and the costs incurred were outside the work normally undertaken by the consent authority. It is therefore reasonable to seek the recoupment of these costs through this Plan.

To cover the capital cost of this study, it is reasonable for the consent authority to levy charges from developers under section 94.

The studies which have been undertaken relate to Ultimo Pyrmont as a whole where future growth is likely to occur. The comprehensive study forms the basis of this plan.

In addition to these initial studies and the drafting of the Contributions Plan, the Council has identified the need to engage a section 94 officer to manage and maintain the contributions plan. As with the preparation of the section 94 plan, the employment of a section 94 officer by the Council is also accepted practice.

The effective coordination and administration of the contributions plan will necessitate additional work by the Council which is outside of work which has previously been undertaken and beyond the resources currently available. No spare resources exist within the Council which may be directed to this role and therefore it has been determined that the employment of a section 94 officer is essential for the Plan's effective monitoring, implementation and management.

It has been estimated that the salary of the officer would be in the order of \$70,000 per year and that approximately 50% of that officer's time would be directly related to section 94 matters.

The role of the officer may include:

- administer the Plan generally and ensure that the contributions are used to provide the public facilities for which they were intended;
- monitor the receipt and expenditure of cash contributions in respective accounts and the recoupment of costs already spent;
- monitor the dedication and development of land contributions;
- recommend to Council the appropriate management and expenditure of funds in accordance with the adopted works program;
- recommend to Council the appropriate interim use and ultimate development of dedicated land, the acquisition of appropriate land for the identified public purpose or the re-use of existing Council facilities (including land) for an alternate public purpose under the terms of the contributions plan;

- prioritise and program the works schedule;
- regularly review the works program in accordance with levels of contributions received and expended and seek Council's adoption of these;
- regularly review the rates for contribution in accordance with construction costs, levels of demand, population/workforce changes and the review procedures included in the plan, seek Council's adoption of these and amend the plan accordingly;
- determine the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds and alternative funding sources;
- monitor the implications arising from development including the demands created for additional facilities for which contributions are not currently sought, the needs of specific "one-off" developments, the costs of development and land acquisition, the extent and type of development and the effect of this on the works program;
- advise Council of appropriate management, expenditure and policy implications regarding development contributions including those arising from legal decisions and State Government policy making;
- determine the extent of recurrent costs and assess the implications to Council to provide these;
- consider and assess the appropriateness of requests from applicants to defer payment of contributions or to settle the contributions by way of a material public benefit;
- determine appropriate guarantees for deferred or periodic payments and ensure they are obtained;
- assess whether a credit or reassessment of the contribution may be appropriate and how that may be determined;

- liaise with the City West Development Corporation and others in relation to the provision of public facilities identified in the plan;
- provide advice in relation to the administration of the side agreements; and
- prepare and make available the necessary information required by the Regulations including the contributions register, input to the Council's annual report and the annual statement.

SCHEDULE 2 Anticipated Growth

The anticipated growth of residential and non-residential population in Ultimo Pyrmont over the next 30 years, as referred to in section 9.2 of this Plan, is illustrated in the following table. The figures defined by the heavy black border indicate the growth figures for the next 7 years.

