

8.9. Public Exhibition of Draft Local Infrastructure Contributions Plan

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ATTACHMENTS:

1. Attachment 1 - LIC Plan and Appendix [8.9.1 - 66 pages]
2. Attachment 2 - Works Schedule and Location Maps [8.9.2 - 13 pages]
3. Attachment 3 - Land Acquisitions Background [8.9.3 - 5 pages]
4. Attachment 4 - Community Engagement Strategy - Contributions Plan [8.9.4 - 5 pages]

PURPOSE:

To seek Council's endorsement to exhibit the Draft North Sydney Local Infrastructure Contributions Plan 2020.

EXECUTIVE SUMMARY:

This report recommends the draft North Sydney Local Infrastructure Contributions Plan 2020 progress to public exhibition in order to seek feedback from the community and other stakeholders. The draft plan has been prepared in accordance with the requirements of the EP&A Act, the Development Contributions Practice Notes and Ministerial Directions issued by the Department of Planning and Environment.

The draft Plan proposes a mix of s 7.11 and s 7.12 mechanisms which will enable Council to respond appropriately to the anticipated population growth within the LGA. It includes the introduction of a levy (under s 7.12) to development types previously not levied for including residential additions, independent schools, and commercial office fit-outs.

Approximately \$195 million will be raised over the 16 year life of the Plan through to 2036, directed to a works program of \$401 million. This will enable Council to provide an important income stream to assist with the delivery of local infrastructure to meet growth and expectation in the community. Infrastructure projects associated with open space, public domain, community facilities and active transport are proposed to be funded through the draft Plan.

As part of this report, it is recommended council no longer proceed with land acquisition of a number of parcels previously identified under the former plan. It is more appropriate to direct contributions towards other major open space and recreation facilities that align with Council's various policy documents, particularly to help meet future demand for growth in the North Sydney and St Leonards/Crows Nest areas.

A public exhibition period of 42 days is recommended after which it will be reported back to Council for adoption and the existing North Sydney Section 94 Contributions Plan (first adopted in 2004) will be repealed.

FINANCIAL IMPLICATIONS:

Preparation of the local infrastructure contributions plan has been funded through the LEP Acceleration Grant.

The plan identifies \$401 million worth of community infrastructure to be delivered to support residential and employment growth, over the 16-year life of the plan. It is estimated that the draft Plan will fund approximately \$195.3 million of the total works cost. Funding gaps will be considered throughout the 16 year life of the plan through Council's budgeting processes.

It is estimated that the Plan will provide approximately \$12.2 million per annum of contributions as compared to the current average annual income of almost \$9.9 million.

RECOMMENDATION:

- 1. THAT** Council endorse the attached Draft North Sydney Local Infrastructure Contributions Plan (Attachment 1) for the purposes of public exhibition in accordance with ss 26, 28 & 30 of the *Environmental Planning and Assessment Regulation 2000*.
- 2. THAT** the Draft North Sydney Local Infrastructure Contributions Plan be placed on public exhibition for a period of six weeks (a minimum of 42 days).
- 3. THAT** following exhibition, a report be prepared detailing the outcomes of the exhibition and any recommended amendments.
- 4. THAT** Council resolve to no longer proceed with the following previously identified parcels of land for acquisition:
 - i. *Part of SP 4277, 21 Belmont Avenue, Wollstonecraft*, and remove this parcel from the Land Reservation Acquisition (LRA) map.
 - ii. *Lot 5, DP 69187; Lot 3, DP 68287; and Lot 3, DP 333590 Neutral Bay Marina, Kurraba Rd, Neutral Bay* on a date unknown and remove this parcel from the LRA map.
 - iii. *Part of Lot 1, DP 1091583 Stannards Place, North Sydney*, on a date unknown and remove this parcel from the LRA map.
 - iv. *Part of 578 Miller Street, Lot 2, DP 1148089, Cammeray*, on a date unknown and remove this parcel from the LRA map.
 - v. Council resolve to rescind the previous resolution to acquire *Graythwaite Property, Union Street, North Sydney*, on a date unknown.
- 5. THAT** in respect to the parcels of land identified in (4) Council resolve to remove these parcels of land from the LRA map and for these matters to be dealt with via the appropriate plan amendment process following future consideration of a post exhibition report for the draft contributions plan.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment
 - 1.2 North Sydney is sustainable and resilient
 - 1.4 Public open space and recreation facilities and services meet community needs
2. Our Built Infrastructure
 - 2.1 Infrastructure and assets meet community needs
 - 2.2 Vibrant centres, public domain, villages and streetscapes
 - 2.3 Sustainable transport is encouraged
3. Our Future Planning
 - 3.1 Prosperous and vibrant economy
 - 3.2 North Sydney CBD is one of NSW's pre-eminent commercial centres
 - 3.4 North Sydney is distinctive with a sense of place and quality design
 - 3.5 North Sydney is regulatory compliant
4. Our Social Vitality
 - 4.1 North Sydney is connected, inclusive, healthy and safe
5. Our Civic Leadership
 - 5.1 Council leads the strategic direction of North Sydney
 - 5.2 Council is well governed and customer focused
 - 5.4 Council's service delivery is well supported

1. Background

A local infrastructure contributions plan is a public document which sets out Council's policy regime for the assessment, collection, expenditure and administration of local infrastructure contributions in a specified area. Such plans are required to be consistent with the current NSW legislative framework, to provide for proposed works required by council and relevant stakeholders and to address the strategic direction of North Sydney Council.

1.1 Existing North Sydney s94 Contributions Plan and need for new plan

Council's existing North Sydney s94 Contributions Plan was first adopted on 5 February 2004, with a 10-year timeframe. It was then repealed and re-adopted on 20 June 2013 without any evaluation of the changing demographic, development and growth projections. The plan is a "direct" or "nexus" based plan, which levies new development resulting in direct increased demand for that infrastructure. It is a capacity-based plan and its capacity has been reached.

Contributions plans must be reasonable and meet the principles of “nexus”. Arguably the existing s94 plan has now reached the end of its operational life and the development of this new plan can provide a more contemporary document.

1.2 Development of the draft Local Infrastructure Contributions Plan 2020

A key consideration for Council has been developing the most appropriate type of plan. The provisions of s 7.11 and s 7.12 of the EP&A Act provide a mechanism for Council to obtain funding via conditions of development consent. Only one type of contribution can be levied on a development site. Council had the option of either a traditional s 7.11 (‘direct’ or ‘nexus’) plan; a s 7.12 (flat 1% levy, also known as indirect contributions) plan; or by developing a plan which uses a combination of the two methods.

The key objective in developing a new plan, is to establish the most effective contributions scheme that will be able to support the funding of local infrastructure needed to provide for future growth. The provisions of a contributions plan must comply with a series of legal and administrative requirements in relation to nexus, apportionment, works schedules and other matters.

1.2.1 External Specialist Engaged

In June 2019, Council engaged GLN Planning, to assist with the preparation and scoping of a new consolidated local infrastructure contributions plan for North Sydney. In determining the best methodology to collect development contributions for the funding of infrastructure works, several aspects have been taken into consideration. This includes generating projections for resident and worker growth to support plan contents, development forecasts and demand for facilities, with detailed assessment of need. GLN have helped establish the nexus for s 7.11 contribution rates and provided advice on where the s 7.12 levy is appropriate. They have also calculated appropriate apportionment rates to be borne by future development.

The project has examined other councils’ approaches in collecting development contribution funds, looked at various approaches to deal with rates for commercial development and considered the implications for smaller developments.

Council staff from across the organisation, have provided input into the preparation of the new plan particularly, from a works schedule perspective.

1.2.2 Internal Workshops held and Councilor Briefing

Various updates have been provided to Council’s Executive to assist with the development of the plan. Council received a briefing on 20 April 2020 on the draft plan to provide a high-level understanding on the approach to be taken in its formulation.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol and engagement strategy.

Subject to Council endorsement, the draft Local Infrastructure Contributions Plan 2020 will be placed on public exhibition for a minimum of six weeks. Copies of the draft Local Infrastructure Contributions Plan 2020 will be placed on Council's 'Have Your Say' website and submissions will be able to be received online, by email or post. General notifications include Council's website, notification boards, leaflets, variety of social media including continuous promotion, and hardcopies at the Stanton Library and reception of Council Chambers.

Following public exhibition, all submissions will be considered, and Council will be advised of any recommended changes to the draft plan.

DETAIL

2 Draft Local Infrastructure Contributions Plan 2020

2.1 s 7.11 Apportionment Approach

The traditional s 7.11 approach is subject to nexus and growth constraints. This means Council can only collect an amount which reflects the proportion of population growth created by new development. This is to ensure the new incoming population are not unduly burdened with the entire cost of new or upgraded facilities, enjoyed by the whole community.

s 7.11 has the advantage being able to levy higher rates of contributions where there is an increase in demand for Council infrastructure represented by additional population. Imposing s 7.11 contributions on conditions of consent can be challenged in the Land and Environment court so considerable care needs to be taken in preparing such plans.

s 7.11 is also subject to Residential Development Contributions Capping. In June 2010, a Direction was issued by the Minister for Planning under s94E of the EP&A Act, providing for a cap of \$20,000 for residential areas.

2.2 s 7.12 Flat Rate Levy

s 7.12 of the EP&A Act allows Council to impose a standardised development contribution levy when a development consent or CDC is issued. Clause 25K of the EP&A Regulation sets out the maximum contribution rates councils may levy:

- Where the est. cost of works is <=\$100,000, no contributions are payable;
- Where the est. cost of works is >\$100,000 & <=\$200,000, 0.5% payable; and

- Where the est. cost of works is >\$200,000, 1% payable.

On its own this levy yields a lower overall return than s 7.11, however, provides greater flexibility in delivery of infrastructure as it has no constraints on spending and Council can't be subject to legal challenge.

The introduction of a s 7.12 levy will result in contributions being payable for development not previously levied. This includes dwellings, alterations and additions, shop and commercial fit outs and school projects which are in excess of \$100K. This is the first time this will apply in North Sydney. It should be noted, however, that a s 7.12 levy has applied to many other local government areas including Willoughby, Mosman, Northern Beaches and other Sydney Councils.

2.3 Combined s 7.11 / s 7.12 Plan

Only s 7.11 or s 7.12 contributions may be levied on a development and not both. It is proposed that the draft local infrastructure contributions plan be a mix of s 7.11 contributions for new residential development that has an increased demand and s 7.12 levies for all other development (+ alterations & additions that have not previously attracted a levy) with a cost greater than \$100,000.

The plan will apply to the following development types:

- a. Residential accommodation development that results in a net increase in residents on the land. These developments will be subject to condition requiring a s 7.11 contribution.
- b. Non-residential development that results in a net increase in workers on the land. These developments will be subject to a condition requiring a contribution imposed under either s 7.11 or s 7.12 of the EP&A Act (whichever is the higher).
- c. Development types apart from (a) or (b) where the proposed cost of development is more than \$100,000. These developments will be subject to a condition requiring the payment of a levy under s 7.12 of the EP&A Act.

For developments that comprise a combination of some or all of type (a), (b) and (c) (i.e. mixed-use developments), the type of contribution and the amount of the contribution will be determined based on the higher amount, after both s 7.11 and s 7.12 are considered. This approach will capture a considerable amount of development which has not been captured in the past, including fit outs (under s 7.12).

The approach is considered reasonable for well-established local government areas where both existing and new communities share the benefit of new facilities. Furthermore, the total cost of the work schedule will not be met by the anticipated s 7.11 contributions which gives rise to a funding gap. Other sources of funding (such as capital works allocations and s 7.12) are needed for all works to be delivered which plug at least some of this gap.

This is the optimal outcome for Council in terms of recoupment of funds, in the context of current and forecast development activity. Council has averaged approximately \$9.9 million in contributions income over the last 5 years to 2019. In comparison, the proposed approach based on estimated development projections is likely to yield an average of \$12.2 million per annum. The draft plan captures secondary dwellings, schools, boarding houses, student accommodation, residential and commercial uplift.

2.4 Nexus

When developing the works schedule, important considerations are nexus and apportionment. Nexus means the relationship between the expected types of development in the area and the demand for additional public facilities to meet that demand. This is a specific requirement of clause 27(1)(c) of the EP&A Regulation.

2.5 Apportionment

The proportion of the cost of new facilities or facility upgrades that may be funded using s 7.11 contributions is related to the amount of expected growth created by new development for the defined catchment. For example, if the population of North Sydney is expected to grow by 10%, Council can generally only levy contributions to cover 10% of the cost to upgrade/expand the facility. Council must secure alternative funding sources for the remaining 90% of project costs. This ensures the new population are not unduly burdened by having to fund the entire cost of new or upgraded facilities, enjoyed by the whole community.

The traditional s 7.11 collection model leaves shortfalls in funding due to the \$20,000 cap on residential development. To make up for the shortfalls, Council requires alternative funding methods as they are not bound by the same rigid statutory requirements. Projects specified within the works program for a s 7.12 plan are not strictly bound by the rules of spatial nexus in the same manner of traditional s 7.11 plans. This means there does not necessarily need to be a direct relationship between the location/s from which contributions are collected and spent. Funds would be pooled into a single reserve for expenditure on projects identified in the works program in priority order.

2.6 Expected Resident Growth

Council has used the ABS Estimated Resident Population and the projections issued by DPIE for the North Sydney LGA in December 2019 to calculate the base s 7.11 residential rates for the draft Local Infrastructure Contributions Plan 2020. This is the most recent available published figure for the North Sydney LGA. This gives a resident population of 75,021 for 30 June 2019 and a forecast of 86,923 persons in 2036, including a forecast growth of 11,902 residents.

2.6.1 Residential Population Projections

Year	Population Projection
2016	72,150
2019	71,800
2036	86,923
2041	89,800

Source: DPIE Data information pack (released December 2019)

2.7 Differences between Council's Existing s94 Plan & Draft s 7.11/s 7.12 Plan

s94 Plan (2013)	Draft 2020 s 7.11/s 7.12 Plan	Comments
Contributions levied under s 7.11 of the Act	Blend of s 7.11 and s 7.12. Calculations to be made under both s 7.11 & s 7.12 and then the higher of these is levied.	Complies with the Act & Regs & achieves a better outcome for council, in terms of recoupment of funds to deliver local public infrastructure.
Alts & adds + fit outs. Not levied	Additional levy introduced which applies everywhere in the LGA: <ul style="list-style-type: none"> Development up to and including \$100K is nil. More than \$100K and up to and including \$200K is 0.5% of that cost. More than \$200K is 1% of that cost. 	New plan introduces this new rate. This is consistent with clause 25K of the EP&A Regulations.
Residential		
	Group homes and hostels to be levied at \$9,775 per room.	New plan introduces increased rates.
-Bedsit \$9,582	Studios \$13,685	New plan introduces increased rates.
Secondary dwellings 1bd = \$11,999 2bd = \$15,582	Secondary dwellings, boarding house rooms \$13,685 each.	New plan introduces increased rates.
1-bedroom dwellings \$11,999	1-bedroom dwellings \$13,685	New plan introduces increased rates.
2bd dwellings \$15,500	2db dwellings \$19,550	New plan introduces increased rates.
3bd, 4bd dwellings capped at \$20,000	3bd, 4bd dwellings capped at \$20,000	No change
Non-residential		
Commercial development \$2,827/worker in North Sydney	Rate per worker standardised across the LGA to \$3,893 per worker.	New plan introduces increased rates to bring Council up to parity with other centres.

s94 Plan (2013)	Draft 2020 s 7.11/s 7.12 Plan	Comments
\$3,090/ worker in St Leonards \$994/worker in other areas.		
Current rate essentially assumes a rate of 1 worker per 20m ² for all uses involving additional commercial space.	Introduces the concept of workspace occupancy rates. E.g. - Offices - 1 worker per 21m ² , - Bulky goods premises - 1 worker per 126m ² .	Plan charges different rates depending on the type of non-residential use. Appears to be a more equitable and appropriate method of levying.
Educational Establishments – Schools Generally not levied	Private schools to be levied. Tertiary institutions are generally levied under s 7.11 (for workers) or s 7.12 as a percentage of works.	Private schools will be levied on a per m ² rate.

2.7.1 Workspace Ratios

Table 6 of the plan introduces the concept of workspace ratios for calculating contributions and demand credits. Workspace ratios define the number of workers generated by particular development types. Such uses include office premises, business premises, shops, educational establishments, tourist and visitor accommodation etc.

2.7.2 Non-Residential Contribution Rates

Proposed North Sydney rates identified under this plan at \$3,893 per worker are considered very competitive in the non-residential market when compared to metropolitan Sydney. They are however lower than centres such as Paramatta (\$5,400), Chatswood (\$5,400), Liverpool (\$5,400), Penrith (\$5,365) and Castle Hill (\$4,565) which were developed in unison with the Cities Taskforce and through the very lengthy and costly IPART process.

The per worker rate calculation is a departure from the current s94 plan calculation which levies per 100 sqm of additional floorspace. Comparatively, the existing plan levied workers in the North Sydney CBD at \$2,827, St Leonards \$3,049 and “other” centres such as Neutral Bay at \$994.

2.7.3 Worker Growth

The North Sydney CBD will continue to be the primary employment location of the LGA which will be reinforced by the operation of Metro in 2024. Jobs growth is also expected in St Leonards leveraging off existing education, medical, telecommunications and multimedia workplaces.

Council's existing s94 plan currently levies purely based on additional commercial floorspace, under the s 7.11 approach. This approach is currently foregoing a consistent contributions income (s 7.12 contributions) for larger developments. The new plan aims to capture this growth in a much more rigorous manner.

2.8 Credits

In very general terms, credits account for the existing provision of resident or worker population in a particular development site and are "discounted" from s 7.11 contributions. Contribution demand credits are dealt with in section 1.4 of the plan.

2.9 Exemptions Schedule

The plan provides for the opportunity to exempt certain developments from local infrastructure contributions. The following exemptions will be applied:

- Development exempted by way of a direction made by the Minister for Planning.
- Development with the cost of \$100,000 or less.
- Development associated with providing infrastructure funded by s 7.11 contributions or s 7.12 levies.
- Development where a contribution has previously been paid for the same development at the subdivision stage under a predecessor plan.
- Places of public worship and childcare centres by or on behalf of a charity or not-for-profit organisation.
- Affordable housing or social housing by a social housing provider.
- Government schools established under the Education Act 1990 by the Minister for Education.
- Development proposed by or on behalf of the Council for the provision of public infrastructure.

2.10 Works Schedule

The Local Infrastructure Contributions plan is required to contain a works schedule under clause 27 of the Environmental Planning and Assessment Regulation 2000. The schedule requires an estimate of the cost and timing of works items and a map showing the location of all items proposed to be delivered. Once the plan is adopted, the works schedule needs to be regularly maintained and updated.

The focus of the plan has been on those works which can achieve higher apportionment such as public domain works and open space works items. Projects with a lower apportionment and lower outlay, such as Traffic Facilities, Sportsfields and Playground upgrades, while very important for the community, are better delivered through capital works (CAPEX) funding sources.

The works schedule has been developed following consultation with staff from all directorates within Council. Council staff have reviewed a wide range of Council strategies and plans in generating the works schedule. The following policies and strategies have been used to inform the works schedule:

- North Sydney Council Delivery Program (2018/19-2020/21)
- North Sydney Public Domain Strategy
- Public Domain Style Manual (2019)
- North Sydney Council Public Domain Lighting code & Masterplan
- North Sydney Ward St Master Plan
- North Sydney Visitor Economy Strategy (2019)
- North Sydney Open Space Provision Strategy (2009)
- North Sydney Recreation Needs Study (2015)
- North Sydney Transport Strategy (2017)
- North Sydney Integrated Cycling Strategy (2014)
- NSROC Social and Cultural Infrastructure Strategy (2020)
- NSROC Regional Sportsground Management Strategy (2013)
- Anderson Park Plan of Management (2019)
- Bradfield Park and Kirribilli Foreshore Masterplan (1999)
- Cremorne Reserve Masterplan (2013)
- Lavender Bay Parklands Masterplan (2007)
- St Leonards Park Landscape Masterplan (2018)
- Tunks Park Plan of Management (2019)
- Waverton Peninsula Strategic Masterplan (2000)
- Foreshore Access Strategy (2006)
- Foreshore Parks & Reserves Plan of Management (2017)
- North Sydney Oval Business Plan (2014)
- Playgrounds Plan of Management (2016)
- Smoothey Park Plan of Management (2016)
- Watercraft Storage Strategy (2018)
- Family and Children's Services Strategy (2018-2024)
- Library and Historical Services Strategic Plan (2016-21).

The draft Local Infrastructure Contributions Plan 2020 will be subject to regular reviews, with the minimum legislative requirement being a formal review at least every five years. This ensures the various assumptions, growth rates and works schedule, remain relevant, contemporary and in keeping with Council's strategic directions.

It further aligns contributions received, expected and expended with funding considerations required as part of Council's Integrated Planning and reporting framework, including the annual and 4-year delivery program.



Map 1 – 21 Belmont Ave, Wollstonecraft

Neutral Bay Marina, Kurraba Rd, Neutral Bay

This land, Lot 5, DP 69187; Lot 3, DP 68287; and Lot 3, DP 333590 at Neutral Bay is zoned RE1 - Public Open Space (Local), however remains in private ownership. The land was identified in the former s94 Plan for acquisition and is listed on the Land Reservation Acquisition Map. The North Sydney Open Space Provision Strategy (2009), identified the site, as future open space. The area of the land is 1,456m². The land provides for a board walk access to private boats, however, appears to offer limited potential for public purposes and parts of the site are extremely steep further reducing potential utility. The majority of the land is not utilised. It is recommended Council not pursue its acquisition.

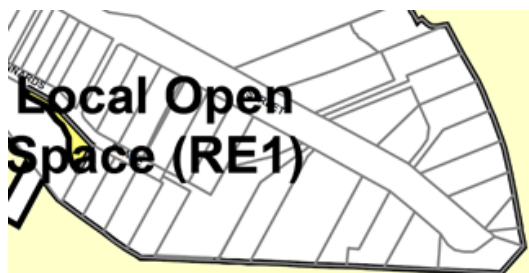


Map 2 – Kurraba Rd, Neutral Bay

Kirribilli Marina, Part of Lot 1, DP 1091583 Stannards Place, North Sydney

This land, Part of Lot 1, DP 1091583, is zoned RE1 - Public Open Space (Local), however remains in private ownership. The land was identified for acquisition in the former s94 Plan and is listed on the Land Reservation Acquisition Map. The North Sydney Open Space Provision Strategy (2009), identified the site, as an opportunity for provision of future open space. Council are identified as the acquiring authority. The area of the larger lot is 1,992m², however the land area for the part identified for acquisition is 248.91m².

Council staff have previously engaged in discussions with the property owner about acquisition, however the parcel has only marginal usability as Local Open Space. It is recommended Council not pursue this acquisition.



