

# Direct Development Contributions Plan 2010 - 2030

## Strathfield LGA

Adoption – 7 May 2019

Effective – 21 May 2019



**Peter Andrews + Associates Pty Ltd**

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# Direct Development Contributions Plan

This Direct Development Contributions Plan was prepared by Peter Andrews + Associates Pty Ltd with contributions and assistance from Leah Beatty and Frankie Liang within Strathfield Municipal Council.

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# PART A – SUMMARY SCHEDULES

## 1.0 SUMMARY SCHEDULES

Table 1 outlines the overall Contributions Rates per development type by Precinct. These rates will be levied on new development.

**Table 1.1 – Contribution Rates per Development Type by Precinct**

Contribution Rates	Precinct								
	1	2	3	4	5	6	7	8	9
<b>Residential</b>									
Detached Dwelling house / Single Allotment	19,295	20,000	20,000	20,000	18,723	18,726	18,723	17,734	17,734
Secondary Dwelling	12,372	13,945	15,871	13,359	12,103	12,105	12,103	11,638	11,638
<b>Boarding House Development</b>									
Single Occupancy	6,093	6,829	7,774	6,564	5,891	5,891	5,981	5,542	5,542
Double Occupancy	11,635	13,142	14,857	12,572	11,433	11,433	11,433	11,082	11,082
<b>Flats / Units</b>									
1 Bedroom or less	9,972	11,248	12,802	10,770	9,770	9,771	9,770	9,421	9,421
2 Bedrooms	14,406	16,299	18,549	15,576	14,204	14,205	14,204	13,855	13,855
3 Bedrooms	17,823	20,000	20,000	19,274	17,587	17,589	17,587	17,180	17,180
4 Bedrooms plus	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
<b>Townhouse/Villas</b>									
1 Bedroom or less	6,830	7,632	8,688	7,351	6,561	6,563	6,561	6,096	6,096
2 Bedrooms	12,372	13,945	15,871	13,359	12,103	12,105	12,103	11,638	11,638
3 Bedrooms	17,544	19,800	20,000	18,951	17,208	17,210	17,208	16,626	16,626
4 Bedrooms Plus	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
<b>Employment Lands</b>									
Industrial per m2	133	132	170	141	66	66	66	66	66
Retail per m2	135	157	585	493	135	135	135	135	135
Commercial per m2	248	289	495	411	248	248	248	248	248
Tourism per Room	1,413	1,644	1,905	1,553	1,413	1,413	1,413	1,413	1,413

Roads and Traffic Management facilities are calculated based on vehicle trips per hour whereas the Open Space and Communities facility programs are based on a per person rate. Therefore, the facilities programs are determined for each type of development per precinct and then are added together to determine the contribution rates per development type as outlined in Table 1 above. The following summary tables are provided below to show how the above rates have been calculated.

- Overall Contributions Rates per development type by Precinct – Table 1.1. This provides the contributions that will be levied on new development. These rates are determined by adding Tables 1.4 and 1.5 with Table 1.2.
- Roads and Traffic Management Contribution Rates per dwelling type or employment type – Table 1.2;
- Contribution Rates (Open Space, Community Facilities and Administration) per person by Precinct and Facility – Table 1.3. This provides the per person rate for these facilities which are then multiplied by the occupancy rates as outlined in Table 1.5;
- Contribution Rates (Open Space, Community Facilities and Administration) per employment lands by Precinct and Facility – Table 1.4;

## PART A – SUMMARY SCHEDULES

- Contribution Rates (Open Space, Community Facilities and Administration) per person by Precinct and Facility – Table 1.5;
- Single allotment rate refers to subdivision of land. This rate will be applied per individual allotment created as part of the subdivision.

**Table 1.2 - Roads and Traffic Management  
Contributions Rates per Development Type by Precinct**

Contribution Rates	Precinct								
	1	2	3	4	5	6	7	8	9
<b>Residential</b>									
Detached Dwelling house/ Single Vacant Allotment	1,561	1,463	1,673	1,576	989	992	989	-	-
Secondary Dwelling	734	688	787	742	465	467	457	-	-
<b>Boarding House Development</b>									
Single Occupancy	551	516	591	556	349	350	349	-	-
Double Occupancy	551	516	591	556	349	350	349	-	-
<b>Flats / Units</b>									
1 Bedroom or less	551	516	591	556	349	350	349	-	-
2 Bedrooms	551	516	591	556	349	350	349	-	-
3 Bedrooms	643	602	689	649	407	409	407	-	-
4 Bedrooms plus	734	688	787	742	465	467	465	-	-
<b>Townhouse/Villas</b>									
1 Bedroom or less	734	688	787	742	465	467	465	-	-
2 Bedrooms	734	688	787	742	465	467	465	-	-
3 Bedrooms	918	861	984	927	582	584	582	-	-
4 Bedrooms Plus	1,102	1,033	1,181	1,112	698	700	698	-	-
<b>Employment Lands</b>									
Industrial per m2	67	56	81	69	-	-	-	-	-
Retail per m2	-	-	403	345	-	-	-	-	-
Commercial per m2	-	-	161	138	-	-	-	-	-

**Table 1.3 - Contributions Rates per resident by Facility Program  
and by Precinct (excluding Roads and Traffic Management)**

Facilities	Rates Per Person Per Precinct								
	1	2	3	4	5	6	7	8	9
Local Open Space	836	1,607	2,477	1,302	836	836	836	836	836
Major Open Space	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799
Community Facilities	835	835	835	835	835	835	835	835	835
Administration	72	72	72	72	72	72	72	72	72
<b>TOTAL</b>	<b>5,542</b>	<b>6,313</b>	<b>7,183</b>	<b>6,008</b>	<b>5,542</b>	<b>5,542</b>	<b>5,542</b>	<b>5,542</b>	<b>5,542</b>

## PART A – SUMMARY SCHEDULES

Table 1.4 - Contributions Rates per employment development  
by Facility Program and by Precinct (excluding Roads and Traffic Management)

Precinct	Facility Program	Contribution Rate Per Person	Commercial Rate per m2 (19m2 per employee)	Retail Rate per m2 (35m2 employee)	Industrial Rate per m2 (71.5m2 per employee)	Tourism per Room (workers room)	Rate (0.3 per room)
1	Local Open Space	836	44	24	12		251
	Major Open Space	3,799	200	109	53		1,140
	Administration	72	4	2	1		22
	Total		248	135	66		1,413
2	Local Open Space	1,607	85	46	22		482
	Major Open Space	3,799	200	109	53		1,140
	Administration	72	4	2	1		22
	Total		289	157	76		1,644
3	Local Open Space	2,477	130	71	35		743
	Major Open Space	3,799	200	109	53		1,140
	Administration	72	4	2	1		22
	Total		334	182	89		1,905
4	Local Open Space	1,302	69	37	18		391
	Major Open Space	3,799	200	109	53		1,140
	Administration	72	4	2	1		22
	Total		273	148	72		1,553
5	Local Open Space	836	44	24	12		251
	Major Open Space	3,799	200	109	53		1,140
	Administration	72	4	2	1		22
	Total		248	135	66		1,413
6	Local Open Space	836	44	24	12		251
	Major Open Space	3,799	200	109	53		1,140
	Administration	72	4	2	1		22
	Total		248	135	66		1,413
7	Local Open Space	836	44	24	12		251
	Major Open Space	3,799	200	109	53		1,140
	Administration	72	4	2	1		22
	Total		248	135	66		1,413
8	Local Open Space	836	44	24	12		251
	Major Open Space	3,799	200	109	53		1,140
	Administration	72	4	2	1		22
	Total		248	135	66		1,413
9	Local Open Space	836	44	24	12		251
	Major Open Space	3,799	200	109	53		1,140
	Administration	72	4	2	1		22
	Total		248	135	66		1,413

## PART A – SUMMARY SCHEDULES

Table 1.5 – Contribution Rates per Development Type  
and by Precinct (excluding Roads and Traffic Management)

Contribution Rates	Occupancy Person/m <sup>2</sup>	Rate per Development Type by Precinct								
		1	2	3	4	5	6	7	8	9
Rate per person		5,542	6,313	7,183	6,008	5,542	5,542	5,542	5,542	5,542
<b>Residential Development</b>										
Detached Dwelling house / Single Vacant Allotment	3.2	17,734.40	20,201.60	22,985.60	19,225.60	17,734.40	17,734.40	17,734.40	17,734.40	17,734.40
Secondary Dwelling	2.1	11,638.20	13,257.30	15,084.30	12,616.80	11,638.20	11,638.20	11,638.20	11,638.20	11,638.20
<b>Boarding House Development</b>										
Single Occupancy	1.0	5,542	6,313	7,183	6,008	5,542	5,542	5,542	5,542	5,542
Double Occupancy	2.0	11,084	12,626	14,366	12,016	11,084	11,084	11,084	11,084	11,084
<b>Flats / Units</b>										
1 Bedroom or less	1.7	9,421.40	10,732.10	12,211.10	10,213.60	9,421.40	9,421.40	9,421.40	9,421.40	9,421.40
2 Bedrooms	2.5	13,855.00	15,782.50	17,957.50	15,020.00	13,855.00	13,855.00	13,855.00	13,855.00	13,855.00
3 Bedrooms	3.1	17,180.20	19,570.30	22,267.30	18,624.80	17,180.20	17,180.20	17,180.20	17,180.20	17,180.20
4 Bedrooms Plus	3.8	21,059.60	23,989.40	27,295.40	22,830.40	21,059.60	21,059.60	21,059.60	21,059.60	21,059.60
<b>Townhouse / Villa</b>										
1 Bedroom or less	1.1	6,096.20	6,944.30	7,901.30	6,608.80	6,096.20	6,096.20	6,096.20	6,096.20	6,096.20
2 Bedrooms	2.1	11,638.20	13,257.30	15,084.30	12,616.80	11,638.20	11,638.20	11,638.20	11,638.20	11,638.20
3 Bedrooms	3.0	16,626.00	18,939.00	21,549.00	18,024.00	16,626.00	16,626.00	16,626.00	16,626.00	16,626.00
4 Bedrooms plus	3.7	20,505.40	23,358.10	26,577.10	22,229.60	20,505.40	20,505.40	20,505.40	20,505.40	20,505.40



# PART B – ADMINISTRATION AND OPERATION OF THE PLAN

## 2.0 ADMINISTRATION AND OPERATION

### 2.1 What is the name of this development contributions plan?

This Direct Development Contributions Plan is called the Strathfield Local Government Area Direct Development Contributions Plan 2010 to 2030.

### 2.2 Area the plan applies

This plan applies to land within the Strathfield Local Government Area as shown on Figure 1.

### 2.3 What is the purpose of this development contributions plan?

The purpose of the Direct Development Contributions Plan is to:

- provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- ensure that adequate public facilities are provided for as part of any new development;
- to authorise a Consent Authority or a private certifier to impose conditions under section 7.11 of the Environmental Planning and Assessment Act 1979 (“EP&A Act”) when granting consent to development on land to which this plan applies;
- provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and
- enable Council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

### 2.4 Commencement of the plan

This Direct Development Contributions Plan has been prepared pursuant to the provisions of Part 7 of the EP&A Act and Part 4 of the Environmental Planning & Assessment Regulation 2000 (“EP&A Regulation”) and takes effect from the date on which public notice was published.

### 2.5 Relationship with other plans and policies

This Plan should be read in conjunction with the Strathfield Local Environmental Plan 2012, and any amendment, the Consolidated Development Control Plan 2005, other site specific Development Control Plans, Council’s Management Plan and Council’s Codes and Policies.

This Plan replaces any requirements and details related to Direct Development Contributions that exist within any Development Control Plan previously prepared by Council.

This Plan takes precedence over any of Council’s Codes and Policies where there are any inconsistencies in relation to Direct Development Contributions.

Other contributions plans may also apply to development covered by this plan.

## PART B – ADMINISTRATION AND OPERATION OF THE PLAN

### 2.6 Definitions

Definitions are in accordance with the Strathfield Local Environmental Plan 2012.

### 2.7 When is the contribution payable?

A contribution must be paid to the Council at the time specified in the condition that imposes the contribution. If no such time is specified, the timing of the payment of the contribution is as follows:

- (a) in the case of a consent to development where no further approvals are required - before a compliance certificate is issued;
- (b) in the case of a consent to development where a construction certificate is required - before the issue of a construction certificate;
- (c) in the case of a consent to development where a subdivision certificate is required - before the issue of a subdivision certificate;
- (d) in the case of a consent to any other development - before the compliance certificate is issued.

### 2.8 Construction certificates and the obligation of accredited certifiers

In accordance with Part 7 of the EP&A Act and Part 4 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with Part 4 of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

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

### 2.9 Complying development and the obligation of accredited certifiers

In accordance with Part 7 of the EP&A Act, accredited certifiers must impose a condition requiring monetary contributions in accordance with this Direct Development Contributions Plan. Failure to follow this procedure may render such a certificate invalid.

The conditions imposed must be consistent with Council's standard development contributions consent conditions and be strictly in accordance with this Direct Development Contributions Plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the direct development contribution condition correctly.

### 2.10 Deferred/periodic payments

Council does not permit deferred or periodic payments of development contributions.

## PART B – ADMINISTRATION AND OPERATION OF THE PLAN

### 2.11 Can the contribution be settled “in-kind” or through a material public benefit?

Council may accept an offer by the applicant to provide an “in-kind” contribution (ie the applicant completes part or all of work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan. Council may accept such alternatives in the following circumstances:

- a) the applicant making a formal application to carry out the works;
- b) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan;
- c) the standard of the works is to Council’s full satisfaction; and
- d) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

The value of the works to be substituted will be the value assigned to it under this contributions plan. If there is a dispute between Council and the developer over the value of the works, the developer must provide documented evidence of the value by an independently certified Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of Council. Council may review the valuation of works and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by Council in determining the value of the works or land will be paid by the applicant.

Offsetting of contributions will not be automatic. Applications will be considered on their merits. Nor will Council offset contributions where such a situation is likely to lead to a delay in the provision of land or facilities to the detriment of the incoming population.

Where the value of a particular work in kind exceeds the contribution due for that work, this excess value may (subject to Council’s concurrence) form a credit to the developer, which will be repaid once the following criteria have been met:

- a) The credit will not be refunded until such time as all of the developer’s land within the area serviced by the subject land has been developed and all relevant contributions have been offset against the credit value;
- b) The credit will not be refunded until such time as 75% of the areas benefiting from the credited land have contributed to the scheme; and
- c) The credit should not be refunded if insufficient funds exist in the fund meaning the refund will impact on Council’s ability to carry out works contained on its rolling works programme.

It may be feasible to provide temporary measures to service initial stages of development in lieu of constructing major works up front. Such proposals will need to be assessed at the time of application and provision of such works will be the sole responsibility and cost of the particular applicant, except where they form part of the final work identified in this contribution plan (in which case that part will be treated as works in kind).

The cost of temporary works not recognised as works in kind cannot be offset against any other contributions required under this Plan.

# PART B – ADMINISTRATION AND OPERATION OF THE PLAN

## 2.12 Exemptions

Council does not exempt development from payment of contributions under this Plan.

## 2.13 Review of contribution rates

To ensure that the value of contributions are not eroded over time by movements in the Consumer Price Index, land value increases, the capital costs of administration of the plan or through changes in the costs of studies used to support the Plan, Council will review the contribution rates.

The contribution rates will be reviewed by reference to the following specific indices:

- Roadworks and traffic management facilities, open space and recreational facilities, community facilities, studies and section 7.11 administration by the Consumer Price Index, Australia for Sydney as published by the Australian Bureau of Statistics (Source: ABS 6401.0 Table 1).
- Specific valuations for particular parcels or areas of land that are identified in the s7.11 plan as published by Council.

In accordance with Part 4 of the EP&A Regulation, the following sets out the means that Council will make changes to the rates set out in this plan.

For changes to the Consumer Price Index, the contribution rates within the plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\$C_A + \frac{\$C_A \times ([\text{Current Index} - \text{Base Index}])}{[\text{Base Index}]}$$

Where:

- $\$C_A$  is the contribution at the time of adoption of the plan expressed in dollars.
- Current Consumer Price Index is the Consumer Price Index, Australia for All Groups Sydney as published by the Australian Bureau of Statistics available at the time of review of the contribution rate.
- Base Consumer Price Index is the Consumer Price Index, Australia for All Groups Sydney as published by the Australian Bureau of Statistics at the date of adoption of this Plan, which is 108.7 (March 2016).

*Note: In the event that the Current Consumer Price Index is less than the previous Consumer Price Index, the Current Consumer Price Index shall be taken as not less than the previous Consumer Price Index.*

# PART B – ADMINISTRATION AND OPERATION OF THE PLAN

For changes to land values, Council will publish at least on an annual basis, when relevant, the revised land index values that are to be used to change the base land values contained in the plan, which will be determined in accordance with the following formula. However, Council may decide that land valuations are to be indexed by the Consumer Price Index, and therefore the above formula shall be applied.

$$\begin{aligned}
 & \$C_{LV} + \frac{\$C_{LV} \times ([\text{Current LV} - \text{Base LV Index}])}{[\text{Base Index}]}
 \end{aligned}$$

Where:

- $\$C_{LV}$  is the land values within the plan at the time of adoption of the plan expressed in dollars;
- Current LV Index is the land value index as published by the council available at the time of review of the contribution rate;
- Base LV Index is the land value index as published by the council at the date of adoption of this Plan, which is 100.

*Note: This clause does not cover the adjustment of a contribution between the time of consent and the time payment is made. This is covered by clause 2.14.*

## 2.14 How are contributions adjusted at the time of payment?

The contributions stated in a consent are calculated on the basis of the direct development contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment in the following manner:

$$\$C_P = \$C_{DC} + \frac{[\$C_{DC} \times (\$C_Q - \$C_C)]}{\$C_C}$$

Where:

- $\$C_P$  is the amount of the contribution calculated at the time of payment;
- $\$C_{DC}$  is the amount of the original contribution as set out in the development consent;
- $\$C_Q$  is the contribution rate applicable at the time of payment;
- $\$C_C$  is the contribution rate applicable at the time of the original consent.

The current contributions are published by Council and are available from Council offices and Council’s web page.

## 2.15 Are there allowances for existing development?

Contributions will be levied according to the estimated increase in demand. An amount equivalent to the contribution attributable to any existing (or approved) development on the site of a proposed new development will be allowed for in the calculation of contributions. In assessing the contribution of existing development the occupancy rates and rates per type of development or lot determined in Section 3.0 and as outlined in Table 6 will be used. That is, if the development has one existing dwelling and lot, then one credit for a single allotment will be applied.

## PART B – ADMINISTRATION AND OPERATION OF THE PLAN

Table 2.1 – Contribution Rates for Credits per Development Type and by Precinct

Contribution Rates	Precinct								
	1	2	3	4	5	6	7	8	9
<b>Residential</b>									
Detached Dwelling house / Single Allotment	19,295	20,000	20,000	20,000	18,723	18,726	18,723	17,734	17,734
Secondary Dwelling	12,372	13,945	15,871	13,359	12,103	12,105	12,103	11,638	11,638
<b>Boarding House Development</b>									
Single Occupancy	6,093	6,829	7,774	6,564	5,891	5,891	5,981	5,542	5,542
Double Occupancy	11,635	13,142	14,857	12,572	11,433	11,433	11,433	11,082	11,082
<b>Flats / Units</b>									
1 Bedroom or less	9,972	11,248	12,802	10,770	9,770	9,771	9,770	9,421	9,421
2 Bedrooms	14,406	16,299	18,549	15,576	14,204	14,205	14,204	13,855	13,855
3 Bedrooms	17,823	20,000	20,000	19,274	17,587	17,589	17,587	17,180	17,180
4 Bedrooms plus	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
<b>Townhouse/Villas</b>									
1 Bedroom or less	6,830	7,632	8,688	7,351	6,561	6,563	6,561	6,096	6,096
2 Bedrooms	12,372	13,945	15,871	13,359	12,103	12,105	12,103	11,638	11,638
3 Bedrooms	17,544	19,800	20,000	18,951	17,208	17,210	17,208	16,626	16,626
4 Bedrooms Plus	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
<b>Employment Lands</b>									
Industrial per m2	133	132	170	141	66	66	66	66	66
Retail per m2	135	157	585	493	135	135	135	135	135
Commercial per m2	248	289	495	411	248	248	248	248	248
Tourism per Room	1,413	1,644	1,905	1,553	1,413	1,413	1,413	1,413	1,413

Where a development does not fall within any of the items noted above, Council will determine the credit on the basis of the likely demand from the existing development.

### 2.16 Pooling of contributions

This plan expressly authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in Part H Summary Schedule of Works.

### 2.17 Savings and transitional arrangements

A development application, which has been submitted prior to the adoption of this plan but not determined, shall be determined in accordance with the provisions of the plan, which applied at the date of determination of the application.

### 2.18 Timing of Works

Council is not able to finance works required as a consequence of development proposed under this Plan and will only be able to provide works and services when sufficient funds have been provided by way of contributions.

Priority spending of contributions may, however, be directed to particular items identified in this Plan and this has been considered in formulating works schedules. Actual timing of the works will be dependent on development patterns and funds available from the development contributions.

## PART B – ADMINISTRATION AND OPERATION OF THE PLAN

### 2.19 Transfer of Land

Subject to prior agreement with Council, land may be transferred in lieu of making a contribution towards the acquisition of land and in some cases, Council may require transfer of particular land as a condition of consent. Where the value of land exceeds the contribution due for provision of this particular type of land, the excess value may (subject to Council's concurrence) form a credit to the developer, which will be repaid once all of the following criteria have been met:

- a) The credit will not be refunded until such time as all of the developer's land within the area serviced by the subject land has been developed and all relevant contributions have been offset against the credit value;
- b) The credit will not be refunded until such time as 75% of the areas benefiting from the credited land have contributed to the scheme; and
- c) The credit should not be refunded if insufficient funds exist in the fund meaning the refund will impact on Council's ability to carry out works contained on its rolling works programme.

The value of a particular parcel of land will be the value assigned to it under this Contribution Plan also taking into consideration the legal and valuation costs.

Council will only accept land transfer where that land is of a suitable nature for the purpose for which it is being transferred. All land to be transferred to Council is to be free of any improvements, structures or other impediments which would restrict or hinder its future use or development for the purposes for which it is being acquired, unless otherwise agreed by Council. The land is also to be transferred in an appropriate state, free of any refuse, contamination, or the like, unless otherwise agreed by Council.

A credit will not be applied for any land transfer unless formally agreed to by Council.

This transfer of land does not relate to where land has been transferred and the development has received another benefit such as an increased FSR that is subject to a separate Council policy.

### 2.20 Revision of Plan

This Plan may be revised if the extent or nature of the proposed development varies and these variations lead to a change in the demand for public services and amenities.

Costings of works identified in this Plan are based on preliminary designs and changes to cost estimates as a result of detailed design may also necessitate a revision to this Plan. The following table outlines the amendments to this Plan.

Table 2.2 – Plan Amendments

Date	Version	Nature of Revision
3 September 2010	1.0	Plan adopted by Council
20 September 2016	2.0	Population amendments and program changes due to adoption of the Strathfield Local Environmental Plan 2012 and subsequent amendments.
7 May 2019	3.0	Provisions for Contributions for Boarding Houses (single and double rooms) and secondary dwellings clarified.

### 2.21 Voluntary Planning Agreements

A developer may make an offer to Council to enter into a voluntary planning agreement to make development contributions, works in kind, land dedication or material public benefits to the Council. Planning agreements entered into with the planning authority is to be for the provision of key community infrastructure or other public infrastructure that may be approved by the Minister in accordance with Section 7.4 of the EP&A Act. Council does not have to accept the offer and development contributions in accordance with this plan will be applied.

# PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

## 3.0 URBAN CHARACTERISTICS AND POPULATION

### 3.1 Area

This Plan covers the whole Local Government Area of Strathfield (Figure 1). The LGA has been divided into nine (9) precincts to determine the capital projects to meet the demands of the future population within these areas. The precincts have been determined based on development potential, geographic location and accessibility. The precincts are mapped on Figure 2.

### 3.2 Existing context of the Strathfield Municipality

The Strathfield Municipality is an established Local Government Area located approximately 12 kilometres to the west of the Sydney CBD. The Municipality has a total land area of 14 square kilometres, with its main town centre located around Strathfield railway station.

A large part of the Municipality is zoned residential providing a range of low density to high density residential development. Medium and high density housing mainly exists predominantly along major access routes including the Strathfield railway station, Liverpool Road, Homebush West, Parramatta Road precinct and Underwood Road precinct. Strathfield also has employment zoned land including commercial areas located throughout the LGA with its main commercial hub being the Strathfield CBD. Large areas of industrial zoned land are located mostly to the southern and north western areas of the LGA.

The Strathfield Municipality is relatively well serviced by public transport. The northern part of the Municipality is serviced by rail with stations located at Strathfield, Homebush and Flemington. In addition, buses operate throughout the Municipality.

Strathfield Municipal Local Government Area also provides a large amount of open space areas with a range of local and major park facilities and community buildings. Refer Figure 3.

### 3.3 Existing Development

#### 3.3.1 Residential Development

The estimated residential population of the Strathfield Local Government Area at 2014 is 39,481 persons (Table 3.1). Graph 1 shows that the residential population has steadily increased since 2003.



## PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

Table 3.1 – Estimated Resident Population

Strathfield Council area			
Year (ending June 30)	Number	Change in number	Change in percent
2003	30,256		
2004	31,242	+986	+3.26
2005	32,143	+901	+2.88
2006	33,030	+887	+2.76
2007	34,219	+1,189	+3.60
2008	35,343	+1,124	+3.28
2009	36,592	+1,249	+3.53
2010	37,002	+410	+1.12
2011	37,239	+237	+0.64
2012	37,664	+425	+1.14
2013	38,354	+690	+1.83
2014	39,481	+1,127	+2.94

Source: Strathfield Council Community Profile, ID 2015

Graph 1 – Estimated Resident Population

### Estimated Resident Population (ERP)

Strathfield Council area



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts



Source: Strathfield Council Community Profile, ID 2015

In Strathfield Council area, 51.8% of the dwellings were medium or high density, compared to 40% in Greater Sydney. Dwelling Type is an important determinant of Strathfield Council area's residential role and function. A greater concentration of higher density dwellings is likely to attract more young adults and smaller households, often renting. Larger, detached or separate dwellings are more likely to attract families and prospective families. The residential built form often reflects market opportunities or planning policy, such as building denser forms of housing around public transport nodes or employment centres. High density development has increased from 27.9% in 2006 to 33.5% in 2011. Refer Table 3.2.

# PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

Table 3.2 – Dwelling Structure

Strathfield Council area	2011			2006			Change 2006 to 2011
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	
Separate house	6,085	47.8	58.9	6,042	50.5	60.9	+43
Medium density	2,330	18.3	19.7	2,537	21.2	19.1	-207
High density	4,262	33.5	20.7	3,339	27.9	19.3	+923
Caravans, cabin, houseboat	0	0.0	0.2	3	0.0	0.3	-3
Other	39	0.3	0.4	44	0.4	0.4	-5
Not stated	7	0.1	0.2	3	0.0	0.1	+4
<b>Total Private Dwellings</b>	<b>12,723</b>	<b>100.0</b>	<b>100.0</b>	<b>11,968</b>	<b>100.0</b>	<b>100.0</b>	<b>+755</b>

Source: Australian Bureau of Statistics, [Census of Population and Housing \(opens a new window\)](#) 2006 and 2011. Compiled and presented by [.id \(opens a new window\)](#), the population experts. (Enumerated data)

(a) 'Medium density' includes all semi-detached, row, terrace, townhouses and villa units, plus flat and apartments in blocks of 1 or 2 storeys, and flats attached to houses.