Year	Number of Residents (Dwelling)	Resident Increments (People)	Floorspace (Square metres x 1,000)	Non Resident Increments (People)	Total Population Increments (People)	Residual Population (People)
1993 - 94	980	1,764	5	200	1,964	51,536
1994 - 95	430	774	125	5,000	5,774	45,762
1995 - 96	280	504	8	320	824	44,938
1996 - 97	200	360	15	600	960	43,978
1997 - 98	200	360	15	600	960	43,018
1998 - 99	300	540	20	800	1,340	41,678
1999 - 00	500	900	30	1,200	2,100	39,578
2000 - 01	350	630	30	1,200	1,830	37,748
2001 - 02	250	450	15	600	1,050	39,698
2002 - 03	250	450	15	600	1,050	35,648
2003 - 04	350	630	30	1,200	1,830	33,818
2004 - 05	450	810	30	1,200	2,010	31,808
2005 - 06	350	630	35	1,400	2,030	29,778
2006 - 07	300	540	35	1,400	1,940	27,838
2007 - 08	250	450	40	1,600	2,050	25,788
2008 - 09	250	450	45	1,800	2,250	23,538
2009 - 10	250	450	50	2,000	2,450	21,088
2010 - 11	250	450	50	2,000	2,450	18,638
2011 - 12	250	450	50	2,000	2,450	16,188
2012 - 13	150	270	50	2,000	2,270	13,918
2013 - 14	130	234	50	2,000	2,234	11,684
2014 - 15	100	180	35	1,400	1,580	10,104
2015 - 16	100	180	35	1,400	1,580	8,524
2016 - 17	100	180	35	1,400	1,580	6,944
2017 - 18	100	180	35	1,400	1,580	5,364
2018 - 19	100	180	25	1,000	1,180	4,184
2019 - 20	100	180	25	1,000	1,180	3,004
2020 - 21	70	126	25	1,000	1,126	1,878
2021 - 22	60	108	25	1,000	1,108	770
2022 - 23	50	90	17	680	770	0
TOTALS	7,500	13,500	1,000	40,000	53,500	

SCHEDULE 3

Population Characteristics

Basis of Assessment

It is anticipated that the population profile of the incoming population will be significantly different to that of the existing population in Ultimo Pymont. The reasons for this include the change in the land use pattern (from predominantly industrial to mixed service/business and residential uses), changes to the traffic system and transport infrastructure and the location of specific uses such as the Casino and other tourist and recreation facilities in Ultimo Pymont.

Therefore, it is considered unreasonable to rely on the characteristics of the existing population as the basis of the prediction of future public facilities.

In the absence of any detailed projections or studies of the characteristics of the new households in comparable inner city locations, the age characteristics of the North Sydney suburb of Kirribilli were seen to offer the most appropriate guide.

Kirribilli is located in a comparable harbourside situation with similar proximity to the CBD and access to transport systems. Kirribilli also has a similar dwelling occupancy rates (1.7 persons per dwelling compared to 1.8 average dwelling density projected for Ultimo Pymont). Further, dwelling stock consists of a mix of terrace houses, medium rise apartments and flats (similar to that anticipated for Ultimo Pymont).

For the purposes of section 10.3 of this Plan, the existing occupancy rates for 2 bedroom and 3 or more bedroom dwellings is based on the average occupancy rate in North Sydney.

Table : Age Profile of Kirribilli 1991

Age Group	Number	Percentage
0 - 4	76	1.8
5 - 19	259	6.13
20 - 29	1,077	25.49
30 - 49	1,328	31.43
50 - 54	237	5.61
55+	1,248	29.54
TOTAL	4,225	100

Source 1991 Census (Preliminary Data) and Ultimo Pymont Human Infrastructure Strategy

Table : Age Profile of Ultimo Pymont 1991

Age Group	Number	Percentage
0 - 4	187	5.7
5 - 19	371	11.3
20 - 29	996	30.4
30 - 49	1,041	31.7
50 - 54	174	5.3
55+	508	15.4
TOTAL	3,277	100

Source 1991 Census (Preliminary Data) and Ultimo Pymont Human Infrastructure Strategy

Resident Population Characteristics

The projected age profile suggests that the age structure of the population will change significantly as the population increases over the next 20 years.

The proportion of children and adolescents (currently 17% and well below the Sydney average of 28.9%) is expected to drop further to 9.8% by 2013. At the same time, the proportion of persons aged 55+ years will increase from 15.4% in 1991 to 26.7% by 2013. The proportion of the population in the 20 - 55 years bracket will remain fairly stable.