Map 3 – Stannards Place, North Sydney

Part of 578 Miller Street, Lot 2, DP 1148089, Cammeray

This land, Lot 2, DP 1148089 is currently zoned E2 Environmental Conservation. The land area is 564m². The parcel is a remnant of a larger, past acquisition. The land is adjacent to the Northbridge suspension bridge. The land remains in private ownership. There are no buildings on this land. Council has not previously been able to come to an agreement on price with the landowner. The adjoining property to the north is state owned but under Council's care and control.

The process of state and local government acquisition began in 1979. There were several parcels of land reserved for acquisition behind 564A to 580 Miller Street Cammeray, although it is unclear when these parcels were first reserved.

The North Sydney Open Space Provision Strategy (2009), identified part of the rear of 580 Miller Street, adjoining Tunks Park was identified as an opportunity for provision of new open space. The parcel remains privately owned. The land offers very little development potential and appears to have no benefits for public open space. It is recommended that Council not pursue this acquisition.



Map 4 – Part 578, Miller Street, Cammeray

Graythwaite Property, Union Street, North Sydney

Graythwaite is an historic mansion, located between Edward and Union Streets, North Sydney. The property comprises 9 different assets, including a Rehabilitation Centre known as 1 Blue Street. Councils Development Contributions Plan 2013, as adopted on 27 January 2004, recommended Council seek to purchase open space on the Graythwaite property. An area totaling 20,901m² of open space was identified for purchase and acquisition.

These former resolutions for land acquisitions are no longer considered justified. Many of the original Council resolutions for acquiring these parcels of land pre-date the 1980s. All sites appear to have been listed for acquisition under the 1989 LEP. It is recommended that Council resolve to no longer proceed to acquire these properties. Since the time these parcels were agreed to be acquired land values have increased and priorities have changed. It is therefore no longer considered feasible or in the best public interest to acquire these properties.

The funds saved in not proceeding with embellishment of these properties can be better directed towards other major open space and recreation facilities such as that will help meet future demand for growth in the North Sydney, St Leonards/Crows Nest areas. This is considered appropriate and reasonable in terms of substitution. Should Council resolve to abandon these acquisitions, a subsequent amendment will be required to the North Sydney LEP 2013 Land Reservation Acquisition Map to remove the notation and for the landowners to be formerly notified.

2.12 Community Facilities

The draft Local Infrastructure Contributions Plan 2020 will collect for community facilities. The community facilities works schedule includes approximately \$25.5 million worth of works to go towards childcare, extra community floor space, additional library floorspace and additional library book stock. All community facilities will be

levied based only on additional growth of equivalent residents (workers + residents). Of this, the draft Plan would fund approximately \$16 million of these works.

2.13 Public Domain

The draft Local Infrastructure Contributions Plan 2020 has identified approximately \$163.3 million worth of public domain facilities works. The schedule includes towards upgrades to key centres, undergrounding of powerlines and street planting. Of this, approximately \$79M is proposed to be funded by the draft Plan.

Public domain facilities will be levied based on growth alone for the CBD areas and then additional growth of equivalent residents (workers + residents) for everything else.

Council intends to increase the level of pedestrian amenity in public domain areas of all centres. In the North Sydney CBD, Crows Nest and St Leonards, where additional population is expected, proposed works include lighting upgrades, new street furniture, widening of pedestrian areas, improvements to pavements and landscaping. Contributions will be collected for these items based on growth alone. Public domain works have also been identified in areas of more modest population growth. This includes Milson's Point Village, The Education Precinct, Cremorne Village, Neutral Bay Village, Cammeray Village, Eden Neighbourhood, Kirribilli Village, Bradfield Park Precinct, Waverton Village and Wollstonecraft Village. Contributions will be collected for these items based on both existing population and growth.

For non-residential development, the rate per equivalent resident are split between the CBD areas and those public domain areas and works with a lesser degree of commercial primacy and with more modest growth.

The works schedule has two different rates of levying:

- For the CBD areas where additional population is expected, the capital amount will be shared across only growth for North Sydney, Crows Nest and St Leonards CBDs
- For the other areas, demand is spread across both existing residents and growth. This is a way of reducing the rates for the broader population.
- As the public domain is highly used by workers during the week, the relative demand for these facilities is divided between residents and workers at a ratio of 1:1.

The plan identifies approximately \$3.7 million LGA wide for a street tree planting program (\$230,000 per year). It also identifies approximately \$4.0 million for Streets Alive Program (\$251,000 per year). The basis of contributions for both these projects will be collected based on the existing population plus growth, which gives it a high level of apportionment and a strong nexus.

The works schedule includes \$44 million towards the cost of relocating powerlines underground. This includes areas listed as "Priority 1" Areas, at Councils meeting dated

6 March 2017. The undergrounding of powerlines in the North Sydney LGA is reflected in many council documents:

- Council’s 2013 Section 94 plan, where a total allocation of \$5,780,000 for undergrounding overhead powerlines was apportioned at 65% Council (\$3,757,000 in capital works) and 35% new development (\$2,023,000 in Section 94 Contributions).
- On 6 March 2017, a report was adopted by Council’s legal and planning committee to relocate powerlines underground to improve the overall character of NSC and assist growth of tree canopy. The costs were itemised, including Priority 1 Area \$42.5 million and, Priority 2 Areas \$31.5 million. This has since been indexed, and totals approximately \$76.5 million. The draft Plan identifies the delivery of Priority 1 areas only.
- The North Sydney Delivery Program 2018/19-2020/21 specifies that overhead powerlines be undergrounded as opportunities arise.

This initiative has considerable merit as it will enhance community amenity, create wider, more accessible footpaths in St Leonards & North Sydney CBD areas, add to streetscape amenity, accessibility, mobility and also brings significant safety benefits. The \$44 million is unlikely to be funded over the life of the plan but by listing these items in the works schedule, Council can continue to condition DA consents, formulate WIK agreements and negotiate terms of Planning Agreements.

Summary of Public Domain

	Amount of works areas	Total Cost of Works (approx.)	Nexus
North Sydney CBD	18 projects	\$44.6M	Growth
Crows Nest	11 projects	\$14.8M	Growth
St Leonards	7 projects	\$4.9M	Growth
Education Precinct	6 projects	\$11.4M	Existing population + growth
Milsons Point Village	4 projects	\$7.0M	Existing population + growth
Cremorne Village	4 projects	\$8.6M	Existing population + growth
Blues Point Road Activity Strip	4 projects	\$5.0M	Existing population + growth
Neutral Bay Village	4 projects	\$4.9M	Existing population + growth
Cammeray Village	4 projects	\$3.7M	Existing population + growth
Eden Neighbourhood	2 projects	\$2.0M	Existing population + growth
Kirribilli Village	1 project	\$1.7M	Existing population + growth
Bradfield Park Precinct	1 project	\$1.5M	Existing population + growth

	Amount of works areas	Total Cost of Works (approx.)	Nexus
Waverton	2 projects	\$1.0M	Existing population + growth
Wollstonecraft	1 project	\$0.5M	Existing population + growth
Undergrounding of Power Lines	Priority 1 areas	\$43.9M	Existing population + growth
Street Tree Planting program		\$3.7M	Existing population + growth
Streets Alive Program		\$4.0M	Existing population + growth
Total:		\$163.4M	

2.14 Active Transport Facilities

The draft Plan will collect for Active Transport facilities. The schedule includes the identification of approximately \$17.7 million worth of new cycle paths and key infrastructure works. Active transport collections are determined based upon the equivalent resident population and future growth. The works schedule is made up of a combination of new on-road cycleways, new off-road cycleways, shared paths and priority cycleways based upon the North Sydney Integrated Cycling Strategy 2014.

Active transport facilities will be levied based on growth alone for new on road, off road and shared paths, and then additional growth of equivalent residents (workers + residents) for everything else. The weighting of workers to residents for active transport facilities is considered equivalent. This is due to workers continuing to be significant users of the CBD public domain spaces during the working week and, there being just as much demand by workers as residents for active transport options for the journey to work.

Summary of Active Transport Facilities

	Commitment	Total Cost of Works (approx.)	Nexus	
On-road cycleways (new)	1,078m	\$1.1M	Growth	North Sydney Integrated Cycling Strategy 2014
Off-road cycleways (new)	381m	\$0.7M	Growth	North Sydney Integrated Cycling Strategy 2014
Shared cycleways (new)	255m	\$0.5M	Growth	North Sydney Integrated Cycling Strategy 2014

	Commitment	Total Cost of Works (approx.)	Nexus	
Route 1	Northshore Cycleway. Separated cycle path between Naremburn and Sydney Harbour Bridge (approx 3km)	\$4.5M	Existing + Growth	North Sydney Integrated Cycling Strategy 2014
Route 3	Sydney Harbour Bridge to Neutral Bay - proposed 100% on-road cycle route	\$4.5M	Existing + Growth	North Sydney Integrated Cycling Strategy 2014
Route 4	Cammeray to Crows Nest - mainly on-road cycle route with short sections of separate cycle paths	\$2.0M	Existing + Growth	North Sydney Integrated Cycling Strategy 2014
Route 5	North Sydney to Cremorne - approximate 50% on-road and 50% off-road route	\$4.5M	Existing + Growth	North Sydney Integrated Cycling Strategy 2014
Total:		\$17.7M		

2.15 Plan Administration

Once the plan is adopted, Council will need to implement the plan, administer the plan, undertake periodic updates of the plan and occasionally seek specialist support for the plan. Council is entitled to include up to 1.5% of the total value of works funded by local infrastructure contributions to cover the cost of plan preparation, management and administration.

These funds are required to be used solely for administering the local infrastructure plan. These funds cannot be used for works items listed on the plan, or studies associated with those works items. Any legal costs incurred by council when acquiring or transferring land required for new infrastructure listed in the plan is considered an appropriate method of spending these contributions.

In summary, the table below identifies the total cost of works and the proportion of such works that may be funded from the draft Contributions Plan.

Infrastructure	Total Cost	Funded	Gap
Open Space and Rec.	\$192.3M	\$79.6M	\$112.7M
Public Domain	\$163.4M	\$78.8M	\$84.6M
Active Transport	\$17.7M	\$4.5M	\$13.2M
Community Facilities	\$25.5M	\$15.9M	\$9.5M
Plan Administration	\$2.1M	\$2.7M	-\$0.5M
Alts and adds (s 7.12)		\$13.8M	
TOTAL	\$401M	\$195.3M	\$205.7M

3 CONCLUSION

The draft plan has been prepared in accordance with the requirements of the EP&A Act, the Development Contributions Practice Notes and Ministerial Directions issued by the Department of Planning and Environment. The draft plan will enable Council to provide sufficient local infrastructure to meet the growth and expectation in the community. It is expected that the proposed mix of s 7.11 and s 7.12 mechanisms will enable Council to respond appropriately to the anticipated population growth within the LGA.

The plan identifies \$401 million worth of community infrastructure to be delivered to support residential and employment growth, over the 16-year life of the plan. It is estimated that the draft Plan will fund approximately \$195.3 million of the total works cost. Funding gaps will be considered throughout the 16 year life of the plan through Council's budgeting processes.

It is recommended the draft Local Infrastructure Contribution Plan 2020 progress to public exhibition in order to seek the response of the community and other stakeholders.

**NORTH SYDNEY LOCAL
INFRASTRUCTURE
CONTRIBUTIONS PLAN
2020**

North Sydney Local Infrastructure Contributions Plan 2020

This plan was prepared with the assistance of GLN Planning



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Table of Contents

Glossary of terms and abbreviations	iv
Plan Summary	1
Summary of contribution rates	1
Plan overview	2
1 Is a contribution required and how is it calculated?	5
1.1 Name and purposes of the plan	5
1.2 What land and development does this plan apply to?	5
1.2.1 Land	5
1.2.2 What development is exempted from contributions or levies?	6
1.2.3 Development affected by the plan	7
1.3 Which type of contribution applies?	7
1.4 How to calculate a contribution amount	9
1.4.1 Calculating a section 7.11 contribution	9
1.4.2 Calculating a section 7.12 fixed development consent levy	11
1.4.3 Worked examples	12
Worked example 1:	12
2 How is a contribution imposed on a development?	16
2.1 Monetary contributions	16
2.2 Section 7.11 contributions	16
2.2.1 Land contributions	16
2.2.2 Cap on monetary section 7.11 contributions for residential development	16
2.2.3 Adjustment to contribution rates	17
2.2.4 Latest rates to be used	17
2.3 Section 7.12 fixed development consent levies	18
2.3.1 Determining the proposed cost of carrying out a development	18
2.3.2 Cost Summary Report must accompany development application	18
2.3.3 Who may provide a Cost Summary Report?	18
2.4 Obligations of accredited certifiers	18
2.4.1 Complying development certificates	18
2.4.2 Construction certificates	21
3 How and when can a contribution requirement be settled?	23
3.1 Timing of payments	23

3.2	Indexing of contribution and levy amounts in consents	23
3.3	Deferred payments	23
3.4	Can the contribution be settled by dedicating land or undertaking works?	23

4 Other administration matters 25

4.1	Relationship of this plan to other contributions plans	25
4.2	Transitional arrangements	25
4.3	Pooling of contributions funds	25
4.4	Accountability and access to information	25
4.5	Review of contributions plan	26

Tables

Table 1	Section 7.11 contribution rates for residential development	1
Table 2	Section 7.11 contribution rates for non-residential development	1
Table 3	Section 7.12 levy rates	2
Table 4	Summary of future infrastructure costs	3
Table 5	Assumed occupancy rates for calculation of contributions and demand credits	9
Table 6	Assumed workspace ratios for calculating contributions and demand credits	10

Figures

Figure 1	North Sydney Local Government Area	6
Figure 2	Process to determine what type of contribution is to be imposed	8

Appendices

Appendix A:	Infrastructure demand and the calculation of the contribution rates
Appendix B:	Infrastructure schedule and location maps
Appendix C:	Cost summary reports

Glossary of terms and abbreviations

Words and phrases used in this plan have the same meaning as the terms defined in the North Sydney Local Environment Plan 2013 and the Environmental Planning & Assessment Act 1979, except as provided for below.

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

Affordable housing has the same meaning as in the EP&A Act.

Bedroom means any room or space within a dwelling capable of being used as or converted to a bedroom.

CDC means complying development certificate.

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

Council means North Sydney Council.

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

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

LGA means local government area.

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

Social housing provider has the same meaning as in the State Environmental Planning Policy (Affordable Rental Housing) 2009

Plan Summary

Summary of contribution rates

The contribution rates that apply to developments are as shown in **Tables 1, 2** and **3** below.

Table 1 s 7.11 contribution rates for residential development

Infrastructure item	Per resident*	Per 0 or 1 bed dwelling, secondary dwelling or boarding house rooms	Per self-contained seniors housing dwelling	Per 2 bed secondary dwelling	Per 2 bed dwelling	Per 3 or more bed dwelling
Open Space and Recreation facilities	\$5,382	\$7,535	\$7,535	\$7,535	\$10,765	\$11,013
Public Domain	\$2,996	\$4,194	\$4,194	\$4,194	\$5,992	\$6,130
Active Transport	\$171	\$239	\$239	\$239	\$342	\$350
Community facilities	\$1,081	\$1,514	\$1,514	\$1,514	\$2,162	\$2,212
Plan administration and management	\$144	\$202	\$202	\$202	\$289	\$296
Total	\$9,775	\$13,685	\$13,685	\$13,685	\$19,550	\$20,000**

* the per resident rate is relevant to calculating the contributions for group homes and hostels

**capped at \$20,000 as per Minister's Direction

Important Note: At the time this plan was prepared, consent authorities could not impose a monetary contribution on a residential development that exceeded \$20,000 per lot or dwelling. This restriction is due to a direction made by the Minister for Planning on 17 July 2017.

Table 2 s 7.11 contribution rates for non-residential development

Infrastructure item	Per worker
Open space and recreation facilities	\$926
Public Domain	\$2,576
Active Transport	\$147
Community facilities	\$186
Plan administration and management	\$58
Total	\$3,893

Table 3 s 7.12 levy rates

Development type*	Levy rate ^a
Development that has a proposed cost of carrying out the development:	
<ul style="list-style-type: none"> up to and including \$100,000 	Nil
<ul style="list-style-type: none"> more than \$100,000 and up to and including \$200,000 	0.5% of that cost
<ul style="list-style-type: none"> more than \$200,000 	1% of that cost

Notes:

a The levy rate applies to the whole of the proposed cost of development

* Note exempted developments in section 1.2.2 and how to calculate the proposed cost of carrying out the development in section 2.3.1

Plan overview

The North Sydney Local Government Area (LGA) is expected to accommodate 11,902 additional residents and 16,746 additional workers by 2036. This population growth will create demand for new and upgraded local infrastructure, including open space and recreation facilities, community facilities, public domain and active transport.

The contributions of land, works and money from the developers of land in the North Sydney LGA will be a key source funding for this infrastructure.

Sections 7.11 and 7.12 of the Environmental Planning & Assessment Act 1979 (EP&A Act) authorises councils and other consent authorities to require contributions of land or money from developments toward the provision, extension or augmentation of local infrastructure.

The local infrastructure to be provided by contributions from developers received under this plan is listed below:

- Open space and recreation land and works including playing fields, amenities buildings, playgrounds, landscaping, seating, lighting and equipment, walking trails, indoor sports and aquatic recreation centres.
- Community facilities including library book stock and childcare places.
- Public domain facilities including footpath paving, street tree planting, bus shelters and street lighting.
- Active transport including shared pedestrian paths and cycleways.

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

A summary of the costs of the local infrastructure included in this plan is shown in Table 4. Contributions anticipated to be made under this plan will fund only a portion of these costs.

More details on the demand for local infrastructure, the relationship of the local infrastructure with the expected development, and specific facilities to be provided are included in Appendices A and B to this plan.

Table 4 Summary of future infrastructure costs

Type of local infrastructure	Total cost of works
Open space and recreation facilities	\$192,284,950
Public domain facilities	\$163,355,351
Active transport	\$17,724,266
Community facilities	\$25,511,550
Plan administration and management	\$2,135,384
Total	\$401,011,501

This plan's primary purpose is to authorise North Sydney Council (Council), a planning panel or an accredited certifier to impose conditions on development consents or complying development certificates (CDCs) requiring section 7.11 (s 7.11) contributions or section 7.12 (s 7.12) fixed rate levies from development to which the plan applies.

The contributions that are made by developers will be applied by the Council to deliver the schedule of infrastructure land and works shown in Appendix B to this plan.

This plan has been prepared in accordance with the Environmental Planning & Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation); and having regard to practice notes issued by the NSW Department of Planning and Environment.

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

Section 1 – Is a contribution required and how is it calculated?

This section describes the types of developments required to make contributions, developments that are exempt from making contributions and provides a flow chart to determine if a development will be required to make contributions and what type of contribution that will be. To aid understanding, the section also provides worked examples on the calculation of contribution amounts for a selection of developments.

Section 2 – How is a contribution imposed on a development?

This section explains how conditions of consent will be used to require contributions and levies, and the way in which contribution rates will be adjusted over time to reflect changes in infrastructure costs. It also describes accredited certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and CDCs.

Section 3 – How and when a contribution requirement can be settled?

This section explains how contribution amounts are adjusted over time, how consent conditions requiring the payment of contributions can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as using works-in-kind agreements.

Section 4 – Other administration matters

This section outlines other administrative arrangements applying to the operation of this plan.

Appendices

Appendix A includes a discussion on the demand for local infrastructure and how the s 7.11 contribution rates have been derived.

Appendix B contains the schedule and location maps of the local infrastructure that is to be delivered under the plan.

Appendix C includes cost summary reports to be used for s 7.12 development cost assessments.

DRAFT

1 Is a contribution required and how is it calculated?

1.1 Name and purposes of the plan

This plan is called North Sydney Local Infrastructure Contributions Plan 2020.

The main purpose of this plan is to authorise:

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

to require either a contribution (under s 7.11 of the EP&A Act) or a fixed development levy (under s 7.12 of the EP&A Act) to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of development in the North Sydney LGA, or infrastructure that has been provided in anticipation of, or to facilitate, such development.

Other purposes of this plan are as follows:

- To provide a framework for the efficient and equitable determination, collection and management of development contributions in the North Sydney LGA.
- To establish the relationship between the expected development and proposed local infrastructure to demonstrate that the s 7.11 contributions required under this plan are reasonable.
- To ensure, within the constraints imposed by the NSW government, that the broader North Sydney community is not unreasonably burdened by the provision of local infrastructure that is required as a result of development.

1.2 What land and development does this plan apply to?

1.2.1 Land

This plan applies to all land located in the North Sydney LGA, including marine structures extending from the shoreline. Refer to Figure 1.

- Places of public worship and childcare centres by or on behalf of a charity or not-for-profit organisation.²
- Affordable housing or social housing by a social housing provider³.
- Government schools.⁴
- Development proposed by or on behalf of the Council for the provision of public infrastructure.

1.2.3 Development affected by the plan-

This plan applies to the following development types:

- (a) Residential accommodation development that would result in a net increase in residents on the land (Type (a) development);
- (b) Non-residential development that would result in a net increase in workers on the land (Type (b) development);
- (c) Development types apart from (a) or (b) where the proposed cost of development is more than \$100,000. (Type (c) development).

1.3 Which type of contribution applies?

Development that is subject to this plan will be levied either a s 7.11 contribution or a s 7.12 levy.

The type of contribution that applies to the development will be determined as follows:

- Type (a) developments will be subject to condition requiring a s 7.11 contribution.
- Type (b) developments will be subject to a condition requiring a contribution imposed under either s 7.11 or s 7.12 of the EP&A Act. The type of contribution method to apply to the development is discussed below.
- Type (c) developments will be subject to a condition requiring the payment of a levy under s 7.12 of the EP&A Act.

Type (b) developments and mixed-use developments

In the case of:

- Type (b) developments; or
- developments that comprise a combination of some or all of type (a), (b) and (c) developments (i.e. mixed-use developments),

² As registered with the Australian Charities and Not-for-profits Commission, documentation or proof will need to be provided

³ Affordable housing has the same meaning as in the *Environmental Planning and Assessment Act 1979*. Social housing provider has the same meaning as in *State Environmental Planning Policy (Affordable Rental Housing) 2009*. Examples are the Department of Human Services, the Land and Housing Corporation, a registered community housing provider, the Aboriginal Housing Office, and not-for-profit organisations that directly provide rental housing. If the development is mixed use, only the affordable housing/social housing component will be excluded.

⁴ Established under the Education Act 1990 by the Minister for Education

the following procedure shall be followed to determine the type of contribution and the amount of the contribution:

- if application of a s 7.12 levy to the whole development yields a higher contribution amount than application of a s 7.11 contribution to the whole development, then a s 7.12 levy calculated on the whole development shall be imposed; or
- if application of a s 7.12 levy to the whole development yields a lower contribution amount than application of a s 7.11 contribution on the whole development, then a s 7.11 contribution shall be imposed.

Process for determining the type and amount of contribution

Figure 2 shows the process for determining if a contribution and what type of contribution applies to development under this plan.