(b) 'High density' including flats and apartments in 3 storey and larger blocks.

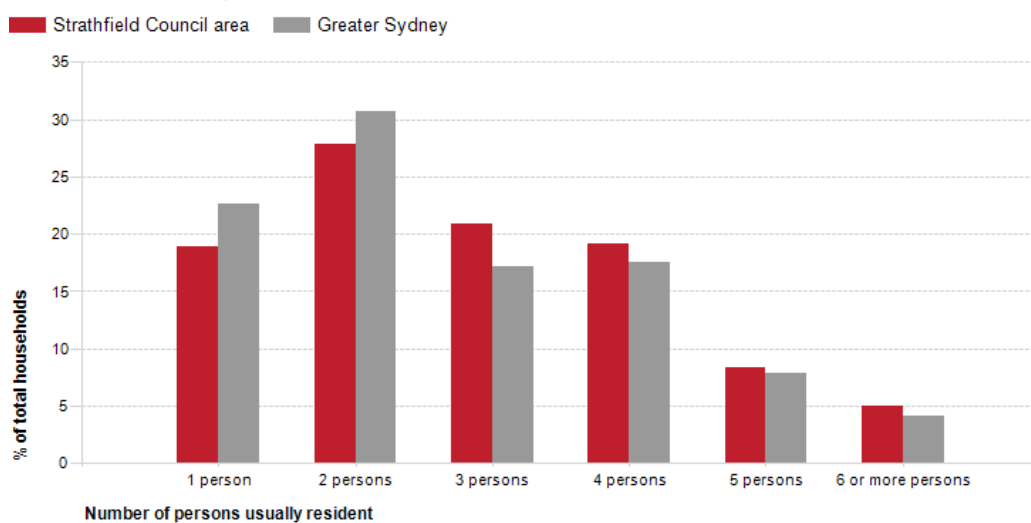
NOTE: Table totals may not equate with other similar tables due to randomisation of small numbers.

Source: Strathfield Council Community Profile, ID 2015

The 2011 Census data also shows that the Strathfield Local Government Area has a higher percentage of households that have a larger number of persons usually resident when compared to the Sydney Statistical Division. This includes households with 3, 4, 5 and 6 or more persons usually resident. Refer Graph 2.

Graph 2 – Household Size

## Household size, 2011



Source: Australian Bureau of Statistics, [Census of Population and Housing, 2011 \(Enumerated data\)](#)  
Compiled and presented in profile.id by [.id](#), the population experts.



Source: Strathfield Council Community Profile, ID 2015

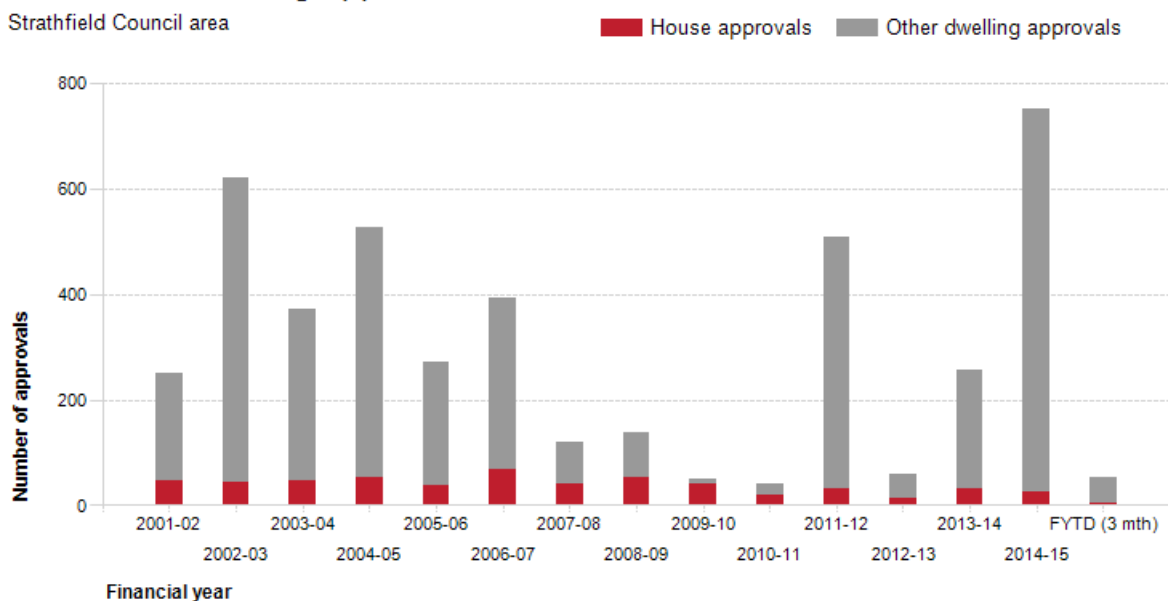
## PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

Strathfield Council area's building approvals are used as a leading indicator of the general level of residential development, economic activity, employment and investment. Residential building activity depends on many factors that vary with the state of the economy including interest rates, availability of mortgage funds, government spending, and business investment. Large financial changes or shocks, such as the Global Financial Crisis of 2008/09 can be observed in the data. However, the number of building approvals can fluctuate substantially from year to year simply as a result of the short-term nature of many construction projects, and the cyclical nature of the industry. Refer Graph 3 and Table 3.3.

Graph 3 – Residential Building Approvals

### Residential building approvals

Strathfield Council area



Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented by .id, the population experts.

.id  
the population experts

Source: Strathfield Council Community Profile, ID 2015

Table 3.3 – Building Approvals

Strathfield Council area	Number			Annual change		
	Houses	Other	Total	Houses	Other	Total
Year (ending June 30)						
2014-15	27	724	751	-4	+500	+496
2013-14	31	224	255	+19	+177	+196
2012-13	12	47	59	-21	-430	-451
2011-12	33	477	510	+14	+455	+469
2010-11	19	22	41	-21	+12	-9
2009-10	40	10	50	-13	-76	-89
2008-09	53	86	139	+11	+8	+19
2007-08	42	78	120	-27	-246	-273
2006-07	69	324	393	+30	+92	+122
2005-06	39	232	271	-13	-243	-256
2004-05	52	475	527	+5	+151	+156
2003-04	47	324	371	+3	-252	-249
2002-03	44	576	620	-2	+372	+370
2001-02	46	204	250			

Source: Strathfield Council Community Profile, ID 2015

## PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

### 3.3.2 Employment Lands

Strathfield Local Government Area comprises a range of employment lands. There are four main centres including the Strathfield Town Centre, Homebush Village Shopping Centre, Homebush West Town Centre and the Strathfield South Shopping Centre. The Parramatta Road Corridor also provides a range of employment and residential land uses. There are also approximately 325 hectares of industrial zoned land located throughout the LGA.

The Strathfield Local Government Area has a high percentage (89.7%) of workers that live outside of the LGA whilst 10.3% live and work within the LGA (Refer Table 4).

Table 3.4 – Location of Workers

Strathfield Council area	2011	
	Number	%
SLA		
Live and work in the area	1,980	10.3
Work in the area, but live outside	17,263	89.7
Total workers in the area	19,243	100.0

Source: Strathfield Council Community Profile, ID 2015

### 3.4 Expected Development

This plan relates to demand for public facilities and services created by residential and employment lands within the Strathfield Local Government Area.

The Strathfield Housing Strategy prepared in 1997 and the supplementary Strathfield Housing Strategy (1998) were prepared to exempt Council from State Environmental Planning Policy (SEPP) 53 Metropolitan Residential Development and to inform Council's Local Environmental Plan. The supplementary report proposed approximately an additional 6,351 dwellings being a mix of townhouse and villa developments and multi storey residential flat buildings.

Strathfield Council then publicly exhibited and adopted Local Environmental Plan No 79 and the following Development Control Plans to assist in implementing the additional housing requirements identified in the Housing Strategy:

- Development Control Plan No. 3 – Guidelines for the Siting, Design and Erection of Multiple – Unit Housing Developments.
- Development Control Plan No. 8 – Guidelines for the Siting, Design and Erection of Dual Occupancy Developments.
- Development Control Plan No. 20 – Guidelines for the Siting, Design and Erection of Developments within the Parramatta Road Corridor.

A Section 94 Contributions Plan 2001 was then prepared and adopted in August 2001, which identified specific growth areas for residential development. Its anticipated residential development for the next 20 years was 6,200 additional dwellings.

A new Section 94 Contributions Plan was then prepared in 2010. This plan was prepared based on the Anticipated Population Projections report prepared in October 2009. The Strathfield 2010-2030 Direct Development Contributions Plan (version 1.0) was adopted by Council in September 2010. This development contributions plan was based on Strathfield's Planning Scheme Ordinance 1969.

## PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

The Residential Land Use Strategy was prepared in 2011 and the Strathfield LEP 2012 implemented some changes proposed in the Residential Land Use Strategy as well as other amendments, which impacted upon residential development predictions.

The Anticipated Population Projections report was updated in September 2015 to consider the population changes implemented by rezoning land within the Strathfield LEP.

Strathfield Municipal Council has now undertaken various investigations and studies in relation to residential and economic development and population growth for the preparation of its new comprehensive Local Environmental Plan 2012, which was gazetted in 2013. The supporting studies were prepared and adopted by Council after the adoption of the Strathfield Direct Development Contributions Plan 2010-2030 and include:

- Strathfield Residential Land Use Study – November 2011
- Strathfield Economic Land Use Study – June 2010
- Parramatta Road Corridor Urban Design Study – February 2011
- Parramatta Road Transport & Mobility Study – December 2014
- Parramatta Road DCP 20 Review

Based on the LEP and DCP requirements and associated assumptions, anticipated dwelling and population predictions have been determined for each of the Precincts. The following provides an overall summary and a detailed analysis for each of the Precincts outlined in Table 3.6.

**Table 3.5 – Summary Table Anticipated Residential and Non-resident Worker Population**

Precinct	Anticipated Dwellings	Anticipated Residential Population	Anticipated Non-resident Worker	Total Anticipated Population
1	325	587	89	676
2	999	1,889	62	1,951
3	2,953	6,325	1,228	7,553
4	1,511	3,885	185	4,070
5	Minimal	-	287	287
6	343	885	61	946
7	337	772	215	987
8	Minimal	-	1001	1,001
9	92	226	339	565
TOTAL	6,560	14,569	3,467	18,036

**Table 3.6 – Anticipated Dwellings and Residential Population**

Type	Anticipated Number
<b>PRECINCT 1</b>	
1 Br Townhouse/Villa	23 dwellings
2 Br Townhouse/Villa	336 dwellings
3 Br Townhouse/Villa	176 dwellings
4 Br Townhouse/Villa	0 dwellings
SubTotal	535 dwellings
Less existing dwellings	210 dwellings
<b>Total Dwellings</b>	<b>325 dwellings</b>
Anticipated Residential Population	587 persons
Anticipated Non-Resident Population Industrial	89 persons
<b>Total Anticipated Population</b>	<b>676 persons</b>
<b>PRECINCT 2</b>	
1 Br Townhouse/Villa	6 dwellings
2 Br Townhouse/Villa	104 dwellings
3 Br Townhouse/Villa	61 dwellings
4 Br Townhouse/Villa	4 dwellings
SubTotal	175 dwellings
Less existing dwellings	70 dwellings
<b>Total</b>	<b>105 dwellings</b>
1 Br Multi-Unit	660 dwellings
2 Br Multi-Unit	259 dwellings
3 Br Multi-Unit	0 dwellings

# PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

Type	Anticipated Number
Subtotal	919 dwellings
Less Existing dwellings	25 dwellings
<b>Total</b>	<b>894 dwellings</b>
Anticipated Residential Population	1,889 persons
Anticipated Non-Resident Population Industrial	62 persons
<b>Total Anticipated Population</b>	<b>1,951 persons</b>
<b>PRECINCT 3</b>	
1 Br Multi-Unit	1,241 dwellings
2 Br Multi-Unit	1,803 dwellings
3 Br Multi-Unit	20 dwellings
Subtotal	3,064 dwellings
Less Existing dwellings	111 dwellings
<b>TOTAL</b>	<b>2,953 dwellings</b>
Anticipated Residential Population	6,325 persons
Anticipated Non-Resident Population Industrial	474 persons
Anticipated Non-Resident Population Commercial	664 persons
Anticipated Non-Resident Population Retail	90 persons
<b>Total Anticipated Population</b>	<b>7,553 persons</b>
<b>PRECINCT 4</b>	
1 Br Townhouse/Villa	5 dwellings
2 Br Townhouse/Villa	61 dwellings
3 Br Townhouse/Villa	9 dwellings
SubTotal	75 dwellings
Less existing dwellings	9 dwellings
<b>Total</b>	<b>66 dwellings</b>
1 Br Multi-Unit	69 dwellings
2 Br Multi-Unit	1,027 dwellings
3 Br Multi-Unit	501 dwellings
Subtotal	1,597 dwellings
Less Existing dwellings	152 dwellings
<b>TOTAL</b>	<b>1,445 dwellings</b>
Anticipated Residential Population	3,885 persons
Anticipated Non-Resident Population Industrial	72 persons
Anticipated Non-Resident Population Commercial	113 persons
<b>Total Anticipated Population</b>	<b>4,070 persons</b>
<b>PRECINCT 5</b>	
Anticipated Non-Resident Population Industrial	287 persons
<b>Total Anticipated Population</b>	<b>287 persons</b>
<b>PRECINCT 6</b>	
1 Br Multi-Unit	24 dwellings
2 Br Multi-Unit	240 dwellings
3 Br Multi-Unit	95 dwellings
Subtotal	359 dwellings
Less Existing dwellings	16 dwellings
<b>TOTAL</b>	<b>343 dwellings</b>
Anticipated Residential Population	885 persons
Anticipated Non-Resident Population Commercial	54 persons
Anticipated Non-Resident Population Retail	7 persons
<b>Total Anticipated Population</b>	<b>946 persons</b>
<b>PRECINCT 7</b>	
1 Br Townhouse/Villa	2 dwellings
2 Br Townhouse/Villa	50 dwellings
3 Br Townhouse/Villa	30 dwellings
4 Br Townhouse/Villa	1 dwellings
SubTotal	83 dwellings
Less existing dwellings	47 dwellings
<b>Total</b>	<b>36 dwellings</b>
1 Br Multi-Unit	27 dwellings
2 Br Multi-Unit	275 dwellings
3 Br Multi-Unit	105 dwellings
Subtotal	407 dwellings
Less Existing dwellings	106 dwellings
<b>Total</b>	<b>301 dwellings</b>
Anticipated Residential Population	772 persons
Anticipated Non-Resident Population Industrial	12 persons
Anticipated Non-Resident Population Commercial	179 persons
Anticipated Non-Resident Population Retail	24 persons
<b>Total Anticipated Population</b>	<b>987 persons</b>
<b>PRECINCT 8</b>	
Anticipated Non-Resident Population Industrial	1,001 persons
<b>Total Anticipated Population</b>	<b>1,001 persons</b>
<b>PRECINCT 9</b>	

## PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

Type	Anticipated Number
1 Br Townhouse/Villa	3 dwellings
2 Br Townhouse/Villa	51 dwellings
3 Br Townhouse/Villa	35 dwellings
4 Br Townhouse/Villa	3 dwellings
SubTotal	92 dwellings
Less existing dwellings	0 dwellings
<b>Total</b>	<b>92 dwellings</b>
Anticipated Townhouse/Villa	226 persons
Anticipated Non-Resident Population Industrial	339 persons
<b>Total Anticipated Population</b>	<b>565 persons</b>

### 3.4.1 Residential Development

The Anticipated Population Projections report (2015) has determined the proposed additional residential development that could occur based on the Strathfield LEP 2013 and taking into consideration development that has occurred to date. The anticipated population projection for the Strathfield LGA is 14,569 persons. This is based on an additional 6,560 dwellings mainly comprising medium to high density dwellings.

The Anticipated Population report maps the areas that has development potential, applies the Council's development controls including number of storeys, unit size, deep soil landscaping, setbacks, carparking requirements, etc. and also applies reasonable assumptions where relevant to determine the anticipated dwelling yield. It then uses the following occupancy rates from the 2011 Census data to determine the anticipated population growth.

**Table 3.7 – Occupancy Rates – Separate Houses (2011 Census Data)**

Number of Dwellings	Number of Persons usually Resident	Occupancy Rate
5,608	18,066	3.2

Occupancy Rates for townhouse/villas have been determined for each bedroom type using the Semi-detached, row or terrace house, townhouse, etc from the 2011 Census data and are as follows:

**Table 3.8 – Occupancy Rates – Townhouses/Villas**

Number of Bedrooms	Total		Occupancy Rate
	Dwellings	Persons	
One or less	174	193	1.1
Two	263	564	2.1
Three	354	1,060	3.0
Four	107	396	3.7

Occupancy Rates for Multi-unit development have been determined for each bedroom type using the Flat, unit or apartments from the 2011 Census data and are as follows:

**Table 3.9 – Occupancy Rates – Multi-unit Development**

Number of Bedrooms	Total		Occupancy Rate
	Dwellings	Persons	
One or less	499	845	1.7
Two	3,506	8,775	2.5
Three	728	2,258	3.1
Four +	53	204	3.8

## PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

### 3.4.2 Employment Lands

#### Commercial and Retail Floor Space

Strathfield Municipal Council has advised that the major increase in commercial and retail floorspace will be in Precinct 3 due to the anticipated growth of commercial and retail activity within the Parramatta Road Corridor. A mixed use zone of approximately 70,269m<sup>2</sup> is provided in Precinct 3 where commercial and retail floorspace is permissible generally on the ground and first floors with residential apartments on the upper floors.

It is assumed that 25% of this floorspace, being 17,567m<sup>2</sup>, will be additional floorspace and developed within the time period, as there are areas that do not currently have any retail/commercial floorspace and areas where an additional floor of commercial floorspace could be provided above the existing ground floor level and below the proposed residential levels. Other areas already comprise two levels of retail/commercial floorspace and whilst this may be redeveloped, it is unlikely that additional floorspace will be provided in this scenario.

It is anticipated that the additional floorspace will be attributable to 80% commercial and 20% retail. Therefore, the additional floorspace will comprise 14,054m<sup>2</sup> of commercial floorspace and 3,513m<sup>2</sup> of retail floorspace. It is assumed that additional retail floorspace will be lower as considerable retail floorspace is already available in the area. Also, retail floorspace is generally provided on the ground level of developments in a typical strip shop or town centre environment excluding retail floorspace within shopping centres. The area proposed for additional retail floorspace is in the Parramatta Road Corridor where the type of development predominantly incorporates a strip shop environment. Retail landuses already exist within a large part of this area on the ground level.

Strathfield Municipal Council has also advised that additional commercial floorspace may occur in Precinct 4, in particular the Strathfield Town Centre. Most of the Town Centre has been developed, however there is the potential for redevelopment. This could include additional commercial floorspace over existing retail floorspace. It is proposed that approximately 1,200m<sup>2</sup> of area could be developed. The FSR for the undeveloped town centre site is 3:1. This allows for a maximum floor space of 3,600m<sup>2</sup>. The additional floor space would be 2,400m<sup>2</sup> taking into consideration the upper floors only as additional commercial area.

The Residential Land Use Strategy 2011 has also proposed additional retail / commercial floor space in precincts 6 and 7 on top of what was proposed outlined above. These changes were incorporated into the Strathfield LEP. This additional retail / commercial floor space has been incorporated into the population predictions.

The following table outlines the anticipated non-resident and resident workers for the proposed commercial and retail floorspace. The non-resident and resident worker population are determined from the .ID 2015 data and from the 2011 Census Journey to Work data being 10.3% are resident workers and 89.7% are non-resident workers.

- Commercial floorspace – 19m<sup>2</sup> per person;
- Retail floorspace -35m<sup>2</sup> per person.

**Table 3.10 – Commercial/Retail Workers**

Precinct	Proposed Commercial Floorspace	Proposed Retail Floorspace	Total Anticipated Population	Anticipated Non-resident Worker	Anticipated Resident Population
3	14,054m <sup>2</sup>	3,513m <sup>2</sup>	840	754	86
4	2,400m <sup>2</sup>	-	126	113	13
6	1,145m <sup>2</sup>	286m <sup>2</sup>	68	61	7
7	3,776m <sup>2</sup>	944m <sup>2</sup>	226	203	23
TOTAL	21,375m <sup>2</sup>	4,743m <sup>2</sup>	1,260	1,131	129



## PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

### Industrial Floor Space

An Industrial Land Audit was undertaken in 2007 (Planinc Pty Ltd, revised 2009) to determine the existing and potential future workers. This included identifying industrial lands that have been fully developed and lands that may have additional development potential.

Based on the figures outlined in the Industrial Land Audit, the following table identifies the maximum additional worker population from the industrial lands for each Precinct. The non-resident and resident worker population is determined from the .ID 2015 from the 2011 Census Journey to Work data being 10.3% are resident workers and 89.7% are non-resident workers.

**Table 3.11 – Industrial Workers**

Precinct	Possible Development Potential				Redevelopment Potential			
	Area (Ha)	Population @ 10 jobs/Ha	Non-Resident	Resident	Area (Ha)	Population @ 30 jobs / Ha	Non-Resident	Resident
1	-	-	-	-	3.3	99	89	10
2	-	-	-	-	2.3	69	62	7
3	42.7	427	383	44	3.4	102	91	11
4	6.2	62	56	6	0.6	18	16	2
5	28.6	286	257	29	1.1	33	30	3
6	-	-	-	-	-	-	-	-
7	1.3	13	12	1	-	-	-	-
8	66.9	669	600	69	14.9	447	401	46
9	5.3	53	48	5	10.8	324	291	33
Total		1,510	1,356	154		1,092	980	112

### 3.4.3 Other Development

Over time the Parramatta Road Corridor will provide an enhanced role, supplementing the function at Homebush Bay and Olympic Park. It is therefore considered that opportunities for some hotel development exist, particularly as the area begins to develop and take on its new role.

Some hotel accommodation is likely to be developed having regard to the proximity of the Parramatta Road Corridor to Homebush Bay and the M4 Motorway. It should be noted that guests of any hotel accommodation that occurs in the area are unlikely to place any significant demand on public facilities. Therefore, only demand generated by workers of hotels is considered in this Plan.

Serviced Apartments and the like will be levied in accordance with residential dwellings. Occupants generally stay longer and will place additional demands on services.

Strathfield Municipal Council will determine if section 94 Development Contributions are levied on any other uses not outlined in this plan where it can be demonstrated that the development will increase the population and place additional demands on facilities.

### 3.5 Key Community Infrastructure

There is an estimated population of 50,764 persons for the Strathfield Local Government area made up of residents (35,124) and non-resident workers (15,640) as at 2008. It is anticipated that the population in the Strathfield LGA will increase by 14,569 residents and 3,467 non-resident workers based on the current planning policies. It is estimated that this population growth will be realised by 2030. Strathfield Municipal Council will need to provide appropriate infrastructure to meet the existing and future resident population and non-resident worker population.

# PART C - EXPECTED DEVELOPMENT AND CHARACTERISTICS

Strathfield Community Strategic Plan 2025 outlines Council's long term plan for the future of its Local Government Area. The key priorities for the future include:

## **1. CONNECTIVITY**

- 1.1 Movement to and from Strathfield is easy and safe*
- 1.2 Infrastructure and development is integrated, planned and sustainable*
- 1.3 Information and digital technologies connect local to global*

## **2. COMMUNITY WELLBEING**

- 2.1 Strathfield is a safe and healthy place*
- 2.2 Strathfield community is healthy, active and inclusive*
- 2.3 Strathfield is a harmonious community with a strong sense of community cohesion*

## **3. PROSPERITY AND OPPORTUNITIES**

- 3.1 Strathfield supports innovative business development*
- 3.2 Development of industrial and commercial areas is sustainable and well planned*
- 3.3 Strathfield is a highly desirable place*

## **4. LIVEABLE NEIGHBOURHOODS**

- 4.1 Strathfield has high quality sustainable urban design that mixes well designed and innovative development with existing local character*
- 4.2 Strathfield's neighbourhoods are clean, attractive and well maintained*
- 4.3 Strathfield's natural environment is protected and enhanced*

## **5. RESPONSIBLE LEADERSHIP**

- 5.1 The Strathfield community trusts Council and is informed, valued and heard*
- 5.2 Council is ethically and responsibly managed*
- 5.3 Council is efficient, sustainable and delivers value for money services*


Further, the Strathfield Delivery Program 2014-2018 details the actions that will be taken to achieve the strategies outlined in Strathfield 2025, that were developed following extensive community engagement with the Strathfield community. The Delivery Program outlines what Council intends to achieve over the four years, in order to work towards realising the community's long term vision as set out in the Strathfield 2025 Community Strategic Plan. The annual Operational Plan details individual projects and services that Council will undertake and sets targets for the 12 month period in line with allocated resources.

Strathfield Municipal Council will need to deliver key community infrastructure to meet the demands of the additional population in its LGA as well as the demands of non-resident workers and to ensure that its key directions of its long term plans are retained and enhanced for the existing and future populations. Medium and higher density development is planned to meet the additional population growth.

Key community infrastructure required to meet the demand of the additional population includes roadworks and traffic management, open space facilities, community facilities and administration of the section 7.11 Plan. Part D outlines the strategy plans for each of the key community facilities.