Other factors will modify these projections as the area redevelops including:

- the inclusion of 600 units of affordable housing and 100 units of public housing, and
- the proximity to the UTS, Sydney TAFE and Sydney University and the associated numbers of students seeking accommodation locally.

Based on the population projections, analysis of the Kirribilli population and the projected profile of the new population, the resident population of Ultimo Pyrmont may be expected to have the following characteristics:

- Very low proportions of pre-school and school age children and adolescents,
- A predominance of adults in the 20 - 49 years age bracket,
- At the same time, a very high proportion of older people in the 55+ years bracket.
- Average household size of 1-2 people (predominantly single households or childless couples),
- Low proportions of owner occupiers and high proportion of renters in investment stock (currently 40% owner occupied, Kirribilli has 30% and Sydney average is 65%),
- High levels of transience and turnover amongst the population,
- High proportion of white collar and professional workers taking advantage of the proximity to the city and employment opportunities and hence a high proportion of population in higher socio-economic groups,
- Owner occupiers unlikely to be first home buyers given relatively high cost of new dwellings, and
- Despite anticipated affluence, there will still be significant numbers of low income people in the area.

Workforce Population Characteristics

The Ultimo Pyrmont Precinct Study indicates that a wide range of employment will be attracted to the area including commercial offices, commercial services, showrooms, professional services, wholesaling, warehousing, light industrial, local retailing, retail markets, tourist entertainment, cultural/education and community facilities.

Further, the presence of major institutions such as the ABC, the University of Technology, and the Powerhouse Museum will attract a variety of associated enterprises. The proximity to the City is also expected to attract a variety of office support services.

It is anticipated that employment opportunities for a range of workers, both men and women, professional through to unskilled, working in shifts as well as regular business hours will be created.

No particular or unique characteristics of the projected workforce can be identified at this stage to suggest the need for specific types of human services and facilities.

SCHEDULE 4

Calculation of Contribution Rates

Contribution (per person) =

$$\frac{(\$Capital A + \$Land A - \$Grant A)}{7 \text{ Year Population}}$$

$$+ \frac{(\$Capital B + \$Land B - \$Grant B)}{30 \text{ Year Population}}$$

where

\$Capital A is the sum of capital costs for facilities have been or which are to be totally funded and provided in anticipation of demand by the increased population in the first 7 years.

\$Land A is the sum of the cost or value of land which has been or which is to be acquired and which is to be totally funded in anticipation of demand by the increased population in the first 7 years.

\$Capital B is the sum of capital costs for facilities which have been or are to be provided in anticipation of demand by the increased population over years 0 - 30 and which are to be recouped.

\$Land B is the sum of the cost or value of land which has been or which is to be acquired in anticipation of demand by the increased population over years 0 - 30 and which are to be recouped.

30 Year Population - is the anticipated increase in resident and worker population for Ultimo Pymont over years 0 - 30.

\$Grant A and \$Grant B - are the non-recoverable grants funds made available through the Building Better Cities Program.

Contribution

$$= \frac{(\$13,073,000 + \$3,800,000 - \$4,500,000)}{13,900 \text{ people}}$$

$$+ \frac{(\$73,183,250 + \$53,383,000 - \$22,000,000)}{53,500 \text{ people}}$$

$$= \frac{\$12,373,000}{13,900} + \frac{\$104,566,250}{53,500}$$

$$= \$890.14 + \$1,954.51$$

$$= \$2,845 \text{ per person.}$$

The following Table presents a summary of the contribution rate (as calculated above) applied to the various landuses likely to be established in Ultimo Pymont.

NOTE : Apportioned Guest Rate

For the purposes of this Plan, it is recognised that hotel visitors do not generate a demand for all of the public amenities and services to be provided under this plan.

Specifically, it is anticipated that visitors would only create a demand for and utilise major areas of open space, foreshore promenade, foreshore boulevard, major streets, local streets and lanes, stormwater drainage and administration. Other facilities have been excluded as a percentage of the total infrastructure cost.