Refer to Tables 1, 2 and 3 of this plan for the rates that apply to different development types.

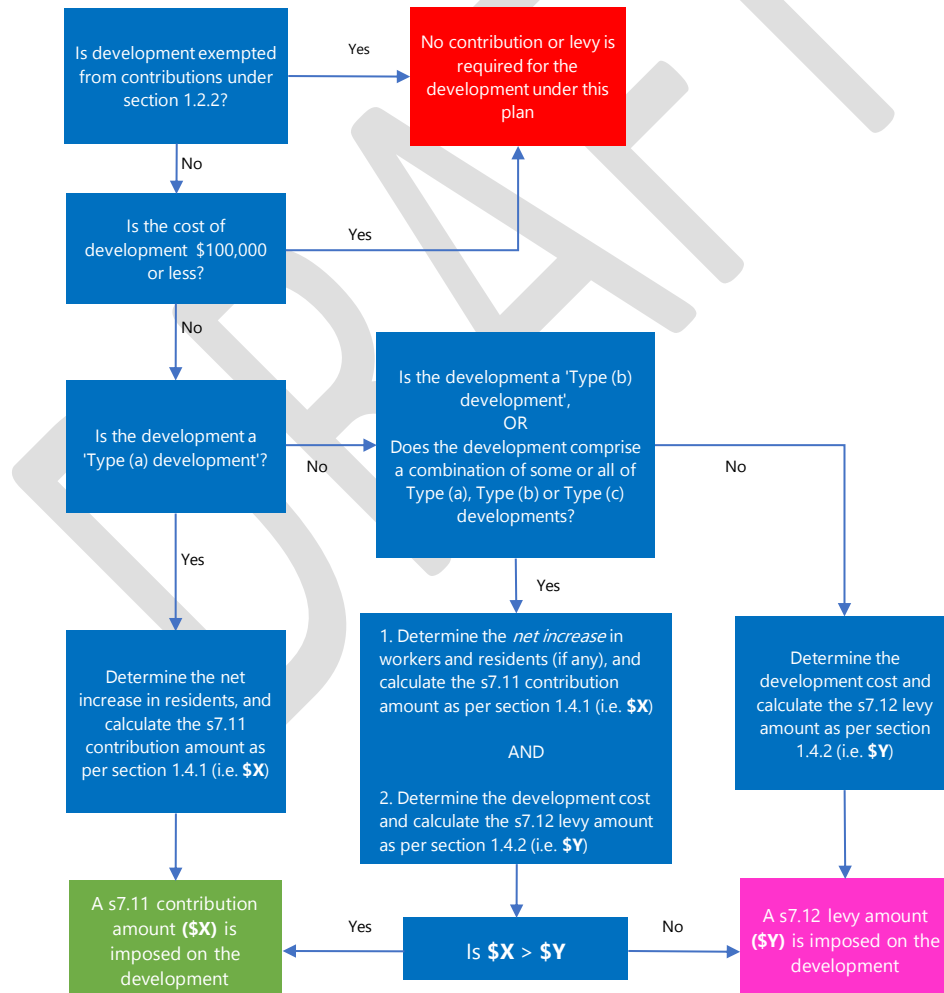


Figure 2 Process to determine what type of contribution is to be imposed

1.4 How to calculate a contribution amount

Any single development can only be the subject of either a s 7.11 contribution or a s 7.12 levy, not both.

1.4.1 Calculating a s 7.11 contribution

s 7.11 contributions will be calculated according to the estimated net increase in infrastructure demand that a development is deemed to generate.

The s 7.11 contributions that apply to the development is calculated using the rates shown in Table 1 and Table 2, less any allowances or credits for assumed infrastructure demand arising from existing developments, if applicable.

Contribution demand credits for existing residential developments

For development sites that contain existing residential development or that have been subdivided for residential development, a credit for the existing infrastructure demand (based on the assumed existing population) relating to the development or site will be applied for the purpose of determining the net increase in population. The credit applied will be based on the rates cited in Table 5.

Table 5 Assumed occupancy rates for calculation of contributions and demand credits

Development type	Assumed occupancy rate
Residential accommodation	
Dwellings with 3 or more bedrooms, or vacant allotments that have a dwelling entitlement	2.6 persons per dwelling
Dwellings with 2 bedrooms	2.0 persons per dwelling
Secondary dwellings (1 bedroom), bed-sitters, and one-bedroom dwellings	1.4 persons per dwelling
Secondary dwellings (2 bedroom) and self-contained seniors housing dwellings	1.4 persons per dwelling
Boarding houses	1.4 persons per room
Group homes and hostels	1 person per bed

Demand credits for existing non-residential development

For development sites that contain existing non-residential development, a credit for the existing infrastructure demand (based on the assumed existing workers) relating to the development site will be applied for the purpose of determining the net increase of workers. The credits applied for non-residential developments will be based on the non-residential workspace ratios cited in Table 6.

Table 6 Assumed workspace ratios for calculating contributions and demand credits

Non-residential development type	Assumed workspace ratio
Business premises	1 worker per 35m ² GFA
Bulky goods premises	1 worker per 126m ² GFA
Childcare centre	1 worker per 38m ² GFA
Educational establishment – schools	1 worker per 94m ² GFA
Entertainment facility – including cinemas and theatres	1 worker per 130m ² GFA
Food and drink premises – pubs, nightclubs and bars	1 worker per 45m ² GFA
Food and drink premises – restaurants, cafes and take away premises	1 worker per 21m ² GFA
Food and drink premises – small bars	1 worker per 30m ² GFA
Function centres	1 worker per 119m ² GFA
General industry	1 worker per 61m ² GFA
Health services facility – hospitals	1 worker per 39m ² GFA
Health services facility – medical centres, health consulting rooms	1 worker per 43m ² GFA
Heavy industry – including hazardous and offensive	1 worker per 106m ² GFA
Kiosks	1 worker per 26m ² GFA
Light industry – including home industry and high technology	1 worker per 38m ² GFA
Office premises – building up to and including 3 storeys	1 worker per 33m ² GFA
Office premises – building with 4 or more storeys	1 worker per 21m ² GFA
Registered club	1 worker per 132m ² GFA
Sex services premises – including brothels	1 worker per 28m ² GFA
Shops – neighbourhood shops, excluding supermarkets	1 worker per 57m ² GFA
Shops – supermarkets/grocery stores	1 worker per 46m ² GFA
Tertiary institutions – TAFE and private colleges	1 worker per 58m ² GFA
Tertiary institutions – universities	1 worker per 40m ² GFA
Tourist accommodation – hotels	0.4 workers per room
Tourist accommodation – other	0.1 workers per room
Vehicle sales or hire premises	1 worker per 88m ² GFA

Source: Worker occupancy assumptions in the City of Sydney Development Contributions Plan 2015.

Determination of the net increase in demand for infrastructure

To calculate the net increase in demand it will be necessary to determine the difference between the demand created by the new development and the demand from the existing development.

Net increase in demand is calculated as follows:

$$\begin{aligned} \text{Assumed new residents} - \text{Assumed existing residents} &= \text{Net increase in residents} \\ \text{Assumed new workers} - \text{Assumed existing workers} &= \text{Net increase in workers} \end{aligned}$$

The occupancy rates in Tables 5 and 6 will be the basis for determining the existing, new and net increase in residents and workers.

The DA or CDC will include details on the existing development to allow for the net increase in demand to be calculated.

In the case of residential development, the assumed existing resident population will be based on the number of bedrooms.

In the case of non-residential developments, the existing worker population will be based upon the amount of floorspace by use e.g. business premises, shops, retail etc. If the floorspace use is not identified, then all floorspace will be assumed as business premises (1 worker per 35m² GFA).

Determining the s 7.11 contribution amount

The following formula will be used to determine the s 7.11 contribution amount for a development.

$$\begin{aligned} \$ \text{Contribution amount} &= (\text{Net increase in residents} \times \text{per resident } \$ \text{ contribution rate}) + \\ &\quad (\text{Net increase in workers} \times \text{per worker } \$ \text{ contribution rate}) \end{aligned}$$

1.4.2 Calculating a s 7.12 fixed development consent levy

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in Table 3 by the proposed cost of the development.

There is no allowance for assumed existing infrastructure demand in the calculation of any s 7.12 levy.

1.4.3 Worked examples

Worked example 1:

A proposed shop top housing development in North Sydney involves the demolition of 500m² of existing GFA office space in a two-storey building and construction of a mixed-use development containing 30 x 3-bedroom apartments and 300m² of ground floor retail GFA.

Net increase in residents	
30 x 3 bedroom dwellings	= 30 x 2.6 persons per dwelling
	= 78 persons
	= \$9,775 per person x 78 persons
	= \$762,450 for 30 dwellings (or \$25,415 per dwelling)
	= This is above the cap of \$20,000 per dwelling
	= \$20,000 x 30 = \$600,000
Net increase in workers	
300m ² retail shops GFA	= 5.36 workers (based on 1 worker per 57m ² in Table 6)
less 500m ² office space GFA demand credit	= -15.15 workers (based on 1 worker per 33m ² in Table 6)
	= -9.79 workers (rounded to -10 workers)
Non-residential contribution	= -10 workers x \$3,893 = -\$38,930
Total contribution	= \$600,000 - \$38,930 = \$561,070

Worked example 2:

A proposed residential flat building development in Neutral Bay involves the demolition of a 10 x 2 bedroom apartment building and 200m² of retail (shops) space on a single allotment of land and construction of a new building containing 5 x 3 bedroom apartments, 20 x 2 bedroom apartments and 10 x 1 bedroom apartments.

Net increase in residents	
5 x 3 bedroom dwellings	= 5 x 2.6 persons per dwelling = 13 persons
20 x 2 bedroom dwellings	= 20 x 2.0 persons per dwelling = 40 persons
10 x 1 bedroom dwellings	= 10 x 1.4 persons per dwelling = 14 persons
less 10 x 2 bedroom dwellings	= 10 x 2.0 persons per dwelling = 20 persons
	= 47 persons
	= \$9,775 x 47 persons
	= \$459,425 for 35 dwellings (or \$13,126 per dwelling)

Net increase in workers		
less 200m ² of retail shops GFA	=	-3.50 workers (based on 1 worker per 57m ² in Table 6 and rounded to 4 workers)
Non-residential contribution	=	-4 x \$3,893 = -\$15,572
Total contribution	=	\$459,425 - \$15,572 = \$443,853

Worked example 3:

A proposed commercial office development in North Sydney involves the demolition of the existing 12 storey commercial tower with ground floor retail and basement parking. The development will increase the floorspace by 24,200m² and has an estimated development cost of \$220 million.

Because the proposed development involves a Type (b) development, a calculation of both the s 7.11 contribution and the s 7.12 levy must first be undertaken.

Estimate 1: s 7.11 calculation

Additional floorspace 24,200m ²	=	24,400/21 (refer to Table 6) = 1,162 workers
	=	1,162 x \$3,893 (refer to Table 2)
Total contribution	=	\$4,523,666

Estimate 2: s 7.12 calculation

\$220 million x 1%	=	\$2,200,000 (refer to Table 3)
Total contribution	=	\$2,200,000

In this case, a s 7.11 contribution would be applied as the condition of consent because the amount is greater than the s 7.12 levy.

Worked example 4:

A proposed mixed-use development in North Sydney involves the demolition of the existing 10 storey commercial tower (8,000m² office space), ground floor retail (350m²) and basement parking. The new development will provide, 45 x 3 bedroom apartments, 5,000m² of office floorspace and a 250m² ground floor restaurant. It has an estimated development cost of \$220 million.

Because the proposed development involves a mix of Type (a) and Type (b) developments, a calculation of both the s 7.11 contribution and the s 7.12 levy must first be undertaken.

Estimate 1: s 7.11 calculation

Net increase in residents	
45 x 3 bedroom dwellings	= 45 x 2.6 persons per dwelling = 117 persons
	= \$9,775 per person x 117 persons
	\$1,143,675 for 45 dwellings (or \$25,415 per dwelling)
	This is above the cap of \$20,000 per dwelling
	= \$20,000 x 45 = \$900,000
Net increase in workers	
5,000m ² office GFA	= 238.09 workers (based on 1 worker per 21m ² in Table 6)
250m ² restaurant GFA	= 11.90 workers (based on 1 worker per 21m ² in Table 6)
less 8,000m ² office GFA demand credit	= -380.95 workers (based on 1 worker per 21m ² in Table 6)
less 350m ² retail GFA demand credit	= -6.14 workers (based on 1 worker per 57m ² in Table 6)
	= -137.10 workers (rounded to -137 workers)
Non-residential contribution	= -137 x \$3,893 = -\$533,341
Total contribution	= \$900,000 - \$533,341 = \$366,659

Estimate 2: s 7.12 calculation

\$220 million x 1%	= \$2,200,000 (refer to Table 3)
Total contribution	= \$2,200,000

In this case, a s 7.12 contribution would be applied as the condition of consent.

Worked example 5:

A development application proposes to reconfigure the existing commercial office floorspace, replace the elevators and upgrade the dated external facade of a building at St Leonards. No additional floorspace is proposed and the applicant has advised the floorspace will continue to be used for offices. The proposed cost of the works is \$25,000,000.

\$25 million x 1%	=	\$250,000 (refer to Table 3)
Total contribution	=	\$250,000

Worked example 6:

A proposed dwelling renovation in Cremorne involves the demolition of part of the dwelling and the construction of an extension, a pool and landscaping with a construction cost of \$2 million.

\$2 million x 1%	=	\$20,000 (refer to Table 3)
Total contribution	=	\$20,000

2 How is a contribution imposed on a development?

2.1 Monetary contributions

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring either a contribution under s 7.11 or a levy under 7.12 of the EP&A Act on that approval for:

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

A s 7.12 levy cannot be required in relation to development if a s 7.11 contribution is required in relation to that development.

The types of development subject to either a contribution or levy, and the contribution or levy rates applying to different development types, are identified in section 1.3, Table 1, Table 2 and Table 3 of this plan.

Accredited certifiers should also refer to section 2.4 of this plan as to their obligations in assessing and determining applications.

2.2 s 7.11 contributions

This section of the plan applies only in respect to the calculation of s 7.11 contributions for individual developments.

2.2.1 Land contributions

This plan authorises the consent authority, other than an accredited certifier⁵, when granting consent to an application to carry out development to which this plan applies, to impose a condition under s 7.11(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of local infrastructure to be provided by Council.

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

2.2.2 Cap on monetary s 7.11 contributions for residential development

The Minister for Planning has issued a Direction to Council that caps s 7.11 contributions (or s94 as it was formerly known) for residential development in North Sydney LGA.

⁵ Note: the EP&A Act does not allow an accredited certifier other than a Council to impose a condition requiring the dedication of land free of cost.

The Direction requires that:

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

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

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

Consistent with the Direction, consent authorities (including accredited certifiers) shall not issue a DA consent or a CDC that requires the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or lot.

2.2.3 Adjustment to contribution rates

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that s 7.11 contribution rates will be adjusted over time without the necessity of preparing a new or amending contributions plan.

Council will make changes to the s 7.11 contribution rates set out in this plan to reflect quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

2.2.4 Latest rates to be used

The s 7.11 contribution imposed on a development will reflect the latest, indexed contribution rates authorised by this plan. The latest contribution rates will be published on the Council's website.

The monetary s 7.11 contribution rates shown in Table 1 and Table 2 reflect the contribution rates at the date that this plan commenced.

Regardless of the above, the maximum contribution for residential development shall not exceed \$20,000 per lot or dwelling, as per the Minister's direction.

2.3 s 7.12 fixed development consent levies

This section of the plan applies only in respect to the calculation of s 7.12 levies for individual developments.

2.3.1 Determining the proposed cost of carrying out a development

s 7.12 levies are calculated as a percentage of the cost of development.

Clause 25J of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

2.3.2 Cost Summary Report must accompany development application

Where a s 7.12 levy is required under this plan in relation to a DA or application for a CDC, the application is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The Cost Summary Report is to be in accordance with Appendix C.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person referred to in section 2.3.3 to review a Cost Summary Report submitted by an applicant.

2.3.3 Who may provide a Cost Summary Report?

The persons approved by the Council to provide an estimate of the proposed cost of carrying out development:

- where the applicant's estimate of the proposed cost of carrying out the development is less than \$1,000,000 – any building industry professional; or
- where the proposed cost of carrying out the development is \$1,000,001 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

2.4 Obligations of accredited certifiers

2.4.1 Complying development certificates

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

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

Procedure for determining a s 7.11 contribution amount

The procedure for an accredited certifier to determine the amount of the s 7.11 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under s 7.11(6) of the EP&A Act such as that envisaged in section 1.4.1 of this plan, or an exemption or part or the whole of the development under section 1.2.2 of this plan, the accredited certifier must:
 - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
 - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in Table 1 and Table 2 of this plan taking into account any exempted development specified in section 1.2.2 and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with section 2.2.3 to reflect the indexed cost of the provision of infrastructure.
4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development.

Terms of a s 7.11 condition

The terms of the condition requiring a s 7.11 contribution are as follows:

Contribution

The developer must make a monetary contribution to North Sydney Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the North Sydney Local Infrastructure Contributions Plan 2020.

<i>Open space and recreation</i>	\$ [insert amount]
<i>Community facilities</i>	\$ [insert amount]
<i>Public domain</i>	\$ [insert amount]
<i>Active transport</i>	\$ [insert amount]
<i>Plan administration</i>	\$ [insert amount]
<i>Total</i>	\$ [insert amount]

Indexation

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

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

Where:

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

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

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

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

Time for payment

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

Deferred payments of contributions will not be accepted.

Works in kind agreement

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

Procedure for determining the s 7.12 levy amount

1. Ensure that the development is not subject to a s 7.11 contribution under this plan or any other contributions plan adopted by the Council and that remains in force.
2. Determine the s 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under section 2.3.2 of this plan using the rates included in Table 3 of this plan and taking into account any exempt development specified in section 1.3.

Terms of a s 7.12 condition

The terms of the condition requiring a s 7.12 levy are as follows:

Contribution

The developer must make a monetary contribution to North Sydney Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the North Sydney Local Infrastructure Contributions Plan 2020.

Indexation

The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate.

Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment.

Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution.

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 136L of the Environmental Planning and Assessment Regulation 2000. Deferred payments of contributions will not be accepted.

Works in kind agreement

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

2.4.2 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.

The accredited certifier must ensure the applicant provides a receipt (or receipts) confirming 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 EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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

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3 How and when can a contribution requirement be settled?

3.1 Timing of payments

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

Depending on when the contribution is paid, the amount shall be adjusted in accordance with section 3.2.

Generally, the condition will provide for payment as follows:

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

3.2 Indexing of contribution and levy amounts in consents

A s 7.11 monetary contribution amount required by a condition of development consent imposed in accordance with this plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Similarly, the proposed cost of carrying out development the subject of a s 7.12 levy is to be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

3.3 Deferred payments

Council will not accept the deferred or periodic payment of a monetary contribution or levy imposed under this plan.

3.4 Can the contribution be settled by dedicating land or undertaking works?

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

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

- (a) The developer may offer to enter into a planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development.
- (b) If the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement.

Any offer of works or land should also be consistent with the relevant LEP and DCP applying to the land. The decision to accept settlement of a contribution by way of works in kind or the dedication of land is at the sole discretion of Council.

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

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

- Council will generally only accept offers of works or land that are items included in the schedule of local infrastructure in this plan, and
- Council determines that the works in kind are, or the land to be dedicated is, appropriate and meets a broad community need.

In assessing the request, Council will consider the following:

- The design of the facilities, and whether the design will result in facilities that are fit for purpose.
- The proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant. Land proposed to be transferred is to include a site contamination report if required, remediation works and transfer of land fees.

Should an offer of works in kind or land dedication be accepted, Council will negotiate with the applicant, on the following matters:

- an acceptable standard for workmanship and materials;
- frequency of progress works inspections;
- the program for completion of the works or the dedication of the land;
- landscaping management plan; and
- an appropriate defects liability period.

4 Other administration matters

4.1 Relationship of this plan to other contributions plans

This plan repeals the North Sydney Section 94 Contributions Plan (2013).

This plan does not affect development consents applying to land in the North Sydney LGA containing conditions requiring contributions or levies under the above plan. Contributions imposed on developments under the above plan and paid to or held by Council will be applied to completing the works schedules in this plan.

4.2 Transitional arrangements

This plan applies to a DA or application for a CDC that was submitted but not yet determined on the date on which this plan took effect.

4.3 Pooling of contributions funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan that is in effect in the North Sydney LGA to be paid and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedule of this plan⁶.

4.4 Accountability and access to information

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council. The register will include the following:

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

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

⁶ Clause 27(3) of the EP&A Regulation 2000 allows pooling where the consent authority is satisfied the infrastructure will be delivered in a reasonable time.

4.5 Review of contributions plan

This contributions plan will be reviewed after five (5) years following the date of adoption. Council may review the plan prior to that time if required by changes to planning instruments, legislation or development conditions.

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APPENDIX A: INFRASTRUCTURE DEMAND AND THE CALCULATION OF THE CONTRIBUTION RATES

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5 s 7.11 contributions must be shown to be reasonable

There are particular requirements for s 7.11 contributions as distinct from s 7.12 levies, including the following:

- Contributions can only be imposed if the consent authority considers that the development 'will or is likely to require the provision of or increase the demand for public amenities and public services within the area' (s 7.11(1)).
- Contributions toward recoupment of facilities can only be imposed if the facilities were provided in preparation for or to facilitate the carrying out of development in the area and the development will benefit from the provision of those public amenities or public services (s 7.11(3)).
- Contributions that are imposed must be reasonable (s 7.11(2) and (4)), and a developer may appeal to the Land and Environment Court on the grounds that contributions imposed on a development are unreasonable in the particular circumstances of the case (s 7.13(3)).

These requirements mean that a contributions plan that authorises s 7.11 contributions needs to show that the contribution rates are reasonable by explaining the relationship between the anticipated developments and the demand they generate for the infrastructure included in the plan.

So that the contributions that are imposed are reasonable, the s 7.11 contribution rates in this plan have been calculated having regard to the principles of nexus and fair cost apportionment. This has included consideration of:

- whether the infrastructure serves existing or new populations or both;
- whether the infrastructure serves residents or workers or both;
- the relative demand for infrastructure between residents and workers; and
- whether the infrastructure serves the North Sydney area development, or populations beyond the North Sydney LGA boundary.

This section explains the expected development in North Sydney LGA, the infrastructure necessary to support this development, and the way in which the s 7.11 contribution rates have been calculated.

6 Development and population context

6.1 Area context

North Sydney LGA is in Sydney's inner northern suburbs and part of the North District Plan. It is approximately 3km from the Sydney CBD. It is bound by the local government areas of Willoughby to the north, Mosman to the east, Lane Cove to the west. Sydney Harbour adjoins the southern parts of the LGA.