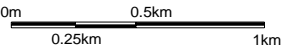
**LEGEND**

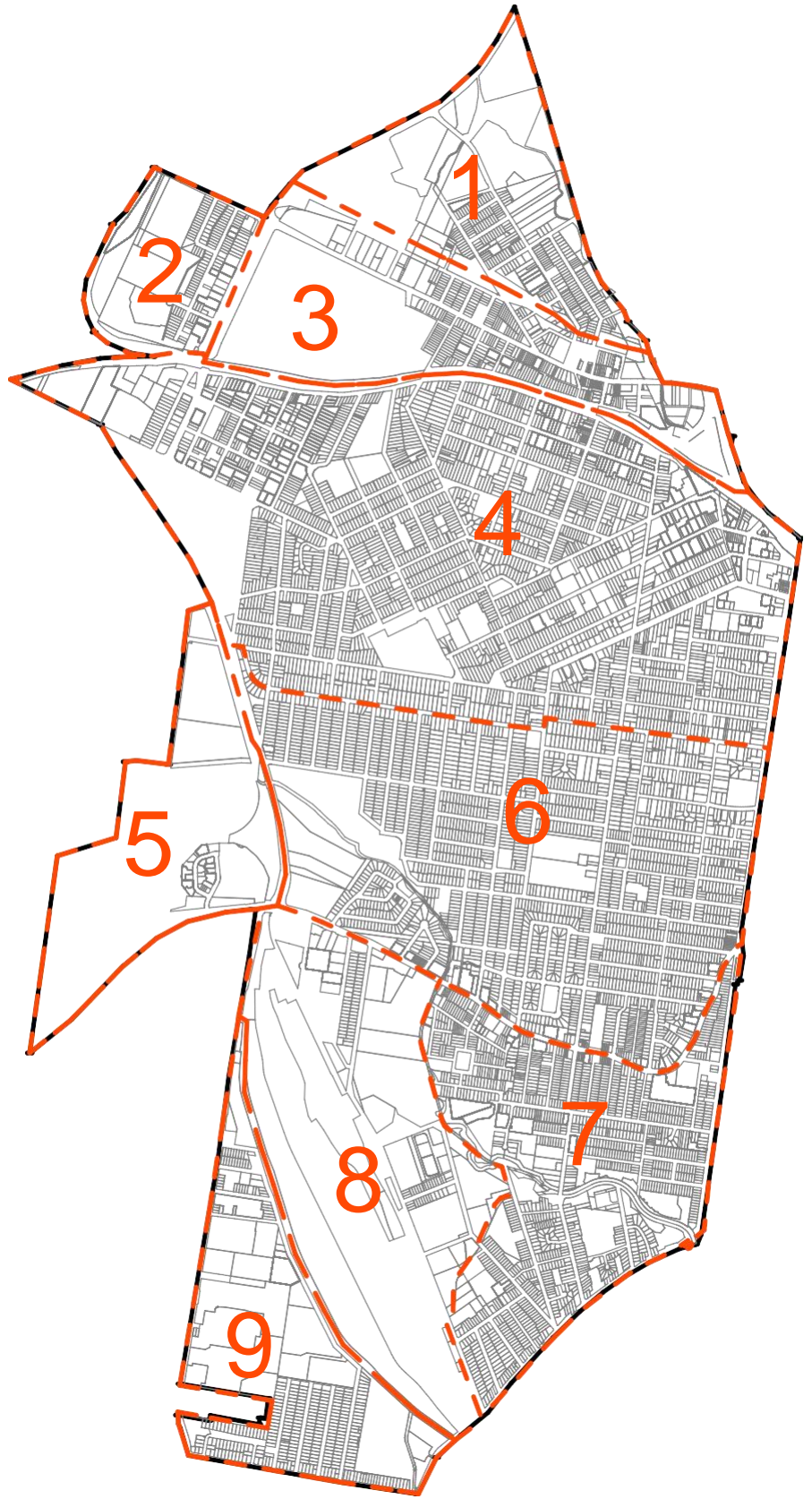
 LGA Boundary





# STRATHFIELD DIRECT DEVELOPMENT CONTRIBUTIONS PLAN

Figure 1 - Strathfield Local Government Area





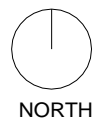
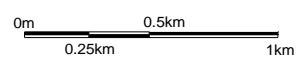
**Legend**

-  LGA Boundary
-  Precinct Boundary



**STRATHFIELD DIRECT DEVELOPMENT CONTRIBUTIONS PLAN**

Figure 2 - Precincts Plan





**Legend**

**1 Community Facilities**

- 1 Homebush Childrens Centre
- 2 Strathfield Central Library
- 3 Enfield Town Hall
- 4 Ismay Community Hall
- 5 Kurrallee Child Care
- 6 Strathfield TownHall
- 7 Pomeroy St Community Facility
- 8 South Strathfield Bowling Club
- 9 Bates Street Community Centre
- 10 Melville Reserve Community Hall
- 11 High Street Community Library
- 12 Strathfield Sessional Pre-School
- 13 Strathfield Children Centre
- 14 Airey Park - Arthur Cave Pavilion
- 15 Hudson Park Oval Rugby Clubhouse
- 16 52 Redmyre Road - Community Hall

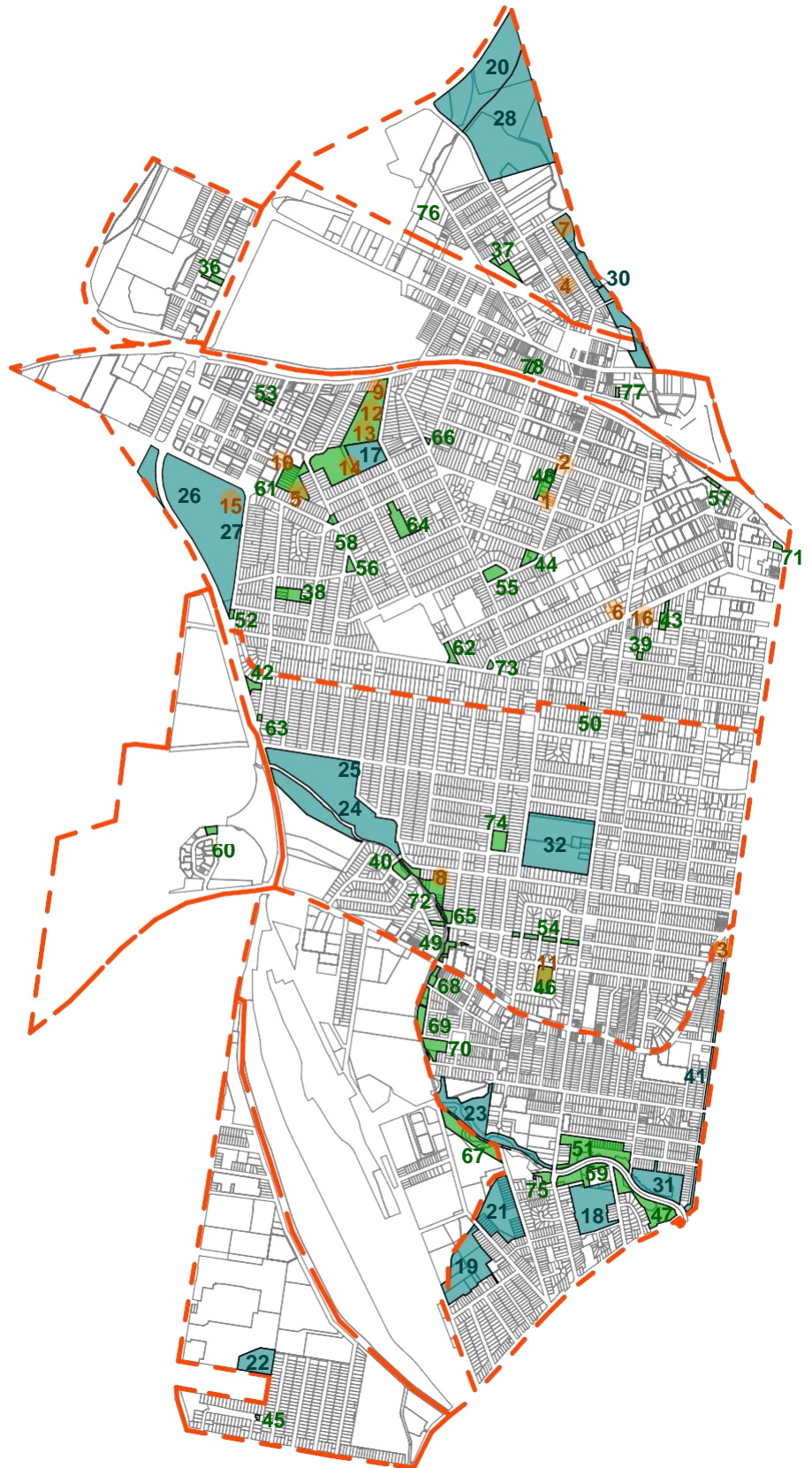
**17 Major Open Space**

- 17 Airey Park
- 18 Bark Huts Reserve
- 19 Begnell Field
- 20 Bressington Park
- 21 Cooke Park
- 22 Cox's Creek
- 23 Dean Reserve
- 24 Freshwater Park Golf Course
- 25 Freshwater Park
- 26 Hudson Park Golf Course
- 27 Hudson Park Oval
- 28 Mason Park
- 30 Powells Creek Open Space
- 31 Southend Tennis Centre
- 32 Strathfield Park

**36 Local Open Space**

- 36 Austin Park
- 37 Bill Boyce Reserve
- 38 Boden Reserve
- 39 Centenary Playground
- 40 Chain of Ponds Reserve
- 41 Coronation Reserve
- 42 Cosgrove Reserve
- 43 Croquet Lawns
- 44 Davey Square & Memorial
- 45 Drew St Playground
- 46 Edwards Park
- 47 Elliot Reserve
- 48 Fitzgerald Park
- 49 Fitzgerald Reserve
- 50 Florence Reserve
- 51 Ford Park
- 52 Frank Zions Reserve
- 53 Henley Reserve
- 54 Humphries Reserve
- 55 Inveresk Reserve
- 56 Kessell Reserve
- 57 Laker Reserve
- 58 Lowe's Garden
- 59 Maria Reserve
- 60 Marlene Reserve
- 61 Melville Reserve
- 62 Mt Royal Reserve
- 63 Pemberton Reserve
- 64 Pilgrim Reserve
- 65 Prentice Reserve
- 66 Slater Reserve
- 67 South Cooks River
- 68 St Anne's Reserve 1
- 69 St Anne's Reserve 2
- 70 St Anne's Reserve 3
- 71 Strathfield Square
- 72 Threw Reserve
- 73 Todman Reserve
- 74 Wallis Reserve
- 75 Water Reserve
- 76 Wentworth Reserve
- 77 1 Loftus Crescent
- 78 29 & 30 Loftus Crescent

**Precinct Boundary**



NOTE: The numbers for the facilities are located generally for information purposes only.



**STRATHFIELD DIRECT DEVELOPMENT CONTRIBUTIONS PLAN**

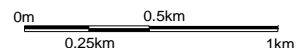


Figure 3 - Existing Open Space and Community Facilities

## PART D – FACILITY PROGRAMS

### ROADS AND TRAFFIC MANAGEMENT

## 4.0 ROADWORKS AND TRAFFIC MANAGEMENT

### 4.1 Strategic Framework

Roadworks and traffic management requirements for the new population are based on investigations undertaken in the Strathfield Local Government Area and include:

- *Traffic Facilities Study for Section 94 Contributions Plan* prepared by Christopher Hallam & Associates Pty Ltd dated 21 October 2009.
- *Strathfield LATM Studies – Groups A and B Areas* prepared by Geoplan & Cardno Eppell Olsen dated October 2008.
- *Strathfield Industrial Areas Traffic & Parking – The Intermodal Logistic Centre – Pavement Evaluation – Section 94 Projects* prepared by Transport Studies Pty Ltd.

The objectives of the strategy are to:

- Ensure adequate road facilities are provided without compromising the level of service enjoyed by existing residents;
- Direct and manage traffic in a manner appropriate to the character and capacity of the particular street;
- Provide a safe and pleasant amenity for all users of the Municipality;
- Determine the roads and traffic facilities required within the Municipality to meet the demands created by future development;
- Determine the funding apportionment of these works;
- Derive contribution rates for roads and traffic facilities based on these works, their estimated costs and their funding apportionment.

The Strathfield Municipality is relatively well serviced by public transport. The northern part of the Municipality is serviced by rail with stations located at Strathfield, Homebush and Flemington. In addition, buses operate throughout the Municipality.

Despite the public transport services that exist in the Municipality, there will remain a need to upgrade and extend the existing road system to cater for the demands of anticipated development. Existing traffic facilities are insufficient to cater for the anticipated demand of new development in the Municipality and the subsequent increase in workers and residents. It is the objective of this Strategy to ensure that adequate facilities are provided to accommodate additional demand and increased traffic without compromising the existing level of service.

The RTA's *Guide to Traffic Generating Developments* states that the level of contribution should be assessed on the basis of maintaining the existing level of service on the road network. In other words, a contribution rate should reflect the works required to at least maintain the existing level of service.

## PART D – FACILITY PROGRAMS

### ROADS AND TRAFFIC MANAGEMENT

#### 4.2 Nexus between Development and Demand

##### 4.2.1 Causal Nexus

The growth areas in and around the Parramatta Road Corridor will result in increased demand for new roads, traffic management facilities, and improvements to existing roads and associated infrastructure. In addition, the anticipated volume of traffic will place a greater demand on the existing road system, which will need to be augmented. The increased traffic will include vehicles of residents, workers, visitors, service vehicles, buses and taxis.

The analysis undertaken as part of the Parramatta Road Corridor Study (1999) concludes that for the area to prosper and the proposed residential densities to be achieved, deficiencies in the existing urban infrastructure and general amenity of the area must be addressed through a range of future public and private domain development improvement opportunities as follows (page 22):

- *‘Increased provision of public and private open space;*
- *Better urban design of new developments;*
- *Better pedestrian and cycle links through the study area;*
- *Improved appearance of Parramatta Road;*
- *Improved links between the study area and Olympic Park; and*
- *Better local and regional traffic access.’*

Some of the objectives outlined in the study to meet the above are as follows:

- *‘To improve linkages, both in terms of accessibility and urban form, between residential and other land uses;*
- *Provide a safe and accessible system of pedestrian and cycle links, and to desirable destinations outside the Study area;*
- *Reinforce the importance of public transport;*
- *Improve traffic and parking management;*
- *To improve pedestrian amenity throughout the study area;*
- *To reduce vehicular/pedestrian conflicts;*
- *To provide a stronger public domain focus to the study area and more open space;*
- *Create an accessible and safe public domain;*
- *Enhance the existing streets and lanes with tree planting to improve pedestrian amenity;*
- *To provide for an increased demand for open space caused by the anticipated increased residential population in the Study area;*

The Traffic Facilities Study has been based on an analysis of each precinct, with overlays of the cumulative impacts derived. Traffic generation rates used in this study are generally in accordance with the Roads & Traffic Authority’s *Guide to Traffic Generating Developments*. The rates used are expressed as vehicles per hour per dwelling type or square metre for employment lands for the weekday commuter peak period and are as follows. Morning and afternoon rates are assumed to be the same, except where noted to the contrary.

## PART D – FACILITY PROGRAMS ROADS AND TRAFFIC MANAGEMENT

**Table 4.1 –Traffic Generation Rates**

Type of Development	Vehicles per hour	Dwelling Type or Square Metre Rate
Residential		
1-2 Bedroom Multi-unit	0.3	Dwelling
3 Bedroom Multi-unit	0.35	Dwelling
4 Bedroom Multi-unit	0.4	Dwelling
1-2 Bedroom Townhouse/Villa	0.4	Dwelling
3 Bedroom Townhouse/Villa	0.5	Dwelling
4 Bedroom Townhouse/Villa	0.6	Dwelling
Detached	0.85	Dwelling
Industrial	1.0	100m2 GFA
Commercial	2.0	100m2 GFA
Retail PM	5.0	100m2 GFA
Retail AM	1.25	100m2 GFA

The Traffic investigations then determined the trip distribution based on the 2006 Census data. This also assisted in the allocation of traffic to regional and subregional approach routes.

To accommodate the anticipated demand arising from additional dwellings, commercial development, retail development and industrial lands within the area, upgrading and traffic management works will need to be undertaken.

### 4.2.2 Spatial Nexus

To cater for traffic needs anticipated as a result of new development, the following works will be required to provide adequate facilities in anticipation of additional demand:

- Arthur Street/Henley Road Intersection Works

Signals have been installed at this intersection and allow easier and safer access to the residential area north of Arthur Street. The projected additional traffic along Arthur Street is approximately 210 vehicles/hour in each peak hour which is substantial. The signals provide additional capacity for existing and future development and therefore these works are to be apportioned between existing and new development in precincts 3, 4 and 6 with 12% of the costs being levied on new development.

- Pomeroy Street/Underwood Road Intersection Works

Intersection improvements works are necessary, as the additional development traffic will increase the degree of saturation to 0.90 to 0.98 in the peak periods. The proposed works will be apportioned between existing and new development in precincts 1 and 3 with 13% being levied on new development.

- Loftus Crescent/Bridge Road Intersection Works

Improvement works are necessary and will be levied 100% on new development in Precincts 3 and 4, as it will create a threshold change.

- Loftus Crescent/Bridge Road and The Crescent/Bridge Road

The provision of two small roundabouts is proposed to provide capacity for the additional traffic created by new development in Precincts 3 and 4. New development will be levied 100% for these facilities.



## PART D – FACILITY PROGRAMS

### ROADS AND TRAFFIC MANAGEMENT

- The Crescent/ Subway Lane

The proposed “The Crescent/Subway Lane” roundabout is designed to improve the expected increasing traffic flow to the critical Subway Lane local road link across the western rail lines. Improving this local traffic route will directly benefit both Precinct 3 to the northern side of the railway and Precinct 4 to the southern side of the railway. This precinct apportionment is also consistent with the recommendations from the traffic investigations for “The Crescent/Bridge Road roundabout” which attributes the contributions to both Precincts 3 and 4. As with “The Crescent/Subway Lane roundabout” this roundabout project (Bridge Road) is also located at a critical local road link across the western rail lines, so this project also will benefit both Precinct 3 and 4. The works will be levied 100% on new development in Precincts 3 and 4.

- Powell Street/Underwood Road

A roundabout is proposed at this intersection with 100% apportionment to new development in Precincts 1 and 3. This intersection is currently operating at an acceptable level of service, however new development traffic will result in an unacceptable level of service.

- Parramatta Road Streetscape Works

As stated above, the Parramatta Road Corridor Masterplan concluded that for the area to prosper and the proposed residential densities to be achieved, deficiencies in the existing urban infrastructure and general amenity of the area must be addressed through a range of future public and private domain development improvement opportunities including streetscape works.

The traffic investigations also propose that additional traffic along Parramatta Road will be substantial from new development and therefore 100% of the proposed works are to be levied on Precincts 1, 2, 3 and 4.

- Widening and Extension of Loftus Lane

The widening and extension of Loftus Lane is to assist in providing better opportunities in increasing density and achieving better urban design for retail, commercial and residential development along the Parramatta Road corridor. The laneways will also minimise traffic and pedestrian congestion along Parramatta Road, as access to development will be via the new laneways. The works were levied 100% on the previous Subarea B in Precinct 3. However, part of the works are to be funded directly by development and therefore no further levies are to be applied.

- Realignment of Columbia Lane and Associated Roadworks

The Columbia Lane/Parramatta Road junction is very close to the Parramatta Road/George Street junction, which is signal controlled. For the right turn into Columbia Lane, the storage for the right turn movement is very short. A new road link is proposed to connect Columbia Lane with the southern side of Parramatta Road at its junction with George Street to provide a fourth approach to this intersection for the new development. The construction works were levied 100% on the previous Subarea C in Precinct 3. The proposal is also to be partly funded by development and therefore no more levies will be applied for these works.

## PART D – FACILITY PROGRAMS

### ROADS AND TRAFFIC MANAGEMENT

- LATM Works

The Strathfield LATM Studies identified a series of treatments to cater for additional local traffic circulation for residents travelling to local destinations such as parks, libraries, social service facilities, shops, businesses and other general travel. Non-residential traffic would not have the same intrusion into the minor road network and therefore the proposed works will only be levied on the residential traffic. The works will also be apportioned between the existing and new development. Some works have been undertaken or form part of other works and therefore have not been included in the program of works. The LATM works have also been updated to reflect current industry practice.

- Cosgrove Road/Cleveland Street, Cosgrove Road/Pilcher Street, Cosgrove Road/Hope Road

These works were initially included in the S94 Plan. These works have been completed using alternative funds. A small amount of contributions have been received and will be used for pedestrian access along Cosgrove Road. No further levies will be applied.

#### 4.2.3 Temporal Nexus

Strathfield Municipal Council will undertake the works in accordance with priorities as outlined in the schedule of works or as works in kind.

## PART D – FACILITY PROGRAMS ROADS AND TRAFFIC MANAGEMENT

### 4.3 Calculation of Contribution Rates

The contribution rates for all works have been based on peak hour traffic generation, except for the Local Area Traffic Management works. For each item, the costs were determined as follows:

Total Cost = [(Capital Cost + Land Acquisition Cost) – Income from the 2001 Plan] x apportionment

Table 4.2 below outlines the roads and traffic management works, the cost estimates and the amount to be levied based on the calculation above.

**Table 4.2 – Proposed Roadworks And Traffic Management**

Item	Levied Precinct	Proposed Project	Total Cost	S7.11 Income	S7.11 Apportionment	S7.11 Costs <sup>1</sup>	Council Costs
1	3, 4, 6	Arthur Street/Henley Road	\$95,520.00	N/A	12.0%	\$11,462.40	\$84,057.60
2	1, 3	Pomeroy St / Underwood Rd	\$33,600.00	N/A	13.0%	\$4,368.00	\$29,232.00
3	3, 4	Loftus Crescent / Bridge Road	\$240,000.00	\$3,400.00	100.0%	\$236,600.00	\$0.00
4	3, 4	The Crescent / Bridge Road	\$84,000.00	\$43,538.35	100.0%	\$40,461.65	\$0.00
5	3, 4	The Crescent / Subway Lane	\$133,200.00	\$43,538.35	100.0%	\$89,661.65	\$0.00
6	1, 3	Powell Street / Underwood Road	\$240,000.00	N/A	100.0%	\$240,000.00	\$0.00
7	1, 2, 3, 4	Parramatta Road	\$2,263,356.00	\$181,409.80	100.0%	\$2,081,946.20	\$0.00
8	3	Loftus Lane, Bridge to Station Street	\$8,071,798.15	\$8,071,798.15	100.0%	\$0.00	\$0.00
9	3	Columbia Lane	\$387,602.10	\$387,602.10	100.0%	\$0.00	\$0.00
10	1-7	LATM Works	\$6,107,394.94	N/A	31.6%	\$1,929,936.80	\$4,177,458.14
11	8	Cosgrove Road / Cleveland Street	\$14,904.49	\$14,904.49	100.00%	\$0.00	\$0.00
		<b>TOTAL</b>	<b>\$17,671,375.68</b>	<b>\$8,746,191.24</b>		<b>\$4,634,436.70</b>	<b>\$4,290,747.74</b>

Note: 1 Amount excludes any monies received from previous section 94 income to be carried forward for the project.

2. N/A – the income received is nil as the project is a new project or it is not applicable as the works are being apportioned to the new population and the previous income will be used to meet the previous population increase.

The traffic investigations identified the additional residential, industrial and commercial traffic per hour for each of the precincts to determine the rate per dwelling for the works as outlined in Table 4.3.

**Table 4.3 – Additional Vehicles Per Hour**

Precinct	Residential	Industrial	Commercial	Retail	Total
1	53	330	0	0	383
2	272	230	0	0	502
3	826	461 <sup>1</sup>	281	176	1744
4	375	680	48	0	1103
5	0	297	0	0	297
6	99	0	23	14	136
7	34	130	76	47	287

Note: 1 Excludes potential traffic from the full development of Flemington Markets. It has been assumed that this development will not occur during this plan and specific works will be required for this site if it is further developed.

All rates are determined to the nearest dollar.

## PART D – FACILITY PROGRAMS ROADS AND TRAFFIC MANAGEMENT

The following calculation is used to determine the cost per 100 vehicles/hour in the weekday peak hour. The formula for each works item is as follows and the calculations are set out in Table 4.4.

$$C = TC / NT$$

Where:

- C = the Section 94 levy expressed as a per trip (vehicle per hour) contribution;  
 TC = the total cost of the proposed works (apportioned and including income); and  
 NT = is the total number of new trips projected to use the road or intersection.

**Table 4.4 – Contribution Rates Per Work Item**

Item	S7.11 Cost	Additional Vehicles/hour	Cost per 100 vehicles/hour	Contributing Precincts
1	\$11,462.40	2983	\$384.26	3,4,6
2	\$4,368.00	2127	\$205.36	1,3
3	\$236,600.00	2847	\$8,310.50	3,4
4	\$40,461.65	2847	\$1,421.20	3,4
5	\$89,661.65	2847	\$3,149.34	3,4
6	\$240,000.00	2127	\$11,283.50	1, 3
7	\$2,081,946.28	3732	\$55,786.34	1,2,3,4
8	\$0.00	0	\$0.00	NIL
9	\$0.00	0	\$0.00	NIL
10	\$1,929,936.80	1659	\$116,331.33	1 – 7
11	\$0.00	0	\$0.00	NIL

The following outlines the proposed works and calculations for each of the precincts to determine the levies for the different types of development in each precinct.

**Table 4.5 – Precinct 1 Contribution Rates Per Work Item**

Projects Item	Residential Rate per 100 vehicles/hour per project	Industrial Rate per 100 vehicles/hour per project
2	\$205.36	\$205.36
6	\$11,283.50	\$11,283.50
7	\$55,786.34	\$55,786.34
10	\$116,331.33	N/A
Rate per 100 vehicles per hour	\$183,606.53	\$67,275.20
Rate per vehicle per hour	\$1,836.07	\$672.75

**Table 4.6 – Precinct 1 Contribution Rates**

Type of Development	Vehicles per hour	Rate	Per Dwelling Type or 100m2 Rate
Residential			
1-2 Bedroom Multi-unit	0.3	\$1,836.07	\$551.00
3 Bedroom Multi-unit	0.35	\$1,836.07	\$643.00
4 Bedroom Multi-unit	0.4	\$1,836.07	\$734.00
1-2 Bedroom Townhouse/Villa	0.4	\$1,836.07	\$734.00
3 Bedroom Townhouse/Villa	0.5	\$1,836.07	\$918.00
4 Bedroom Townhouse/Villa	0.6	\$1,836.07	\$1,102.00
Detached Dwelling	0.85	\$1,836.07	\$1,561.00
Industrial	1.0	\$672.75	\$673.00

## PART D – FACILITY PROGRAMS ROADS AND TRAFFIC MANAGEMENT

**Table 4.7 – Precinct 2 Contribution Rates Per Work Item**

Projects	Residential	Industrial
Item	Rate per 100 vehicles/hour per project	Rate per 100 vehicles/hour per item
7	\$55,786.34	\$55,786.34
10	\$116,331.33	N/A
Rate per 100 vehicles per hour	\$172,117.67	\$55,786.34
Rate per vehicle per hour	\$1,721.18	\$557.86

**Table 4.8 – Precinct 2 Contribution Rates**

Type of Development	Vehicles per hour	Rate	Per Dwelling Type
Residential			
1-2 Bedroom Multi-unit	0.3	\$1,721.18	\$516.00
3 Bedroom Multi-unit	0.35	\$1,721.18	\$602.00
4 Bedroom Multi-unit	0.4	\$1,721.18	\$688.00
1-2 Bedroom Townhouse/Villa	0.4	\$1,721.18	\$688.00
3 Bedroom Townhouse/Villa	0.5	\$1,721.18	\$861.00
4 Bedroom Townhouse/Villa	0.6	\$1,721.18	\$1,033.00
Detached Dwelling	0.85	\$1,721.18	\$1,463.00
Industrial	1.0	\$557.86	\$558.00

**Table 4.9 – Precinct 3 Contribution Rates Per Work Item**

Projects	Residential	Industrial	Commercial	Retail
Item	Rate per 100 vehicles/hour per item	Rate per 100 vehicles/hour per item	Rate per 100 vehicles/hour per item	Rate per 100 vehicles/hour per item
1	\$384.26	\$384.26	\$384.26	\$384.26
2	\$205.36	\$205.36	\$205.36	\$205.36
3	\$8,310.50	\$8,310.50	\$8,310.50	\$8,310.50
4	\$1,421.20	\$1,421.20	\$1,421.20	\$1,421.20
5	\$3,149.34	\$3,149.34	\$3,149.34	\$3,149.34
6	\$11,283.50	\$11,283.50	\$11,283.50	\$11,283.50
7	\$55,786.34	\$55,786.34	\$55,786.34	\$55,786.34
10	\$116,331.33		N/A	N/A
Rate per 100 vehicles per hour	\$196,871.83	\$80,540.50	\$80,540.50	\$80,540.50
Rate per vehicle per hour	\$1,968.72	\$805.41	\$805.41	\$805.41

**Table 4.10 – Precinct 3 Contribution Rates**

Type of Development	Vehicles per hour	Rate	Per Dwelling Type or 100m2 Rate
Residential			
1-2 Bedroom Multi-unit	0.3	\$1,968.72	\$591.00
3 Bedroom Multi-unit	0.35	\$1,968.72	\$689.00
4 Bedroom Multi-unit	0.4	\$1,968.72	\$787.00
1-2 Bedroom Townhouse/Villa	0.4	\$1,968.72	\$787.00
3 Bedroom Townhouse/Villa	0.5	\$1,968.72	\$984.00
4 Bedroom Townhouse/Villa	0.6	\$1,968.72	\$1,181.00
Detached Dwelling	0.85	\$1,968.72	\$1,673.00
Industrial	1.0	\$805.41	\$805.00
Commercial	2.0	\$805.41	\$1,611.00
Retail PM	5.0	\$805.41	\$4,027.00