The proportion which these works represent relative to the total cost of all works under this Plan is approximately 0.628 or 62.8% (apportionment).

Assuming 1.5 hotel guests/room average, the Apportioned Guest Rate is calculated as 1.5 guests/room x 70% Occupancy Rate x 62.8% Apportionment = 65.94%.

Table : Summary of Contributions by Landuse

LAND USE	OCCUPANCY RATE (Refer section 10.5)	CONTRIBUTION RATE
Residential		
1 bedroom / Bedsit unit	1.1 persons per dwelling	\$3,129.50/unit
2 bedroom unit	1.8 persons per dwelling	\$5,121/unit
3+ bedroom unit	2.45 persons per dwelling	\$6,970.30/unit
Business		
Commercial Office	25 sqm GFA/worker	\$113.80/sqm GFA
Showroom and Warehouse	85 sqm GFA/worker	\$33.50/sqm GFA
Retail and Restaurants		
Retail Shop	25 sqm GFA/worker	\$113.80/sqm GFA
Supermarket and Department Store	48 sqm GFA/worker	\$59.30/sqm GFA
Industrial		
General Industrial	75 sqm GFA/worker	\$38/sqm GFA
High Tech Industrial	35 sqm GFA/worker	\$81.30/sqm GFA
Hotel		
5 Star Per Worker PLUS Per Room	1 worker/room PLUS 65.94% Apportioned Guest Rate/Room	\$2,845/room PLUS \$1,876/room TOTAL = \$4,721/room
Less than 5 Star Per Worker PLUS Per Room	0.3 worker/ room PLUS 65.94% Apportioned Guest Rate/Room	\$854/room PLUS \$1,876/room TOTAL = \$2,730/room
Licensed Clubs		
Per Sqm of Site Area	23 sqm site area/total workers	\$123.70/sqm of site area
Casino		
Sum of the various component uses: • Gaming and Entertainment (as per Licensed Clubs) • Retail and Restaurant • Hotel (based on 5 Star)	23 sqm site area/total worker 25 sqm GFA/worker 1 worker/room PLUS 65.94% Apportioned Guest Rate/Room	\$123.70/sqm of site area \$113.80/sqm GFA \$4,721/room
Other Uses (Not Specified)		
Per person (resident or worker)		\$2,845/person

SCHEDULE 5 SCHEDULE OF WORKS

CATEGORY TYPE 1 - Open Space

PUBLIC AMENITY OR PUBLIC SERVICE	LOCATION OF FACILITY	ESTIMATE CAPITAL COST	ESTIMATE LAND COST
Major Parks			
Stables Park	Corner John and Jones Street	\$689,000	\$3,500,000
Pymont Bay Park Δ - Ancillary Wharfs, Board walks, Structure and General Landscaping	Pymont Bay	\$22,759,000	\$13,000,000
Cliff Top (Pymont Point Park)	Point Street and Herbert Street	\$968,000	\$1,760,000
Pymont Point Park Δ- Demolition and Wharf Repairs, Board walks and General Landscape Works	Point Street	\$10,520,000	\$10,280,000
Cliff Walk	Jones to Saunders Street - CSR	\$1,203,000	\$1,875,000
Cliff Walk	Jones to Saunders Street - CWDC	\$1,202,000	\$1,325,000
Cliff Walk	Bayview to Point Street	\$259,000	\$850,000
Cliff Walk	Herbert Street	\$507,000	\$1,060,000
Local Parks and Squares			
* Fig Lane Park	Fig Street, Jones Lane and Fig Lane	\$433,000	\$1,000,000
* Fig Lane Park	Over cutting	\$2,567,000	Nil
Mary Ann Street Square (west)	Between Jones St and Bulwara Road	\$611,250	\$750,000
Mary Anne Street Square (east)	Between Jones St and Bulwara Road	\$314,650	\$1,100,000
John Street Square	John Street and Harris Road	\$1,550,000	\$1,400,000
Cooperage Square	Bowman Street	\$1,690,000	\$750,000
Point Street Park	Upper Bowman Street	\$551,200	\$956,000
Point Street Park	Scott Street	\$467,800	\$752,000
James Watkinson Reserve	Mill Street	\$1,650,000	Nil
Jones Bay Park	Jones Bay Road	\$818,000	\$473,000
Mary Anne Street East Square	Mary Ann Street and Omnibus Lane	\$194,350	\$740,000
* Wattle Lane Park Upgrade	Between Wattle Lane and McKee Street	\$116,000	Nil
Street Closures			
* Jones Street South (67% funded over the first 7 years)	Between Mary Ann and Thomas Streets	\$630,000	Nil
* Jones Street North	Jones Street north of Mary Ann Street	\$155,000	Nil
* Macarthur Street	Macarthur Street west of Bulwara Road	\$300,000	Nil