North Sydney LGA is approximately 10km² in area. Its residential areas consist of a mix of housing types. Unlike many parts of Sydney, the area's housing mix is dominated by higher density housing forms such as:

- town houses, terraces and residential flat buildings; and
- lift – accessible apartment buildings in many areas including North Sydney CBD, St Leonards, Cremorne and Neutral Bay.

The area also has both minor and major employment areas, the most significant being:

- North Sydney CBD and surrounds, which contains a range of retail, commercial and other services typical of a major centre;
- St Leonards, Crows Nest and Neutral Bay with a mix of employment uses; and
- The Mater Hospital.

6.2 Recent development and population characteristics

North Sydney has been experiencing high rates of residential development from medium to large sized apartment blocks to dual occupancies, villas and town houses throughout the suburban areas. The construction of these types of housing is likely to continue due to the area's proximity to the Sydney CBD and other inner-city locations with ample employment opportunities.

6.2.1 Housing

Table 7 below shows the increase in number of dwellings between 2011 and 2016. Over this time there was a net increase of 1,888 dwellings, representing an average of 378 net additional dwellings per annum. The highest increase in dwelling types during this period was medium and high-density dwellings.

Table 7 Dwelling structure comparison 2011-2016

Dwelling type	2011		2016		Change 2011 to 2016
	Number	%	Number	%	
Separate house	4,518	12.9	3,764	10.2	-754
Medium density	8,985	25.7	9,196	25.0	+211
High density	21,203	60.8	23,629	64.2	+2,426

Caravans, cabin, houseboat	22	0.1	11	0	-11
Other	112	0.3	78	0.2	-34
Not stated	57	0.2	107	0.3	+50
Total Private Dwellings	34,897	100	36,785	100	+1,888

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

In the six-year period to 2018, an additional 2,826 dwellings were completed across the LGA – an average annual growth of 1.2%, or an average of 471 extra dwellings per annum. The vast majority of these new dwellings were apartments.⁷

In the five-year period between 2014 and 2019 the resident population of North Sydney LGA grew from 69,937 to 75,021, corresponding to an average annual growth rate of 1.4%, and an average of 1017 persons per annum being added to the local population. (ABS Catalogue No. 3218.0 *Regional Population Growth, Australia*).

Reflecting its close proximity to the Sydney CBD, parts of North Sydney LGA have some of the highest population densities in the North District.

6.2.2 Household type

North Sydney's household type and family structure are outlined in Table 8 below.

Table 8 Household type 2016 census

Household type	North Sydney 2016 (No.)	North Sydney 2016 (%)
Couples with children	5,910	18.0
Couples without children	9,348	28.5
One parent families	1,752	5.3
Other families	400	1.2
Group household	2,018	6.1
Lone person	10,629	32.4
Other not classifiable household	2,215	6.7
Visitor only households	573	1.7
Total households	32,845	100.0

Source: ABS Census of Population and Housing, 2016

The dominant household type in North Sydney was lone person, accounting for 32.4% of households. During the intercensal period, this type of household reduced from 34.1% to 32.4% of households in the LGA. The household types that increased during the same period were:

⁷ North Sydney Local Strategic Planning Statement p15

- Couples with children, from 15.4% to 18.0%,
- Couples without children, from 28.1% to 28.5%, and
- One parent families, from 4.8% to 5.3%.
- The number of lone person and couple only households is expected to increase by 32% by 2036.⁸

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⁸ Ibid [17].

6.2.3 Occupancy rates

The following occupancy rates were recorded across North Sydney at the 2016 Census.

Table 9 Occupancy rates

Residential development type	Occupancy rate
0 and 1 bedroom dwellings	1.4 persons per dwelling
2 bedroom dwellings	2.0 persons per dwelling
3 bedroom dwellings	2.5 persons per dwelling
4+ bedroom dwellings	3.2 persons per dwelling

Source: Compiled from ABS census 2016 data

Recent research compiled by PwC and the Property Council of Australia indicates that self-contained seniors living dwellings have a similar occupancy rate to that of 0 and one bedroom dwellings – i.e. 1.4 persons per dwelling.⁹ Secondary dwellings also make up the housing mix in the LGA. The ABS census does not separate data for occupancy of these dwelling types. This plan assumes an average dwelling occupancy rate for secondary dwellings of 1.4 persons per dwelling.

6.2.4 Cultural diversity and language

The population of North Sydney is culturally diverse, and similar to the Sydney average.

In 2016, 37.8% of people were born overseas compared with 36.7% in Greater Sydney. The most common countries of birth were United Kingdom (7.6%), New Zealand (3.0%), and China (2.9%). Other overseas origins include India, South Africa and Japan. Between 2011 and 2016 the number of people born overseas increased by 1.4%.

In North Sydney LGA, 22.2% of people speak a language other than English. The dominant language is Mandarin, with 3.4% (2,276 people) speaking this language at home. Other languages that are highly represented include Cantonese, Japanese and Spanish.

6.2.5 Labour force and education

At the time of the 2016 census, 96.3% of North Sydney's 15+ year old population were employed. This was more than the Greater Sydney average of 61.6%. The unemployment rate was 3.7%, which is also lower than that of Greater Sydney (6%).

Of those employed, 71.1% worked full-time and 23.9% part-time. Of those persons looking for work, 2.3% were looking to work full-time and 1.4% were looking to work part-time.

Compared to Greater Sydney, the population of the North Sydney LGA has a significantly higher proportion of people holding formal qualifications that may include a Bachelor or higher degree, Advanced Diploma or Diploma, or vocational qualifications. It also has a lower proportion of people

⁹ 2018 PwC/Property Council Retirement Census November 2018. The occupancy rate is derived from the finding that 61% of self-contained seniors living dwellings are occupied by a single resident and 39% of the dwellings are occupied by couples.

with no formal qualifications. Overall, 70.7% of the population aged over 15 hold educational qualifications and 18.9% have no qualifications compared with 52.7% and 37.7% respectively for Greater Sydney.

The most common occupations were professionals (43.8%), managers (21.4%) and clerical and administrative workers (12.6%). Together, these occupations account for 77.8% of the employed resident population.

6.2.6 Income

In 2016, North Sydney LGA had a higher proportion of individuals earning a high income (more than \$1,750 per week or more) and a lower proportion of individuals of low income (less than \$500 per week), compared to Greater Sydney. Overall, 34.1% of the population earned a high income, and 18.4% earned a low income compared with 14.4% and 36.1% respectively for Greater Sydney.

Overall, 42% of households in the North Sydney LGA earned a high income (earning \$2,500 per week or more) and 9.6% were low income households (less than \$650 per week) compared with 28.3% and 15.1% respectively for Greater Sydney. This is consistent with the relatively high number of people with qualifications and lower unemployment rate.

6.2.7 Journey to work

North Sydney LGA residents are much more likely than residents in other parts of Sydney to use travel modes apart from the private vehicle to get to work. In 2016 almost two-thirds of workers used active transport methods or public transport to get to work or work from home.

Current and emerging trends including greater take-up of active transport options and working from home, together with the rise of public transport accessibility is expected to reinforce this relatively balanced use of travel modes.¹⁰

6.2.8 Non-residential development

In 2018 there were approximately 92,000 full-time equivalent jobs located in workplaces situated in North Sydney LGA.¹¹

Professional, scientific and technical services was the most represented industry group (31.9%). Financial and insurances services (with 11.2%) and information media / telecommunications (6.9%) were the next most represented industry groups. In comparison, Greater Sydney employed 9.1% in professional, scientific and technical services, 5.1% in financial and insurances and 2.3% in media/telecommunications. Most industry sectors of employment, except manufacturing and mining either remained stable or grew marginally between 2014-2018.

¹⁰ North Sydney Local Strategic Planning Statement p17

¹¹ National Institute of Economic and Industry Research (NIEIR) 2019, accessed at <http://economy.id.com.au/north-sydney/employment-by-industry-ft>

7 Expected development and population

7.1 Planning framework

Future development in the North Sydney LGA is guided by number of plans and policies, including the Greater Sydney Regional Plan (*'A Metropolis of Three Cities'*) and the *North District Plan* - both prepared by the Greater Sydney Commission (**GSC**); as well as the North Sydney Local Strategic Planning Statement (**LSPS**) and Community Strategic Plan 2018 – 2028 (**CSP**).

North Sydney is one of nine LGA's covered by the North District Plan. Key North District Plan priorities relevant to this contributions plan include:

- enhancing local centres to provide jobs, services and amenity;
- creating walkable and well-connected centres by improving walking, cycling and public transport connections to achieve a 30-minute city;
- creating and renewing great places for people while protecting heritage and local character;
- aligning growth and development with infrastructure;
- enhancing the quality and improving access to Sydney Harbour and open space, and increasing urban tree canopy.¹²

Various trends, challenges and opportunities that will impact on North Sydney's future have been identified in the CSP, many of which relate to the provision of infrastructure:

- a growing and changing population;
- aging infrastructure;
- movement in and around the North Sydney LGA;
- healthy, safe and connected communities;
- growing demand for sport, recreation and open space;
- greater collaboration between all stakeholders; and
- growing community expectations and remaining financially sustainable.¹³

7.2 Anticipated residential growth

This plan adopts a resident population of 75,021 at the commencement of the of the plan period and 86,923 at the end of the plan (i.e. 2036). The most recent available published figure on the North Sydney LGA population is 75,021 for 30 June 2019.¹⁴

Council's Local Housing Strategy and LSPS anticipates that 11,870 dwellings could be delivered in the LGA between 2016 and 2036. Some 2,790 of these dwellings may be expected to be accommodated in the St Leonards – Crows Nest Planned Precinct.¹⁵

¹² North Sydney Local Strategic Planning Statement p11

¹³ Ibid [13].

¹⁴ Estimated Resident Population, ABS Catalogue No. 3218.0 for June 2019, published March 2020

¹⁵ North Sydney Local Strategic Planning Statement p54

Council's Local Housing Strategy also anticipated growth in residential population of approximately 19,000 in the period 2016 to 2036. This estimate was based on data issued by DPIE in 2016. DPIE published updated projections in December 2019 soon after the completion of the Local Housing Strategy. These projections revised growth downwards, including the anticipated population in 2036 being anticipated to be 86,923.

7.2.1 Age structure

North Sydney is an attractive location for young and middle-aged adults who want to live close to employment and entertainment opportunities that are available close to the centre of Sydney. Half of the residents North Sydney LGA in 2016 were aged between 25 and 49 years, which is significantly greater than the North District (34%) and 38% across Greater Sydney.¹⁶

However, these trends are anticipated to slowly change as North Sydney becomes home to greater numbers persons aged 45 or more.

A summary of the 2016 and expected 2036 age profile of the North Sydney LGA population, compared to the Greater Sydney area, is shown in Table 10.

Table 10 Age profile 2016 and 2036

Age group (years)	2016 North Sydney %	2016 Greater Sydney %	2036 North Sydney %	2036 Greater Sydney %
0 – 4	5.8%	6.7%	6.1%	6.3%
5 – 9	4.0%	6.4%	4.3%	6.2%
10-14	2.9%	5.7%	3.9%	6.0%
15-19	2.8%	6.0%	3.6%	5.9%
20-24	5.5%	7.5%	4.5%	6.2%
25-29	11.6%	8.5%	8.8%	6.9%
30-34	13.0%	8.5%	9.7%	7.1%
35-39	10.1%	7.4%	8.5%	7.3%
40-44	7.8%	7.0%	7.5%	7.4%
45-49	6.4%	6.5%	6.9%	7.1%
50-54	5.5%	6.2%	6.2%	6.4%
55-59	5.5%	5.7%	5.7%	5.4%
60-64	5.1%	4.8%	5.4%	4.9%
65-69	5.0%	4.2%	4.9%	4.3%
70-74	3.7%	3.1%	4.4%	3.8%
75-79	2.4%	2.3%	3.8%	3.3%

¹⁶ Ibid [15].

80-84	1.4%	1.6%	2.9%	2.6%
85+	1.6%	1.8%	3.0%	3.0%

Source: NSW 2019 Population Projections, published by the NSW Department of Planning, Industry and Environment

7.3 Non-residential development and worker growth

North Sydney LGA will continue to shift towards an economy based on knowledge and innovation. The North Sydney CBD will continue to be the primary employment location the LGA, strengthening its role in accommodating jobs in professional and technical services, finance and insurance services, an information media and telecommunications. Its relationship with the Sydney CBD will be strengthened with the completion of the Metro in 2024.¹⁷

The plan will address the infrastructure demands of non-residential developments that are approved or occupied from 2021-2036. Jobs growth is also expected in St Leonards leveraging off existing education, medical, telecommunications and multimedia workplaces.¹⁸ Between 2016 and 2036, the LSPS anticipates that the LGA will accommodate between 22,500 and 37,400 new workers.¹⁹

The plan adopts worker projections for the 15-year period 2021 to 2036 published by Transport for NSW for the Travel Zones within the North Sydney LGA. The plan forecasts an additional 16,746 workers from 2021-2036.²⁰ This has been calculated based on data which has been derived from the map in Figure 3. It is noted that an area, known as Travel Zone 1844 includes some areas of adjoining LGAs. Data for these LGAs has been subtracting to eliminate the areas of Lane Cove Council, Willoughby Council area which are not in North Sydney, to provide the following employment forecasts.

For the purposes of this plan Table 12 shows the assumptions have been made to establish 'existing' workers (2021) and forecast workers (2036).

Table 11 - Employment Forecasts North Sydney LGA 2021-2036 by Travel Zone

Local Government Area	Forecast Workers				Total:
	2021	2026	2031	2036	
North Sydney LGA	90,590	95,670	101,332	107,336	16,746

Source: Transport Planning and Analytics (TPA) Employment (by place of work) projections by Travel Zone for the Sydney Greater Metropolitan Area (GMA). <https://www.transport.nsw.gov.au/data-and-research/forecasts-and-projections/employment/land-use-planner-employment>

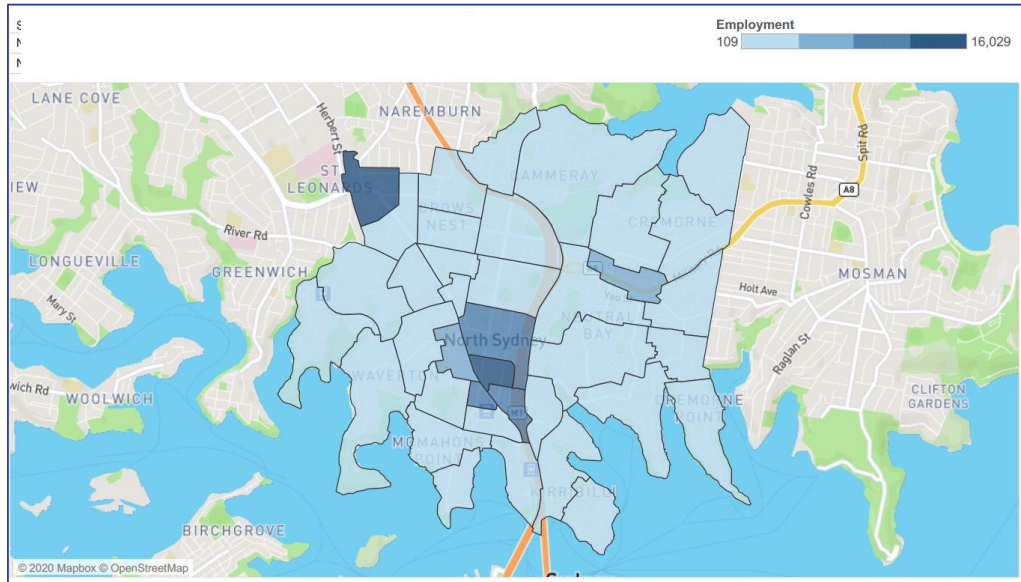
¹⁷ Ibid [28].

¹⁸ Ibid [27].

¹⁹ Ibid [27].

²⁰ Transport Planning and Analytics (TPA) Employment (by place of work) projections by Travel Zone for the Sydney Greater Metropolitan Area (GMA). <https://www.transport.nsw.gov.au/data-and-research/forecasts-and-projections/employment/land-use-planner-employment>

Figure 3 North Sydney employment by Travel Zone + 2021–2036 projections



Source: <https://www.transport.nsw.gov.au/data-and-research/forecasts-and-projections/employment/land-use-planner-employment>

7.3.1 Accounting for both workers and residents in the rate calculation

The demand for infrastructure will be made up from the expected growth in residents and workers. Residents are likely to use local infrastructure more than workers. The simplest way to account for this differential use in the calculation of reasonable contributions is to establish an ‘equivalent’ resident population. A weighting is applied to each worker for all discrete infrastructure types to establish an equivalency. The proportions used to derive the ‘per worker’ rate shown in Table 2 of the plan.

For the purposes of this plan Table 12 shows the assumptions have been made to establish ‘equivalent’ residents.

Table 12 Equivalent resident weightings

Infrastructure type	Relative demand: residents v workers
Open space and recreation facilities	1 resident = 5 workers
Community facilities	1 resident = 5 workers
Active transport	1 resident = 1 worker
Public domain facilities	1 resident = 1 worker

The weighting of workers to residents for public domain and active transport facilities is considered equivalent. This is due to workers continuing to be significant users of the CBD public domain spaces during the working week and, with the move towards travel demand management there is likely to be just as much demand by workers for active transport options as residents for the journey to work.

APPENDIX A

Workers who are also residents of North Sydney LGA need to be excluded from the calculation. In 2016, 14% of North Sydney Council area's local workers were residents. Therefore, base and projected worker populations have been reduced by this amount for the purposes of calculating contribution rates.

The equivalent residents for the purposes of calculation of the contribution rates are shown in Table 13 below.

Table 13 Equivalent resident populations

Infrastructure type	No. of equivalent residents	
	Where the infrastructure demand is attributable to the growth in residents and workers to 2036	Where the infrastructure demand is attributable to the expected total number of residents and workers in 2036
Open space and recreation facilities	14,782	105,384
Community facilities	14,782	105,384
Public domain facilities	26,304	179,232
Active transport	26,304	179,232

The method used to calculate these figures is shown in Table 14.

Table 14 Equivalent resident population calculations

Equivalent resident result	Explanation
Growth only - relative demand 1:5	Resident growth to 2036 = 86,923 - 75,021 = 11,902
	+
Open space and recreation facilities Community facilities	Non-resident worker growth assuming the demand for infrastructure by workers is 1/5 th that of a resident, i.e. Worker growth = 107,336 - 90,590 = 16,746 [adjusted to remove resident workers (-14%, or -2,344)] = 14,402
Growth in equivalent residents = 14,782	[adjusted to reflect 1:5 resident: worker demand weighting = 14,402 / 5 = 2,880 equivalent residents 11,902 + 2,880 = 14,782
Growth only - relative demand 1:1	Resident growth to 2036 = 86,923 - 75,021 = 11,902
	+
Public domain facilities Active transport	Non-resident worker growth assuming the demand for infrastructure by workers the same as that of a resident, i.e. Worker growth = 107,336 - 90,590 = 16,746 [adjusted to remove resident workers (-14%, or -2,344)] = 14,402
Growth in equivalent residents = 26,304	11,902 + 14,402 = 26,304

APPENDIX A

Equivalent resident result	Explanation
Existing + growth - relative demand 1:5	Total residents in 2036 = 86,923
	+
Open space and recreation facilities Community facilities	Total non-resident workers in 2036 assuming the demand for infrastructure by workers is 1/5 th that of a resident, i.e. 107,336 workers [adjusted to remove resident workers (-14%, or -15,027)] = 92,309 [adjusted to reflect 1:5 resident: worker demand weighting = 92,309 / 5 = 18,461 equivalent residents
Total equivalent residents = 105,384	86,923 + 18,461 = 105,384
Existing + growth - relative demand 1:1	Total residents in 2036 = 86,923
	+
Public domain facilities Active transport	Total non-resident workers in 2036, i.e. 107,336 workers [adjusted to remove resident workers (-14%, or -15,027)] = 92,309
Total equivalent residents = 179,232	86,923 + 92,309 = 179,232

8 Infrastructure strategies, schedules and nexus

8.1 Background

New and augmented infrastructure will be required to support further development and increased resident and worker populations in the area. North Sydney is a built-up locality with residential and employment areas and significant green space along the Sydney Harbour corridor. These land-use attributes mean that future development will take place by:

- conversion of already-developed land from one use to another (e.g. a residential use replacing a commercial use), and/or
- denser development of the same land use on the same parcel of land (e.g. residential flat buildings replacing detached dwelling houses).

The common feature will be more intensive use of land.

This has significant implications in terms of planning for the future infrastructure needs of the future developments in the area:

- Parts of North Sydney, particularly the southern part is well-endowed with open space, much of it along the Sydney Harbour foreshore, with limited opportunity for public use beyond passive recreation.
- Developable land is a scarce resource, meaning its price is likely to continue to increase in value.
- Opportunities to increase the amount of open space will continue to be limited. Existing open space, recreation and community facilities assets will need to 'work harder' to accommodate both current and future needs.
- Many people living in future developments will be almost exclusively apartment-dwellers with limited access to private open space. Increasingly, apartments are being occupied by couples with children and lone person households who, despite living side by side, have limited interaction with each other. Availability of high-quality, ground-level public open space areas within walking distance will be important, particularly in the major growth areas of St Leonards and Crows Nest.
- Development will increasingly be in vertical form, which will create the opportunity for floors within the new buildings to be used for community purposes such as libraries, community centres and, in the case of rooftops, outdoor sports courts²¹ and other open space.

Council has identified a schedule of local infrastructure to meet the needs of the current and future (2036) population. The works schedule in this plan has been based on various studies, mostly focused on the need for various types of social infrastructure such as recreation and community facilities. These studies include:

- North Sydney Local Strategic Planning Statement (2019)
- North Sydney Community Strategic Plan (2018-2028)

²¹ Vertical approach to social infrastructure provision is reflected in the NSW Government's strategy to develop vertical primary and secondary schools in Sydney

- St Leonards Crows Nest Planning Study (2015)
- North Sydney Recreation Needs Study (2015)
- North Sydney Integrated Cycling Strategy (2014)
- NSROC Social and Cultural Infrastructure Strategy (2020)
- NSROC Regional Sportsground Management Strategy (2013)
- North Sydney Housing Strategy (2020)
- North Sydney Council Delivery Program (2018/19-2020/21)
- North Sydney Open Space Provision Strategy (2009)
- North Sydney Visitor Economy Strategy (2019)
- North Sydney Ward St Master Plan
- North Sydney Public Domain Strategy
- North Sydney Transport Strategy (2017)
- Crows Nest Placemaking & Principles Study (2016)
- Anderson Park Plan of Management (2019)
- Bradfield Park and Kirribilli Foreshore Masterplan (1999)
- Cremorne Reserve Masterplan (2013)
- Lavender Bay Parklands Masterplan (2007)
- St Leonards Park Landscape Masterplan (2018)
- Tunks Park Plan of Management (2019)
- Waverton Peninsula Strategic Masterplan (2000)
- Foreshore Access Strategy (2006)
- Foreshore Parks & Reserves Plan of Management (2017)
- North Sydney Oval Business Plan (2014)
- Playgrounds Plan of Management (2016)
- Smoothy Park Plan of Management (2016)
- Watercraft Storage Strategy (2018)
- Public Domain Style Manual (2019)
- Family and Children's Services Strategy (2018-2024)
- Library and Historical Services Strategic Plan (2016-21)

Further detail on specific items, their estimated costs and staging, and location maps are included in Appendix B.