**Table 4.11 – Precinct 4 Contribution Rates Per Work Item**

Projects	Residential	Industrial	Commercial	Retail
Item	Rate per 100 vehicles/hour per item	Rate per 100 vehicles/hour per item	Rate per 100 vehicles/hour per item	Rate per 100 vehicles/hour per item
1	\$384.26	\$384.26	\$384.26	\$384.26
3	\$8,310.50	\$8,310.50	\$8,310.50	\$8,310.50
4	\$1,421.20	\$1,421.20	\$1,421.20	\$1,421.20
5	\$3,149.34	\$3,149.34	\$3,149.34	\$3,149.34
7	\$55,786.34	\$55,786.34	\$55,786.34	\$55,786.34
10	\$116,331.33	N/A	N/A	N/A
Rate per 100 vehicles per hour	\$185,382.97	\$69,501.64	\$69,501.64	\$69,501.64
Rate per vehicle per hour	\$1,853.83	\$690.52	\$690.52	\$690.52

## PART D – FACILITY PROGRAMS ROADS AND TRAFFIC MANAGEMENT

**Table 4.12 – Precinct 4 Contribution Rates**

Type of Development	Vehicles per hour	Rate	Per Dwelling Type or 100m2 Rate
<b>Residential</b>			
1-2 Bedroom Multi-unit	0.3	\$1,853.83	\$556.00
3 Bedroom Multi-unit	0.35	\$1,853.83	\$649.00
4 Bedroom Multi-unit	0.4	\$1,853.83	\$742.00
1-2 Bedroom Townhouse/Villa	0.4	\$1,853.83	\$742.00
3 Bedroom Townhouse/Villa	0.5	\$1,853.83	\$927.00
4 Bedroom Townhouse/Villa	0.6	\$1,853.83	\$1,112.00
Detached Dwelling	0.85	\$1,853.83	\$1,576.00
Industrial	1.0	\$690.52	\$691.00
Commercial	2.0	\$690.52	\$1,381.00
Retail	5.0	\$690.52	\$3,453.00

**Table 4.13 – Precinct 5 Contribution Rates Per Work Item**

Projects	Residential
Item	Rate per 100 vehicles/hour per item
10	\$116,331.33
Rate per 100 vehicles per hour	\$116,331.33
Rate per vehicle per hour	\$1,163.31

**Table 4.14 – Precinct 5 Contribution Rates**

Type of Development	Vehicles per hour	Rate	Per Dwelling Type
<b>Residential</b>			
1-2 Bedroom Multi-unit	0.3	\$1,163.31	\$349.00
3 Bedroom Multi-unit	0.35	\$1,163.31	\$407.00
4 Bedroom Multi-unit	0.4	\$1,163.31	\$465.00
1-2 Bedroom Townhouse/Villa	0.4	\$1,163.31	\$465.00
3 Bedroom Townhouse/Villa	0.5	\$1,163.31	\$582.00
4 Bedroom Townhouse/Villa	0.6	\$1,163.31	\$698.00
Detached Dwelling	0.85	\$1,163.31	\$989.00

**Table 4.15 – Precinct 6 Contribution Rates Per Work Item**

Projects	Residential
Item	Rate per 100 vehicles/hour per item
1	\$384.26
10	\$116,331.33
Rate per 100 vehicles per hour	\$116,715.59
Rate per vehicle per hour	\$1,167.16

**Table 4.16 – Precinct 6 Contribution Rates**

Type of Development	Vehicles per hour	Rate	Per Dwelling Type
<b>Residential</b>			
1-2 Bedroom Multi-unit	0.3	\$1,167.16	\$350.00
3 Bedroom Multi-unit	0.35	\$1,167.16	\$409.00
4 Bedroom Multi-unit	0.4	\$1,167.16	\$467.00
1-2 Bedroom Townhouse/Villa	0.4	\$1,167.16	\$467.00
3 Bedroom Townhouse/Villa	0.5	\$1,167.16	\$584.00
4 Bedroom Townhouse/Villa	0.6	\$1,167.16	\$700.00
Detached Dwelling	0.85	\$1,167.16	\$992.00

**Table 4.17 – Precinct 7 Contribution Rates Per Work Item**

Projects	Residential
Item	Rate per 100 vehicles/hour per item
10	\$116,331.33
Rate per 100 vehicles per hour	\$116,331.33
Rate per vehicle per hour	\$1,163.31

## PART D – FACILITY PROGRAMS ROADS AND TRAFFIC MANAGEMENT

**Table 4.18 – Precinct 7 Contribution Rates**

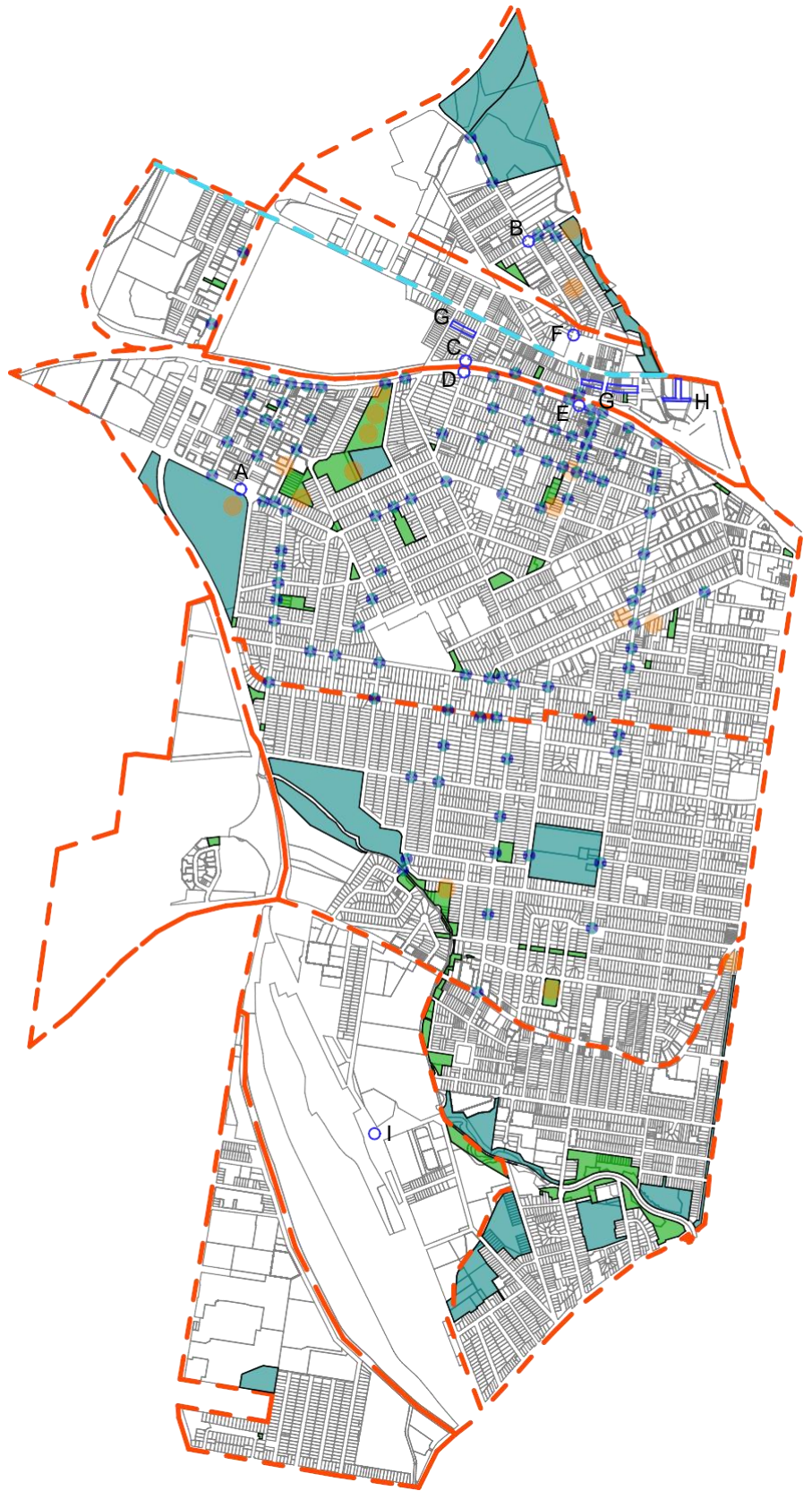
Type of Development	Vehicles per hour	Rate	Per Dwelling Type
Residential			
1-2 Bedroom Multi-unit	0.3	\$1,163.31	\$349.00
3 Bedroom Multi-unit	0.35	\$1,163.31	\$407.00
4 Bedroom Multi-unit	0.4	\$1,163.31	\$465.00
1-2 Bedroom Townhouse/Villa	0.4	\$1,163.31	\$465.00
3 Bedroom Townhouse/Villa	0.5	\$1,163.31	\$582.00
4 Bedroom Townhouse/Villa	0.6	\$1,163.31	\$698.00
Detached Dwelling	0.85	\$1,163.31	\$989.00

The following table provides a summary of the contributions to be levied on each precinct for the Roads and Traffic Management works.

**Table 4.19 - Summary Table Roads and Traffic Management Contributions Rates**

Contribution Rates	Precinct						
	1	2	3	4	5	6	7
Residential							
Detached Dwelling house/ Single Vacant Allotment	1,561	1,463	1,673	1,576	989	992	989
Multi-unit							
1 Bedroom or less	551	516	591	556	349	350	349
2 Bedrooms	551	516	591	556	349	350	349
3 Bedrooms	643	602	689	649	407	409	407
4 Bedrooms plus	734	688	787	742	465	467	465
Townhouse/Villas							
1 Bedroom or less	734	688	787	742	465	467	465
2 Bedrooms	734	688	787	742	465	467	465
3 Bedrooms	918	861	984	927	582	584	582
4 Bedrooms Plus	1,102	1,033	1,181	1,112	698	700	698
Employment Lands							
Industrial per 100m2	673	558	805	691	-	-	-
Retail per 100m2	-	-	4,027	3,453	-	-	-
Commercial per 100m2	-	-	1,611	1,381	-	-	-





**Legend**

**Proposed Works**

- A Arthur St / Henley Rd  
- Signals
- B Pomeroy St / Underwood Rd  
- Signals and Lane Modification
- C Loftus Cres / Bridge Rd  
- Intersection Works
- D The Crescent / Bridge Rd  
- Roundabout
- E The Crescent / Subway Lane  
- Roundabout
- F Powell St / Underwood Rd  
- Roundabout
- G Loftus Lane, Bridge to Crane,  
Subway Lane to Station St  
- Lane Construction
- H Columbia Lane  
- Lane Construction
- I Cosgrove Rd / Cleveland St  
- Pedestrian Pathway

**Local Area Traffic Management Works (refer Part I for details)**

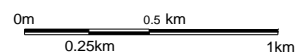
- Parramatta Rd Streetscape Works
- Existing Major Open Space
- Existing Local Open Space
- Existing Community Open Space
- Precinct Boundary

NOTE: Works are shown in approximate locations only.



**STRATHFIELD DIRECT DEVELOPMENT CONTRIBUTIONS PLAN**

Figure 4 - Proposed Works:  
Roadworks and Traffic Management



# PART E – FACILITY PROGRAMS

## OPEN SPACE AND RECREATIONAL FACILITIES

### 5.0 OPEN SPACE AND RECREATIONAL FACILITIES

#### 5.1 Strategic Framework

Strathfield City Council's goal for open space is to implement an open space system, which conserves a sustainable natural character for the area and provides a variety of settings for recreation to meet identified community needs. The strategic objectives for open space and recreational facilities are:

- *to provide open space and recreation facilities to meet the demands created by residents and non-residents of future development;*
- *to implement community open space requirements in accordance with Council's Open Space and Community Facilities Plan (April 2010) and projected demand;*
- *to acquire additional land in growth areas as well as embellish existing areas of open space; and*
- *to recognise the benefits to both new and existing open space users.*

Residents of Strathfield consider the high rate of open space provision to be an important reason for living in the area. There is a community expectation that open space resources should be maintained to meet the needs of the future population, without compromising the existing population.

As the new development within Strathfield will be mainly medium to high density development, the Social Plan (November 2009) has identified the likely impacts of the increasing population and housing density as follows:

- *overall increased use and demand for public facilities and open space;*
- *reduced access to private open space by people living in home units creating increased reliance on public open spaces for recreation, community and social activities;*
- *smaller living areas in home units and townhouse creates demand for community and recreation facilities to engage in sport, recreation, community, cultural and social activities;*
- *increased opportunities for informal and unorganised activities such as walking, cycling, and playing will be required by all age groups; and*
- *community facilities to foster and support social interaction and community activity for higher numbers of young families, lone households and transient populations.*

Open space in the Strathfield LGA has been identified as Major Parks and Local Parks in this Development Contributions Plan. Major Parks comprise generally larger open space areas providing a range of recreational uses where users will normally not drive more than 15-30 minutes. Local Parks cater generally to a local area where users predominantly walk or cycle to use the facility. Figure 3 illustrates the location of existing open space areas in the Strathfield Municipality.

Open space facilities will be levied on residents and non-resident workers. Many workers are now exercising before work, during lunch breaks and after work. Often this occurs close to the work place given travelling times and the formation of work exercise teams.

## PART E – FACILITY PROGRAMS

### OPEN SPACE AND RECREATIONAL FACILITIES

#### *Major Parks*

The Major Parks are defined generally by the size of the park, the level of facilities provided and the amenity created by these parks. The increase in usability and recreational amenity of the Parks therefore generate a larger population catchment, often extending beyond the precinct.

The Strathfield Municipality has a number of Major Parks as identified in Figure 3 and the Inventory in Part J. These facilities incorporate a range of recreational settings such as sporting fields, amenities, grand stands, playgrounds, a croquet lawn, cycle and pathways, a golf course and passive recreational facilities. The size of these areas of open space is generally larger than local parks as they often provide a combination of some of the above facilities.

#### *Local Parks*

The Strathfield Municipality has numerous Local facilities and are identified on Figure 3 and the Inventory in Part J. These areas of open space generally provide a smaller range of recreational opportunities. Local parks generally provide facilities such as gardens, dog parks and playgrounds.

The Recreation Plan states the following as amongst Council's recreation policies:

- *provide quality structured and unstructured recreation opportunities on community land;*
- *understand recreational demand by continuing to consult with the community on its recreation needs, and as a result plan to provide for those needs; and*
- *ensure recreational opportunities are diverse and cater for all groups at all levels.*

The recreational strategy is to embellish existing parks where possible to increase the capacity of the local facility to meet the new demand. Where possible, Council proposes to acquire and embellish land to provide additional local parks for the new demand. This is not always possible in all areas and therefore the acquisition of land will take place in the precincts with the highest population increase.

The increase in population in the Strathfield Municipality will place greater demands on existing open space facilities. It is a purpose of this strategy to provide a sustainable and equitable basis for drawing together the findings of the Open Space and Recreation Study and the Recreation Plan with the expected levels of population increase and their anticipated needs for open space and recreation.

# PART E – FACILITY PROGRAMS

## OPEN SPACE AND RECREATIONAL FACILITIES

### 5.2 Nexus between Development and Demand

#### 5.2.1 Causal Nexus

As stated above, the majority of the new residential development will be in the form of high density development and medium density development to a lesser extent in the Strathfield LGA. This trend is also occurring in the inner suburbs of Sydney and areas surrounding the Strathfield LGA. Changing demographic profiles and the way we live require adequate and accessible open space for use by residents and workers.

- Population growth will also increase demand for open space, community and recreation facilities.
- Most new development of the future will be home units, and to lesser extent townhouses, with restricted or no private open space. This will increase reliance on public spaces for recreation, community and social activities eg children's parties, social gatherings, group study spaces for students etc.
- The population of the future will require facilities and programs that promote community building, social interaction and community activities as the population will be more transient and socially fragmented (eg higher lone households, increased cultural diversity, increased rental dwellings etc). Projects such as community gardens and new indoor facilities and community halls will provide opportunities for social, recreational and educational activities for persons of all ages.
- Demand for existing facilities has increased since 2000, in response to population growth. With few exceptions Council's facilities, including sportsgrounds, are operating at sustainable capacity. Council will need to embellish existing parks and sportsgrounds and expand existing facilities such as the community centre as well as add facilities in high density areas to meet demand.
- There is increasing demand for local community spaces within walking distance of medium to high rise development, especially in town centres (Strathfield and Homebush) and isolated areas with increasing population eg Courallie Ave precinct. Community spaces can facilitate a range of activities including study spaces, meetings, cultural activities etc.
- There is a general expectation by the community for high quality community and recreation facilities in the local area.
- Increasing housing density in Strathfield LGA and its restrictions on physical activity within the private environment may have adverse affect on the opportunities for physical exercise. There is a need to provide facilities and opportunities for participation in physical activities and sport. Recent data indicates in Australia and NSW, there is a general overall increase in rates of participation in physical activity, especially fitness, across most demographic groups. This is in part response to government policies targeted at reducing obesity and chronic health conditions by improving health through increasing activity and obesity. This will continue to create higher demand for recreation facilities and open spaces.
- National, state and local research indicates an increasing demand for unorganised and informal recreation eg walking, fitness training in parks etc. Informal participation is increasing across all demographic groups. It is anticipated that persons living in smaller spaces, particularly young people, are likely to require unorganised and informal recreational activities, especially close to their homes.

## PART E – FACILITY PROGRAMS

### OPEN SPACE AND RECREATIONAL FACILITIES

- Organised and formal sports through club organisations and schools will continue to increase. The number of sports in Strathfield LGA requiring facilities is expanding, including traditional sports eg soccer, cricket etc as well as ‘modified’ or emerging sports such as Oztag. As demand increases and additional sports emerge in popularity, facilities need to be multi-purpose to accommodate a wide range of sports and recreational uses. As carrying capacity increases, amenities which support activities will need to be improved such as additional amenities, change rooms etc.
- Despite growing demands, Council’s ability to add significant open space is limited due to lack of land availability and cost of land acquisition. Council will need to increase sustainable capacity of sportsgrounds eg additional lighting, irrigation and drainage etc to provide additional hours and day/night use.
- School aged children are the highest participants of organised sports in Australia. They mainly participate in sports and physical activities organised by their schools. Participation is high for both girls and boys. Local schools are high users of Strathfield Council facilities eg soccer, netball etc. Schools will continue to rely on Council facilities to augment school sports and recreation facilities particularly as schools expand and enrolment numbers increase. School use of Council parks, sportsgrounds and facilities is expected to increase.
- There is demand for an indoor recreation facility to accommodate activities including indoor sports such as netball, basketball etc and indoor activities eg dancing, gym, exercise classes etc. High users of indoor sporting facilities are young people aged 18-24 but there is an increasing number of older people participating in physical activities for health reasons and socialisation. As large areas of land is not readily available to convert to new sporting fields, an indoor facility will assist in meeting this need and provide an alternative facility that can be used for longer periods throughout the year.
- With increased population density comes a more intensive use of facilities. Facilities designed and constructed to withstand high intensity use will be essential in ensuring the delivery of sustainable facilities.

Strathfield Local Government Area provides a relatively high level of local and major open space as outlined in Table 5.1. Strathfield Council wants to maintain the same level of open space per person for the existing and future populations and therefore requires that open space be provided at the same rate as the existing provision. The Strathfield Local Government Area currently has the following area of open space, which has been separated into Local and Major Open Space.

**Table 5.1 – Existing Provision of Open Space**

Type of Open Space	Total Area (m2)	Population	Existing Provision
Major	841,208	50,764	16.6m2 per person
Local	211,263	50,764	4.2m2 per person
Total	1,052,471		20.8m2 per person

The population includes the resident population of 35,124 as at 2008 and the non-resident worker population of 15,640 at 2006 (ID Forecast, 2009) to determine the existing provision of open space, at the time of the preparation of the S94 Contributions Plan (Version 1.0) September 2010.

## PART E – FACILITY PROGRAMS

### OPEN SPACE AND RECREATIONAL FACILITIES

Strathfield Local Government Area currently has an existing open space provision of 2.08 ha per 1000 persons. It is proposed to levy contributions based on the existing provision of 2.08 ha per 1,000 persons. Therefore, 37.5 ha of open space are required to meet the demands of the new population growth of 18,036 persons. It is proposed that part of this amount of open space will be provided through land acquisition and embellishment and that part of this will be through the embellishment only of existing facilities to meet the additional demand. Embellishment will improve the quality capacity of the open space and recreational facilities to meet the additional demand.

#### 5.2.2 Spatial Nexus

The Open Space Principles Plan and addendum sets out the requirements for location of open space and recreational facilities such as locating fields and courts adjacent to each other, locating small parks within 500m of all consolidated residential areas and collocation of facilities wherever possible.

Projects have been located in areas to meet the needs of the new residential development and taking advantage of existing facilities. Contributions are levied on a per capita basis so that only the open space required to meet the demands of the new population is levied.

The new projects are as outlined in Table 5.2 and are shown on Figures 5 and 6 – Proposed Open Space Facilities. A detailed schedule of works is provided in Part H – Summary Works Schedules and Part I – Detailed Cost Breakdowns.



## PART E – FACILITY PROGRAMS

### OPEN SPACE AND RECREATIONAL FACILITIES

Table 5.2 – Open Space And Recreational Facilities

Item	Open Space and Recreational Facilities	Precinct
<b>Major Parks</b>		
1	Airey Park	4
2	Barks Hut Reserve	8
3	Begnell Field	8
4	Bressington Park	1
5	Cooke Park	8
6	Dean Reserve	7
7	Edwards Park	4
8	Freshwater Park	6
9	Hudson Park	4
10	Mason Park	1
11	Powells Creek Corridor	1, 3
12	Ismay Avenue Park	1, 3
13	Parramatta Road Corridor	4
14	Strathfield Park	8
15	Strathfield Centre	4
16	Strathfield Square	4
17	Bay to Bay Cycleway	1-9
<b>Local Parks</b>		
18	Bill Boyce Reserve	1
19	Mason Park	1
20	Courallie Avenue Stages 1 and 2 – Land Acquisition and embellishment	2
21	Austin Park	2
22	Streetscape and public urban spaces	2
23	Smallwood Avenue – Land Acquisition and embellishment	3
24	Loftus Crescent Stages 1 and 2 – Land Acquisition and embellishment	3
25	Derowie/Kanoona Homebush Land Acquisition and embellishment	3
26	20A Parramatta Road Embellishment	3
27	Parramatta Road public urban space	3
28	Albert/Elva Street – Land Acquisition and embellishment	4
29	Laker Reserve Embellishment	4
30	Strathfield Square	4
31	Henley Reserve Homebush Embellishment	4
32	Melville Reserve Embellishment	4
33	Boden Reserve	4
34	Fitzgerald Park	4
35	Inveresk Park	4
36	Kessell Square	4
37	Homebush Town Centre improvement works	4
38	Marlene Reserve Embellishment	5
39	Chain of Ponds Reserve Embellishment	6
40	Strathfield Park local park embellishment	6
41	Ford Park Stages 1 and 2 Embellishment	7
42	Cooke Park Embellishment	7
43	Madeline and Cleveland Park Stages 1 and 2 Embellishment	8
44	Streetscape and public urban spaces	8
45	Drew Street Reserve Embellishment	9
46	Streetscape and public urban spaces	9

### 5.2.3 Temporal Nexus

Council intends to pool the contribution funds and undertake works in order of priority. The open space facilities have been prioritised and this is outlined in Part H – Summary Works Schedules.



## PART E – FACILITY PROGRAMS

### OPEN SPACE AND RECREATIONAL FACILITIES

#### 5.3 Calculation of Contribution Rates

The contribution rates for the Open Space Facilities have been determined using the following method:

- determine the existing standard of provision for local and major open space;
- multiply the existing standard by the new resident and non-worker resident population to determine the amount of open space that is required to meet the new demand and retain the existing standard of provision;
- establish an average embellishment cost for local open space and district open space based on quotations for new works to be undertaken by Council;
- multiply the embellishment cost by the provision of open space to be provided to determine the total cost of embellishing local and major open space by precinct; and
- add land acquisitions costs (where relevant) to the embellishment costs to determine the total cost to be levied on the new population.

All rates are determined to the nearest dollar.

Embellishment costs have been determined based on quotations for new works to be undertaken by Council as follows. Refer Part K for breakdown of the rates.

**Table 5.3 – Embellishment Rates per Square Metre**

Open Space Facility	Embellishment Costs
Local Parks	\$199.00/m2
Major Parks	\$212.00/m2

The above cost estimates are applied to the area requirements to determine the overall embellishment costs for open space within the District.

**Table 5.4 – Open Space Embellishment Rates**

Precinct	Anticipated Population Projection	Existing Provision of Open Space per person	Total Open Space to meet new demand	Embellishment Rate \$ per m2	Embellishment Cost (excludes acquisition costs)
<b>Major Open Space</b>					
All	18,036	16.6m2	299,398m2	\$212.00	\$63,472,376.00
<b>Local Open Space</b>					
1	676	4.2m2	2,839m2	\$199.00	\$564,961.00
2	1,951	4.2m2	8,194m2	\$199.00	\$1,630,606.00
3	7,553	4.2m2	31,723m2	\$199.00	\$6,312,877.00
4	4,070	4.2m2	17,094m2	\$199.00	\$3,401,706.00
5	287	4.2m2	1,205m2	\$199.00	\$239,795.00
6	946	4.2m2	3,973m2	\$199.00	\$790,627.00
7	987	4.2m2	4,145m2	\$199.00	\$824,855.00
8	1,001	4.2m2	4,204m2	\$199.00	\$836,596.00
9	565	4.2m2	2,373m2	\$199.00	\$472,227.00

Some of the open space land acquisitions were identified in the previous Strathfield Development Contributions Plan 2001 and therefore any income received from that plan will be deducted from the total acquisition costs. The following table outlines the embellishment costs and the land acquisition costs for the open space projects that will be levied on new development in the Strathfield LGA.

## PART E – FACILITY PROGRAMS OPEN SPACE AND RECREATIONAL FACILITIES

**Table 5.5 – Open Space Embellishment and Land Acquisition Costs**

Catchment	Embellishment Costs	Land Acquisition (including legal and demolition costs)	Total Costs
<b>Major Open Space</b>			
All	\$63,472,376.00	\$5,053,546.39	\$68,525,922.00
<b>Local Open Space</b>			
1	\$564,961.00		\$564,961.00
2	\$1,630,606.00	\$1,503,915.00	\$3,134,521.00
3	\$6,312,877.00	\$12,394,350.00	\$18,707,227.00
4	\$3,401,706.00	\$1,896,850.00	\$5,298,556.00
5	\$239,795.00		\$239,795.00
6	\$790,627.00		\$790,627.00
7	\$824,855.00		\$824,855.00
8	\$836,596.00		\$836,596.00
9	\$472,227.00		\$472,227.00

Whilst the projects outlined in Part I Detailed Cost Breakdowns are in excess of the above amounts, the shortfall will be funded by Council and therefore is not levied on new development.

All rates are determined to the nearest dollar.