CATEGORY TYPE 2 - Community Services

PUBLIC AMENITY OR PUBLIC SERVICE	LOCATION OF FACILITY	ESTIMATE CAPITAL COST	ESTIMATE LAND COST
Child Care Facilities			
* Maybanke Centre upgrading and Multi purpose Child Care Centre	Harris Street	\$1,400,000	Nil
* Bulwara Road Child Care Centre	Bulwara Road	\$738,000	\$900,000
* McKee Street Child Care Centre	McKee Street	\$80,000	Nil
Community Facilities			
* John Street Annex Community Centre	John Street	\$1,762,000	\$1,900,000
Sid Fegan Centre/Esme Hackett Hall	Bulwara Road	\$4,400,000	Nil
Aquatic Centre/Recreation Facility	Location to be decided.	\$2,416,000	Nil

CATEGORY TYPE 3 - Roads and Associated Infrastructure

PUBLIC AMENITY OR PUBLIC SERVICE	LOCATION OF FACILITY	ESTIMATE CAPITAL COST	ESTIMATE LAND COST
Foreshore Promenade			
Foreshore Promenade	Fish Markets Square - Foreshore Park	\$1,411,000	\$2,080,500
Foreshore Promenade	Developer Area - Jones Bay	\$160,000	\$6,080,000
Foreshore Promenade	Ferry Wharf Pontoon	\$752,000	\$incl
Foreshore Promenade	Master Plan 1	\$265,000	\$incl
Foreshore Promenade	Wharf Areas 12 and 13	\$1,611,000	\$incl
Foreshore Promenade	Wharves 7, 8 and 9	\$1,686,000	\$incl
Foreshore Promenade	CSR Land	\$2,250,000	\$1,291,500
Boulevards			
Foreshore Boulevard	Harris Street to Jones Bay Road	\$9,870,000	Nil
Cyclists	Provision for cyclists Harris to Bank Street	\$202,000	\$840,000
Cyclists	Provision for cyclists Murray to Harris Street	\$606,000	\$2,520,000
Major, Local Streets and Lanes			
* Harris Street (Stage 1) incorporating upgrade of Union Square	Between John Street and Pymont Bridge Road	\$2,722,000	Nil
* Upgrade of other existing Major Streets, Local Streets and Lanes	Priorities to be determined	\$1,000,000	Nil
* Ultimo Road Upgrading	From Harris Street to Railway Viaduct	\$725,000	Nil

Stormwater Drainage			
Stormwater Drainage - upgrading and stormwater separation.	Throughout Ultimo Pyrmont.	\$1,600,000	Nil

CATEGORY TYPE 4 - Administration

PUBLIC AMENITY OR PUBLIC SERVICE	LOCATION OF FACILITY	ESTIMATE CAPITAL COST	ESTIMATE LAND COST
Administration			
* Administration	Preparation of Section 94 Plan and relevant studies	\$200,000	Nil
* Section 94 Officer	For ongoing management and implementation	\$245,000	Nil

TOTAL OF ALL CATEGORIES	\$86,256,250	\$57,183,000
GRAND TOTAL	\$143,439,250	

NOTES

\$ incl - indicates that the cost relating to this particular component has been incorporated into the overall capital cost or land cost.