8.2 Open space and recreation

8.2.1 Objectives

Provide a range of open space and recreation facilities that will meet the demand of future residents.

8.2.2 Needs assessment

Council currently manages 144 ha of open space. This comprises natural areas including bushland, harbour foreshore and structured recreation areas. Councils open space contains various recreation facilities including:

- District and local parks and playgrounds;
- sporting fields and courts;
- tracks, paths and cycleways; and
- leisure and aquatic centres.

Council needs to balance competing interests of active and passive recreation users.²² Council maintains a network of over 200 parks, which are heavily used by the community due to relatively high population densities. The existing network of parks does not currently meet the recreation needs of existing resident, worker and student population in North Sydney LGA and do not have the capacity to absorb the recreation needs and demand of new populations. Both indoor and outdoor facilities are at capacity.²³

The North Sydney Recreation Needs Study 2015 was completed to review the open space needs of the community. The study identified growing demand for walking and cycling, provision for sport (particularly hockey, soccer, netball, touch, indoor basketball, badminton and squash), social/family recreation parks and water-based recreation. There is also likely to be additional demand for short duration group fitness, indoor sports opportunities and for sports that are based on a 'pay and play' model.²⁴

Bushland and foreshore areas provide natural conservation, ecological and/or scenic values and passive recreation. Open space areas accommodate multiple recreation experiences and support the populations' formal passive and active and sports recreation needs. Future development and additional population creates greater demands for open space and recreation facilities. Most new residents will be apartment-dwellers with access to very little private open space. Thus, the needs of the new residents is arguably greater than many of North Sydney's existing residents.

8.2.3 Infrastructure strategy

[A more practical approach to provision of open space](#)

Current rates of open space provision (1.8 ha per 1,000 persons) is low-moderate when compared to the traditional standard of 2.8 ha per 1,000 persons.

²² North Sydney Local Strategic Planning Statement p39

²³ Ibid [82].

²⁴ Ibid [62].

On this basis, Council is committed to providing the new residents of North Sydney with the same level of open space as enjoyed by the existing residents. Based on the current provision rates, and an anticipated resident population growth of 11,902 over the next 16 years, it is estimated that a further 22 hectares of open space would need to be provided.

Additional open space is provided through land acquisition by state or local government. Purchasing land in the North Sydney LGA is very expensive. On the most optimistic assessment, 22 ha of new open space land would cost \$660 million.²⁵ This would translate to a s 7.11 contribution of over \$100,000 for a typical 2-bedroom apartment. Imposition of such a high contribution amount is not permitted by Ministerial Direction, which caps the maximum contribution at \$20,000 per dwelling. Even if it were permitted, no development would occur because it would be unaffordable.

A more realistic approach is for Council to pursue a two-pronged approach that entails:

- (a) Acquiring, or negotiating with developers to provide, a limited number of local open space areas; and
- (b) Increasing the recreation carrying capacity of existing Council and other public land (i.e. making existing assets work more effectively).

New open space in strategic locations

The North District Plan has set a priority to promote and encourage connectivity and upgrade and increase public open spaces. Council intends to increase the amount of developed open space in the areas of highest projected population growth.

Council will do this by doing one or more of the following:

- acquiring and embellishing new open space in strategic locations;
- facilitating or directly providing linkages between existing and new public open space areas;
- embellishing existing open space areas in a way that increases their carrying capacity.

Making assets work more effectively

Council will apply the following efficiency principles in its infrastructure planning:

- Better planning and design of the existing network so that increases in capacity, quality, diversity, usability and accessibility of open space can be achieved;
- Providing flexible and multi-purpose use arrangements wherever possible;
- Improving access to existing open space assets both within and outside the LGA through better connections and crossing points, upgrading or providing new linear linkages and access paths (such as footpaths and cycleways), and implementing the metropolitan strategy's 'Green Grid' where funds allow;

²⁵ Assumed acquisition cost of \$3,000 per m², which in turn is derived from comparative sales from the Cushman & Wakefield land valuation report 2019, commissioned for this Plan. This amount was the average price for a non-strata dwelling block in North Sydney LGA.

- Providing greater opportunities for walking and passive recreation through new and upgraded paths through publicly owned lands;
- Increasing the weekly time available for active recreation pursuits by upgrading sports fields and sports courts surfaces;
- Endeavouring to secure joint use arrangements with schools and other institutions to make available open space and sporting facilities on their lands for public use; and
- Exploring the opportunities to convert existing public-owned land to parkland or to accommodate recreation facilities.

The infrastructure strategies outlined in the Recreation Needs Study 2015 are a combination of renewals and new and augmented facilities that will provide improved active and passive recreation.

The works include:

- renewal of existing facilities and construction of new playgrounds;
- upgrade sporting fields, lighting, irrigation systems and spectator seating;
- provision of additional walking paths, furniture and exercise equipment to numerous existing parks;
- conversion of existing sports fields to synthetic surfaces where appropriate;
- new and upgraded aquatic and indoor sports facilities; and
- upgrade and provision of new of water-based recreation facilities.

These and other works have formed the basis of this contributions plan's work schedule.

Council will also continue to investigate innovative and cooperative methods to extend the open space network, including land swap arrangements, development negotiations, leasing vacant government land, donations/bequests, grants, sponsorships, partnering neighbouring councils, and use of land not dedicated as open space.

Other initiatives include partnering with commercial entities and education establishments to provide shared recreation facilities and to re-use existing space (including rooftops and car parks), transport infrastructure, and green space for sport and recreation use.²⁶

8.2.4 Nexus and apportionment

This plan levies s 7.11 contributions on residential accommodation and non-residential (per worker) development. As the new open space land and the works that increase carrying capacity of existing open space are to accommodate new demand from new residents and workers, it is reasonable that the contribution rate calculation for those works assumes that the costs be met entirely by the growth populations.

New playgrounds and playground upgrade embellishments have been apportioned to and will be met by the growth population. All other works excluding the North Sydney Olympic Pool and Hume Street Park have been apportioned to the existing and growth populations of North Sydney LGA.

²⁶ North Sydney Local Strategic Planning Statement p39

This means the new population will only a portion of the cost of the works. The balance of the funds will be met by other funding sources.

Aquatic facilities (North Sydney Olympic Pool)

Council proposes to demolish the existing facility and construct a new facility.

The new facility will include:

- A new 50m outdoor pool with dividing barrier function;
- 4 x lane 25m indoor pool, warm water pool, spa and sauna facilities;
- family leisure pool;
- children's interactive water play area;
- family change facilities;
- covered entry off Alfred Street adjacent to the original heritage entry;
- all facilities will be fully accessible with purpose-built ramps;
- grandstand with roof/shade structure, with capacity for 970 people;
- sundeck with gelato bar;
- café adjacent to Olympic Boulevard;
- café adjacent to the entry off Alfred Street;
- retail shop adjacent to the entry off Alfred Street;
- 1,100m² gym suitable for all ages in a new grandstand; and
- 120m² creche with 47m² outdoor play area on the ground level.

The facility is of a nature and scale that will continue to serve and benefit future residents of North Sydney LGA, existing and future workers beyond the North Sydney LGA, including tourists who visit the iconic Sydney Harbour Foreshore. The new venue is expected to have a service catchment of around 150,000 equivalent residents, as it will also be used by visitors and organisations outside the LGA for events. The cost of the redevelopment is to be funded using several sources including grants, general revenue, contributions and other sources. It is reasonable that the incoming population to North Sydney LGA should contribute only its share to the future facility.

Hume Street Park multipurpose and sport facility

Council proposes to demolish the existing multipurpose facility and construct a new centre that includes indoor sports. This centre is being upgraded to accommodate the existing demand and proposed future estimated growth in Crows Nest and St Leonards.

The preferred project design is known as option 3 in the Council report dated 21 September 2015. The option is to demolish the existing facility and create new open space, and a childcare centre at ground level by relocating the carpark, indoor sports facility, and new commercial space underground. The proposed floor space for the option compared to the existing is shown in Table 15.

Table 15 Comparison of existing and proposed areas* - Hume Street Park facility

Criteria (area)	Existing (m ²)	Option 3 (m ²)
Open space	2,925	8,242
Indoor sports	3,690	5,745
Cinema/other	-	3,035
Office/residential	-	810
Retail	393	210

Notes:

* site area for open space, gross floor areas for other facilities

Source: Council report CIS01 dated 21/09/2015 p29

This option will have a total area of 13,987m². The total existing area of open space and indoor sports is 6,615m². This means the total area of open space and indoor sports will effectively double. As the expected population growth in the St Leonards and Crows Nest areas is likely to be substantial, it is reasonable for the existing population to be accountable for the cost of replacing the extent of existing amenities, and for the future populations to be accountable for the cost of the increased area of amenities.

Based on a doubling of size of both indoor and outdoor components, it is reasonable that half or 50% of the cost of the facility should be attributed to the existing population and half to the new population.

Summary of demand population for contributions

Table 16 shows the different classes of facilities and the equivalent residents that will generate demand for, or in the case of the North Sydney Olympic pool, the anticipated service population for, those facilities.

Table 16 Demand populations used to calculate contribution rates

Infrastructure category / facility	Facility demand expressed as equivalent residents ^a
Strategic land acquisitions to meet additional needs for open space	14,782
Capital works to increase carrying capacity (new demand)	14,782
Works to augment the existing infrastructure (existing and new demand)	105,384
Redevelopment of North Sydney Olympic Pool	150,000 ^b

Notes:

a for explanation of equivalent residents, refer to section 3.3.1 and Table 16 above

b this is an estimate of the service catchment that takes into account existing and anticipated North Sydney LGA residents and workers, plus an allowance for use by visitors who do not live or work in North Sydney LGA

8.2.5 Contribution rates calculation

The contribution formula for open space and recreation infrastructure can be expressed as follows:

$$\text{Contribution per equivalent resident (\$ER)} = \sum \left(\frac{\text{\$INF}}{\text{ER}} \right)$$

$$\text{Contribution per worker} = \$ER \times \text{WDW} \times \text{NRW\%}$$

Where:

- \\$INF** = the apportioned estimated cost of providing each of the open space and recreation facilities (refer works schedule in Appendix B).
- ER** = The expected equivalent residents that will generate the demand for the open space and recreation infrastructure (refer to Table 16 and Appendix B for values).
- WDW** = The worker demand weighting for this infrastructure type, being that one resident generates demand that is equivalent to 5 workers – the WDW is therefore 0.2.
- NRW%** = The average percentage of workers in the North Sydney LGA that did not live in the North Sydney LGA at the 2016 census - i.e. 86%.

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

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 9.

Contribution calculations should also account for any demand credits pertaining to the existing development on the site.

8.3 Community facilities

8.3.1 Objectives

Provide a range of community facilities and services to meet the demands created by future residents.

8.3.2 Needs assessment and infrastructure strategy

Council currently directly provides the following community facilities and services:

- library services;
- child services and childcare;
- community centres, halls and meeting spaces; and
- youth facilities.

Other services include providing opportunities for emerging and established local artists, professional support for volunteer boards and community grants programs.

North Sydney has a number of community facilities that vary in function, capacity and usage. Council intends to provide an additional 1,612m² of community floorspace located near Crows Nest Station. In addition Council will continue to strongly advocate for the provision of community infrastructure developments in the use of VPAs.

Council has determined that an additional 2,958m² of library floorspace is required to accommodate the needs of the North Sydney population. Fifty percent (50%) of the floorspace is proposed to be provided in St Leonards/Crows Nest and the balance (50%) at Ward Street, North Sydney.

Council will continue to levy for new library stock items to increase the capacity of available stock.

Council currently provides 370 of the total 2,686 childcare places in the North Sydney LGA. This is approximately 14% of the spaces available. Council proposes to continue to provide non-private childcare places at the current rate of provision. The additional spaces are intended to be provided in Forsyth Park Community Centre or McMahons Point Community Centre.

8.3.3 Nexus and apportionment

This plan levies s 7.11 contributions on residential accommodation and non-residential development on the basis that both residents and workers will generate demand for community facilities.

Residents demand these facilities more than workers. There is little up-to-date research on the relative demands for community facilities.²⁷ For the purposes of calculating s 7.11 contributions, Council has assumed the demand generated by each resident is the equivalent of demand generated by 5 workers. This relative demand reflects the same assumption used for open space and recreation facilities.

The provision of new community floorspace is to accommodate existing and future needs. Based on a commonly used standard of provision, new development would be accountable for 1,183m² of the additional 1,612m² of community floorspace proposed. The cost to provide community floorspace is \$4,800 per m².²⁸

The provision of new library floorspace is to accommodate existing and future needs. Based on NSW State library standards of provision²⁹ and online calculator³⁰, new development would be accountable for 1,455m² of the additional 2,958m² of library floorspace proposed.

²⁷ The relative demand varies between different types of community facilities. For example, the former Leichhardt area contributions plan in the 1990s identified a 1:10 resident/worker demand ratio for community facilities generally; the City of Sydney contributions plan (2015) identified a 1:1.6 resident/worker demand ratio for childcare centres; and the Bayside contributions plan (2018) covering the former Botany Bay area assumes 1:5 resident/worker demand ratio.

²⁸ There is no broadly-accepted planning benchmark for council-provided multi-purpose community centre floorspace. Many councils use a standard of between 80-100m² per 1,000 residents - for example, City of Sydney (100m²/1,000 people), Liverpool Council (85m²/1,000 people), Blacktown, Hills Shire and Hornsby Shire (all 80m²/1,000 people). In the interests of striking a reasonable contribution rate, Council has adopted a standard at the lower end of this range - 80m²/1,000 people - in determining the contribution rate in this plan.

²⁹ *People Places* - A Guide for Public Library Buildings in New South Wales, Third Edition, 2012.

³⁰ Population based calculator accessed at <https://www.sl.nsw.gov.au/public-library-services/population-based-library-calculator>

In the case of library stock items, new demand will be levied for its share of the new library items. Currently, library members comprise 63% residents and 37% non-residents. Current library stock is approximately 160,289 items shared between the total equivalent (resident and worker) population of 92,249. This equates to 1.7375 items per person. To continue this provision, the expected population growth of 14,782 will result in an additional demand of 25,685 items. The average cost per item is \$30 resulting in a total cost of \$770,550 over the life of the plan.

For childcare, there is currently 1 Council-run place for every 249 equivalent residents in the LGA.³¹ To continue Council's rate of provision, the expected equivalent population growth of 14,782 will result in an additional demand of approximately 60 places. Council intends to provide 66 additional childcare places of which 60 places are to be funded by contributions. The average cost of providing a place is \$42,500.

8.3.4 Contribution rates calculation

The contribution formula for community facilities infrastructure can be expressed as follows:

$$\text{Contribution per equivalent resident (\$ER)} = \sum \left(\frac{\text{\$INF}}{\text{ER}} \right)$$

$$\text{Contribution per worker} = \text{\$ER} \times \text{WDW} \times \text{NRW\%}$$

Where:

- \$INF = the apportioned estimated cost of providing each of the community facilities (refer works schedule in Appendix B).
- ER = The expected equivalent residents that will generate the demand for the community facilities infrastructure (refer to 'Demand' column in Appendix B for values).
- WDW = The worker demand weighting for this infrastructure type, being that one resident generates demand that is equivalent to 5 workers – the WDW is therefore 0.2.
- NRW% = The average percentage of workers in the North Sydney LGA that did not live in the North Sydney LGA at the 2016 census - i.e. 86%.

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

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 9.

Contribution calculations should also account for any demand credits pertaining to the existing development on the site.

³¹ Calculation: 75,021 residents (2018) + (86,138 non-resident workers (projected 2021) x 0.2 worker use weighting) = 92,249 equivalent residents / 370 existing Council child care places = 1 space for every 249 equivalent residents.

8.4 Active transport

8.4.1 Objectives

Provide improvements to active transport to meet the demands of the future resident and worker population.

8.4.2 Needs assessment and infrastructure strategy

North Sydney's local and regional road network needs to be managed effectively to improve pedestrian, cyclist and public transport user safety and amenity; facilitate access for local deliveries; and minimise the negative impacts of private vehicle traffic on priority mode groups.

There is currently a high reliance on private vehicles despite the existence of reliable train, bus and ferry services. A focus of this plan is to invest in active transport to help shift travel behaviour away from private vehicles. Council is committed to extend both on-road and off-road facilities within North Sydney, to provide a comprehensive and connected network that meets the needs of pedestrian and cyclists of all abilities and ages and links with the wider metropolitan network.

The North Sydney Transport Strategy (2017) is Council's principal transport planning and management policy. Council is working with stakeholders to improve public transport connections either directly and or through seeking grant funding through Federal and State government programs. Council's Traffic and Parking Management Strategy (2015) establishes a coordinated program of works and projects to manage traffic, parking, pedestrians and cyclists across the LGA.³²

The North Sydney Integrated Cycling Strategy (2014) supports the delivery of new cycleways to help make cycling a safe, enjoyable and convenient everyday transport option for North Sydney residents, workers and visitors. This strategy identifies several new cycleway routes and shared pathways to augment the existing network. These projects focus on the installation of fully separated cycleways.³³ Council has also been delivering regional cycleway links in a co-funding partnership with the State Government. These cycleways identified as Routes 3, 4 and 5 will continue to be delivered.

Increasing road capacity to handle the extra trips generated by the additional populations has a very high cost relative to the benefits. Shifting travel behaviour away from dependence on private vehicles and towards public transport, cycling and walking is an appropriate and sustainable strategy for the future. Making it more attractive for residents and workers to use active transport modes for shorter trips encourages a healthier lifestyle.

8.4.3 Nexus and apportionment

This plan levies s 7.11 contributions on residential accommodation and non-residential (per worker) development.

Council's focus will be to make the best use of the street environment to accommodate the new growth by increasing the options for walking and cycling. As the network is well used by workers, the weighting of workers and residents is considered equal for active transport. Thus 1 worker

³² North Sydney Local Strategic Planning Statement p41

³³ Ibid [41].

APPENDIX A

demand = 1 resident demand. The equivalent resident populations that are used to calculate contributions for active transport are shown in the works schedule in Appendix B.

The existing population of North Sydney enjoys the existing cycleway and pedestrian network provision shown below:

- On-road cycleways current provision is 6.649 km, which equates to 41 m per 1,000 residents and non-resident workers.
- Off-road cycleways current provision is 2.33 km, which equates to 14.5 m per 1,000 residents and non-resident workers.
- Shared paths current provision is 1.57 km, which equate to 9.7 m per 1,000 residents and non-resident workers.

If the existing benchmarks are applied to the new equivalent resident demand of 26,304 people, then the resulting need to meet the demand is a total of approximately 1.71 km made up of:

- 1,078 m of on-road cycleway,
- 381 m of off-road cycleway, and
- 255 m of shared paths.

The cost of the 1.71 km is required for the new demand created by the future equivalent residents in the North Sydney area. It is reasonable that, for the purposes of determining the contribution rate, the costs of the infrastructure works are apportioned to the future equivalent demand population of 26,304 equivalent residents.

For cycleways being co-funded by State Government, it is reasonable that, for the purposes of determining the contribution rate, the costs of the infrastructure works are apportioned to the total existing and future population of 179,232 equivalent residents.

Contribution rates calculation

The contribution formula for active transport infrastructure can be expressed as follows:

$\text{Contribution per equivalent resident (\$ER)} = \sum \left(\frac{\text{\$INF}}{\text{ER}} \right)$ $\text{Contribution per worker} = \text{\$ER} \times \text{WDW} \times \text{NRW\%}$
--

Where:

- \\$INF = the apportioned estimated cost of providing each of the active transport facilities (refer works schedule in Appendix B).
- ER = The expected equivalent residents that will generate the demand for the active transport facilities infrastructure (refer to 'Demand' column in Appendix B for values).

WDW = The worker demand weighting for this infrastructure type, being that one resident generates demand is equivalent to one worker – the WDW is therefore 1.

NRW% = The average percentage of workers in the North Sydney LGA that did not live in the North Sydney LGA at the 2016 census - i.e. 86%.

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

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 9.

Contribution calculations should also account for any demand credits pertaining to the existing development on the site.

8.5 Public domain

8.5.1 Objectives

Provide upgrades to public domain facilities to meet the demands created by future residents.

8.5.2 Needs assessment and infrastructure strategy

The anticipated completion of the new Metro Stations at Crows Nest and Victoria Cross will have a transformative impact on North Sydney as it will dramatically improve the accessibility of the area to the rest of Sydney. This key infrastructure project is likely to drive jobs growth, particularly in North Sydney CBD and Crows Nest/St Leonards.

Station locations themselves will be destinations with a 'strong place focus' and high pedestrian activity which will require improvements to the surrounding walking network. Currently many footpaths are too narrow and waiting times at intersections are too long. Council will work collaboratively with the State Government to invest in projects that improve walking and cycling infrastructure in and around centres that provide access to high quality public transport.³⁴

The quality of the public domain in North Sydney LGA is reasonably high. The anticipated increase in resident and worker populations will create demand for public domain improvements in and around centres due to the increased levels of pedestrian activity. Additional works will be required to provide a higher standard to improve the level of comfort, convenience, usability and amenity of public spaces.

Council intends to increase the level of pedestrian amenity in the public domain areas of all centres, but particularly in the places where additional populations are expected to be concentrated (i.e. in North Sydney CBD, and in Crows Nest/St Leonards).

The proposed works include improvement of pedestrian pavements, the widening of pedestrian areas (where possible), provision of street furniture, lighting, public art, signage and landscaping.

³⁴ North Sydney Local Strategic Planning Statement p26

8.5.3 Nexus and apportionment

North Sydney CBD is the main centre and a significant employment destination in the North Sydney LGA. Council has identified a range of improvements to North Sydney CBD, Crows Nest and St Leonards to accommodate the increased population that is expected to reside and work in future. As the public domain is highly used by workers during the week it is considered that the relative demand for these facilities between residents and workers is the same. The equivalent resident populations that are used to calculate contributions for public domain improvements are shown in Appendix B.

As the improvement works in the North Sydney CBD, Crows Nest and St Leonards are primarily needed to meet the demand arising from new residents and workers, it is reasonable that the contribution rate assumes that the costs are met entirely by the future resident and worker growth populations.

Public domain works have also been identified for those other centres in the North Sydney LGA where much more modest population growth is expected. The centres include the Education Precinct, Milson's Point, Cremorne, Blue Point Rd Activity strip, Neutral Bay, Cammeray, Eden Neighbourhood, Kirribilli, Waverton, Bradfield Park precinct and Wollstonecraft. In addition, allocation has been made to the undergrounding of powerlines. Access to better public domain spaces will be important to the growth population to offset the lack of private open space available in the higher density residential complexes. However, it is considered that the improvements in these locations are not primarily driven by growth (which is anticipated to be limited) but by the entire population.