The Major Open space and Recreational Facilities will be levied on all new development. The contribution rate is determined as follows:

$$C = \frac{\$ \text{Facility Cost}}{\text{Demand}}$$

**Where**

C is the contribution rate per person

\$FacilityCost is the total Open Space and Recreational costs for District Facilities

Demand is the total new resident and non-resident population in the LGA.

$$C = \frac{\$68,525,922}{18,036}$$

$$= \$ 3,799 \text{ per person}$$

Commercial (19m2 per employee)	\$200 per m2
Retail (35m2 per employee):	\$109 per m2
Industrial (71.5m2 per employee)	\$53 per m2
Room (0.3 employees per room):	\$1,140 per room

## PART E – FACILITY PROGRAMS

### OPEN SPACE AND RECREATIONAL FACILITIES

The Local Open space and Recreational Facilities will be levied on each precinct. The contribution rate is determined as follows:

$$C = \frac{\$ \text{Facility Cost}}{\text{Demand}}$$

**Where**

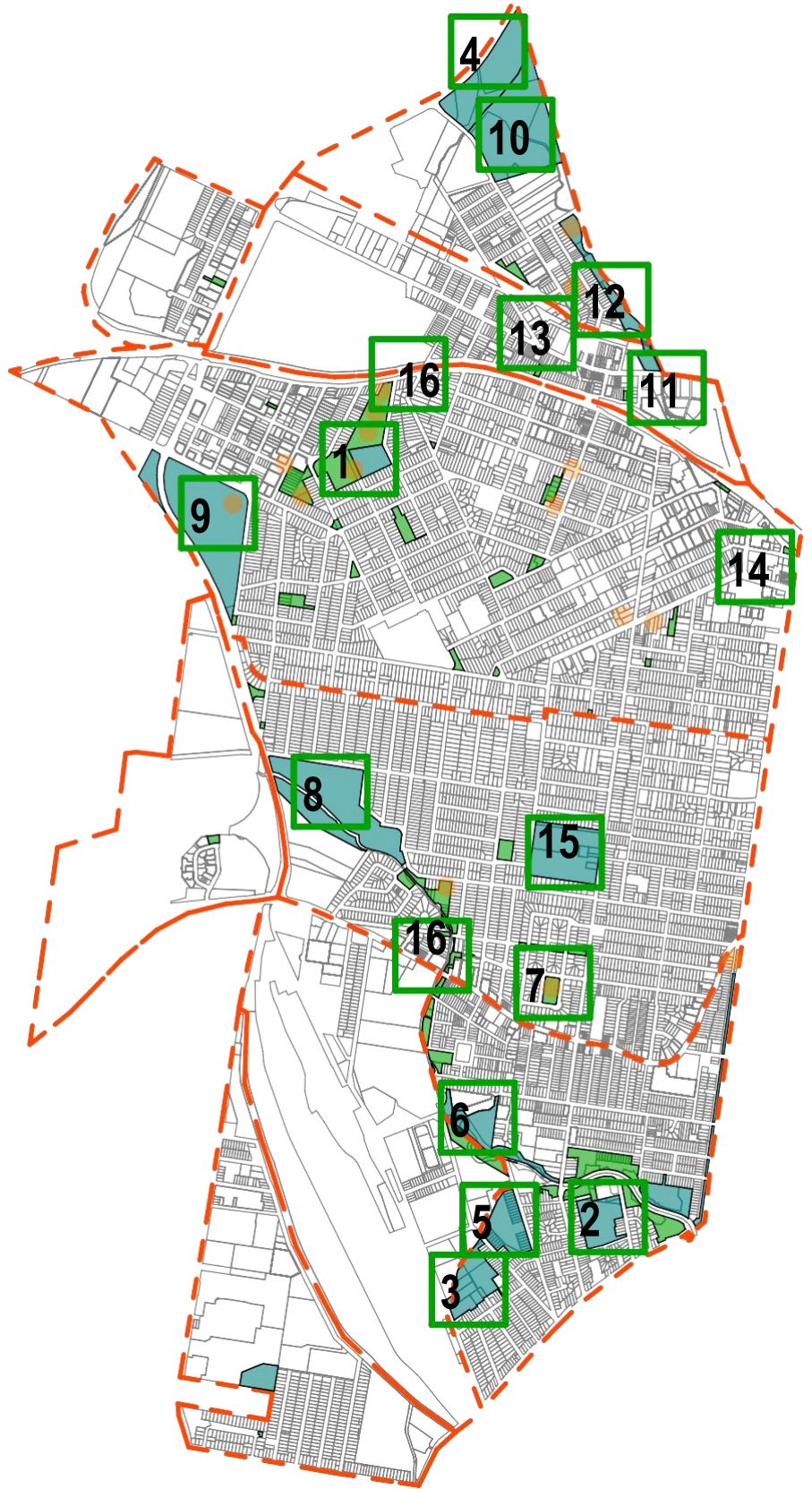
C is the contribution rate per person

\$FacilityCost is the total Open Space and Recreational costs for Local Facilities for the Catchment

Demand is the total new resident and non-resident population for the Catchment

**Table 5.6 – Local Open Space Contribution Per Person**

Precinct	Facility Cost	Population Increase	Contribution Rate Per Person	Commercial 19m2	Retail 35m2	Industrial 71.5m2	Tourism 0.3
1	\$564,961.00	676	\$836.00	\$44.00	\$24.00	\$12.00	\$251.00
2	\$3,134,521.00	1951	\$1,607.00	\$85.00	\$46.00	\$22.00	\$482.00
3	\$18,707,227.00	7553	\$2,477.00	\$130.00	\$71.00	\$35.00	\$743.00
4	\$5,298,556.00	4070	\$1,302.00	\$69.00	\$37.00	\$18.00	\$391.00
5	\$239,795.00	287	\$836.00	\$44.00	\$24.00	\$12.00	\$251.00
6	\$790,627.00	946	\$836.00	\$44.00	\$24.00	\$12.00	\$251.00
7	\$824,855.00	987	\$836.00	\$44.00	\$24.00	\$12.00	\$251.00
8	\$836,596.00	1001	\$836.00	\$44.00	\$24.00	\$12.00	\$251.00
9	\$472,227.00	565	\$836.00	\$44.00	\$24.00	\$12.00	\$251.00



**Legend**

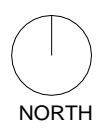
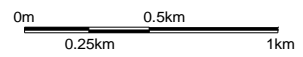
- 1** Proposed Major Open Space Works
- 1 Airey Park
- 2 Barks Hut Reserve
- 3 Begnell Field
- 4 Bressington Park
- 5 Cooke Park
- 6 Dean Reserve
- 7 Edwards Park
- 8 Freshwater Park
- 9 Hudson Park
- 10 Mason Park
- 11 Powells Creek Corridor
- 12 Ismay Ave
- 13 Parramatta Road Corridor - Indoor Recreation Facility
- 14 Strathfield Square
- 15 Strathfield Park
- 16 Bay to Bay Cycleway
- Existing Major Open Space
- Existing Local Open Space
- Existing Community Open Space
- - - Precinct Boundary

NOTE: Works are shown in approximate locations only.

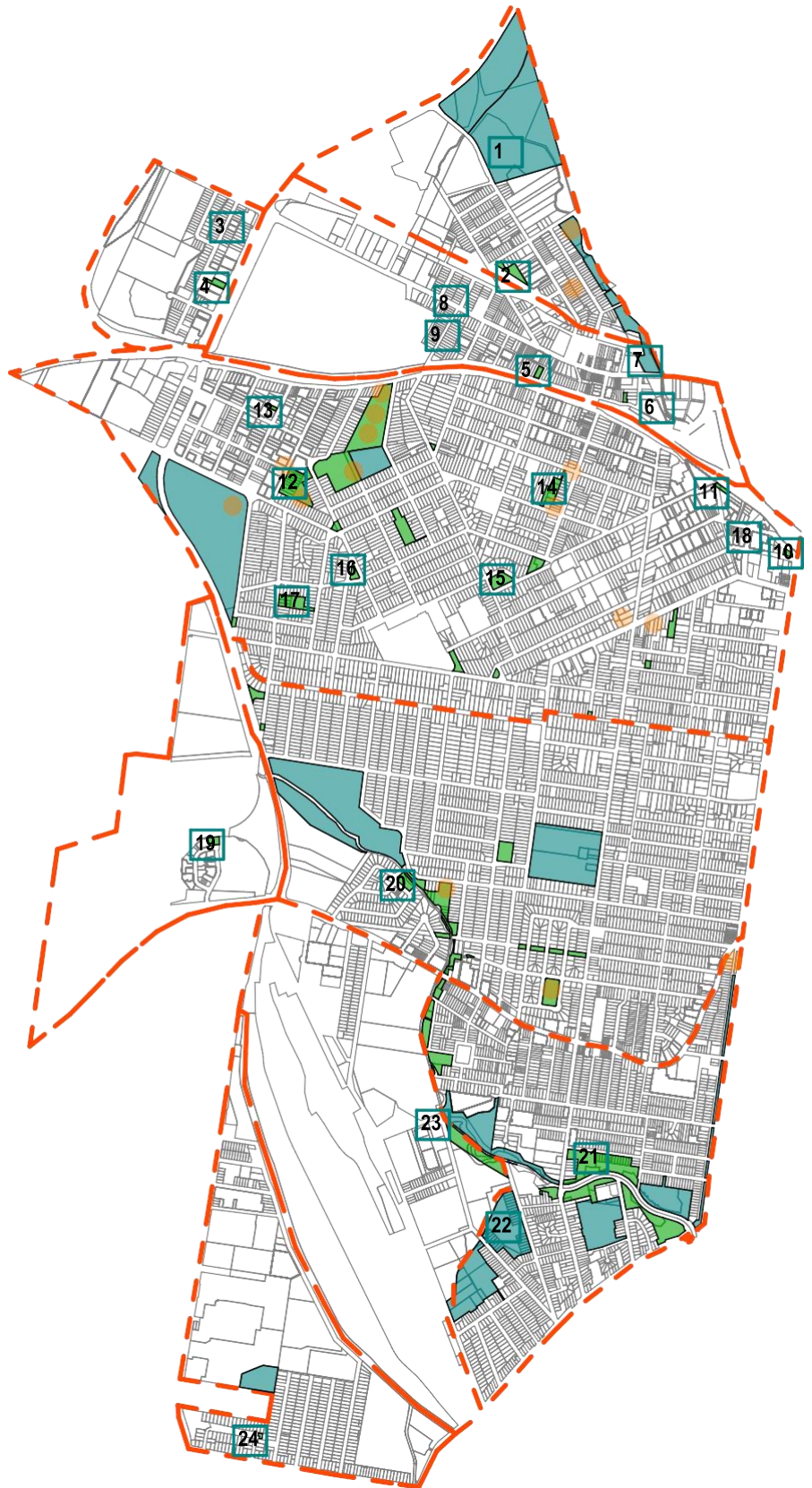


**STRATHFIELD DIRECT DEVELOPMENT CONTRIBUTIONS PLAN**

Figure 5 - Proposed Works: Major Open Space and Recreational Facilities







**Legend**

**1 Proposed Local Open Space Works**

- 1 Mason Park Local Facilities
- 2 Bill Boyce Reserve
- 3 Courallie Avenue
- 4 Austin Park
- 5 29 & 30 Loftus Crescent
- 6 20A Parramatta Road
- 7 Powells Creek Masterplan
- 8 Derowie/Kanooka Avenue Homebush
- 9 Smallwood Avenue
- 10 Strathfield Square Local Works
- 11 Laker Reserve
- 12 Melville Reserve Homebush West
- 13 Henley Reserve Homebush West
- 14 Fitzgerald Park
- 15 Inversek Park
- 16 Kessell Square
- 17 Boden Reserve
- 18 Albert/Elva Street
- 19 Marlene Reserve
- 20 Chain of Ponds Reserve
- 21 Ford Park
- 22 Cooke Park
- 23 Madeline and Cleveland Park
- 24 Drew Street Reserve

**Existing Major Open Space** (Teal)

**Existing Local Open Space** (Green)

**Existing Community Open Space** (Orange circle)

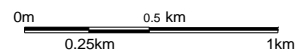
**Precinct Boundary** (Dashed orange line)

NOTE: Works are shown in approximate locations only.



**STRATHFIELD DIRECT DEVELOPMENT CONTRIBUTIONS PLAN**

Figure 6 - Proposed Works:  
Local Open Space and Recreational Facilities



## 6.0 COMMUNITY FACILITIES

### 6.1 Strategic Framework

Council has an established record in the provision of facilities for community purposes. Such facilities are owned and operated by Council and are accessible by the community. The Council also owns community facilities that are leased and operated by the private sector. Such examples include some childcare centres.

This strategy involves only those facilities that are owned and operated by Council. It does not include those that are leased and operated by the private sector.

### 6.2 Nexus between Development and Demand

#### 6.2.1 Causal Nexus

While the Strathfield Municipality contains a range of existing community facilities and services, in general there is no surplus capacity within these facilities to cater for the anticipated increased demand. The increased population in the Municipality will place greater demands on the existing community facilities and services. Therefore, there will be a need to provide additional and/or embellished facilities to satisfy the projected demand.

Provision of public facilities is based on the identified needs and expectations of the community. This Strategy focuses on a needs based approach and seeks to provide quality, usable multi-purpose community facilities in locations where there is a strong relationship to the anticipated population.

The existing provision of community facilities is 7,925m<sup>2</sup> of floorspace. Based on the existing population of 35,124 residents, this represents 0.225m<sup>2</sup> of existing community floorspace per person. Therefore, to retain the existing provision of community facilities, an additional 3,278m<sup>2</sup> of community floorspace is required to meet the needs of the projected 14,569 residents in the Strathfield Local Government Area.

#### 6.2.2 Spatial Nexus

Additional community facility floorspace will be provided to retain the existing standard provision. Approximately, 3,278m<sup>2</sup> of additional floorspace will be provided and will be levied on new residential development. Also, Strathfield Library was upgraded in 2004 to provide additional floorspace and therefore will be apportioned between the existing and future population. The High Street Community Library Centre was recently upgraded in 2009 utilising part of the income received from the 2001 plan and therefore the total cost has been reduced by this amount. The community facility projects are outlined in Table 6.1 and as shown on Figure 7.

Table 6.1 – Community Facilities

Item	Proposed Community Facilities	Precinct
1	Courallie Avenue Community Place	2
2	Parramatta Road Precinct Community Hub	3
3	Homebush West Community Place	4
4	Airey Park Community Hub (includes previous Bates Street Centre and Airey Park Childcare)	4
5	Strathfield Central Library	4
6	High Street Library	6
7	Strathfield South Community Hub (previously High Street Library Extension)	6
8	Belfield Community Hub	7

# PART F – FACILITY PROGRAMS - COMMUNITY FACILITIES

The Summary Works Schedule for the Community Facilities Strategy is outlined in Part H and detailed cost breakdowns are outlined in Part I.

The capital cost for community facilities and services may include the following items (where relevant):

- demolition, clearing and site preparation;
- building construction;
- landscaping;
- provision of essential facilities and equipment, etc; and
- design, consultant and management fees and associated costs.

## 6.2.3 Temporal Nexus

Council intends to pool the contribution funds and undertake works in order of priority. The community facilities have been prioritised and this is outlined in Part H – Summary Works Schedule.

## 6.3 Calculation of Contribution Rates

The Community Facilities will be levied on all new residential development. All rates are determined to the nearest dollar.

Items 1 to 4 and 6 to 7 will be levied 100% on the new population. Item 6 has been reduced by the amount of income received to date. Item 5, the Strathfield Library has been apportioned between the new and existing population. The total cost for the upgrade of the library was \$4,450,000. The anticipated population increase of 14,569 represents a 29.3% increase and therefore \$1,303,850 will be levied on new development.

The total cost for the community facilities is \$12,164,866.47 taking the above into consideration. This will be levied on new development as follows:

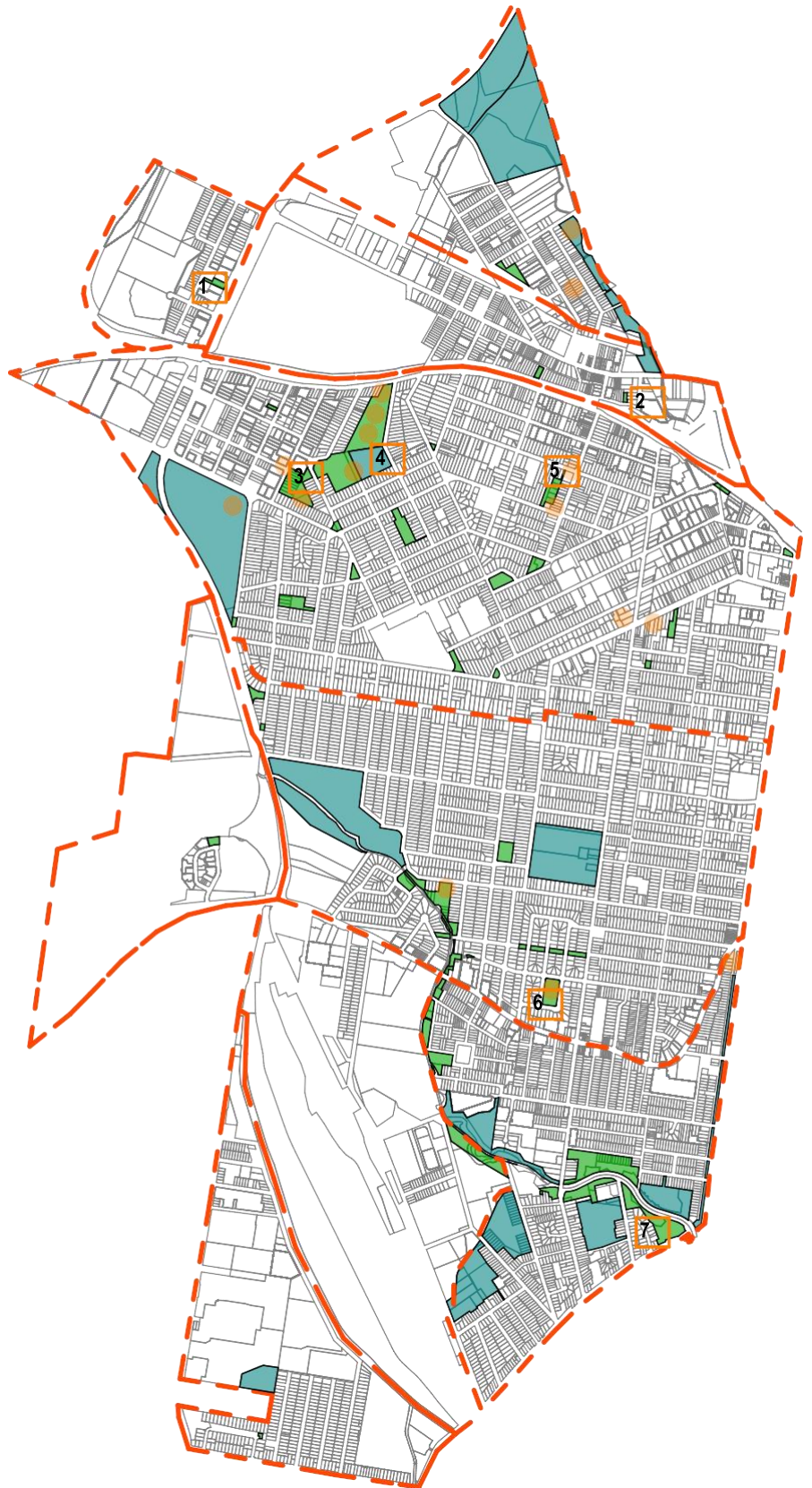
$$C = \frac{\$ \text{Facility Cost}}{\text{Demand}}$$

Where:

- C = the contribution rate per person;
- \$Facility Costs = the total Community Facilities costs;
- Demand = the total new population proposed in the District.
- C =  $\frac{\$12,164,866.47}{14,569}$
- = \$835 per person

All rates are determined to the nearest dollar.





**Legend**

**1 Proposed Community Facilities Works**

- 1 Couralie Avenue  
- Multi-purpose Centre
- 2 Parramatta Road  
- Multi-purpose Centre
- 3 Homebush West  
- Multi-purpose Centre
- 4 Airey Park  
- Multi-purpose Centre
- 5 Strathfield Central Library  
- New library extension
- 6 Strathfield South  
- Multi-purpose Centre
- 7 Belfield  
- Multi-purpose Centre

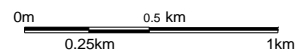
- Existing Major Open Space
- Existing Local Open Space
- Existing Community Open Space
- Precinct Boundary

NOTE: Works are shown in approximate locations only.



**STRATHFIELD DIRECT DEVELOPMENT CONTRIBUTIONS PLAN**

Figure 7 - Proposed Works: Community Facilities



# PART G – FACILITY PROGRAMS - ADMINISTRATION

## 7.0 ADMINISTRATION

### 7.1 Facilities Strategy

Administration of the Direct Development Contributions Plan is important to ensure that the facilities will meet the demands of the new population that are being levied contributions. This includes the following:

- staff to administer the plan;
- the preparation of the plan;
- review of the plan and additional studies to support the plan where relevant;
- ensure that the provisions of this Plan are implemented in the most efficient, sustainable and cost effective manner having regard to best practice, the provisions of this Plan and legal parameters;
- facilitate the day to day management of this Plan including the application of appropriate development consent conditions, the collection of contributions, the expenditure of contributions in the manner envisaged, the investing of funds, accounting and auditing of income and expenditure as well as the periodic review of this Plan and the contribution rates.

Council has used its resources for the drafting and updating of this Plan for the Municipality of Strathfield. The objective of the review was to:

- review the existing Contributions Plan and provisions;
- undertake specific investigations for projects;
- identify the scope of public facilities which can be reasonably levied for;
- review the factors of growth and development on which the new plan would be based;
- establish a rational basis on which to levy for public infrastructure in the future; and
- undertake a comprehensive review of the contributions plan.

### 7.2 Nexus between Development and Demand

Development requires additional public facilities to meet the demands of the new population. It is therefore reasonable that contributions are levied on new development for the administration of the Direct Development Contributions Plan.

In addition to the preparation of this Plan, the review, preparation and ongoing administration of the Plan requires the provision of additional resources to ensure that the Plan is effective and achieves its intended purpose. The effective coordination and administration of the Plan will necessitate additional work by Council. Strathfield Council will need to:

- administer the Plan generally and ensure that the contributions are collected and used to provide the public facilities for which they were intended and in a manner and time dictated by new development;
- invest contribution funds held by Council which are not required immediately;
- monitor the receipt and authorise the expenditure of contributions in respective accounts and the recoupment of costs already spent;
- undertake auditing of the Accounts
- assess the merit of land proposed to be dedicated;
- monitor the dedication and development of land contributions;
- recommend to Council the appropriate management and expenditure of funds in accordance with the adopted works schedule;

## PART G – FACILITY PROGRAMS - ADMINISTRATION

- recommend to Council the appropriate interim use of dedicated land, the acquisition of appropriate land for the identified public purpose or the re-use of existing Council facilities (including land) for an alternative public purpose under the terms of the contributions plan;
- monitor and program works identified in the works schedule;
- regularly review the works schedule in accordance with levels of contributions received and expended, and seek Council's adoption of these;
- regularly review the contribution rates in accordance with construction costs, land costs, levels of demand, population and demographic changes and recommend to Council amendments where necessary;
- determine the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications;
- provide legal advice where necessary;
- monitor the implications arising from development including the demands created for additional facilities for which contributions are not currently sought, the needs of specific "one-off" developments, the costs of development and land acquisition, the extent and type of development and the effect of this on the works program;
- advise Council of appropriate management, expenditure and policy implications regarding development contributions including those arising from legal decisions and State Government policy making;
- determine the extent and implications of recurrent costs and assess the implications to Council in providing for these;
- assess whether a credit or reassessment of the contribution may be appropriate and how that may be determined;
- review and determine the suitability of proposed works in kind and material public benefits in accordance with the objectives, key principles and works program of this Plan, and provide advice to Council in relation to this;
- prepare and make available the necessary information required by the Regulations including the contributions register, input to the Council's annual financial report and the annual statement for the contributions plans in force in the area; and
- provide advice to applicants and the general public regarding the operation of the Plan.

The engagement of personnel to administer the Plan will be an ongoing cost for the life of this Plan. The costs associated with the preparation of this Plan and the likely costs to Council associated with the administration of the Plan, are required in order to identify:

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

It is accepted practice that contributions can be collected to fund administration of section 7.11, provided that those administrative tasks are directly related to the operation/maintenance of the Contributions Plan.

# PART G – FACILITY PROGRAMS - ADMINISTRATION

The research that has been undertaken to formulate this and subsequent reviews of the Plan relates specifically to the future demands of future growth in the Strathfield Municipality. Further, this Plan enables the levying of development contributions required to provide the public facilities required as a consequence of that development. These tasks and the costs incurred are outside the work normally undertaken by the Council and the resources available to it. It is therefore reasonable to seek the recoupment of these costs through this Plan and through the income received from the investment of the contributions funds to ensure that Council delivers all of the required public facilities in an effective and timely manner.

The known capital cost for administration includes the following items:

- engagement of specialist consultants to prepare the contributions plan;
- ongoing personnel costs to administer the Plan.

## 7.3 Calculation of Contribution Rates

Contributions for the administration of the plan are based on \$65,000 per annum for the life of the plan. These costs are for relevant personnel to carry out the functions required to administer the Direct Contributions Plan and for relevant studies to ensure that the Contributions Plan is current. Studies will be undertaken as required. Costs are as outlined in Table 7.1. This represents less than 2.5% of the total contributions being sought from new development. These costs are considered reasonable given the extent of works proposed in the plan, the time frame, the investigations that have been undertaken to prepare the plan and the annual reviews to be undertaken.

Table 7.1 – Administration Costs

Item	Administration	\$ per annum
1	Accounts	5,000.00
2	Administration	10,000.00
3	Development Contributions Personnel	30,000.00
4	Studies	20,000.00

As the preparation and administration of the Plan is required as a direct result of the projected population under this Plan, new development will fund 100% of the administrative functions provided in this Strategy. This rate is reasonable and fair, having regard to the fact that the administration of this Plan is entirely necessary as a result of the anticipated population under this Plan.

The administration costs for the s94 Plan will be levied on all new development. The contribution rate is determined as follows:

$$C = \frac{\$Facility\ Cost}{Demand}$$

Where

- C is the contribution rate per person
- \$FacilityCost is the total Administration costs
- Demand is the total new resident and non-resident population in the LGA.

# PART G – FACILITY PROGRAMS - ADMINISTRATION

$$\begin{aligned} C &= \frac{\$1,300,000.00}{18,036} \\ &= \$72 \text{ per person} \end{aligned}$$

- Commercial (19m2 per employee) \$4 per m2
- Retail (35m2 per employee): \$2 per m2
- Industrial (71.5m2 per employee) \$1 per m2
- Room (0.3 employees per room): \$22 per room

All rates are determined to the nearest dollar.