Δ Public facilities which include a "regional" role .

***** Indicates those Public Amenities or Public Services which are to be funded and provided within the first 7 years of the Plan in order to satisfy the demand of the anticipated increased population within the first 7 years. The remaining facilities are to be provided within the first 7 years but are to be funded over a 30 year period by recoupment in anticipation of the demand created by the increased population over the 30 years of the Plan.

SCHEDULE 6 PROGRAM OF WORKS

CATEGORY TYPE 1 - Open Space

PUBLIC AMENITY OR PUBLIC SERVICE	LOCATION OF FACILITY	ESTIMATED TOTAL COST	ESTIMATED STAGING
Major Parks			
Stables Park	Corner John and Jones Street	\$4,189,000	1997/98
Pyrmont Bay Park Δ - Ancillary Wharfs, Board walks, Structure and General Landscaping	Pyrmont Bay	\$35,759,000	1995/96
Cliff Top (Pyrmont Point Park)	Point Street and Herbert Street	\$2,728,000	1996
Pyrmont Point Park Δ- Demolition and Wharf Repairs, Board walks and General Landscape Works	Point Street	\$20,800,000	1995/96
Cliff Walk	Jones to Saunders Street - CSR	\$3,078,000	1998/99
Cliff Walk	Jones to Saunders Street - CWDC	\$2,527,000	1995
Cliff Walk	Bayview to Point Street	\$1,109,000	1996
Cliff Walk	Herbert Street	\$1,567,000	1996
Local Parks and Squares			
* Fig Lane Park	Fig Street, Jones Lane and Fig Lane	\$1,433,000	1995/96
* Fig Lane Park	Over cutting	\$2,567,000	1995/96
Mary Ann Street Square (west)	Between Jones St and Bulwara Road	\$1,361,250	1995
Mary Anne Street Square (east)	Between Jones St and Bulwara Road	\$1,414,650	1997
John Street Square	John Street and Harris Road	\$2,950,000	1996
Cooperage Square	Bowman Street	\$2,440,000	1997/98
Point Street Park	Upper Bowman Street	\$1,507,200	1996
Point Street Park	Scott Street	\$1,219,800	1996
James Watkinson Reserve	Mill Street	\$1,650,000	1994
Jones Bay Park	Jones Bay Road	\$1,291,000	1996
Mary Anne Street East Square	Mary Ann Street and Omnibus Lane	\$934,350	1998
* Wattle Lane Park Upgrade	Between Wattle Lane and McKee Street	\$116,000	1995
Street Closures			
* Jones Street South (67% funded over the first 7 years)	Between Mary Ann and Thomas Streets	\$630,000	Completed
* Jones Street North	Jones Street north of Mary Ann Street	\$155,000	1995
* Macarthur Street	Macarthur Street west of Bulwara Road	\$300,000	1995

CATEGORY TYPE 2 - Community Services

PUBLIC AMENITY OR PUBLIC SERVICE	LOCATION OF FACILITY	ESTIMATE TOTAL COST	ESTIMATED STAGING
Child Care Facilities			
* Maybanke Centre Upgrading and Multi purpose Child Care Centre	Harris Street	\$1,400,000	1995/96
* Bulwara Road Child Care Centre	Bulwara Road	\$1,638,000	Completed
* McKee Street Child Care Centre	McKee Street	\$80,000	1995
Community Facilities			
* John Street Annex Community Centre	John Street	\$3,662,000	Completed
Sid Fegan Centre/Esme Hackett Hall	Bulwara Road	\$4,400,000	1995/96
Aquatic Centre/Recreation Facility (Part only)	Location to be decided.	\$2,416,000	1995/97