8.5.4 Contributions rate calculation

The contribution formula for public domain infrastructure can be expressed as follows:

$\text{Contribution per equivalent resident (\$ER)} = \sum \left(\frac{\text{\$INF}}{\text{ER}} \right)$ $\text{Contribution per worker} = \text{\$ER} \times \text{WDW} \times \text{NRW\%}$
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Where:

- $\text{\$INF}$ = the apportioned estimated cost of providing each of the public domain works (refer works schedule in Appendix B).
- ER = The expected equivalent residents that will generate the demand for the public domain infrastructure (refer to 'Demand' column in Appendix B for values).
- WDW = The worker demand weighting for this infrastructure type, being that one resident generates demand is equivalent to one worker – the WDW is therefore 1.
- NRW\% = The average percentage of workers in the North Sydney LGA that did not live in the North Sydney LGA at the 2016 census - i.e. 86%.

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

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in Table 9.

Contribution calculations should also account for any demand credits pertaining to the existing development on the site.

8.6 Plan administration

8.6.1 Objectives

Implement and manage this plan so that the contributions remain reasonable over the life of the plan, and that the infrastructure is provided in a reasonable time.

8.6.2 Strategy

Council is required to manage, monitor and maintain the contributions plan. This plan has been prepared in order to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions.
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules.
- Monitoring and programming works identified in the works schedules including design works and land acquisition.
- Determining the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications.
- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Reviewing and determining the suitability of any works in kind and material public benefits proposed by a developer.
- Preparing and making available the accountability information as required by the EP&A Regulation.
- Providing advice to applicants and the general public regarding the operation of the plan.
- Commissioning of consultant studies and advice in relation to the efficacy of the development and demand assumptions of the contributions plan.
- Plan reviews.

These activities will be undertaken by both in-house staff and external consultants.

8.6.3 Nexus, apportionment and calculation of contribution rates

Plan administration costs arise directly as a result of future development. Therefore, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area.

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

Costs included in this plan for management and administration are determined based on the IPART benchmark³⁵ of an allowance equivalent to 1.5% of the cost of construction works that are to be met by development approved under this plan.

³⁵ Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, p63

APPENDIX B: INFRASTRUCTURE SCHEDULE AND LOCATION MAPS

DRAFT

APPENDIX C: COST SUMMARY REPORTS

DRAFT

COST SUMMARY REPORT

Development Cost from \$0 to \$1,000,000

DEVELOPMENT APPLICATION No: _____ Reference: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: _____

CONSTRUCTION CERTIFICATE No: _____ Date: _____

APPLICANTS NAME: _____

APPLICANTS ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

ANALYSIS OF DEVELOPMENT COSTS:

Item	Amount (\$)
Demolition and alterations	
Hydraulic services	
Structure	
Mechanical services	
External walls, windows and doors	
Fire services	
Internal walls, screens and doors	
Demolition and alterations	
Lift services	
Wall finishes	
External works	
Floor finishes	
External services	
Ceiling finishes	

APPENDIX C

Item	Amount (\$)
Other related work	
Fittings and equipment	
Preliminaries and margin	
Subtotal:	
Consultant fees	
Other related development costs	
Goods and services tax (GST)	
TOTAL DEVELOPMENT COST:	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs at current prices and in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000*.
- Included GST in the calculation of development costs.

Signed: _____ Date: _____

Name: _____

Position and Qualifications: _____

DETAILED COST SUMMARY REPORT**REGISTERED* QUANTITY SURVEYOR'S DETAILED COST REPORT**

Development Cost in excess of \$1,000,001

*A member of the Australian Institute of Quantity Surveyors (AIQS)

DEVELOPMENT APPLICATION No: _____ Reference: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No: _____

CONSTRUCTION CERTIFICATE No: _____ Date: _____

APPLICANTS NAME: _____

APPLICANTS ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

DEVELOPMENT DETAILS:

Gross Floor Area – commercial	m²	Gross Floor Area – other	m²
Gross Floor Area – residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – retail	m ²	Total site area	m ²
Gross Floor Area – car parking	m ²	Total car parking spaces	
Total development cost	\$		
Total construction cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of development cost		Cost per m ² of site area	
% of construction cost		Car Park	
Demolition and Site Preparation		Cost per m ² of site area	
Cost per m ² of site area		Cost per space	
Construction Commercial		Fit out – Commercial	

APPENDIX C

Professional Fees	\$	Excavation	\$
Cost per m ² commercial area		Cost per m ² of commercial area	
Construction Residential		Fit-out – Residential	
Cost per m ² of residential area		Cost per m ² of residential area	
Construction Retail		Fit out – Retail	
Cost per m ² of retail area		Cost per m ² of retail area	

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manual from the Australian Institute of Quantity Surveyors (AIQS).
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000*.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the Australian Institute of Quantity Surveyors Cost Management Manual Volume 1, Appendix A2.

Signed: _____ Date: _____

Name: _____

Position and Qualifications: _____

North Sydney Local Infrastructure Contributions Plan 2020

Open space and recreation facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
Strategic land acquisitions to meet additional needs for open space											
OS1	1 Balls Head Dr, Waverton	Quarantine Boat Depot	North Sydney Visitor Economy Strategy 2019	\$2,000,000	\$2,000,000	100%	Growth	14,782.31	\$135.30		
Capital works to increase carrying capacity											
(a) New acquisition embellishments											
	Embellishment of properties	Total area new parks (2,845m2)		\$3,414,000	\$3,414,000	100%	Growth	14,782	\$230.95		
	1 Balls Head Dr, Waverton	Embellishment Quarantine Boat Depot	North Sydney Visitor Economy Strategy 2019	\$2,000,000	\$2,000,000	100%	Growth	14,782	\$135.30		
(b) Outdoor sports facilities											
OS2	North Sydney Oval	Install outdoor video screen	North Sydney Oval Business Plan 2014	\$618,000	\$86,687	14%	Existing + growth	105,385	\$5.86		2020-2021
		Oval upgrade / resurfacing	North Sydney Oval Business Plan 2014	\$500,000	\$70,135	14%	Existing + growth	105,385	\$4.74		2022-2023
		Upgrade to Mollie Dive stand and toilet facilities	North Sydney Oval Business Plan 2014	\$1,750,000	\$245,472	14%	Existing + growth	105,385	\$16.61		2021-2023
		New grandstand seating	North Sydney Oval Business Plan 2014	\$700,000	\$98,189	14%	Existing + growth	105,385	\$6.64		2021-2022
OS3	Forsyth Park	Upgrade sportsfield oval surface	NSROC Regional Sportsground Study	\$332,000	\$332,000	100%	Growth	14,782	\$22.46		2019-2020
OS4	Anderson Park	Sportsfield relocation closer to amenities block	Anderson Park Masterplan	\$464,000	\$464,000	100%	Growth	14,782	\$31.39		2022-2023
OS5	Primrose Park	Drainage upgrade	CAPEX	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2021-2029
(c) Indoor sports facilities											
OS6	Hume Street Park	Stage 2 works: Widen verges on western side of Clarke and Oxley St and construction of new road and footpath	Council Resolution 21 September 2015	\$3,956,700	\$3,956,700	100%	Growth	14,782	\$267.66		2020-2022
	Hume Street Park	Stage 3 works: Relocate sports centre and close carpark Demolish existing buildings and carpark Construct new multipurpose and sports facility, car park, Plaza	Council Resolution 21 September 2015	\$67,361,250	\$33,680,625	50%	Growth	14,782	\$2,278.44		2025-2036
(d) Playground upgrades and new											
OS7	Sirius Street, Cremorne	Playground upgrade	Playgrounds Plan of Management 2016	\$200,000	\$200,000	100%	Growth	14,782	\$13.53		2019-2020
OS8	St Thomas' Rest Park, Crows Nest	Playground upgrade	Playgrounds Plan of Management 2016	\$150,000	\$150,000	100%	Growth	14,782	\$10.15		2019-2020
OS9	Grasmere Children's Park, Cremorne	Playground upgrade	Playgrounds Plan of Management 2016	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2020-2021
OS10	Merrett Playground, Waverton	Playground upgrade	Playgrounds Plan of Management 2016	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2021-2022
OS11	Fred Hutley Reserve, Cammeray	Playground upgrade	Playgrounds Plan of Management 2016	\$350,000	\$350,000	100%	Growth	14,782	\$23.68		2021-2022
OS12	Prior Avenue Reserve, Cremorne	Playground upgrade	Playgrounds Plan of Management 2016	\$250,000	\$250,000	100%	Growth	14,782	\$16.91		2021-2022
OS13	Lodge Road Playground, Cremorne	Playground upgrade	Playgrounds Plan of Management 2016	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2021-2022
OS14	Victoria Street Playground, McMahons Point	Playground upgrade	Playgrounds Plan of Management 2016	\$200,000	\$200,000	100%	Growth	14,782	\$13.53		2021-2022
OS15	Cahill Playground, Crows Nest	Playground upgrade	Playgrounds Plan of Management 2016	\$250,000	\$250,000	100%	Growth	14,782	\$16.91		2021-2022
OS16	Phillips Street Playground, Neutral Bay	Playground upgrade	Playgrounds Plan of Management 2016	\$250,000	\$250,000	100%	Growth	14,782	\$16.91		2021-2022
OS17	Bradfield Park Playground, Milsons Point	Playground upgrade	Playgrounds Plan of Management 2016	\$500,000	\$500,000	100%	Growth	14,782	\$33.82		2023
OS18	Cammeray Park Playground, Cammeray	New playground	Playgrounds Plan of Management 2016	\$250,000	\$250,000	100%	Growth	14,782	\$16.91		2025
	Playground upgrades	1 per year (2026 - 2036)	Playgrounds Plan of Management 2016	\$2,000,000	\$2,000,000	100%	Growth	14,782	\$135.30		2026-2036

North Sydney Local Infrastructure Contributions Plan 2020

Open space and recreation facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
(e) Parks and recreation - general											
OS19	Storage facilities for small watercraft	Various locations - may include: Sawmillers Reserve/Boatbuilders Walk Primrose Park Sugarworks Reserve/John Street Tunks Park Milson Park Anderson Park Allowance \$150K per year for the life of the plan	Watercraft Storage Strategy 2018 Recreation Needs Study 2015	\$2,400,000	\$336,648	14%	Existing + Growth	105,385	\$22.77		2020-2036
OS20	Cammeray Skate Plaza	Refurbishment and upgrade	Playgrounds Methodology Document	\$350,000	\$350,000	100%	Growth	14,782	\$23.68		2020-2029
OS21	Waverton Peninsula	Coal Loader Site remaining works Coal Loader Wharf adaptive Use	Waverton Peninsula Strategic Masterplan 2000 Waverton Peninsula Strategic Masterplan 2000	\$1,000,000 \$3,700,000	\$1,000,000 \$3,700,000	100% 100%	Growth Growth	14,782 14,782	\$67.65 \$250.30		2020-2029 2020-2029
OS22	Lavender Bay Parklands	Watt Park upgrade - pathways and lighting	Lavender Bay Parklands Masterplan Foreshore Parks & Reserves PoM 2017	\$300,000	\$300,000	100%	Growth	14,782	\$20.29		2020-2029
OS23	Anderson Park	Stage 1 - Foreshore Works Stage 3 - Furniture, fitness equipment, landscaping and boardwalk	Anderson Park Masterplan Anderson Park Masterplan	\$100,000 \$1,280,000	\$14,027 \$1,280,000	14% 100%	Existing + Growth Growth	105,385 14,782	\$0.95 \$86.59		2019-2020 2019-2020
OS24	Bradfield Park	Central - Burton St tunnel lighting South foreshore Stage 1 South foreshore Stage 2	Bradfield Park and Kirribilli Foreshore Masterplan 1999 Bradfield Park and Kirribilli Foreshore Masterplan 2000 Bradfield Park and Kirribilli Foreshore Masterplan 2001	\$80,000 \$100,000 \$1,000,000	\$11,222 \$14,027 \$140,270	14% 14% 14%	Existing + Growth Existing + Growth Existing + Growth	105,385 105,385 105,385	\$0.76 \$0.95 \$9.49		2019-2020 2019-2020 2020-2021
OS25	Bradfield Park South	Remediation and implementation of Masterplan	Bradfield Park and Kirribilli Foreshore Masterplan 1999	\$6,500,000	\$911,754	14%	Existing + Growth	105,385	\$61.68		2024-2029
OS26	Cremorne Reserve	Robertson's Point lookout upgrade	Cremorne Reserve Masterplan	\$100,000	\$14,027	14%	Existing + Growth	105,385	\$0.95		2019-2020
OS27	St Leonards Park	Implementation of Masterplan in stages: Stage 1 Stage 2 Stage 3 Stage 4 Stage 5 Stage 6	St Leonards Park Masterplan 2018 St Leonards Park CMP 2015 St Leonards Park CMP 2015 St Leonards Park CMP 2015 St Leonards Park CMP 2015 St Leonards Park CMP 2015 St Leonards Park CMP 2015	\$2,000,000 \$1,200,000 \$1,200,000 \$1,200,000 \$1,200,000 \$1,200,000 \$3,000,000	\$2,000,000 \$1,200,000 \$1,200,000 \$1,200,000 \$1,200,000 \$1,200,000 \$3,000,000	100% 100% 100% 100% 100% 100% 100%	Growth Growth Growth Growth Growth Growth Growth	14,782 14,782 14,782 14,782 14,782 14,782 14,782	\$135.30 \$81.18 \$81.18 \$81.18 \$81.18 \$81.18 \$202.95		2019-2020 2020-2021 2021-2022 2022-2023 2023-2024 2024-2029
OS28	Tunks Park	Implementation of Masterplan - works include: Upgrade foreshore area with seating, bubblers, picnic tables and BBQ facilities Provide kayak storage Upgrade path - Judith Ambler Reserve to Currawang St Install additional fitness equipment Construct perimeter walking track and improve drainage on existing track Landscaping and trees Stage 1 Stage 2	Tunks Park Masterplan 2019 Tunks Park Masterplan 2019 Tunks Park Masterplan 2019	\$300,000 \$1,300,000	\$300,000 \$1,300,000	100% 100%	Growth Growth	14,782 14,782	\$20.29 \$87.94		2019-2021 2022-2029
OS29	Public amenities upgrades	Blues Point Reserve		\$400,000	\$56,108	14%	Existing + Growth	105,385	\$3.80		2019-2020
OS29		Kesterton Park		\$350,000	\$49,094	14%	Existing + Growth	105,385	\$3.32		2021-2023
OS29		Brennan Park		\$400,000	\$56,108	14%	Existing + Growth	105,385	\$3.80		2021-2023
OS29		Waverton Park		\$500,000	\$70,135	14%	Existing + Growth	105,385	\$4.74		2021-2023
OS29		Forsyth Park		\$400,000	\$56,108	14%	Existing + Growth	105,385	\$3.80		2021-2023
OS29		1 per year for the remaining 10 years of the plan		\$2,500,000	\$350,675	14%	Existing + Growth	105,385	\$23.72		2024-2029
OS30	Bush walking track upgrades	Various locations - may include: Berry Island Reserve Badangi Reserve Primrose Park Gore Cove/Smoothie Park Brightmore Reserve Forsyth Park Tunks Park	Bushland POM Recreation Needs Study 2015	\$2,480,000	\$347,869	14%	Existing + Growth	105,385	\$23.53		2019-2029

North Sydney Local Infrastructure Contributions Plan 2020

Open space and recreation facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
OS31	Community Garden Projects	1 project per year over the life of the plan (\$80K per annum): - Grasmere Reserve - French St McMahons Point - Jenkins St, Cammeray - Ibery Reserve, Neutral Bay - Chandos St, Crows Nest.	Neighbourhood Parks PoM	\$1,280,000	\$179,545	14%	Existing + Growth	105,385	\$12.15		2019-2029
OS32	Smoothey Park	Access improvements	Smoothey Park PoM 2016	\$323,000	\$45,307	14%	Existing + Growth	105,385	\$3.06		2019-2020
OS33	Henry Lawson Steps	Upgrade	Council resolution 2018 OSE03	\$250,000	\$35,067	14%	Existing + Growth	105,385	\$2.37		2020-2021
OS34	Kurraba Reserve Entry Road	Upgrade	Council resolution 2018 OSE04	\$110,000	\$15,430	14%	Existing + Growth	105,385	\$1.04		2020-2021
OS35	Hodgson Lookout	Refurbishment	Council resolution 2018 OSE05	\$250,000	\$35,067	14%	Existing + Growth	105,385	\$2.37		2020-2021
OS36	Kurraba Reserve	Heritage fence works	Council resolution 2018 OSE06	\$150,000	\$21,040	14%	Existing + Growth	105,385	\$1.42		2020-2021
OS37	Balls Head Road	Link track and boardwalk to Quarantine Station	Recreation Needs Study 2015	\$250,000	\$35,067	14%	Existing + Growth	105,385	\$2.37		2020-2021
OS38	Primrose Park	Water Access Project	Foreshore Access Strategy 2006	\$1,000,000	\$140,270	14%	Existing + Growth	105,385	\$9.49		2021-2036
	Park fencing	New and upgrades - annual program over life of plan	CAPEX	\$1,648,000	\$231,165	14%	Existing + Growth	105,385	\$15.64		2019-2036
	Park furniture	New and upgrades - annual program over life of plan	CAPEX	\$1,328,000	\$186,278	14%	Existing + Growth	105,385	\$12.60		2020-2036
	Park paths	New and upgrades - annual program over life of plan	CAPEX	\$3,280,000	\$460,085	14%	Existing + Growth	105,385	\$31.12		2020-2036
	Park signage	New and upgrades - annual program over life of plan	CAPEX	\$480,000	\$67,330	14%	Existing + Growth	105,385	\$4.55		2020-2036
	(f) Aquatic Facilities										
OS39	North Sydney Olympic Pool	Demolition of existing and redevelopment to include replacement pools, additional family leisure pool and water play area, gym/fitness space, grandstand, café, meeting room and amenities	Council resolution 25 Mar 19	\$57,900,000	\$5,705,972	10%	Existing + Growth and external visitors	150,000	\$386.00		
		Total:	With land	\$192,284,950	\$79,563,505				\$5,382.35		

North Sydney Local Infrastructure Contributions Plan 2020
Public domain facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
PD1	North Sydney CBD	Upgrade lighting, new furniture, footpaths & landscaping	Ward Street Masterplan, Public Domain Style Manual, NSC Public Domain Lighting code &	\$44,551,290	\$44,551,290	100%	Growth	26,304	\$1,693.74		
PD2	Crows Nest	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$14,837,568	\$14,837,568	100%	Growth	26,304	\$564.09		
PD3	St Leonards	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$4,870,080	\$4,870,080	100%	Growth	26,304	\$185.15		
PD4	Education Precinct	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$11,452,770	\$1,680,775	15%	Existing + Growth	179,232	\$63.90		
PD5	Milsons Point Village	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$7,037,568	\$1,032,813	15%	Existing + Growth	179,232	\$39.27		
PD6	Cremorne Village	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$8,586,480	\$1,260,127	15%	Existing + Growth	179,232	\$47.91		
PD7	Blues Point Rd Activity Strip	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$5,053,056	\$741,572	15%	Existing + Growth	179,232	\$28.19		
PD8	Neutral Bay Village	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$4,911,840	\$720,847	15%	Existing + Growth	179,232	\$27.40		
PD9	Cammeray Village	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$3,662,400	\$537,483	15%	Existing + Growth	179,232	\$20.43		
PD10	Eden Neighbourhood	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$2,045,472	\$300,188	15%	Existing + Growth	179,232	\$11.41		
PD11	Kirribilli Village	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$1,711,008	\$251,103	15%	Existing + Growth	179,232	\$9.55		
PD12	Bradfield Park Precinct	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$1,521,408	\$223,277	15%	Existing + Growth	179,232	\$8.49		
PD13	Waverton	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$978,912	\$143,662	15%	Existing + Growth	179,232	\$5.46		
PD14	Wollstonecraft	Upgrade lighting, new furniture, footpaths & landscaping	Public Domain Style Manual, NSC Public Domain Lighting code & Masterplan	\$514,080	\$75,445	15%	Existing + Growth	179,232	\$2.87		
PD15	Priority 1 Area	Undergrounding Power Lines		\$43,925,419	\$6,446,366	15%	Existing + Growth	179,232	\$245.08		
PD16	LGA wide	Street tree planting program (\$230K per year)	CAPEX	\$3,680,000	\$540,066	15%	Existing + Growth	179,232	\$20.53		
PD17	LGA wide	Streets Alive Program (\$251K per year)	CAPEX	\$4,016,000	\$589,376	15%	Existing + Growth	179,232	\$22.41		
Total:				\$163,355,351	\$78,802,039				\$2,995.87		

North Sydney Local Infrastructure Contributions Plan 2020 Community Facilities

Council list Ref	Item description 1	Item description 2	Project reference or benchmark	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
C1	Childcare	60 new spaces to be provided out of 66 that council provides overall. This is likely to be in Forsyth Park Community Centre or McMahons Point Community Centre. Cost is \$42,500 per place	Family & Children's Services Strategy (2018-2024). Current Council provision of 370 spaces per 92,249 equivalent residents (resident workers excluded) Only 60 places can be funded by growth	\$2,805,000	\$2,550,000	91%	Growth	14,782	\$172.50		
C2	Community Facilities	Additional 1,612m2 of community floorspace proposed near Crows Nest Station @\$4,800/m2	Northern Sydney Regional Organisation of Councils (NSROC) Social & Community Infrastructure Strategy (December 2019) Based on standard of 80m2 per 1,000 persons attributable to growth - i.e. approx 1,183m2	\$7,737,600	\$5,678,400	73%	Growth	14,782	\$384.13		
C3	Library Floor Space	Additional 2,958m2 - 50% at Crows Nest/St Leonards and the remaining 50% at Ward Street, North Sydney	Historical Services Strategic Plan 2016-2021. State Library standards population based calculator. Assuming growth of 11,902 residents and 14,402 non-resident workers - i.e. approx 1,455m2.	\$14,198,400	\$6,984,000	49%	Growth	14,782	\$472.46		
C4	Library Books - New book stock	25,685 items with an average cost of \$30 per item. Stanton Library and other proposed library sites.	Current Council provision is approx 1.73 items per equivalent resident	\$770,550	\$770,550	100%	Growth	14,782	\$52.13		
Total:				\$25,511,550	\$15,982,950				\$1,081.22		

North Sydney Local Infrastructure Contributions Plan 2020
Active transport facilities