# PART H – SUMMARY WORK SCHEDULES

Table H.1 – Schedule Of Works

Precinct	Proposed Project	Project Details	Completed	Total Cost	TOTAL CONTRIBUTIONS TO BE LEVIED		Priority
					Estimated Embellishment Costs	Estimated Land Acquisition Costs <sup>1</sup>	
<b>ROADS AND TRAFFIC MANAGEMENT FACILITIES</b>							
3,4,6	Arthur Street / Henley Road	Provision of signals	Completed	\$95,520.00	\$95,520.00		-
1,3	Pomeroy Street / Underwood Street	Upgrade signals		\$33,600.00	\$33,600.00		-
3,4	Loftus Crescent / Bridge Road	Intersection treatment		\$240,000.00	\$240,000.00		-
3,4	The Crescent / Bridge Road	Roundabout	Completed	\$84,000.00	\$84,000.00		-
3,4	The Crescent / Subway Lane	Roundabout	Completed	\$133,200.00	\$133,200.00		-
1,3	Powell Street / Underwood Road	Roundabout		\$240,000.00	\$240,000.00		-
1-4	Parramatta Road	Streetscape Works		\$2,263,356.00	\$2,263,356.00		-
3	Parramatta Road Precinct	Lane construction		\$8,071,798.15	\$4,971,798.15	\$3,100,000.00	2
3	Columbia Lane	Lane extension		\$387,602.10	\$387,602.10		1
1-7	LATM Works	LATM Works		\$6,107,394.94	\$6,107,394.94		1
8	Cosgrove Road / Cleveland Street	Pedestrian Path		\$14,904.49	\$14,904.49		2
	<b>SUBTOTAL</b>			<b>\$17,671,375.68</b>	<b>\$14,571,375.68</b>	<b>\$3,100,000.00</b>	
	<b>TOTAL – TRAFFIC</b>				<b>\$17,671,375.68</b>		
<b>MAJOR OPEN SPACE FACILITIES</b>							
4	Airey Park	Embellishment		\$6,006,715.98	\$6,006,715.98		1
8	Barks Hut Reserve	Embellishment		\$4,730,326.65	\$4,730,326.65		2
8	Begnell Field	Embellishment		\$3,123,821.12	\$3,123,821.12		2
1	Bressington Park	Embellishment		\$4,006,290.11	\$4,006,290.11		2
8	Cooke Park	Embellishment		\$2,645,562.03	\$2,645,562.03		2
7	Dean Reserve	Embellishment		\$562,730.94	\$562,730.94		2
4	Edwards Park	Embellishment		\$1,106,781.72	\$1,106,781.72		2
6	Freshwater Park	Embellishment		\$561,831.30	\$561,831.30		3
4	Hudson Park	Embellishment		\$1,172,615.46	\$1,172,615.46		3
1	Mason Park	Embellishment		\$3,498,676.50	\$3,498,676.50		1
1,3	Powells Creek	Land acquisition		\$5,053,546.39	0.00	\$5,053,546.39	1
1, 3	Powells Creek – Ismay Avenue	Embellishment		\$324,360.00	\$324,360.00		4
1, 3	Powells Creek – Phase 1	Embellishment		\$7,790,552.05	\$7,790,552.05		2
1, 3	Powells Creek – Phase 2	Embellishment		\$3,331,766.67	\$3,331,766.67		4
1, 3	Parramatta Road Corridor	Embellishment		\$7,213,763.09	\$7,213,763.09		4
4	Strathfield Park	Embellishment		\$9,126,466.77	\$9,126,466.77		1
4	Strathfield Centre	Embellishment		\$3,033,159.54	\$3,033,159.54		5
4	Strathfield Square	Embellishment		\$1,897,045.79	\$1,897,045.79		5
1-9	Bay to Bay	Cycleway		\$3,694,925.11	\$3,694,925.11		1

## PART H – SUMMARY WORK SCHEDULES

					TOTAL CONTRIBUTIONS TO BE LEVIED		
Precinct	Proposed Project	Project Details	Completed	Total Cost	Estimated Embellishment Costs	Estimated Land Acquisition Costs <sup>1</sup>	Priority
	<b>SUBTOTAL</b>			<b>\$68,880,937.22</b>	<b>\$63,827,390.83</b>	<b>\$5,053,546.39</b>	
	<b>TOTAL – MAJOR OPEN SPACE</b>				<b>\$68,880,937.22</b>		
<b>LOCAL OPEN SPACE FACILITIES</b>							
1	Bill Boyce Reserve	Embellishment of Existing Park		\$136,693.28	\$136,693.28	-	2
1	Mason Park	Park embellishment		\$455,421.62	\$455,421.62		1
<b>Total Precinct 1</b>				<b>\$592,114.90</b>	<b>\$592,114.90</b>	<b>-</b>	
2	Courallie Avenue – Stage 1	Acquisition of land		\$1,503,915.00	-	\$1,503,915.00	1
2	Courallie Avenue – Stage 2	Embellishment		\$821,242.41	\$821,242.41	-	1
2	Austin Park	Embellishment of existing Park		\$535,237.50	\$535,237.50	-	1
2	Streetscape and Urban space	Embellishment		\$351,750.00	\$351,750.00	-	2
<b>Total Precinct 2</b>				<b>\$3,212,144.91</b>	<b>\$1,708,229.91</b>	<b>\$1,503,915.00</b>	
3	Smallwood Avenue	Land acquisition	Land Acquisition	\$2,610,100.00	-	\$2,610,100.00	1
3	Smallwood Avenue	Embellishment		\$313,425.00	\$313,425.00	-	2
3	29 & 30 Loftus Crescent	Land acquisition	Land Acquisition	\$1,205,550.00	-	\$1,205,550.00	2
3	29 & 30 Loftus Crescent	Embellishment of new park		\$1,416,644.01	\$1,416,644.01	-	1
3	Derowie/Kanoona	Land acquisition		\$8,578,700.00	-	\$8,578,700.00	3
3	Derowie/Kanoona	Embellishment		\$1,262,532.88	\$1,262,532.88	-	3
3	20A Parramatta Road	Embellishment		\$441,760.20	\$441,760.20	-	3
3	Parramatta Road Public urban space	Embellishment		\$1,776,578.37	\$1,776,578.37	-	4
3	Streetscape improvements	Embellishment		\$1,407,000.00	\$1,407,000.00	-	5
<b>Total Precinct 3</b>				<b>\$19,012,290.46</b>	<b>\$6,617,940.46</b>	<b>\$12,394,350.00</b>	
4	Albert/Elva Street	Acquisition		\$1,896,850.00	-	\$1,896,850.00	2
4	Albert/Elva Street	Embellishment		\$312,461.10	\$312,461.10	-	2
4	Laker Reserve	Embellishment of existing park		\$291,874.21	\$291,874.21	-	1
4	Strathfield Square	Embellishment for new park		\$519,109.70	\$519,109.70	-	2
4	Henley Reserve Homebush	Embellishment of existing park		\$175,002.41	\$175,002.41	-	1
4	Melville Reserve Homebush West	Embellishment of existing park		\$447,185.41	\$447,185.41	-	3
4	Boden Reserve	Embellishment		\$311,936.64	\$311,936.64		4
4	Fitzgerald Park	Embellishment		\$489,158.43	\$489,158.43		5
4	Inveresk Park	Embellishment		\$223,032.72	\$223,032.72		5



## PART H – SUMMARY WORK SCHEDULES

					TOTAL CONTRIBUTIONS TO BE LEVIED		
Precinct	Proposed Project	Project Details	Completed	Total Cost	Estimated Embellishment Costs	Estimated Land Acquisition Costs <sup>1</sup>	Priority
4	Kessell Square	Embellishment		\$64,714.14	\$64,714.14		5
4	Homebush Town Centre	Embellishment		\$399,000.00	\$399,000.00		5
4	Homebush West Town Centre	Embellishment		\$336,000.00	\$336,000.00		5
<b>Total Precinct 4</b>				<b>\$5,466,324.75</b>	<b>\$3,569,474.75</b>	<b>\$1,896,850.00</b>	
5	Marlene Reserve	Embellishment of existing park		\$250,876.28	\$250,876.28	-	2
<b>Total Precinct 5</b>				<b>\$250,876.28</b>	<b>\$250,876.28</b>	-	
6	Chain of Ponds Reserve	Embellishment of existing park		\$128,228.11	\$128,228.11	-	2
6	Strathfield Park	Embellishment		\$700,122.29	\$700,122.29	-	1
<b>Total Precinct 6</b>				<b>\$828,350.40</b>	<b>\$828,350.40</b>	-	
7	Ford Park	Embellishment of existing park		\$376,667.48	\$376,667.48		2
7	Cooke Park	Embellishment of existing park		\$487,404.89	\$487,404.89		2
<b>Total Precinct 7</b>				<b>\$864,072.36</b>	<b>\$864,072.36</b>	-	
8	Madeline and Cleveland Park	Embellishment of existing park		\$572,462.25	\$572,462.25		2
8	Streetscape and urban space improvements	Embellishment		\$304,500.00	\$304,500.00		4
<b>Total Precinct 8</b>				<b>\$876,962.25</b>	<b>\$876,962.25</b>	-	
9	Drew Street Reserve	Embellishment of existing park		\$145,000.00	\$145,000.00		1
9	Streetscape and urban space improvements	Embellishment		\$351,750.00	\$351,750.00		1
<b>Total Precinct 9</b>				<b>\$496,750.00</b>	<b>\$496,750.00</b>	-	
<b>PRECINCTS SUBTOTAL</b>				<b>\$31,599,886.31</b>	<b>\$15,804,771.31</b>	<b>\$15,795,115.00</b>	
<b>TOTAL – LOCAL OPEN SPACE</b>					<b>\$31,599,886.31</b>		
<b>COMMUNITY FACILITIES</b>							
2	Couralie Avenue Community Place	Multi-purpose Centre – 200m2		\$666,600.00	\$666,600.00		2
3	Parramatta Road Precinct Community Hub	Multi-purpose Centre – 1,000m2		\$3,333,000.00	\$3,333,000.00		2
4	Airey Park Community Hub	Multi-purpose Centre – 800m2		\$3,026,400.00	\$3,026,400.00		1
4	Strathfield Central Library	New Library Extension	2004	\$4,450,000.00	\$1,303,850.00		5
6	High Street Community Library Centre	Multi-purpose Facility – Stage 1	2009	\$1,362,000.00	\$835,316.47		5
6	Homebush West Community Place	Multi-purpose Facility – 300m2		\$999,900.00	\$999,900.00		4
6	Strathfield South Community Hub	Multi-purpose Facility – 300m2		\$999,900.00	\$999,900.00		4
7	Belfield Community Hub	Multi-purpose Facility – 300m2		\$999,900.00	\$999,900.00		4

# PART H – SUMMARY WORK SCHEDULES

					TOTAL CONTRIBUTIONS TO BE LEVIED		
Precinct	Proposed Project	Project Details	Completed	Total Cost	Estimated Embellishment Costs	Estimated Land Acquisition Costs <sup>1</sup>	Priority
	<b>SUBTOTAL</b>			<b>\$15,837,700.00</b>	<b>\$12,164,866.47</b>	-	
	<b>TOTAL - COMMUNITY</b>				<b>\$15,837,700.00</b>		
	<b>TOTAL</b>			<b>\$133,989,899.20</b>			
<b>ADMINISTRATION OF THE CONTRIBUTIONS PLAN</b>							
	Administration			\$1,300,000.00			1
	<b>TOTAL - ADMINISTRATION</b>			<b>\$1,300,000.00</b>			

Notes: 1 Amount has been deducted by any income received from the 2001 Section 94 Plan if relevant. Refer to detailed schedules. Amount has also taken into account any apportionment as outlined in the Facility Programs.

## PART I - ROADS AND TRAFFIC COST BREAKDOWNS

Table I.1 – Parramatta Road Precinct - Roads and Traffic Improvements Loftus Lane, Smallwood to Bridge, Bridge to Crane, Subway to Station – Construct Lane

Capital Works	Unit	Unit Rate	Length/No.	Width	Lump Sum Cost
<b>STAGE 1 - LOFTUS LANE, BRIDGE TO CRANE, SUBWAY TO STATION – LAND ACQUISITION</b>					
Land Acquisition					\$3,100,000.00
<b>TOTAL STAGE 1</b>					<b>\$3,100,000.00</b>
<b>STAGE 2 - LOFTUS LANE, SMALLWOOD TO BRIDGE, BRIDGE TO CRANE, SUBWAY TO STATION – CONSTRUCT LANE</b>					
New Road pavement with DGB 20 material for new road - depth of 200mm	sqm	\$225.00	461	6.2	\$643,095.00
Road resurfacing only - existing Loftus lane - thickness 50 mm	sqm	\$196.00	334	6.2	\$405,876.80
Granite Paving/Pedestrian treatment across Loftus Lane between Loftus Park and Loftus Lane (nth)/Plaza area	sqm	\$360.60	24	6.2	\$53,657.28
Demolition and removal of existing kerb and gutter	m	\$87.00	358x2		\$62,292.00
Footpath Granite Finish	sqm	\$360.60	819	2.8	\$826,927.92
Pram ramps	each	\$1,266.00	10		\$12,660.00
New kerb & Gutter including verge construction	per m	\$240.00	819x2		\$393,120.00
New drainage pits & pipe 525mm dia.					
Drainage pipe	m	\$298.00	888+70		\$285,484.00
Storm water pit (excl lintel)	each	\$4,634.00	20		\$92,680.00
Pit Lintel		\$312.00	20		\$6,240.00
Line marking including setting out	m	\$9.85	819		\$8,067.15
Signage including post & brackets	mp sum	\$4,900.00			\$4,900.00
Lighting	each	\$15,367.00	1/ 45 m	20	\$307,340.00
Landscaping (trees planters etc)	er sq m	\$142.70	819	1m x 2	\$233,742.60
Seating (20-30m apart)	each	\$2,162.00			\$59,022.60
Art works (x2)	each	\$10,000.00		x2	\$20,000.00
Subtotal					\$3,415,105.35
Design Costs	5%				\$170,755.27
Contingency	15%				\$512,265.80
<b>TOTAL WORKS STAGE 2</b>					<b>\$4,098,126.42</b>
<b>STAGE 3 - FUTURE PARRAMATTA ROAD PRECINCT ROAD AND STREETSCAPE IMPROVEMENTS</b>					
Future Improvements (incl design and contiongency)					\$873,671.73
<b>SUBTOTAL STAGE 3</b>					<b>\$873,671.73</b>
<b>SUBTOTAL STAGES 1, 2, 3</b>					<b>\$8,071,798.15</b>
Less monies received from the 2001 Section 94 Contributions Plan - acquisition					\$8,071,798.15
<b>TOTAL</b>					<b>\$0.00</b>

Table I.2 – Columbia Lane Extension and Associated Works

Capital Works	Costs
Traffic signal upgrade - (signal enhancements at George st and road into the site to make 4th arm of the intersection)	\$70,000.00
Design costs - 5%	\$3,500.00
Contingency (15%)	\$10,500.00
Contingency (10%)	\$1,050.00
Subtotal	<b>\$84,000.00</b>
Other works	\$303,602.10
Subtotal	\$387,602.10
Less monies received from the 2001 Section 94 Contributions Plan	\$387,602.10
<b>TOTAL</b>	<b>\$0.00</b>

# PART I - ROADS AND TRAFFIC COST BREAKDOWNS

Table I.3 – Road and Traffic Management Works

Capital Works		Full Cost	% attributable to s94	Levied Precinct	Funds available through Direct plan
1	Pedestrian access improvements - Homebush West/Marlborough Road/Centenary Drive/Sydney Markets	\$200,000.00	31.6	1-7	\$63,200.00
Subtotal					\$63,200.00
	Design costs	5%			\$3,160.00
	Contingency	15%			\$9,480.00
<b>TOTAL</b>		\$240,000.00			<b>\$75,840.00</b>
<b>ARTHUR STREET/BROUGHTON ROAD/BERESFORD ROAD</b>					
2	Arthur street/Henley Road -Provision of signals – Works Completed	\$79,600.00	12	3,4,6	\$9,552.00
Subtotal					\$9,552.00
	Design costs	5%			\$477.60
	Contingency	15%			\$1,432.80
<b>TOTAL</b>					<b>\$11,462.40</b>
3	Arthur Street – standard bicycle refuges	\$65,000.00	31.6	1-7	\$20,540.00
4	Arthur Street /Mitchell Road to Pemberton Street parking lanes	\$2,000.00	31.6	1-7	\$632.00
5	Arthur Street/Pemberton Street roundabout – completed	\$63,400.70	31.6	1-7	\$20,034.62
6	Arthur Street/Francis Street intersection treatment – completed	\$40,944.00	31.6	1-7	\$12,938.30
7	Arthur Street/Pilgram Reserve kerb blisters	\$30,000.00	31.6	1-7	\$9,480.00
8	Arthur Street/Bates Street kerb blisters and drainage works	\$30,000.00	31.6	1-7	\$9,480.00
9	Arthur Street/Mackenzie Street intersection - roundabout pedestrian gap and ramps	\$2,000.00	31.6	1-7	\$632.00
10	Arthur Street and Meredith Street intersection - roundabout - completed	\$50,000.00	31.6	1-7	\$15,800.00
11	Broughton Road at Fitzgerald Park kerb blisters	\$30,000.00	31.6	1-7	\$9,480.00
12	Beresford Road at Homebush Road parking lanes	\$4,000.00	31.6	1-7	\$1,264.00
Subtotal		\$317,344.70			\$100,280.93
	Design costs	5%			\$5,014.05
	Contingency	15%			\$15,042.14
<b>TOTAL</b>					<b>\$120,337.11</b>
<b>HOME BUSH - NORTH OF M4</b>					
13	Underwood Road pedestrian signals vehicle exit DFO	\$100,000.00	31.6	1-7	\$31,600.00
14	Underwood Road/Mason Park pedestrian/bicycle refuge	\$65,000.00	31.6	1-7	\$20,540.00
15	Underwood Road/Bellona Avenue pedestrian refuge	\$65,000.00	31.6	1-7	\$20,540.00
Subtotal		\$230,000.00			\$72,680.00
	Design costs	5%			\$3,634.00
	Contingency	15%			\$10,902.00
<b>TOTAL</b>					<b>\$87,216.00</b>
16	Underwood Road/Pomeroy St - Upgrade signals to improve capacity	\$28,000.00	13	1,3	\$3,640.00
Subtotal					\$3,640.00
	Design costs	5%			\$182.00
	Contingency	15%			\$546.00
<b>TOTAL</b>					<b>\$4,368.00</b>
17	Underwood Road/Powell St roundabout	\$200,000.00	100	1,3	\$200,000.00
Subtotal					\$200,000.00
	Design costs	5%			\$10,000.00
	Contingency	15%			\$30,000.00
<b>TOTAL</b>					<b>\$240,000.00</b>
18	Pomeroy Street/Ismay Avenue extension of roundabout apron	\$5,000.00	31.6	1-7	\$1,580.00
19	Pomeroy Street/Ismay Avenue roundabout – improved line marking	\$12,000.00	31.6	1-7	\$3,792.00
Subtotal					\$5,372.00
	Design	5%			\$268.60
	Contingency	15%			\$805.80
<b>TOTAL</b>					<b>\$6,446.40</b>
<b>HOME BUSH - SOUTH OF M4</b>					
20	Parramatta road Streetscape works (1km of road)				
	Landscaping (sqm)	\$142.70	100	1,2,3,4	\$1,141,600.00
	Seating (20-30m apart)	\$2,162.00	100	1,2,3,4	\$144,133.33
	Lighting (every 30m)	\$8,705.95	100	1,2,3,4	\$580,396.67

## PART I - ROADS AND TRAFFIC COST BREAKDOWNS

Table I.3 – Road and Traffic Management Works Continued

Capital Works		Full Cost	% attributable to s94	Levied Precinct	Funds available through Direct plan
	Art works (x2)	\$10,000.00	100	1,2,3,4	\$20,000.00
Subtotal					\$1,886,130.00
	Design	5%			\$94,306.50
	Contingency	15%			\$282,919.50
	Less monies from 2001 Direct Contributions Plan				-\$181,409.80
<b>TOTAL</b>					<b>\$2,081,946.20</b>
21	Loftus crescent/Bridge Road - Intersection Treatment - Roundabout	\$200,000.00	100	3,4	\$200,000.00
Subtotal					\$200,000.00
	Design	5%			\$10,000.00
	Contingency	15%			\$30,000.00
	Less monies from 2001 Direct Contributions Plan				-\$3,400.00
<b>TOTAL</b>					<b>\$236,600.00</b>
22	Loftus Crescent raised threshold east of Crane Street	\$30,000.00	31.6	1-7	\$9,480.00
23	Loftus Crescent raised threshold mid block between Crane Street and roundabout at Subway Lane	\$30,000.00	31.6	1-7	\$9,480.00
Subtotal		\$60,000.00			\$18,960.00
	Design costs	5%			\$948.00
	Contingency	15%			\$2,844.00
<b>TOTAL</b>					<b>\$22,752.00</b>
<b>Homebush South of Rail Line</b>					
24	Bridge Road - parking lanes from Parramatta Road to Mackenzie Street	\$6,000.00	31.6	1-7	\$1,896.00
25	Mackenzie Street – parking lanes from Bridge Road to Arthur Street				
Subtotal					\$1,896.00
	Design	5%			\$94.80
	Contingency	15%			\$284.40
<b>TOTAL</b>					<b>\$2,275.20</b>
26	The Crescent/Bridge Road roundabout and associated works - completed	\$70,000.00	100	3,4	\$70,000.00
Subtotal					\$70,000.00
	Design	5%			\$3,500.00
	Contingency	15%			\$10,500.00
	Less monies from 2001 Direct Contributions Plan				-\$43,538.35
<b>TOTAL</b>					<b>\$40,461.65</b>
27	The Crescent /west of Bridge Road parking lanes	\$10,000.00	31.6	1-7	\$3,160.00
28	The Crescent/west of Bridge Road raised thresholds west of Mackenzie Street	\$30,000.00	31.6	1-7	\$9,480.00
29	The Crescent/west of Bridge Road bicycle refuge west of Bates Street	\$65,000.00	31.6	1-7	\$20,540.00
30	The Crescent/East of Bridge Road parking lanes	\$6,000.00	31.6	1-7	\$1,896.00
31	The Crescent/East of Bridge Road raised threshold reconstruction	\$20,000.00	31.6	1-7	\$6,320.00
32	The Crescent/East of Bridge Road roundabout at Meredith Street	\$200,000.00	31.6	1-7	\$63,200.00
Subtotal		\$331,000.00			\$104,596.00
	Design	5%			\$5,229.80
	Contingency	15%			\$15,689.40
<b>TOTAL</b>					<b>\$125,515.20</b>
<b>Homebush Town Centre Precinct</b>					
33	The Crescent/Subway lane Roundabout and associated works - completed	81,000	100	3,4	\$81,000.00
34	The Crescent/Subway Lane Raised pedestrian crossing completed	30,000	100	3,4	\$30,000.00
Subtotal					\$111,000.00
	Design	5%			\$5,550.00
	Contingency	15%			\$16,650.00
	Less monies from 2001 Direct Contributions Plan				-\$43,538.35
<b>TOTAL</b>					<b>\$89,661.65</b>
36	The Crescent/Homebush Village left in/left out to carpark median island construction	\$8,000.00	31.6	1-7	\$2,528.00
37	The Crescent/Homebush Village roundabout at Rochester Street	\$200,000.00	31.6	1-7	\$63,200.00

## PART I - ROADS AND TRAFFIC COST BREAKDOWNS

Table I.3 – Road and Traffic Management Works Continued

	Capital Works	Full Cost	% attributable to s94	Levied Precinct	Funds available through Direct plan
38	The Crescent/Homebush Village raised threshold west of Homebush Road	\$30,000.00	31.6	1-7	\$9,480.00
40	Rochester Street – parking spaces The Crescent to Abbotsford Road	\$1,000.00	31.6	1-7	\$316.00
41	Rochester Street raised median The Crescent to Burlington Road – completed	31359.50	31.6	1-7	\$9,909.60
42	Rochester Street/Burlington Road raised threshold	\$30,000.00	31.6	1-7	\$9,480.00
43	Rochester Street/Abbotsford Road roundabout – completed	\$50,000.00	31.6	1-7	\$15,800.00
44	Rochester Street parking line from Burlington Road to Arthur Street	\$4,000.00	31.6	1-7	\$1,264.00
45	Burlington Road raised threshold midblock between Bridge Road and Meredith Street	\$30,000.00	31.6	1-7	\$9,480.00
46	Burlington Road/Meredith Street roundabout – completed	\$50,000.00	31.6	1-7	\$15,800.00
47	Burlington Road raised threshold midblock between Meredith Street and Rochester Street	\$30,000.00	31.6	1-7	\$9,480.00
48	Burlington Road parking spaces east of Rochester Street	\$3,000.00	31.6	1-7	\$948.00
49	Burlington Road raised threshold mid block Rochester Street and Homebush Road	\$30,000.00	31.6	1-7	\$9,480.00
50	Abbotsford Road raised threshold mid block between Bridge Road and Meredith Street	\$30,000.00	31.6	1-7	\$9,480.00
51	Abbotsford Road/Meredith Street roundabout - completed	\$25,823.86	31.6	1-7	\$8,160.34
52	Abbotsford Road raised threshold between Meredith Street and Rochester Street	\$15,000.00	31.6	1-7	\$4,740.00
53	Abbotsford Road parking spaces midblock threshold to Rochester Street	\$3,000.00	31.6	1-7	\$948.00
54	Abbotsford Road/Rochester Street roundabout – completed	\$50,000.00	31.6	1-7	\$15,800.00
55	Abbotsford Road Parking spaces from Rochester Street to mid block threshold	\$1,500.00	31.6	1-7	\$474.00
56	Abbotsford Road raised threshold west of Melrose Street	\$30,000.00	31.6	1-7	\$9,480.00
57	Homebush Road -The Crescent to Arthur Street- parking lines	\$6,000.00	31.6	1-7	\$1,896.00
58	Homebush Road -The Crescent to Arthur Street - pedestrian refuge Burlington Rd to Abbotsford Rd	\$65,000.00	31.6	1-7	\$20,540.00
	<b>Subtotal</b>	<b>\$723,683.36</b>			<b>\$228,683.94</b>
	Design	5%			\$11,434.20
	Contingency	15%			\$34,302.59
	<b>TOTAL</b>				<b>\$274,420.73</b>
	<b>HOME BUSH WEST/FLEMINGTON VILLAGE</b>				
59	The Crescent /Flemington Village raised threshold west of Hampstead Road – completed	\$15,000.00	31.6	1-7	\$4,740.00
60	Henley Road/Village Shopping area roundabout at Exeter Street intersection	\$200,000.00	31.6	1-7	\$63,200.00
61	Henley Road/Village Shopping area raised threshold The Crescent	\$30,000.00	31.6	1-7	\$9,480.00
62	Henley Road/Village Shopping area parking bays The Crescent to Exeter	\$10,000.00	31.6	1-7	\$3,160.00
63	Henley Road/Tavistock Road roundabout	\$200,000.00	31.6	1-7	\$63,200.00
64	Henley Road parking lines Exeter Road to Arthur Street	\$6,000.00	31.6	1-7	\$1,896.00
65	Hornsey Road raised threshold south of Exeter Road	\$30,000.00	31.6	1-7	\$9,480.00
66	Hornsey Road/Tavistock Road roundabout – completed	\$47,267.72	31.6	1-7	\$14,936.60
67	Hampstead Road parking spaces from The Crescent to Kessell Avenue	\$2,000.00	31.6	1-7	\$632.00
68	Hornsey Road parking spaces The Crescent to Exeter Road	\$1,000.00	31.6	1-7	\$316.00
	<b>Subtotal</b>	<b>\$541,267.72</b>			<b>\$171,040.60</b>
	Design	5%			\$8,552.03
	Contingency	15%			\$25,656.09
	<b>TOTAL</b>				<b>\$205,248.72</b>
	<b>TOTAL AREA A</b>				<b>\$3,624,551.26</b>