CATEGORY TYPE 3 - Roads and Associated Infrastructure

PUBLIC AMENITY OR PUBLIC SERVICE	LOCATION OF FACILITY	ESTIMATE TOTAL COST	ESTIMATED STAGING
Foreshore Promenade			
Foreshore Promenade	Fish Markets Square - Foreshore Park	\$3,491,500	1997 - 2001
Foreshore Promenade	Developer Area - Jones Bay	\$6,240,000	1994 - 2000
Foreshore Promenade	Ferry Wharf Pontoon	\$752,000	1997
Foreshore Promenade	Master Plan 1	\$265,000	1995/96
Foreshore Promenade	Wharf Areas 12 and 13	\$1,611,000	1998
Foreshore Promenade	Wharves 7, 8 and 9	\$1,686,000	1995/96
Foreshore Promenade	CSR Land	\$3,451,500	1998 - 2001
Boulevards			
Foreshore Boulevard	Harris Street to Jones Bay Road	\$9,870,000	1996
Cyclists	Provision for cyclists Harris to Bank Street	\$1,042,000	1999
Cyclists	Provision for cyclists Murray to Harris Street	\$3,126,000	1996
Major, Local Streets and Lanes			
* Harris Street (Stage 1) incorporating upgrade of Union Square	Between John Street and Pyrmont Bridge Road	\$2,722,000	1995/96
* Upgrade of other existing Major Streets, Local Streets and Lanes	Priorities to be determined	\$1,000,000	1996 - 2001
* Ultimo Road Upgrading	From Harris Street to Railway Viaduct	\$725,000	1995

Stormwater Drainage			
Stormwater Drainage - upgrading and stormwater separation.	Throughout Ultimo Pyrmont.	\$1,600,000	1995 - 2001

CATEGORY TYPE 4 - Administration

PUBLIC AMENITY OR PUBLIC SERVICE	LOCATION OF FACILITY	ESTIMATE TOTAL COST	ESTIMATED STAGING
Administration			
* Administration	Preparation of Section 94 Plan and relevant studies	\$200,000	1995 - 2000
* Section 94 Officer	For ongoing management and implementation	\$245,000	Ongoing

SCHEDULE 7 PROPORTIONAL COSTS BY CATEGORY

The following Table summarises the Total Estimated Costs for each type of public facility and the proportion which each total represents of the Total Cost (for all facilities).

Type of Public Facility	Total Estimated Capital Cost (\$)	Total Estimated Land Cost (\$)	Total Estimated Cost (\$)	Percentage of Total Cost (%)
CATEGORY TYPE 1 - Open Space				
Major Parks	\$38,107,000	\$33,650,000	\$71,757,000	50%
Local Parks and Squares	\$10,963,250	\$7,921,000	\$18,884,250	13.2%
Street Closures	\$1,085,000	\$Nil	\$1,085,000	0.8%
CATEGORY TYPE 2 - Community Facilities				
Child care	\$2,218,000	\$900,000	\$3,118,000	2.2%
Community Facilities	\$8,578,000	\$1,900,000	\$10,478,000	7.3%
CATEGORY TYPE 3 - Roads and Associated Infrastructure				
Foreshore Promenade	\$8,135,000	\$9,452,000	\$17,587,000	12.2%
Boulevards	\$10,678,000	\$3,360,000	\$14,038,000	9.8%
Major, Local Streets and Lanes	\$4,447,000	\$Nil	\$4,447,000	3.1%
Stormwater Drainage	\$1,600,000	\$Nil	\$1,600,000	1.1%
CATEGORY TYPE 4 - Administration				
Administration	\$445,000	\$Nil	\$445,000	0.3%
TOTAL COST	\$86,256,250	\$57,183,000	\$143,439,250	100%