Map Ref	Item description 1	Item description 2	Project reference	Total works cost (\$)	Estimated Income from plan (\$)	%	Nexus	Demand	Rate per equivalent resident (\$)	Priority	Staging/timing
	Cycle paths										
AT1	On-road cycleways (new)	1,078 m	North Sydney Integrated Cycling Strategy 2014	\$1,078,446	\$1,078,446	100%	Growth	26,304	\$41.00		
AT2	Off-road cycleways (new)	381 m	North Sydney Integrated Cycling Strategy 2014	\$686,523	\$686,523	100%	Growth	26,304	\$26.10		
AT3	Shared paths (new)	255 m	North Sydney Integrated Cycling Strategy 2014	\$459,260	\$459,260	100%	Growth	26,304	\$17.46		
AT4	Route 1	Northshore Cycleway. Separated cycle path between Naremburn and Sydney Harbour Bridge (Regional Route State Government Funding) (approx 2.5km)	North Sydney Integrated Cycling Strategy 2014	\$4,500,000	\$660,407	15%	Existing + growth	179,232	\$25.11		
AT5	Route 3	Sydney Harbour Bridge to Neutral Bay - proposed 100% on-road cycle route (approx 3km)	North Sydney Integrated Cycling Strategy 2014	\$4,500,000	\$660,407	15%	Existing + growth	179,232	\$25.11		
AT6	Route 4	Cammeray to Crows Nest - mainly on-road cycle route with short sections of separate cycle paths (approx 850m)	North Sydney Integrated Cycling Strategy 2014	\$2,000,000	\$293,514	15%	Existing + growth	179,232	\$11.16		
AT7	Route 5	North Sydney to Cremorne - approximate 50% on-road and 50% off-road cycle route (approx 2.5km)	North Sydney Integrated Cycling Strategy 2014	\$4,500,000	\$660,407	15%	Existing + growth	179,232	\$25.11		

Population and age structure - total persons

	2019	2036
North Sydney Council area	75,021	86,923

Growth forecast published by Department of Planning , Infrastructure and Environment Dec 2019

			With workers as equivalent residents @1:5	@1:1
Total:	Growth	11,902	14,782	26,304
	Population	86,923	105,385	179,232

	2021	2036	Change	Growth expressed as equivalent residents (1:5 ratio)
Local workers				
North Sydney LGA	90,590	107,336	16,746	3,349
North Sydney LGA				
North Sydney LGA				
North Sydney LGA				
North Sydney LGA	90,590	107,336	16,746	3,349
Local workers who are not residents*				
North Sydney LGA	77,907.40	92,308.96	14,401.56	2,880.31

* 2016 census journey to work data show that 14% of jobs in North Sydney LGA were occupied by people also living in North Sydney LGA

Occupancy rates (to calculate per dwelling rates)	
0- 1 bedroom dwelling, 1 bed secondary dwelling and boarding house rooms	1.4
2 bedroom dwelling	2.0
3 or more bedroom dwelling	2.6
Secondary dwelling 2 bed	1.4
Self contained seniors housing dwelling	1.4

Child care (Council spaces)
 Current 90,602 370 1 per
 Growth +14,782 divided by 1 per equals

245 equiv res
 245 equiv res
 60 spaces

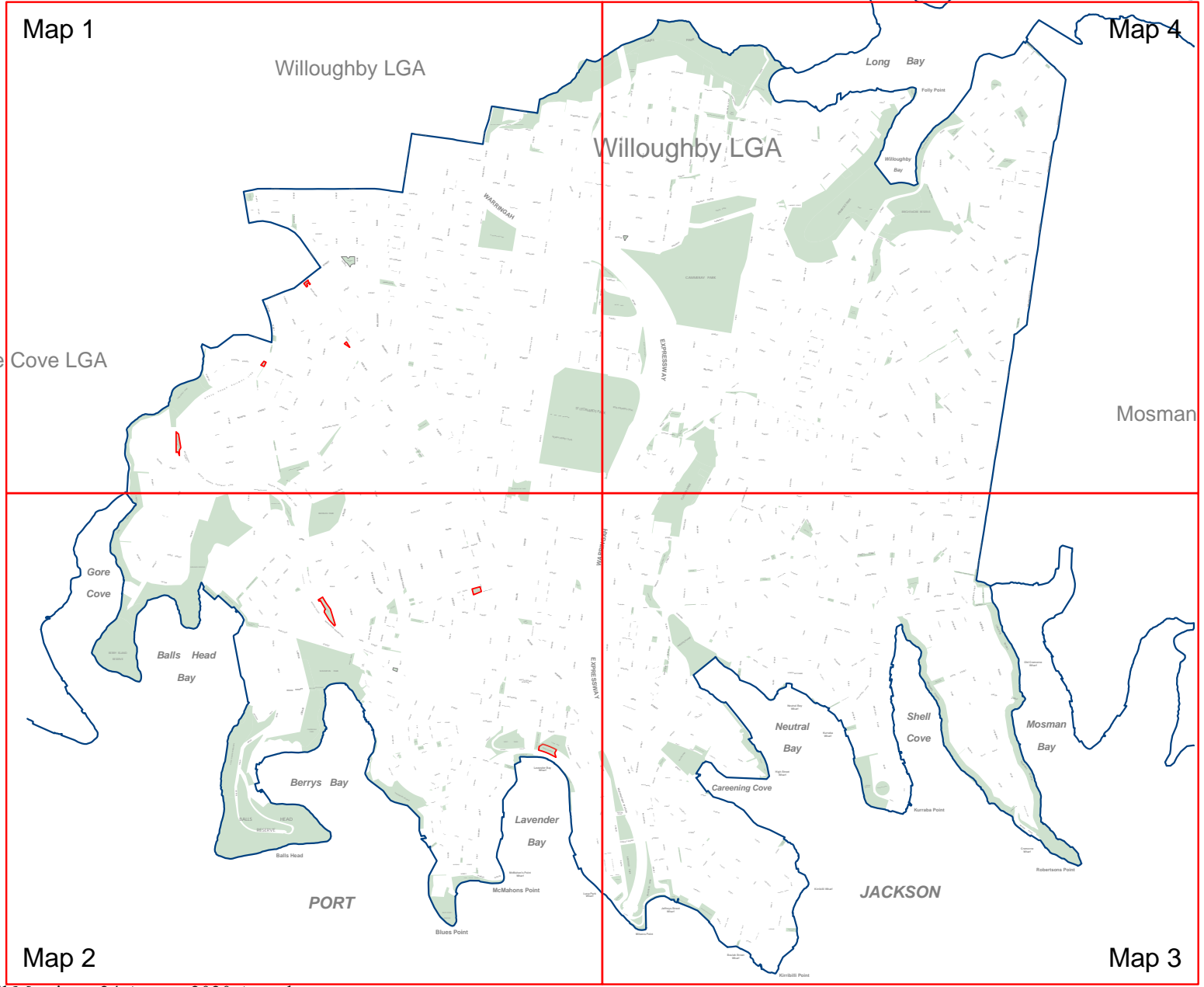
Data Source : Census of Population and Housing, 2016, Table 'Builder'
 For further information see "About this data, Data Confidentiality"

No of people resident	1	2	3	4	5	6	7	8+	Total dwellings	People	Occ rate
Bedrooms in private dwelling											
1 bed	4,105	2,286	186	26	8	-	-	-	6,611	9,379	1.4
2 bed	4,060	5,856	1,890	680	84	10	-	-	12,580	24,642	2.0
3 bed	1,452	2,818	1,675	1,215	224	41	11	-	7,436	18,416	2.5
4 bed	149	456	341	544	209	34	3	-	1,736	5,530	3.2
3+ bed	1,601	3,274	2,016	1,759	433	75	14	-	9,172	23,946	2.6

**North Sydney Local Infrastructure Contributions Plan 2020
Preliminary contribution rates**

Infrastructure item	Per resident	Per self-contained seniors housing dwelling	Per 0 or 1 bed dwelling, 1 bed secondary dwelling or boarding house rooms	Per 2 bed secondary dwelling	Per 2 bed dwelling	Per 2 bed dwelling (adjusted for cap)	Per 3 or more bed dwelling	Per 3 or more bed dwelling (adjusted for cap)	Per worker
Open Space and Recreation	\$5,382	\$7,535	\$7,535	\$7,535	\$10,765	\$10,765	\$13,994	\$11,013	\$ 926
Public Domain	\$2,996	\$4,194	\$4,194	\$4,194	\$5,992	\$5,992	\$7,789	\$6,130	\$ 2,576
Active Transport	\$171	\$239	\$239	\$239	\$342	\$342	\$445	\$350	\$ 147
Community Facilities	\$1,081	\$1,514	\$1,514	\$1,514	\$2,162	\$2,162	\$2,811	\$2,212	\$ 186
Plan Administration	\$144	\$202	\$202	\$202	\$289	\$289	\$376	\$296	\$ 58
Total:	\$9,775	\$13,685	\$13,685	\$13,685	\$19,550	\$19,550	\$25,415	\$20,000	\$ 3,893
					Capped at \$20,000		Capped at \$20,000		

Local Infrastructure Contributions Plan



Map 1

Map 4

Map 2

Map 3

Local Infrastructure Contributions Plan

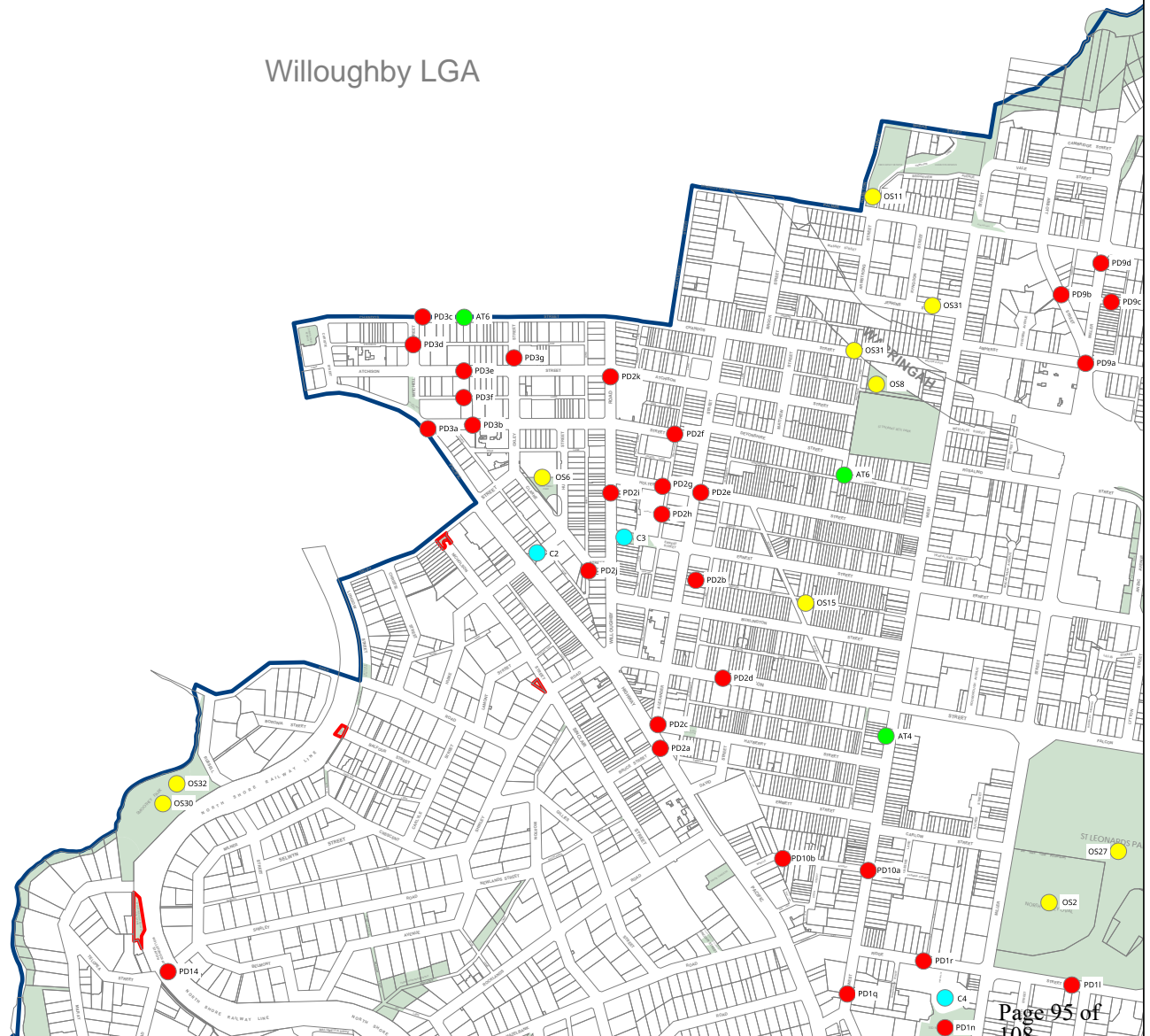


LEGEND

- Public Domain Facilities
- Open Space & Recreation Facilities
- Active Transport Facilities
- Community Facilities

Willoughby LGA

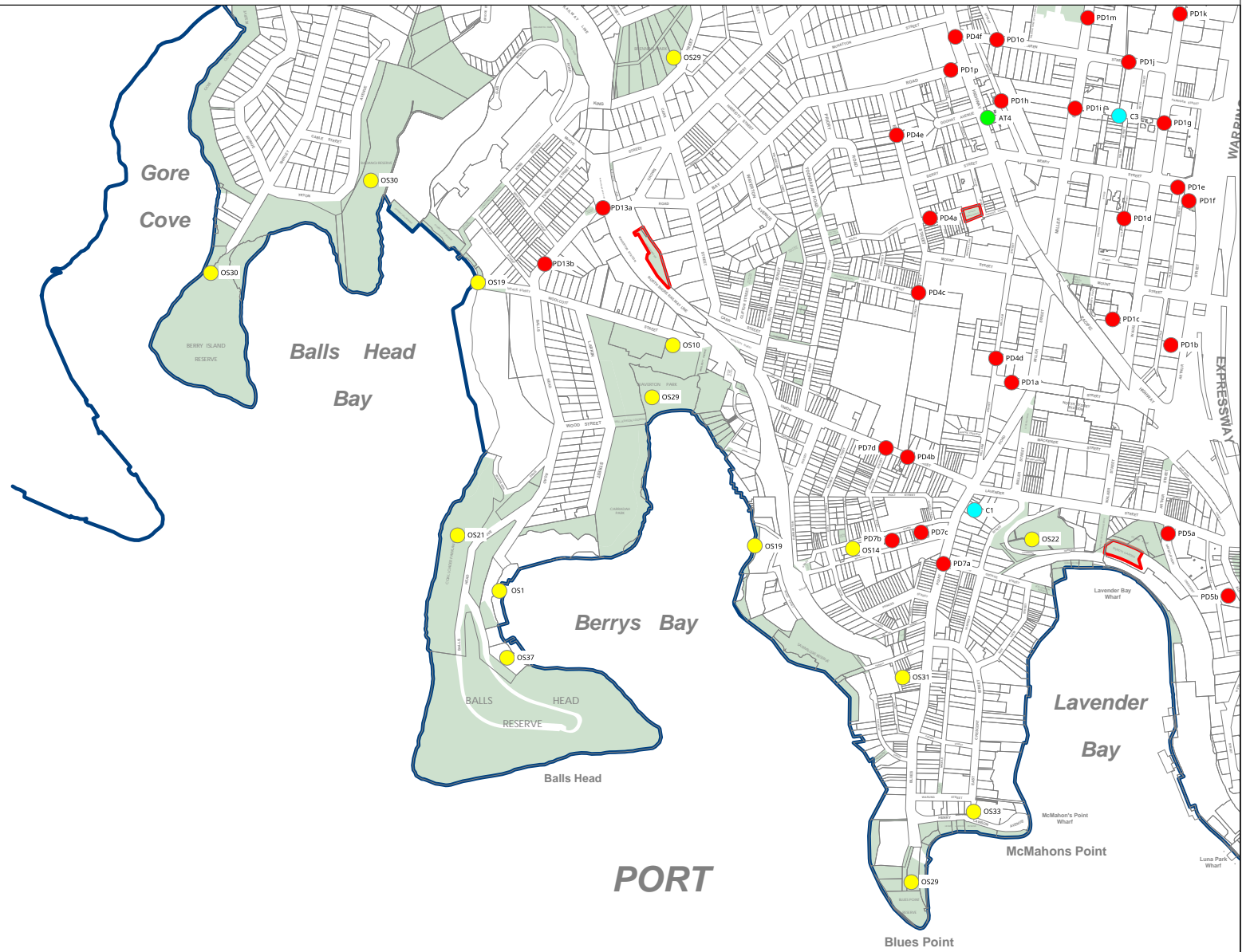
Lane Cove LGA



Local Infrastructure Contributions Plan



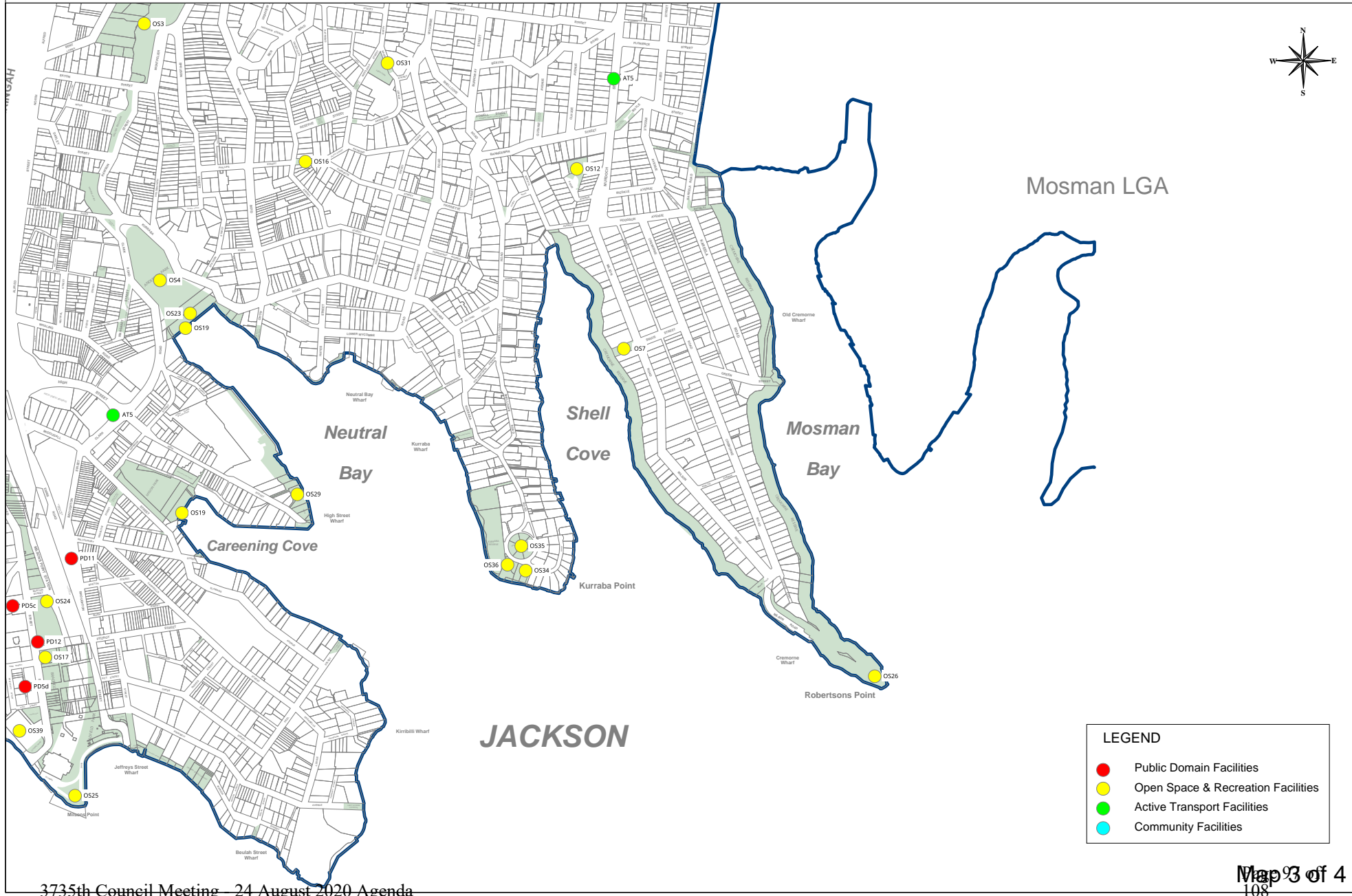
Lane Cove LGA



LEGEND

- Public Domain Facilities
- Open Space & Recreation Facilities
- Active Transport Facilities
- Community Facilities

Local Infrastructure Contributions Plan

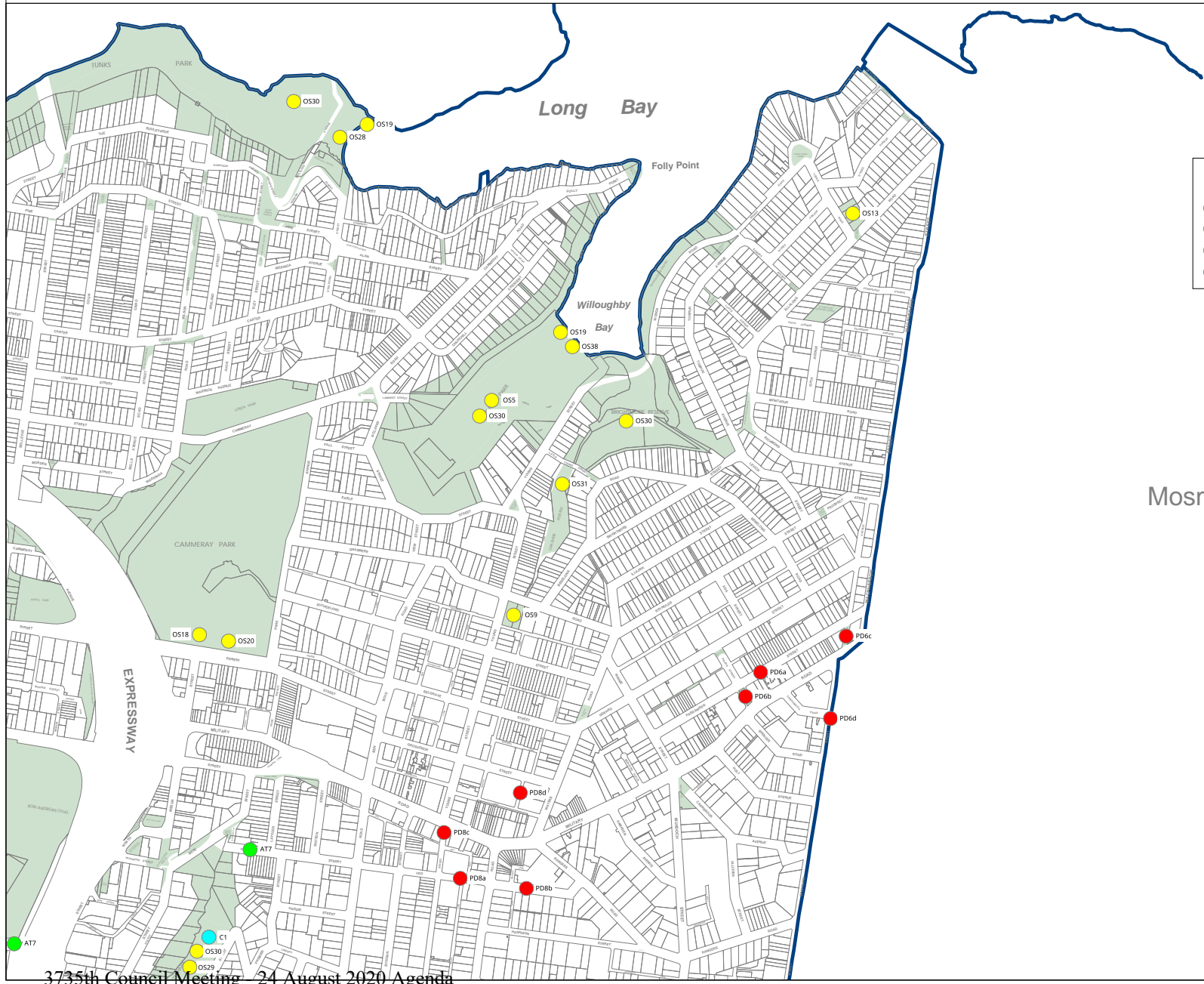


Local Infrastructure Contributions Plan



LEGEND

- Public Domain Facilities
- Open Space & Recreation Facilities
- Active Transport Facilities
- Community Facilities



Mosman LGA

ATTACHMENT 3 – LAND ACQUISITIONS

Land acquisition is an ancillary function available to Council, that provides support to the carrying out of other service and regulatory functions. One of these functions is making land available for public purposes. The *Roads Act 1993* provides council with the power to compulsorily acquire land for road purposes. s 186(1) of the *Local Government Act 1993*, enables Council to acquire land for the purpose of exercising any of its functions. Under s 186(2), a council may acquire land that is to be made available for any public purpose for which it is reserved or zoned under an environmental planning instrument, or land which forms part of, or adjoins or lies in the vicinity of, other land proposed to be acquired.

Land acquisition costs are often one of the largest cost items in a development contributions plan. Where Council has made statutory planning obligations to acquire land, it needs to be transparent in those transactions, to treat landowners fairly and respect its public obligations. The adoption of alternatives to land acquisition could potentially affect financial and asset management obligations. Council could potentially be approached by owners of these blocks for hardship claims under the *Land Acquisition (Just Terms Compensation) Act 1991*.

Council has a previous commitment to acquire a number of properties. Any new Local Development Contributions Plan requires Council to place a market value (including improvements) on such land. Determination of costs is one of the most significant risk factors in a development contributions plan as this may expose a council to funding shortfalls. Estimation of costs regarding the value of land acquisition are often significantly underestimated.

Given the nature of the draft contributions plan in the context of developing a funding tool for the provision of public infrastructure, it is appropriate to address the matter of acquisitions at this juncture. More specifically resolution is being sought on whether to no longer continue with previous decisions from when the former s94 Plan (originally adopted by Council on 27 January 2004) and commitments regarding several properties. As part of the contributions plan preparation, Council engaged external valuers to undertake valuations on four (4) specific properties which has been used as a gauge to help determine whether Council proceed with acquiring these properties. These properties are listed and discussed further below.

On 25 November 2019, some land in the North Sydney LGA was recommended to be removed from the LEP Land Reservation Acquisition Map as part of the LEP review which was reported to Council. None of the parcels mentioned in this report were included in the overall list, which is why these parcels are being considered at this stage of the contributions plan development.

1. Part of SP 4277, 21 Belmont Avenue, Wollstonecraft

This land is zoned RE1 - Public Open Space (Local) and adjoins Harry Howard Reserve, however remains in private ownership. The land was identified in the former s94 Plan for acquisition and is listed on the Land Reservation Acquisition (LRA) Map. The North Sydney Open Space Provision Strategy adopted in February 2009, identified the site as an opportunity for provision of future open space. Acquisition of this property is yet to occur. It is not clear how long this LRA has been in place, however it is understood from an extract from a valuation report (dated 2 July 2002) it has existed prior to 19 April 1982. Other properties along Belmont Ave/Newlands Lane were acquired by Council at no cost through dedication to Council during development processes in 1970s-80s, however 21 Belmont Ave was not. The 1989 LEP contained a provision that it would be reserved for acquisition, for the purposes of local open space. The LRA has remained in subsequent LEPs.

A total area of 576.34m² of the larger 2,034.35m² lot is identified for acquisition. The parcel is considered surplus to Councils needs and it is recommended Council resolve to no longer progress with its previous resolution to acquire this parcel.



Map of subject parcel – 21 Belmont Ave

2. Neutral Bay Marina, Kurraba Rd, Neutral Bay

This land, Lot 5, DP 69187; Lot 3, DP 68287; and Lot 3, DP 333590 at Neutral Bay is zoned RE1 - Public Open Space (Local), however remains in private ownership. The land was identified in the former s94 Plan for acquisition and is listed on the Land Reservation Acquisition Map. The North Sydney Open Space Provision Strategy adopted in February 2009, identified the site, as future open space. Council are the acquiring authority. The area of the land is 1,455.97m². The land provides for board walk access to private boats, however, appears to offer limited potential for public purposes and parts of the site are extremely steep. The majority of the land is not utilised. It is recommended Council resolve to no longer progress with its previous resolution to acquire this parcel.

Map of subject parcel – Kurraba Rd, Neutral Bay

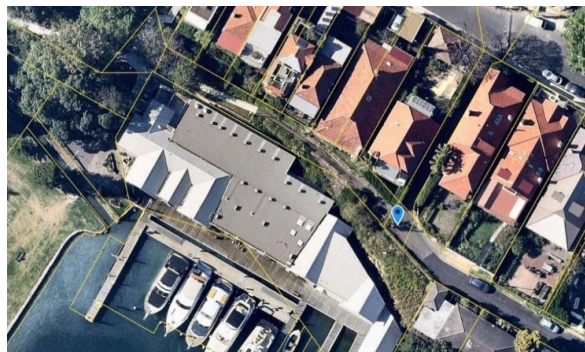
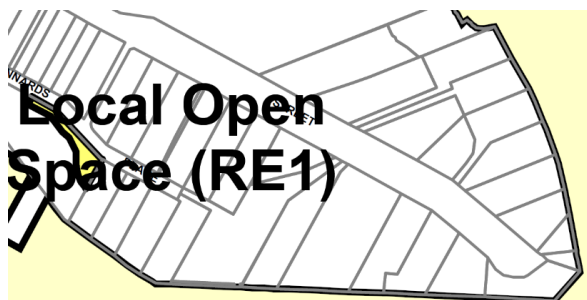


3. Kirribilli Marina, Part of Lot 1, DP 1091583 Stannards Place, North Sydney

This land, Part of Lot 1, DP 1091583, is zoned RE1 - Public Open Space (Local), however remains in private ownership. The land was identified for acquisition in the former s94 Plan and is listed on the Land Reservation Acquisition Map. The North Sydney Open Space Provision Strategy adopted in February 2009, identified the site, as an opportunity for provision of future open space. Council are identified as the acquiring authority. The area of the larger lot is 1,992.09m², however the land area for the part identified for acquisition is 248.91m².

Amendment 8 to the 2001 North Sydney LEP rezoned the Marina site from Open Space to Waterfront and the acquisition was removed from most of the land. A small portion of land was retained, which remains reserved. The post exhibition report for this amendment, dated 28 November 2003, stated that the site had been reserved for public open space for 51 years.

Council staff have previously engaged in discussions with the property owner about acquisition, however the parcel has only marginal usability as Local Open Space. It is recommended Council resolve to no longer progress with its previous resolution to acquire this parcel.



Map of subject parcel – Stannards Place, North Sydney

4. Part of 578 Miller Street, Lot 2, DP 1148089, Cammeray

This land, Lot 2, DP 1148089 is currently zoned E2 Environmental Conservation. The land area is 564.53m². The parcel is a remnant of a larger, past acquisition. The land is adjacent to the Northbridge suspension bridge. The land remains in private ownership. There are no buildings on this land. Council has not previously been able to come to an agreement on price with the landowner. The adjoining property to the north is state owned but under Council's care and control. The legal description of the property appears to have changed over time.

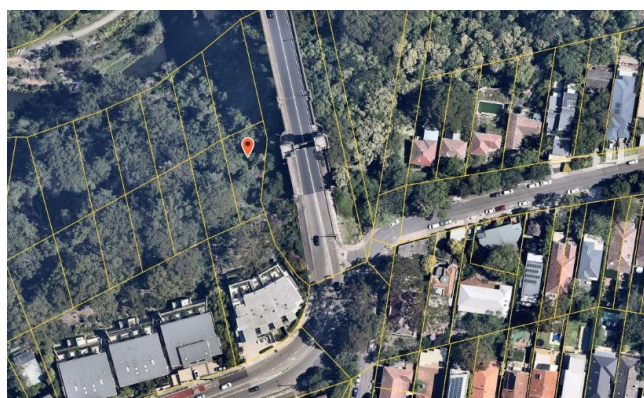
The process of state and local government acquisition began in 1979. There were several parcels of land reserved for acquisition behind 564A to 580 Miller Street Cammeray, although it is unclear when these parcels were first reserved. According to the 2002 valuation report, the subject property was owned by the RTA and sold to a private owner at auction in 1993. The valuation report refers to a notice from the RTA dated 26 August 1993 stating they would dispose of the property by public auction if no response was received from Council to acquire the land. It is noted that, at that time the boundaries of the property were different, with the local open space, regional open space and residential portions on the same lot of land, known as Part Lot 1 DP 11908.

Two adjoining sites have been acquired and both sites are currently owned by Council.

- The North Sydney LEP 1989 identified the property and other surrounding properties for acquisition. The site was zoned as local open space.
- The North Sydney LEP 2001 identified the property and other surrounding properties for acquisition. The site was zoned as local open space.
- The North Sydney LEP 2013 identified the property for acquisition. The site was zoned E2 Environmental Conservation.
- In 1995, the acquisition of several adjacent parcels of reserved land took place. This included land at the rear of 568-576 Miller Street (Lots 26-30 DP 852991).
- Around 2002, land at the rear of 564A and 566 Miller Street appears to have been acquired according to a valuation report on council's files dated 2002.

On 5 March 2014, the owners of Lot 2, DP 1148089 made a request that Council purchase the land. On 10 June 2014, Council responded and agreed to enter into preliminary negotiations in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*. An agreement on acquisition was not able to be reached between parties.

Currently all E2 zoned parcels in this area (at the rear of 562A to 580 Miller Street) are owned by Council or the State government, with the exception of Lot 2 DP 1148089 subject to this report. As such, this property currently remains subject to the acquisition layer. It is recommended Council resolve to no longer progress with its previous resolution to acquire this parcel.



Map of subject parcel – Part 578, Miller Street, Cammeray

Graithwaite Property, Union Street, North Sydney

Graythwaite is an historic mansion, located between Edward and Union Streets, North Sydney. The property is comprised of 9 different assets, including a Rehabilitation Centre known as 1 Blue Street. Part of the property is owned by the Shore School. It is not clear when the school acquired the site but the first masterplan for converting the site to a school was lodged in 2010 (DA 2010/47 and DA 2011/99).

Council's Development Contributions Plan 2013, as adopted on 27 January 2004, recommended Council seek to purchase open space on the Graithwaite property. The community and Council adopted a set of guiding principles for the property, including the retention of the area of vacant land located beyond the fence surrounding the Graythwaite mansion for use as public open space. An area totalling 20,901m² of open space was identified for purchase and acquisition. This included an area of 3,011m² reserved for acquisition and 17,890m² of land surrounding the property which council sought to purchase. Under the North Sydney LEP 2001, Council proposed to acquire the land on Graithwaite giving a total of 20,901m² of open space.

Council, at its Assessments meeting in March 2003 (decision 3312), resolved to try to acquire this site:

"THAT Council endorse the following Principles for the Future Management and Use of Graythwaite:

...

9. Council acquire the whole site from the State Government, if necessary, using other Council assets to achieve this."

There is no indication that North Sydney LEP 2001 was formally amended to give effect to this resolution. Subsequently, the property is not marked as being reserved for acquisition on the maps of the North Sydney LEP 2001. The resolution was only to endorse a set of principles, and neither the resolution itself nor the attached report mention amending the LEP to reserve this site. It is recommended Council resolve to no longer progress with its previous resolution to acquire this parcel.



Summary

Several of the original Council resolutions for acquiring these parcels of land pre-date the 1980s. It is recommended that Council resolve to no longer proceed to acquire these properties. Since the time these parcels were agreed to be acquired land values have increased and priorities have changed. Given the recent valuation advice (totalling over \$11,885,000 dollars) for properties 1-4 above, in addition to Graithwaite property for which a more recent valuation has not been obtained) these former resolutions for land acquisitions are no longer considered the best expenditure of funds for the provision of open space justified.

The funds saved in not proceeding with acquisition and embellishment of these properties can be better directed towards other major open space and recreation facilities such as Hume Street Park (\$71 million) and North Sydney Pool (\$57.9 million), that will help meet future demand for growth in the North Sydney, St Leonards/Crows Nest. This is considered appropriate and reasonable in terms of substitution. Should Council resolve to no longer proceed with these acquisitions, a subsequent amendment will be required to the North Sydney LEP 2013 Land Reservation Acquisition Map to remove the notation and the landowners will need to be formerly notified.

COMMUNITY ENGAGEMENT STRATEGY



Infrastructure Contributions Plan

Update July 2020

Councils are required under the *Local Government Act 1993* to inform the community of particular issues that potentially affect their way of life. North Sydney Council is committed both in principle and in practice, to engaging on matters affecting the North Sydney community.

The purpose of this project-specific Community Engagement Strategy is to outline the ways stakeholders can be involved in the decision making process for the *North Sydney Local Infrastructure Contributions Plan*. The local infrastructure contributions plan will help fund necessary infrastructure to support both the existing population and expected growth of new residents and workers. Council is committed to engaging with the community to help ensure that the best possible outcome can be established and delivered for the benefit of the community.

1. Introduction

A local infrastructure contributions plan is a public document which sets out Council's policy for the assessment, collection, expenditure and administration of local infrastructure contributions in a specified area. Such plans are required to be consistent with the current NSW legislative framework, to provide for proposed future works required by Council and the needs of relevant stakeholders and to address the strategic direction of Council.

This Community Engagement Strategy outlines the steps Council will take to engage the community in the draft local infrastructure contributions plan. Council is committed to engaging the community to ensure that there is a good level of understanding on how and why Council levy's new development.

1.1 Council's Community Engagement Protocol

This strategy has been prepared in accordance with Council's *Community Engagement Protocol*. The Protocol is used to determine the level of 'level(s) of impact' applicable to this project/decision (proposal). This proposal has been determined as:

LEVEL OF IMPACT	LEVEL OF ENGAGEMENT
Low - LGA Wide	Inform and Consult

In accordance with *Environmental Planning and Assessment Act Regulation 2000*, a new local infrastructure contributions plan is required to be publicly exhibited before it is formally adopted.

Council used the framework shown below in Table 1.1 to select the most appropriate 'level(s) of engagement' for this proposal to ensure an appropriate range of engagement 'levels' and methods were offered:

Infrastructure Contributions Plan - Community Engagement Strategy

LEVEL	DESCRIPTION
Inform	Providing balanced and objective information to help the community understand problems, alternatives, opportunities and/or solutions
Consult	Obtain public feedback on alternatives and/or decisions
Involve	Work directly with the community throughout the process to ensure that public concerns and aspirations are consistently understood and considered
Collaborate	Partner with the public in each aspect of the decision including the development of alternatives and identification of the preferred solution

Table 1.1 Derived from the IAP2 Public Participation Spectrum

2. Background

Council's existing *North Sydney s94 Contributions Plan* was first adopted on 5 February 2004, with a 10-year timeframe. It was then repealed and re-adopted on 20 June 2013 without any evaluation of the changing demographic, development and growth projections. The plan is a "direct" or "nexus" based plan, which levies new development resulting in direct increased demand for that infrastructure. It is a capacity-based plan and its capacity has been reached.

Infrastructure contributions plans must be reasonable and meet the principles of "nexus". Retaining the existing s94 plan presents a degree of risk as the plan has reached the end of its operational life.

The new draft plan identifies approximately \$400 million worth of local infrastructure to be delivered to support residential and employment growth, over the 16-year life of the plan. The plan generates a funding source through s 7.11 and s 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), to enable Council to fund a proportion of these works. It is estimated that the Plan may provide approximately \$11.8 million per annum of contributions as compared to the current average annual income of \$9.9 million.

The provisions of s 7.11 and s 7.12 of the EP&A Act provide a mechanism for Council to obtain funding via conditions of development consent. Only one type of contribution can be levied on a development site. Council had the option of either a traditional s 7.11 ('direct' or 'nexus') plan; a s 7.12 (flat 1% levy, also known as indirect contributions) plan; or a by developing a plan which uses a combination of the two methods.

The key objective in developing a new plan, is to establish the most effective contributions scheme that will be able to support the funding of local infrastructure needed to provide for future growth. The provisions of a Contributions Plan must comply with a series of legal and administrative requirements in relation to nexus, apportionment, works schedules and other matters.

3. Community Engagement Strategy

3.1 Who are our community stakeholders?

The Community Engagement Strategy identifies the following groups to engage with in the local community:

Infrastructure Contributions Plan - Community Engagement Strategy

- Council staff and Councillors (internal stakeholders);
- Residents - wider community across the entire LGA;
- Precinct Committees;
- Neighbouring councils;
- Relevant State Government stakeholders.
- Developers

3.2 Key Communication Messages

- Council needs to prepare a new contributions plan as the current one has run its course due to projected populations having been met and requires renewing.
- New plan will help Council manage the impacts of population (residential and employment) growth.
- Key opportunities for community input - Public Exhibition of Draft Plan Infrastructure/Works Schedule to be (partially) funded through the plan.
- New levy will apply to some development types previously not levied for.
- Council decision making - Following exhibition Council will consider all submissions received before making a final decision (anticipated November 2020).
- Final proposal - Following adoption by Council the plan would come into effect 2-3 months following date of adoption.

3.3 Timetable

Community and stakeholder engagement will occur following Council's consideration of the draft plan. The key project development phases are outlined in the following table:

Stage	Phase	Timing
1	Background Analysis	March - July 2019
	Inform stakeholders (Stage 1 engagement) - Internal workshops, briefings and meetings including briefing with Councillors	August - April 2020
	Draft North Sydney Local Infrastructure Contributions Plan reported to Council for endorsement to place on exhibition (six weeks)	August 2020
2	Public Exhibition of draft Contributions Plan (Stage 2 engagement)	September - October 2020
	Post exhibition report to Council and recommendation to Council to formally adopt the Local Infrastructure Contributions Plan	November 2020

Engagement will be split into two stages:

- a) Stage 1 - update key internal stakeholders on the development of the Contributions Plan. In doing so draw on existing outcomes of related community engagement to help obtain a more LGA wide response to the development of the Plan that aligns with the strategic context of the LGA including the directions of the *North Sydney Community Strategic Plan 2018-2028 (CSP)* and *North Sydney Local Strategic Planning Statement 2020 (LSPS)*.

Infrastructure Contributions Plan - Community Engagement Strategy

- b) Stage 2 - a more detailed process of informing and consulting the community in the recommendations of the plan, prior to its final consideration by Council for adoption. Council will conduct a six-week public exhibition of the draft Infrastructure Contributions Plan and seek feedback via submissions. The outcomes of this phase, including how the feedback raised in submissions are addressed, will be reported by to Council along with the final Contributions Plan.

3.3.1 Stage 1 - Plan Development

This stage will draw on existing outcomes of related community engagement to help obtain a more LGA wide response to the development of the Plan that aligns with the strategic context of the LGA including the directions of the *North Sydney Community Strategic Plan 2018-2028* (CSP) and *North Sydney Local Strategic Planning Statement 2020* (LSPS). In taking this approach it will help avoid 'engagement fatigue' (noting the number and range of Strategic Planning led engagements/public exhibition processes that have been undertaken 2019/20 as part of the LEP acceleration State Government Grant funding).

Stage 1 aims to largely inform internal stakeholders of the project and seek internal input to the development of the draft plan. It has been previously identified as part of the LHS and LSPS public exhibition processes that Council was/is in the process of preparing a contributions plan to help support anticipated growth and development. An awareness and promotion campaign has informed external stakeholders of the pending consultation opportunities, in an effort to encourage the greatest level of participation possible in Stage 2.

Method	Target Stakeholders	Engagement Level	Purpose
e-Newsletters (via the LSPS/LHS engagement) e-Newsletters (via the LSPS/LHS engagement)	Existing subscribers: isting subscribers: <ul style="list-style-type: none"> North Sydney E-news Precinct E-news Business E-news 	Inform	Inform stakeholders of the project and draw on the outcomes of other current/past engagements to feed into the development of the contributions plan.
Workshops (via the LSPS/LHS engagement)	Council staff	Inform/Consult	Via 'Livability' theme table at the LSPS staff workshops addressed the NSLHS
Focused conversations	Council staff	Inform/Consult	One-on-one discussions with relevant Departments

3.3.2 Stage 2 - Public Exhibition

Stage 2 engagement will take place between September to October 2020 and will seek to consult stakeholders including the wider community. This stage involves the public exhibition for a minimum of six weeks (42 days), whereby stakeholders will have the opportunity to make a written submission during this later stage of the project. All submissions received during the exhibition period will be collated, analysed and reported to Council. The report to Council on the final Infrastructure Contributions Plan will include the report on the public exhibition of the draft plan and include how submissions have been addressed.

Infrastructure Contributions Plan - Community Engagement Strategy

<i>Method</i>	<i>Target Stakeholders</i>	<i>Engagement Level</i>	<i>Purpose</i>
Webpage (with FAQ)	All	Inform	Provide information about the project and direct people to how they can have a say e.g. consultation opportunities
Flyer (summary document)	All		
Poster	All		
Advertisement	All		
Email/direct letter	All		
Social Media (Facebook/Instagram/Twitter/Linked In)	All		
Hotline (via 9936 8100)	All	Inform	Provide one-one responses to community questions
Submissions	All	Consult	Free form feedback accepted by email, posted letter or online form

Note: The COVID-19 pandemic has limited the use of face-to-face engagement methods, to maintain physical distancing.

4. Opportunity Cost/Rationale

Engaging the community in this proposal may entail financial costs to Council to achieve a high-quality engagement process. If the process is robust, community ownership and understanding of the decisions made will ensure efficient outcomes. Insufficient or poor quality engagement can result in poor long-term decisions requiring further resources to rectify. The aim of a high quality community engagement process is to make sustainable decisions. The engagement process will help Council staff and/or Councillors to understand the related recommendations rationale.

5. Further Information

For further information contact Council's Senior Strategic Planner Rob O'Brien, City Strategy Division:

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 Website: www.northsydney.nsw.gov.au