## PART I - ROADS AND TRAFFIC COST BREAKDOWNS

Table I.3 – Road and Traffic Management Works Continued

Capital Works		Full Cost	% attributable to s94		Funds available through Direct plan
<b>AREA B</b>					
<b>HOMEBUSH ROAD (NORTH)</b>					
1	Homebush Road/Albert Road cross junction roundabout - completed	\$90,000.00	31.6	1-7	\$28,440.00
2	Homebush Road pedestrian signals between Oxford Road and Churchill Avenue	\$100,000.00	31.6	1-7	\$31,600.00
3	Homebush Road blister islands at Brunswick Avenue, Alviston Street, Woodward Avenue, Victoria Street, Mintaro Avenue	\$150,000.00	31.6	1-7	\$47,400.00
4	Homebush Road/Strathfield Park extension of pedestrian refuge for full length of park	\$15,000.00	31.6	1-7	\$4,740.00
5	Homebush Road parking lane treatment	\$10,000.00	31.6	1-7	\$3,160.00
6	East of Homebush Road parking lane lines	\$4,000.00	31.6	1-7	\$1,264.00
<b>Subtotal</b>		<b>\$369,000.00</b>			<b>\$116,604.00</b>
<b>STRATHFIELD (WEST)</b>					
7	Pemberton Street/Shortland Avenue roundabout	\$200,000.00	31.6	1-7	\$63,200.00
8	Pemberton Street/Karuah Street roundabout	\$200,000.00	31.6	1-7	\$63,200.00
9	Pemberton Street/Boden Reserve pedestrian refuge	\$65,000.00	31.6	1-7	\$20,540.00
10	Pemberton Street 2 raised thresholds between Shortland Avenue and Arthur Street (bus access)	\$60,000.00	31.6	1-7	\$18,960.00
11	Pemberton Street parking lines between Barker Road and Arthur Street	\$5,000.00	31.6	1-7	\$1,580.00
12	Barker Road and Todman Place intersection treatment	\$40,000.00	31.6	1-7	\$12,640.00
13	Barker Road/Redmyre Road / Elwin Street roundabout	\$200,000.00	31.6	1-7	\$63,200.00
14	Barker Road blister islands at Howard Street, Wilson Street and Oxford Street	\$90,000.00	31.6	1-7	\$28,440.00
15	Barker Road no stopping signs on northern side of Barker Road	\$200.00	31.6	1-7	\$63.20
16	Barker Road blister island on southern side of west of Wallis Avenue	\$30,000.00	31.6	1-7	\$9,480.00
17	Barker Road/Marion Street roundabout	\$200,000.00	31.6	1-7	\$63,200.00
18	Wallis Avenue/High Street roundabout	\$200,000.00	31.6	1-7	\$63,200.00
19	Wallis Avenue Pedestrian refuge Glenarvon Street and Ravenna Street adjacent Wallis Reserve	\$65,000.00	31.6	1-7	\$20,540.00
20	Wallis Avenue raised threshold between Ada Avenue and Newton Road	\$30,000.00	31.6	1-7	\$9,480.00
21	Wallis Avenue raised threshold between Verona Street and Augusta Street (bus access)	\$30,000.00	31.6	1-7	\$9,480.00
22	Wallis Avenue/Strathlora Street blister islands	\$30,000.00	31.6	1-7	\$9,480.00
23	South Street/Ada Avenue roundabout	\$200,000.00	31.6	1-7	\$63,200.00
24	South Street/Newton Road roundabout	\$200,000.00	31.6	1-7	\$63,200.00
25	South Street raised threshold between Ada Avenue and Newton Road (bus access)	\$30,000.00	31.6	1-7	\$9,480.00
26	Newton Road/Pemberton Road intersection signs	\$6,000.00	31.6	1-7	\$1,896.00
27	Newton Road/Wilson Road roundabout	\$200,000.00	31.6	1-7	\$63,200.00
28	Newton Road parking lines	\$10,000.00	31.6	1-7	\$3,160.00
29	Newton Road/Firth Avenue parking lanes	\$4,000.00	31.6	1-7	\$1,264.00
	Resident Parking Scheme				\$0.00
30	Shortland Avenue signage between Francis Street and Fraser Street	\$200.00	31.6	1-7	\$63.20
31	Fraser Street signage between Shortland Avenue and Edgar Street	\$400.00	31.6	1-7	\$126.40
32	Edgar Street signage between Fraser and Marion Streets	\$200.00	31.6	1-7	\$63.20
33	Edgar Street signage between Francis and Marion Streets	\$200.00	31.6	1-7	\$63.20
<b>Subtotal</b>		<b>\$2,096,200.00</b>			<b>\$662,399.20</b>
<b>STRATHFIELD (EAST)</b>					
34	Redmyre Road parking lane lines	\$3,000.00	31.6	1-7	\$948.00
35	Redmyre Road/Homebush Road line markings	\$6,000.00	31.6	1-7	\$1,896.00
36	Oxford Road/Homebush Road pedestrian refuge	\$65,000.00	31.6	1-7	\$20,540.00
37	Albyn Road/Florence Street raised threshold (bus access)	\$30,000.00	31.6	1-7	\$9,480.00
<b>Subtotal</b>		<b>\$104,000.00</b>			<b>\$32,864.00</b>
<b>SOUTH STRATHFIELD</b>					
38	Hedges Avenue centreline markings over bridge	\$3,000.00	31.6	1-7	\$948.00



## PART I - ROADS AND TRAFFIC COST BREAKDOWNS

Table I.3 –Road and Traffic Management Works Continued

	Capital Works	Full Cost	% attributable to s94	Levied Precinct	Funds available through Direct plan
39	Hedges Avenue/Myrna Road pedestrian refuge	\$65,000.00	31.6	1-7	\$20,540.00
40	Myrna Road/Ada Avenue sign treatment	\$6,000.00	31.6	1-7	\$1,896.00
41	Chalmers Road raised threshold north of West Street – completed	\$20,000.00	31.6	1-7	\$6,320.00
<b>Subtotal</b>		<b>\$94,000.00</b>			<b>\$29,704.00</b>
<b>Subtotal Area B</b>		<b>\$2,663,200.00</b>			<b>\$841,571.20</b>
	Design costs	5%			\$42,078.56
	Contingency	15%			\$126,235.68
<b>TOTAL AREA B</b>					<b>\$1,009,885.44</b>

<b>ROADS AND TRAFFIC MANAGEMENT WORKS - LEVIED TO S94</b>	<b>\$4,634,436.70</b>
<b>ROADS AND TRAFFIC MANAGEMENT WORKS - CONTRIBUTIONS RECEIVED</b>	<b>\$8,746,191.24</b>
<b>ROADS AND TRAFFIC MANAGEMENT WORKS - COUNCIL COSTS</b>	<b>\$4,290,747.74</b>
<b>TOTAL ROADS AND TRAFFIC MANAGEMENT WORKS</b>	<b>\$17,671,375.68</b>

# PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.1 Airey Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$5,888,937.24	\$117,778.74
Stage 1				
Sportsground Embellishment				
20m Light Pole 2 phillips optivision per pole	per item	\$30,000.00	3	\$90,000.00
Fencing (Steel 1.2m fleur de lis style)	lm	\$187.47	460	\$86,236.20
Gates double (fleur de lis 3000mm wide)	per item	\$1,224.95	1	\$1,224.95
Gates single (fleur de lis 1000mm wide)	per item	\$644.80	6	\$3,868.80
Other Embellishment				
Outdoor fitness centre				\$115,775.00
Shade Structure				\$20,000.00
Seating and equipment				\$35,000.00
Landscaping				\$10,000.00
Subtotal Stage 1				\$362,104.95
Stage 2				
1B Bates street - fenced outdoor activity area				
Play equipment (toddler) with fencing	per set	\$73,198.50	1	\$73,198.50
Shade structure	per structure	\$152.63	190	\$28,999.70
Turf surface	per sqm	\$82.00	120	\$9,840.00
Soft fall	per sqm	\$232.00	190	\$44,080.00
Tables and chairs	per set	\$1,380.00	6	\$8,280.00
Small under 7s bike track		\$33,799.00	1	\$33,799.00
Landscaping				\$10,000.00
Pathway Embellishment				
Widen 2 existing bridges and build cycle path around oval to improve pedestrian and cycle facilities				\$170,000.00
Equal access pathways				\$60,000.00
Landscaping				\$54,080.00
Improve Amenities, including kisok/café				
Pilot Café - pop up facility				\$40,000.00
Café/Restaurant Building	sqm	\$2,370.00	60	\$142,200.00
Plaza/outdoor area for kiosk/cafe	/sqm	\$288.00	400	\$115,200.00
Amenities Block	m2	\$2,370.00	200	\$474,000.00
Design and drawings		5%	474,000	\$23,700.00
Car Parking	per space	\$6,300.00	20	\$126,000.00
Subtotal - Stage 2				\$1,413,377.20
Stage 3				
High Capacity surface (artificial turf)	per sqm	\$103.00	14279	\$1,470,737.00
Lighting	per item	\$8,705.95	20	\$174,119.00
Seating	per item	\$1,496.78	4	\$5,987.12
Picnic areas, including tables, BBQs, shelters, seats, bins.	per area	\$38,719.00	4	\$154,876.00
Bike/Road training facility	per lin m	\$225.33	150	\$33,799.50
Dog refuse bins	per item	\$882.00	2	\$1,764.00
Water station	per item	\$5,334.03	3	\$16,002.09
Subtotal - Stage 3				\$1,857,284.71
Stage 4				
Large high intensity play area				\$2,000,000.00
Teen/tween area				
Play equipment (Older)	per set	\$79,189.00	1	\$79,189.00
Shade structure	per structure	\$152.63	190	\$28,999.70
Handball Court	per item	\$1,077.00	4	\$4,308.00
Tennis Wall	per item	\$22,570.00	1	\$22,570.00
Badminton/Volley Ball Area	per court	\$7,856.84	2	\$15,713.68
Children/tweens cross country bike circuit, including jumps etc	per track	\$68,890.00	1	\$68,890.00
Bicycle racks, secure parking	per bike	\$100.00	10	\$1,000.00
Off-leash area			1	\$35,500.00
Subtotal Stage 4				\$2,256,170.38
<b>WORKS TOTAL</b>				<b>\$5,888,937.24</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$6,006,715.98</b>

# PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.2 Bark Huts Reserve

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/design		2%	\$4,637,575.15	\$92,751.50
Stage 1				
20m Light Pole 2 phillips optivision per pole	per item	\$30,000.00	2	\$60,000.00
Turf wicket extension and field reconfiguration				\$30,000.00
Landscaping				\$19,200.00
Cricket Practice Nets (5)				\$140,000.00
Pilot Café - pop up facility				\$40,000.00
Amenities Block 4 changerooms, 4 storerooms, Council store, kiosk/cafe & toilet	m2	\$2,370.00	250	\$592,500.00
Plaza area	per sqm	\$288.00	200	\$57,600.00
Water station	per item	\$5,334.03	1	\$5,334.03
Design and Drawings (5% of amenities block)		5%	\$592,500.00	\$29,625.00
Subtotal Stage 1				\$974,259.03
Stage 2				
High Capacity surface (artificial turf)	per sqm	\$103.00	16500	\$1,699,500.00
Upgrade playground - small high intensity playground				\$1,000,000.00
Handball Court	per item	\$1,077.00	2	\$2,154.00
Tennis Wall	per item	\$1,995.00	1	\$1,995.00
Badminton/Volleyball court		\$7,856.24	2	\$15,712.48
Play equipment (older)	per set	\$79,189.00	1	\$79,189.00
Outdoor Gym	per set	\$60,000.00	1	\$60,000.00
Recreational walking path/ tweens bike circuit around park	per lin m	\$96.40	600	\$57,840.00
Lighting	per item	\$8,705.95	20	\$174,119.00
Park Bench	per item	\$1,496.78	6	\$8,980.68
Subtotal Stage 2				\$3,099,490.16
Stage 3				
Under 7's bike circuit	per lin m	\$225.33	150	\$33,799.50
Water station	per item	\$5,334.03	2	\$10,668.06
Landscaping				\$32,840.00
Nature play area	per sqm	\$216.74	200	\$43,348.00
Shade structure	per structure	\$152.63	380	\$57,999.40
Picnic areas, including tables, BBQs, shelters, seats, bins.	per area	\$38,719.00	3	\$116,157.00
Large community garden	per item	\$172,150.00	1	\$172,150.00
Dog refuse bins	per item	\$882.00	2	\$1,764.00
Bicycle racks, secure parking	per bike	\$100.00	6	\$600.00
Car Parking		\$6,300.00	15	\$94,500.00
Sub Total Stage 3				\$563,825.96
<b>WORKS TOTAL</b>				<b>\$4,637,575.15</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$4,730,326.65</b>

## PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.3 Begnell Field

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$3,062,569.73	\$61,251.39
Stage 1				
Amenities Block				
4 changerooms, 4 storerooms, Council store, kiosk & toilet	m2	\$2,370.00	200	\$474,000.00
Paved area	sqm	\$288.00	200	\$57,600.00
Water station	per item	\$5,334.03	1	\$5,334.03
Landscaping				\$20,000.00
Design and drawings (5% of amenities block)		5%	\$474,000.00	\$23,700.00
Playing Field Irrigation				
Irrigation Controller Cloudmaster 20 station	per unit	\$2,640.00	1	\$2,640.00
Irrigation Controller Installation	per unit	\$3,370.00	1	\$3,370.00
Irrigation				\$55,000.00
Pumps & Bores	per unit	\$10,000.00	1	\$10,000.00
Playing Field Upgrade				
High Capacity surface (artificial turf)	per sqm	\$103.00	11000	\$1,133,000.00
New Scoreboard				\$6,000.00
Subtotal Stage 1				\$1,790,644.03
Stage 2				
Site lighting - road and parking	per lamp	\$8,705.95	16	\$139,295.20
Road reconstruction and carparking				\$100,000.00
Play ground (toddler)		\$73,198.50	1	\$73,198.50
Fencing of oval				\$85,000.00
Landscaping				\$35,230.00
Spectator seating (grandstand)	m2	\$800.00	950	\$760,000.00
Picnic areas, including tables, BBQs, shelters, seats, bins.	per area	\$38,719.00	2	\$77,438.00
Dog Refuse Bin	per item	\$882.00	2	\$1,764.00
Subtotal Stage 2				\$1,271,925.70
<b>WORKS TOTAL</b>				<b>\$3,062,569.73</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$3,123,821.12</b>

# PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.4 Bressington Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$3,927,735.40	\$78,554.71
Stage 1				
Irrigation				
Irrigation Controller Cloudmaster 20	per unit	\$2,640.00	1	\$2,640.00
55 Irrigation Controller Installation	per unit	\$3,370.00	1	\$3,370.00
Irrigation				\$55,000.00
Pumps & Bores	per unit	\$10,000.00	1	\$10,000.00
Subtotal Stage 1				\$71,010.00
Stage 2				
Realignment of Sportsground including cap mound and landscaping				\$160,000.00
High Capacity surface (artificial turf)	sqm	\$103.00	19000	\$1,957,000.00
20m Light Pole 2 phillips optivision per pole	per item	\$30,000.00	8	\$240,000.00
Amenities Block 4 changerooms, 4 storerooms, Council store, kiosk/cafe & toilet	m2	\$2,370.00	200	\$474,000.00
Design and Drawings (5% of amenities block)		5%	\$474,000.00	\$23,700.00
Paved Area	sqm	\$288.00	200	\$57,600.00
Water stataion		\$5,334.03	1	\$5,334.03
Pathway 100mm SL72 Mesh	m2 (57lm x 1.8 m wide)	\$102.26	320	\$32,723.20
Reconfiguration of carpark				\$250,000.00
Landscaping				\$31,340.00
Subtotal Stage 2				\$3,231,697.23
Stage 3				
Active Teens area				
Water station	per item	\$5,334.03	1	\$5,334.03
BMX bike track/jump park	per track	\$68,890.00	1	\$68,890.00
Secure bike racks	per bike	\$100.00	6	\$600.00
Construction of outdoor fitness centre				\$40,000.00
Tennis Wall	per item	\$22,570.00	1	\$22,570.00
Badminton/Volley Ball Area	per court	\$7,856.84	2	\$15,713.68
Basketball Court (full)	per court	\$237,583.46	1	\$237,583.46
Skatepark	per park	\$233,455.00	1	\$233,455.00
Dog Refuse Bin	per item	\$882.00	1	\$882.00
Subtotal Stage 3				\$625,028.17
<b>WORKS TOTAL</b>				<b>\$3,927,735.40</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$4,006,290.11</b>

## PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.5 Cooke Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$2,593,688.26	\$51,873.77
Sportsground Improvements				
Amenities block – 4 changerooms, storerooms, kiosk and toilet 200m2 @ \$2,370.00/m2		\$2,370.00	200	\$474,000.00
Paved area		\$288.00	200	\$57,600.00
Design and drawings (5% of amenities block)		5%	\$474,000.00	\$23,700.00
20m Light Pole 2 phillips optivision per pole – 6 off				\$180,000.00
New carparking facilities				\$250,000.00
High Capacity surface (artificial turf)	per sqm	\$103.00	6500	\$669,500.00
Playground - toddler		\$73,198.50	1	\$73,198.50
Shade Structure (toddler play)	per sqm	\$152.63	190	\$28,999.70
Fencing (toddler play)	per lin m	\$150.00	85	\$12,750.00
Gates (toddler play)	per item	\$490.00	1	\$490.00
Lighting	per post	\$3,146.00	7	\$22,022.00
Water station	per item	\$5,334.03	2	\$10,668.06
Dog Refuse Bin	per item	\$882.00	1	\$882.00
Picnic areas, including tables, BBQs, shelters, seats, bins.	per area	\$38,719.00	2	\$77,438.00
Full Basketball court	per item	\$237,583.00	2	\$475,166.00
Handball court	per item	\$1,007.00	4	\$4,028.00
Volleyball/Badminton Court		\$7,856.00	2	\$15,712.00
Tennis wall		\$22,570.00	1	\$22,570.00
Play Equipment (Older)	per set	\$79,189.00	1	\$79,189.00
Outdoor gym	per set	\$115,775.00	1	\$115,775.00
<b>WORKS TOTAL</b>				<b>\$2,593,688.26</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$2,645,562.03</b>

Table M.6 Dean Reserve

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$551,697.00	\$11,033.94
Pathways, carpark and playground – completed				\$300,000.00
Additional Lighting				\$30,000.00
Nature play area		\$216.00	200	\$43,200.00
Handball Courts		\$1,077.00	4	\$4,308.00
Tennis Wall		\$22,570.00	1	\$22,570.00
Peripheral Bike/walking track		\$96.04	500	\$48,020.00
Under 7s bike track		\$33,799.00	1	\$33,799.00
Installation of facilities including bubblers and picnic tables				\$35,000.00
Landscaping works including planting				\$34,800.00
<b>WORKS TOTAL</b>				<b>\$551,697.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$562,730.94</b>

## PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.7 Edwards Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$1,085,080.12	\$21,701.60
<i>Play areas</i>				
Water play area equipment				\$7,000.00
Water play installation				\$20,000.00
Upgrade play equipment for toddlers, incl fencing		\$73,198.50		\$73,198.50
<i>Recreational pathways</i>				
Under 7's bike circuit	per lin m	\$225.00	95	\$21,375.00
Recreational walking path/ tweens bike circuit around park	per lin m	\$96.04	300	\$28,812.00
Bicycle racks	per item	\$100.00	3	\$300.00
<i>Lighting - Augment</i>	per item	\$8,705.95	10	\$87,059.50
<i>Tween area</i>				
Climbing equipment	per item			\$79,189.00
1/2 size hard court area	per item			\$150,414.88
Handball courts		\$1,077.00	4	\$4,308.00
Upgrade informal sports area surfaces for increased use	per sq m	\$82.00	2000	\$164,000.00
Dog refuse bins	per item	\$882.00	1	\$882.00
Water station	per item	\$2,900.00	1	\$2,900.00
Outdoor Gym (small)	per item	\$60,000.00	1	\$60,000.00
Seating	per item	\$1,496.78	8	\$11,974.24
Landscaping				\$56,448.00
Picnic area	per set	\$38,719.00	1	\$38,719.00
Small plaza area	per sq m	\$288.00	200	\$57,600.00
Pilot Café - pop up facility				\$40,000.00
Indoor recreation area within community facility, incl. café space	per sq m	\$1,809.00	100	\$180,900.00
<b>WORKS TOTAL</b>				<b>\$1,085,080.12</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$1,106,781.72</b>

Table M.8 Freshwater Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$550,815.00	\$11,016.30
Build junior cricket wicket facilities				\$15,000.00
Amenities block 2 changerooms and storeroom, kiosk and toilets – 100m2 @ \$2,370.00		\$2,370.00	150	\$355,500.00
Paved Area		\$288.00	200	\$57,600.00
Design and drawings (5% of amenities block)		5%	\$355,500.00	\$17,775.00
Lighting of Facility				\$20,000.00
Landscaping				\$15,940.00
New cycling infrastructure (bubblers , cycling rack etc.)				\$9,000.00
New outdoor fitness centre				\$60,000.00
<b>WORKS TOTAL</b>				<b>\$550,815.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$561,831.30</b>

Table M.9 Hudson Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$1,149,623.00	\$22,992.46
Sportsfield Upgrade				
High Capacity surface (artificial turf)	per sqm	\$103.00	8700	\$896,100.00
Lighting				\$30,000.00
Landscaping				\$52,800.00
Seating				\$12,500.00
Water Station		\$5,334.00	1	\$5,334.00
Playground (older)		\$79,189.00	1	\$79,189.00
Irrigation				\$73,700.00
<b>WORKS TOTAL</b>				<b>\$1,149,623.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$1,172,615.46</b>



## PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.10 Mason Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$3,430,075.00	\$68,601.50
Sportsfield Improvements				
Field reconfiguration				\$30,000.00
High Capacity surface (artificial turf)	per sqm	\$103.00	22305	\$2,297,415.00
20m Light Pole 2 phillips optivision per pole	per item	\$30,000.00	2	\$60,000.00
Drainage of sportsground				\$58,000.00
Amenities Improvements				
Amenities Block 4 changerooms, 4 storerooms, Council store, kiosk & toilet	m2	\$2,370.00	200	\$474,000.00
Paved Area	sqm	\$288.00	200	\$57,600.00
Design and Drawings (5% of amenities block)		5%	\$474,000.00	\$23,700.00
Signage				\$10,000.00
Parking				
Carparking and access				\$160,000.00
Equal access (Details)				\$60,000.00
Landscaping				\$10,000.00
Vehicular bridge to provide access and overflow parking for Mason and Bressington Parks				\$80,000.00
Carpark lighting				\$20,000.00
Fencing and bollards				\$38,000.00
Turfing and landscaping				\$51,360.00
<b>WORKS TOTAL</b>				<b>\$3,430,075.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$3,498,676.50</b>

Table M.11 Powells Creek Land Acquisition

Land Acquisition Costs	Total Cost
Stage 2 works	
Land acquisition of additional Powells Creek Open Space (20A Parramatta Road) and additional land to allow walkway/access including legal costs etc. Estimated acquisition costs	\$774,792.78
Acquisition Ismay Avenue - 3 properties (2,4,6 Ismay Avenue) including legal costs etc	\$4,500,000.00
Legal Costs	per lot \$10,000.00 4 \$40,000.00
Demolition - House (Cavity Brick Wall Concrete Slab Construction) 800m2 @ \$93.00/m2	\$74,400.00
subtotal	\$5,389,192.78
Less monies received from the 2001 Section 94 Development Contributions Plan	\$335,646.39
<b>TOTAL</b>	<b>\$5,053,546.39</b>

Table M.12 Ismay Ave

Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$318,000.00	\$6,360.00
Embellishment costs	per sqm	212	1500	\$318,000.00
<b>WORKS TOTAL</b>				<b>\$318,000.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$324,360.00</b>

# PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.13 Powells Creek - Phase 1

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$7,637,796.12	\$152,755.92
Precinct 1 Pomeroy to Strathfield Creek (Play Area, Community Garden plaza etc)				
Shared pedestrian and cycle path				
Secondary walkway				
Equal Access & all age playground				
Entry Plaza (Pomeroy Street)				
Community Garden				
Fencing				
Car park modification				
Pedestrian crossing (Pomeroy Street)				
Landscaping				
Lighting				
Additional cost for equal access playground		\$131,962.65		\$131,962.65
Subtotal Precinct 1				\$3,375,711.34
Precinct 2 Strathfield Ck to Allen St (Off Leash Area, Crossing to Allen St, pathways etc)				
Shared Pedestrian and cycleway Path – Completed		\$30,000.00		\$30,000.00
Secondary walkway				
Landscaping – Completed		\$69,000.00		\$69,000.00
Pedestrian crossing raised threshold (Allen Street)				
Leash Free Area (excl fence) – Completed		\$42,602.00		\$42,602.00
Lighting				
Subtotal Precinct 2				\$1,151,071.42
Precinct 3 Allen St to M4 (Picnic Area & General Recreation Area)				
Shared pedestrian and cycle path				
Secondary walkway				
Decking over fig trees				
Viewing deck				
Picnic area				
Shelter				
Landscaping – Completed		\$100,000.00		\$100,000.00
Lighting				
Subtotal Precinct 3				\$1,137,810.02
Precinct 4 M4 to Parramatta Rd (pathway, plaza under M4 etc not including Basketball Courts (see local open space)				
Plaza/event space				
Share pedestrian and cyclepath				
Landscaping				
Lighting				
Amenity block (new toilets, kiosk )				
Subtotal Precinct 4				\$1,396,867.84
Additional inclusions				
Pilot Café - pop up facility				\$40,000.00
Café/Restaurant Building	sqm	\$2,370.00	60	\$142,200.00
Car Parking	per space	\$6,300.00	20	\$126,000.00
Under 7's bike circuit	per lin m	\$225.33	150	\$33,799.50
Nature Play area	per sqm	\$216.74	700	\$151,718.00
Fencing of all ability/toddler play area	per lin m	\$150.00	85	\$12,750.00
Gate	per item	\$490.00	1	\$490.00
Water play area	per item	\$30,000.00	1	\$30,000.00
Passive games space				
Large chess board with pieces	per item	\$35,961.00	1	\$35,961.00
Bocce field	per field	\$3,417.00	1	\$3,417.00
Subtotal Additional Inclusions				\$576,335.50
<b>WORKS TOTAL</b>				<b>\$7,637,796.12</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$7,790,552.05</b>

## PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.14 Powells Creek - Phase 2

Embellishment Works	Unit	Unit Rate	No	Total Cost
Masterplan/Design		2%	\$3,266,437.91	\$65,328.76
Stage 1				
Multipurpose Courts - 2x full size (2010 cost estimates)				
Safety Fencing - 6 months	lm	\$39.00	300	\$11,700.00
Soil Erosion Control	lm	\$31.80	300	\$9,540.00
Hardcourt (Basketball/Netball) 100mm SL72 Mesh court size 28x15m + 1.5m buffer for each court = 31x18m slab = 558m2per court	m2	\$102.26	1116	\$114,122.16
Trim & Grade Surface (hardcourt) machine	m2	\$3.95	1116	\$4,408.20
Line marking and surfacing	m2	\$50.00	1116	\$55,800.00
Fencing Chainwire Fence rail 3600mm high tennis court type + PCV coated mesh - part court only - allow for half of area	lm	\$236.83	420	\$99,468.60
Multiuse basketball/netball hoop and post supply and install. Heavy duty, full size competition tower heavy duty engineer Approved tower 2.4m projection.	per unit	\$2,854.50	4	\$11,418.00
Footing for posts (incl excavate and concrete)	per unit	\$3,500.00	4	\$14,000.00
Structural certification of posts (4)	item	\$3,500.00	1	\$3,500.00
Lighting - side lighting pole height 12-15m for double court, 100 Lux, supply and install	per light	\$90,000.00	1	\$90,000.00
Geotechnical report of existing conditions for post footing design purposes	item	\$3,500.00	1	\$3,500.00
Break up and dispose of concrete slab on site est 10m x 5m = 50m2	m2	\$42.44	50	\$2,122.00
Subtotal Stage 2 (2010 estimates)				\$419,578.96
Stage 1 - 2010 costs compounded CPI to 2015 costs				\$475,166.91
Subtotal Stage 1				\$475,166.91
Additional Works Stage 2				
Outdoor Gym	per set	\$115,775.00	1	\$115,775.00
Subtotal Stage 2				\$115,775.00
Powells Creek Corridor Parramatta Rd Overpass (2010 estimates) Stage 3				
Survey and Investigation	Item	\$10,000.00	1	\$10,000.00
Design	Item	\$125,000.00	1	\$125,000.00
Site establishment	Item	\$25,000.00	1	\$25,000.00
Traffic control	Item	\$100,000.00	1	\$100,000.00
Civil works and utilities	Item	\$250,000.00	1	\$250,000.00
Abutment A	Item	\$175,000.00	1	\$175,000.00
Stairs and ramps	Item	\$100,000.00	1	\$100,000.00
Abutment B	Item	\$175,000.00	1	\$175,000.00
Stairs and ramps	Item	\$100,000.00	1	\$100,000.00
Bridge deck	Sq.m	\$6,000.00	80	\$480,000.00
Lighting	Item	\$200,000.00	1	\$200,000.00
Safety screen	Item	\$100,000.00	1	\$100,000.00
Project Management	Item	\$50,000.00	1	\$50,000.00
Contingency 25%		25%	\$1,890,000.00	\$472,500.00
Subtotal Parramatta Road Overpass (2010 estimates)				\$2,362,500.00
Parramatta Road overpass - 2010 costs compounded CPI to 2015 costs				\$2,675,496.00
Subtotal Stage 3				\$2,675,496.00
<b>WORKS TOTAL</b>				<b>\$3,266,437.91</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$3,331,766.67</b>

## PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.15 Parramatta Road Corridor

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$7,072,316.75	\$141,446.34
Total Building Size 2850m2 Site Area 5887				
Building Gymnasium sprung floor 2700m2 (Rate 1745 + 64)	m2	\$1,809.00	2700	\$4,884,300.00
Basement Carparking 1000m2 (Rate 1560)	m2	\$1,560.00	1000	\$1,560,000.00
Toilets 2555 50m2	m2	\$2,555.00	50	\$127,750.00
Change rooms 2335 100m2	m2	\$2,335.00	100	\$233,500.00
Kiosk	m2	\$2,335.00	50	\$116,750.00
Landscaping 3037 (Rate \$47.75)	m2	\$47.75	3037	\$145,016.75
Signage	per item	\$2,500.00	2	\$5,000.00
<b>WORKS TOTAL</b>				<b>\$7,072,316.75</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$7,213,763.09</b>

# PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.16 Strathfield Park

Item	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$8,947,516.44	\$178,950.33
Stage 1 - Sports Field Upgrades				
Drainage per Sportsfield	per sportsfield	\$50,000.00	3	\$150,000.00
20m Light Pole 2 phillips optivision per pole	per item	\$30,000.00	12	\$360,000.00
Stormwater Harvesting Project - Irrigation				\$250,000.00
High Capacity surface (artificial turf)	per sqm	\$103.00	16500	\$1,699,500.00
Field Seating (all fields)	lm		690	\$113,248.51
Stage 1 - SUBTOTAL				\$2,572,748.51
Stage 2 - Strathfield Masterplan Implementation				
Building reconstruction (incl kiosk café space)				
Demolition	sqm	\$361.00	250	\$90,250.00
Architectural design/drawings				\$45,000.00
Construction of new building	sqm	\$2,370.00	300	\$711,000.00
Paved outdoor area	sqm	\$350.00	600	\$210,000.00
temp fencing 1 year				\$10,000.00
Stage 2 - Subtotal				\$1,066,250.00
Stage 3 - Strathfield Masterplan Implementation Stage 2				
Large modern high intensity playground				\$2,000,000.00
Inclusive/All ability Playground				\$1,472,230.60
Main Path Upgrade	lm		1025	\$249,146.72
Night Lighting				\$300,000.00
Lighting/bollards				\$30,000.00
stair between F1 and amenities				\$84,936.38
Park Entrances - walls signage paving				\$103,000.00
Fitness Stations				\$67,213.43
Planting				\$86,400.00
Mulching				\$18,000.00
WSUD - dry creek bed, Boulders, boardwalk, WSUD playground				\$84,936.38
Bluemetal driveway				\$22,402.82
Nursery planting area building				\$42,693.50
Stage 3 - Subtotal				\$4,560,959.83
Stage 4 - Youth Area				
x3 Multi-use Basketball/Netball Posts				
safety fencing - 6 months	lm	\$12.00	450	
soil erosion control	lm	\$28.78	450	
hardcourt (basketball/netball) 100mm SL72 Mesh court size 28x15m + 1.5m buffer for each court = 31x18m slab = 558m2 per court	m2	\$102.26	1674	
trim & Grade Surface (hardcourt) machine	m2	\$4.31	1674	
line marking and surfacing	m2	\$50.00	1674	
Fencing Chainwire Fence rail 3600mm high tennis court type + PCV coated mesh - part court only - allow for half of area	lm	\$236.83	630	
Multiuse basketball/netball hoop and post supply and install. Heavy duty, full size competition tower heavy duty engineer approved tower 2.4m projection.	per unit	\$2,854.50	6	
footing for posts (incl excavate and concrete)	per unit	\$3,500.00	6	
structural certification of posts (4)	item	\$3,500.00	1	
lighting - side lighting pole height 12-15m for double court, 100 lux, supply and install	per light	\$90,000.00	1	
geotechnical report of existing conditions for post footing design	item	\$3,500.00	1	
Total per court + CPI increase on 2010 costs		\$232,711.37	3	\$698,134.11
Tennis wall		\$22,570.00	1	\$22,570.00
Volleyball/Badminton Courts		\$7,856.00	2	\$15,712.00
Handball Courts		\$1,077.00	4	\$4,308.00
Bocce court		\$3,417.00	2	\$6,834.00
Stage 4 - Subtotal				\$747,558.11
<b>TOTAL COST OF WORKS</b>				<b>\$8,947,516.44</b>
<b>TOTAL WORKS AND DESIGN</b>				<b>\$9,126,466.77</b>

## PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.17 Strathfield Centre

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Centre Study				\$150,000.00
Masterplan/Design		2%	\$2,826,627.00	\$56,532.54
Embellishment				
Granite Paving 30mm thick sawn slabs (Australian)	sqm	\$360.00	6105	\$2,197,800.00
Landscaping	sq m	\$142.70	1650	\$235,455.00
Furniture and Fixtures				
Seating	ea	\$2,162.00	7	\$15,134.00
Lighting	each	\$8,705.95	40	\$348,238.00
Art works	each	\$15,000.00	2	\$30,000.00
<b>TOTAL WORKS</b>				<b>\$2,826,627.00</b>
<b>TOTAL WORKS AND DESIGN/STUDY</b>				<b>\$3,033,159.54</b>

Table M.18 Strathfield Square

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$2,354,239.00	\$47,084.78
STAGE 1 (interim embellishment)				
Paving	per sq m	\$351.00	288	\$101,088.00
Furniture and Fixtures				\$135,390.00
Landscaping- Trees				\$25,000.00
Subtotal Stage 1				\$261,478.00
STAGE 2 - Redesign and Major Upgrade				
Earthworks, incl removal of concrete				\$205,700.50
Surfacing				
Granite Paving 30mm thick sawn slabs (Australian) or similar	m2	\$288.00	4278	\$1,232,064.00
Landscaping				\$95,000.00
Furniture and Fixtures				
Furniture				\$80,000.00
Lighting and power				\$50,000.00
Water Feature				\$300,000.00
Small innovative play space	per set	\$51,696.80	1	\$51,696.80
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Tables/chairs	per set	\$1,380.00	10	\$13,800.00
Bicycle racks	per bike	\$100.00	10	\$1,000.00
Bicycle Lockers	per locker	\$2,300.00	15	\$34,500.00
Subtotal (Stage 2)				\$2,092,761.00
Subtotal Stage 1 and 2				\$2,354,239.00
Total Works and Design				\$2,401,323.78
Local Open Space Component (21%)				\$504,277.99
Major Open Space Component (79%)				\$1,897,045.79
<b>TOTAL MOS (EXCLUSIVE GST)</b>				<b>\$1,897,045.79</b>

## PART I - MAJOR OPEN SPACE - COST BREAKDOWNS

Table M.19 Bay to Bay Cycleway

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		2%	\$3,622,475.60	\$72,449.51
Design				
Stage 1 - Begnell Field to Water Street and across Cooks River				
Path 800m x 2.5	per sq m	\$140.00	2000	\$280,000.00
Cooks River Junction Bridge + design				\$225,000.00
Landscaping, mulching, turf and planting				\$177,400.00
Subtotal Stage 1				\$682,400.00
Stage 2 - Greenacre to Begnell Field				
Path 940m x 2.5	per sq m	\$140.00	2350	\$329,000.00
Landscaping, mulching, turf and planting				\$208,445.00
Subtotal Stage 2				\$537,445.00
Stage 3 - Embellishments				
Route improvements Airey Park to Bicentennial Park				\$700,000.00
Bicycle path links to major open space locations				\$1,000,000.00
Additional bicycle racks	per bike	\$100.00	50	\$5,000.00
Subtotal Stage 3				\$1,705,000.00
Stage 4 Teen recreation area				
Cross country bike track				\$68,890.00
Full size all purpose court	per item	\$205,487.36	1	\$205,487.36
Hand ball Courts		\$1,077.00	4	\$4,308.00
Tennis wall	per item	\$22,570.00	1	\$22,570.00
Badminton/Volleyball Court		\$7,856.24	1	\$7,856.24
Landscaping				\$50,000.00
Picnic Set	per item	\$38,719.00	1	\$38,719.00
Off-leash area	per sq m	\$37.64	1000	\$37,640.00
Dog refuse bin	per item	\$882.00	10	\$8,820.00
Water Station	per item	\$5,334.00	10	\$53,340.00
Landscaping				\$200,000.00
Subtotal Stage 4				\$697,630.60
<b>WORKS TOTAL</b>				<b>\$3,622,475.60</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$3,694,925.11</b>

<b>MAJOR OPEN SPACE WORKS - ACQUISITION</b>	<b>\$5,053,546.39</b>
<b>MAJOR OPEN SPACE WORKS - EMBELLISHMENT</b>	<b>\$63,827,390.83</b>
<b>MAJOR OPEN SPACE WORKS - TOTAL</b>	<b>\$68,880,937.22</b>



# PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

## PRECINCT 1

Table L.1 – Bill Boyce Reserve

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$126,693.28	\$10,000.00
Off-leash area				\$35,500.00
Park Bench	per item	\$1,496.78	1	\$1,496.78
Small Playground (Young)	per set	\$51,696.80	1	\$51,696.80
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Landscaping				\$9,000.00
<b>WORKS TOTAL</b>				<b>\$126,693.28</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$136,693.28</b>

Table L.2 – Mason Park Local Facilities

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design (note: to be combined with major open space design funds for Mason Park)		5%	\$433,734.88	\$21,686.74
Pedestrian/Cycling circuit around park				
Pathway	per lin m	\$96.04	800	\$76,832.00
Water station	per item	\$5,334.03	1	\$5,334.03
Lighting of path	per lamp	\$3,146.00	27	\$84,942.00
Park Bench	per item	\$1,496.78	4	\$5,987.12
Bins	per item	\$5,298.44	2	\$10,596.88
Dog Refuse Bin	per item	\$882.00	1	\$882.00
Playground				
All Ability Playground	per playground	\$205,161.15	1	\$205,161.15
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Landscaping				\$15,000.00
<b>WORKS TOTAL</b>				<b>\$433,734.88</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$455,421.62</b>

<b>TOTAL WORKS PRECINCT 1</b>	<b>\$592,114.90</b>
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# PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

## PRECINCT 2

Table L.3 – Courallie Avenue Land Acquisition

Land Acquisition and Demolition Costs				Costs
Land acquisition costs including legal costs (31,33 Courallie Avenue)				\$1,800,000.00
Legal Costs	per lot	5000	2	\$10,000.00
Demolition - House (Cavity Brick Wall Concrete Slab Construction) 955m2 @ \$93/m2				\$88,815.00
Subtotal				\$1,898,815.00
Less monies received from the 2001 Section 94 Development Contributions Plan				\$394,900.00
<b>TOTAL</b>				<b>\$1,503,915.00</b>

Table L.4 – Courallie Avenue Embellishment

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$782,135.63	\$39,106.78
STAGE 1				
Site Preparation				
Safety Fence up to 6 months	lm	\$39.00	130	\$5,070.00
Soil Erosion Control	lm	\$31.80	130	\$4,134.00
Earthworks				
Trim & Grade Surface (all areas) Machine	m2	\$3.95	1007	\$3,977.65
Cultivate Subgrade (turf & garden) Machine	m2	\$0.42	799.5	\$335.79
Import and spread topsoil (Gardens only) Machine 50mm	m2	\$5.94	135	\$801.90
Turf Install (Buffalo)	m2	\$10.55	664.5	\$7,010.48
Mulch Gardens 75mm depth	m2	\$9.80	135	\$1,323.00
Landscaping				\$19,200.00
1/2 size multi purpose court				\$150,414.00
Playground and Furniture				
All age playground	per set	\$79,189.00	1	\$79,189.00
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Picnic area	per	\$38,719.21	1	\$38,719.21
Services				
Water Station	per item	\$2,900.00	1	\$2,900.00
Bin (55 litre)	per item	\$2,649.00	1	\$2,649.00
Lighting	per item	\$8,705.95	2	\$17,411.90
Subtotal stage 1				\$362,135.63
STAGE 2				
Future embellishment (incl design)				\$420,000.00
Subtotal stage 2				\$420,000.00
<b>WORKS TOTAL</b>				<b>\$782,135.63</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$821,242.41</b>

Table L.5 – Austin Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$509,750.00	\$25,487.50
STAGE 1				
Creative Playground				\$109,750.00
STAGE 2				
Future embellishment				\$400,000.00
<b>WORKS TOTAL</b>				<b>\$509,750.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$535,237.50</b>

Table L.6 – Future Streetscape and Public Urban Space Improvements

Embellishment Works	Unit	Unit Rate	No.	Total Cost ex GST
Masterplan/Design		5%	\$335,000.00	\$16,750.00
Streetscape and Public Space Embellishments				\$335,000.00
<b>WORKS TOTAL</b>				<b>\$335,000.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$351,750.00</b>

Total Land Acquisition	\$1,503,915.00
Total Embellishment	\$1,708,229.91
<b>TOTAL PRECINCT 2</b>	<b>\$3,212,144.91</b>

## PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

### PRECINCT 3

Table L.7 – Smallwood Avenue Land Acquisition

Land Acquisition and Demolition Costs				Costs
Land acquisition costs including legal costs (3 LOTS OF LAND) LEGAL COSTS				\$7,530,000.00
Legal Costs	per lot	5000	3	\$15,000.00
Demolition - House (Cavity Brick Wall Concrete Slab Construction) 700m2 @ \$93.00/m2				\$65,100.00
<b>Subtotal</b>				<b>\$7,610,100.00</b>
Less potential funds from Sydney Markets Land swap				\$5,000,000.00
<b>TOTAL</b>				<b>\$2,610,100.00</b>

Table L.8 – Smallwood Avenue Embellishment

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$298,500.00	\$14,925.00
Cost per sq m based on Loftus Crescent works (2015)	per sqm	199	1500	\$298,500.00
<b>WORKS TOTAL</b>				<b>\$298,500.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$313,425.00</b>

Table L.9 – 29 & 30 Loftus Crescent Land Acquisition

Land Acquisition and Demolition Costs				Costs
Land acquisition costs including legal costs				\$1,540,000.00
Demolition - House (Cavity Brick Wall Concrete Slab Construction) 650m2 @ \$93.00/m2				\$60,450.00
<b>Subtotal</b>				<b>\$1,600,450.00</b>
Less monies previously received from the 2001 Plan				\$394,900.00
<b>TOTAL</b>				<b>\$1,205,550.00</b>

Table L.10 – 29 & 30 Loftus Crescent Embellishment

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$1,349,184.77	\$67,459.24
STAGE 1				
Total quoted embellishment costs - 2015				\$249,184.77
Remediation				\$200,000.00
Subtotal Stage 1				\$449,184.77
STAGE 2				
Future embellishment (including high intensity play place integrated with urban place/plaza)				\$900,000.00
Subtotal Stage 2				\$900,000.00
<b>WORKS TOTAL</b>				<b>\$1,349,184.77</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$1,416,644.01</b>

Table L.11 – Derowie/Kanoona Homebush Land Acquisition

Land Acquisition and Demolition Costs				Costs
Land acquisition				\$8,480,000.00
Legal Costs	per lot	5000	3	\$15,000.00
Demolition - House (Cavity Brick Wall Concrete Slab Construction) 900m2 @ \$93.00/m2				\$83,700.00
<b>TOTAL</b>				<b>\$8,578,700.00</b>

## PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

Table L.12 – Derowie/Kanoona Homebush Embellishment

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$1,202,412.27	\$60,120.61
Site Preparation				
Safety Fence up to 6 months	lm	\$39.00	130	\$5,070.00
Soil Erosion Control	lm	\$31.80	130	\$4,134.00
Earthworks				
Trim & Grade Surface (all areas) Machine	m2	\$3.95	1000	\$3,950.00
Cultivate Subgrade (turf & garden) Machine	m2	\$0.42	728	\$305.76
50mm	m2	\$5.94	728	\$4,324.32
Turf Install (Buffalo)	m2	\$82.00	528	\$43,296.00
Mulch Gardens 75mm depth	m2	\$9.80	200	\$1,960.00
Pathway 100mm SL72 Mesh	m2 x 1.8 m	\$96.04	72	\$6,914.88
Landscaping				\$30,720.00
Playground & Furniture				
Playground (Small modern high intensity)	per set	\$1,000,000.00	1	\$1,000,000.00
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Picnic area	per	\$38,719.21	1	\$38,719.21
Park Name Sign	per unit	\$6,512.00	1	\$6,512.00
Bollards 150mm diameter recycled plastic 1.5m high	per item	\$77.00	24	\$1,848.00
Boundary Fencing (Hardwood standard wooden	lm	\$83.00	65	\$5,395.00
Minus 50% boundary fencing ***	lm	\$83.00	-32.5	-\$2,697.50
Services				
Water Station	per item	\$2,900.00	1	\$2,900.00
Bin (55 litre)	per item	\$2,649.00	1	\$2,649.00
Lighting	per item	\$8,705.95	2	\$17,411.90
<b>WORKS TOTAL</b>				<b>\$1,202,412.27</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$1,262,532.88</b>

Table L.13 – 20A Parramatta Road Embellishment

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$420,724.00	\$21,036.20
Embellishment	per sq m	\$199.00	1808	\$359,792.00
New Community Garden for kids				\$60,932.00
<b>WORKS TOTAL</b>				<b>\$420,724.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$441,760.20</b>

Table L.14 – Parramatta Road Public Urban Space - Loftus Land/Parramatta Road

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$1,691,979.40	\$84,598.97
Earthworks				\$46,390.00
Granite Paving 30mm thick sawn slabs (Australian)	m2	\$360.00	2852	\$1,026,720.00
Landscaping	sq m	\$142.70	1000	\$142,700.00
Furniture and Fixtures				
Seating	each	\$2,162.00	7	\$15,134.00
Lighting	each	\$8,705.95	6	\$52,235.70
Innovative urban play space	per set	\$100,000.00	1	\$100,000.00
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Art works	each	\$15,000.00	1	\$15,000.00
Water Feature	each			\$250,000.00
Bicycle racks	per bike	\$100.00	10	\$1,000.00
Tables/chairs	per set	\$1,380.00	10	\$13,800.00
<b>WORKS TOTAL</b>				<b>\$1,691,979.40</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$1,776,578.37</b>

## PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

Table L.15 – Future Streetscape and Public Urban Space Improvements

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$1,340,000.00	\$67,000.00
Streetscape and Public Space Embellishments				\$1,340,000.00
<b>WORKS TOTAL</b>				<b>\$1,340,000.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$1,407,000.00</b>

Total Acquisition				\$12,394,350.00
Total Embellishment				\$6,617,940.46
<b>TOTAL PRECINCT 3</b>				<b>\$19,012,290.46</b>

# PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

## PRECINCT 4

Table L.16 – Albert/Elva Street Park Land Acquisition

Land Acquisition and Demolition Costs				Costs
Land Acquisition				\$1,850,000.00
Legal Costs	per lot	5000	1	\$5,000.00
Demolition - House (Cavity Brick Wall Concrete Slab Construction) 450m2 @ \$93.00/m2				\$41,850.00
<b>TOTAL</b>				<b>\$1,896,850.00</b>

Table L.17 – Albert/Elva Street Park Embellishment

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$297,582.00	\$14,879.10
Embellishment - Area 1100m2 140lm				
Site Preparation				
Safety Fence up to 6 months	lm	\$39.00	140	\$5,460.00
Soil Erosion Control	lm	\$31.80	140	\$4,452.00
Earthworks				
Trim & Grade Surface (all areas) Machine	m2	\$3.95	1100	\$4,345.00
Cultivate Subgrade (turf & garden) Machine	m2	\$0.42	1100	\$462.00
Import and spread topsoil (Gardens & turf only) Machine 50mm	m2	\$5.94	1100	\$6,534.00
Turf Install (Buffalo)	m2	\$82.00	800	\$65,600.00
Mulch Gardens 75mm depth	m2	\$9.80	250	\$2,450.00
Landscaping				\$26,400.00
Furniture				
Bench Seats equal to Town & Park timber/aluminium city seat)	per unit	\$1,496.78	3	\$4,490.34
Park Name Sign	per unit	\$6,512.00	1	\$6,512.00
Bollards 150mm diameter recycled plastic 1.5m high	per item	\$77.00	64	\$4,928.00
Boundary Fencing (1200mm open sided fence)	lm	\$83.00	49.9	\$4,141.70
Minus 50% boundary fencing ***	lm	\$83.00	-24.95	-\$2,070.85
Services				
Water Station	per item	\$2,900.00	1	\$2,900.00
Bin (55 litre)	per item	\$2,649.00	1	\$2,649.00
Lighting	per item	\$8,705.95	2	\$17,411.90
Picnic Equipment & Furniture	per shetler / table / BBQ	\$38,719.21	1	\$38,719.21
Playground (young)	per set	\$73,198.00	1	\$73,198.00
Shade Structure	per sqm	\$152.63	190	\$28,999.70
<b>WORKS TOTAL</b>				<b>\$297,582.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$312,461.10</b>

Table L.18 – Laker Reserve Community Garden and Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$277,975.44	\$13,898.77
STAGE 1				
Embellishment				\$190,135.44
STAGE 2				
New Toilet Block	per sq m	\$2,196.00	40	\$87,840.00
<b>WORKS TOTAL</b>				<b>\$277,975.44</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$291,874.21</b>

## PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

Table L.19 – Strathfield Square Local Embellishments Contribution

Embellishment Works	Unit	Unit Rate	No.	Total Cost ex GST
Masterplan/Design		5%	\$2,354,239.00	\$117,711.95
STAGE 1 (interim embellishment)				
Paving	per sq m	\$351.00	288	\$101,088.00
Furniture and Fixtures				\$135,390.00
Landscaping- Trees				\$25,000.00
Subtotal Stage 1				\$261,478.00
STAGE 2 - Redesign and Major Upgrade				
Earthworks, incl removal of concrete				\$205,700.50
Surfacing				
Granite Paving 30mm thick sawn slabs (Australian) or similar	m2	\$288.00	4278	\$1,232,064.00
Landscaping				\$95,000.00
Furniture and Fixtures				
Furniture				\$80,000.00
Lighting and power				\$50,000.00
Water Feature				\$300,000.00
Small innovative play space	per set	\$51,696.80	1	\$51,696.80
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Tables/chairs	per set	\$1,380.00	10	\$13,800.00
Bicycle racks	per bike	\$100.00	10	\$1,000.00
Bicycle Lockers	per locker	\$2,300.00	15	\$34,500.00
Subtotal (Stage 2)				\$2,092,761.00
Subtotal Stage 1 and 2				\$2,354,239.00
Total Works and Design				\$2,471,950.95
Local Open Space Component (21%)				\$519,109.70
Major Open Space Component (79%)				\$1,952,841.25
<b>TOTAL LOS</b>				<b>\$519,109.70</b>

Table L.20 – Henley Reserve Homebush West

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$165,002.41	\$10,000.00
Embellishments				
Earthworks				
Pathway 100mm SL72 Mesh	m2 (57lm x 1.8 m wide)	\$96.04	30	\$2,881.20
Trim & Grade Surface (paving+pathway) Machine	m2	\$3.95	54	\$213.30
Picnic Equipment & Furniture	per shetter / table / BBQ	\$38,719.21	1	\$38,719.21
Playground Upgrade				
Playground all age/older	per set	\$79,189.00	1	\$79,189.00
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Landscaping				\$15,000.00
<b>WORKS TOTAL</b>				<b>\$165,002.41</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$175,002.41</b>



## PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

Table L.21 – Melville Reserve Homebush West

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$425,890.87	\$21,294.54
Stage 1				
Earthworks				
Paving (Concrete) 100mm SL72 Mesh	m2	\$96.04	50	\$4,802.00
Trim & Grade Surface (paving) Machine	m2	\$3.95	50	\$197.50
Playground Equipment & Furniture (OLDER)				
Playground all age/older	per set	\$79,189.00	1	\$79,189.00
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Picnic area	per shetler / table / BBQ	\$38,719.21	1	\$38,719.21
Landscaping				\$36,400.00
Stage 1 – Subtotal				\$188,307.41
Stage 2 – Multipurpose Court - Full size				\$237,583.46
Subtotal – Stage 2				\$237,583.46
<b>WORKS TOTAL</b>				<b>\$425,890.87</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$447,185.41</b>

Table L.22 – Boden Reserve

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$297,082.51	\$14,854.13
Off-leash area				\$35,500.00
Lighting for off leash area/pathways	per lamp	\$8,705.95	8	\$69,647.60
Playground Upgrade (older)				\$79,189.00
Shade Structure	per sqm	\$152.63	190	\$28,999.70
New Pathway	m2	\$96.04	125	\$12,005.00
Furniture				
Table and seating	per set	\$3,675.00	2	\$7,350.00
Park Bench	per item	\$1,496.00	2	\$2,992.00
Picnic Equipment & Furniture	per shetler / table / BBQ	\$38,719.21	1	\$38,719.21
Landscaping				\$22,680.00
<b>WORKS TOTAL</b>				<b>\$297,082.51</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$311,936.64</b>

Table L.23 – Fitzgerald Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$465,865.17	\$23,293.26
Off-leash area				\$35,500.00
Lighting	per lamp	\$8,705.95	4	\$34,823.80
Augment playground (all age/older)	per set	\$79,189.00	1	\$79,189.00
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Picnic Equipment & Furniture	per shetler / table / BBQ	\$38,719.21	1	\$38,719.21
Full multi purpose court	per court	\$237,583.46	1	\$237,583.46
Landscaping				\$11,050.00
<b>WORKS TOTAL</b>				<b>\$465,865.17</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$489,158.43</b>

TABLE L.24 – Inveresk Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$212,412.11	\$10,620.61
New pathway		\$96.04	380	\$36,495.20
New signage				\$10,000.00
Children's playground				\$73,198.00
Picnic Equipment & Furniture	per shetler / table / BBQ	\$38,719.21	1	\$38,719.21
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Landscaping				\$25,000.00
<b>WORKS TOTAL</b>				<b>\$212,412.11</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$223,032.72</b>

## PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

Table L.25 – Kessell Square

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$54,714.14	\$10,000.00
Lighting	per lamp	\$8,705.95	4	\$34,823.80
Seating	per seat	\$1,496.78	3	\$4,490.34
Water Station	per item	\$2,900.00	1	\$2,900.00
Landscaping				\$12,500.00
<b>WORKS TOTAL</b>				<b>\$54,714.14</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$64,714.14</b>

Table L.26 – Homebush Town Centre - Future Streetscape and Public Urban Space Improvements

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$380,000.00	\$19,000.00
Streetscape and Public Space Embellishments				\$380,000.00
<b>WORKS TOTAL</b>				<b>\$380,000.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$399,000.00</b>

Table L.27 – Homebush West Town Centre - Future Streetscape and Public Urban Space Improvements

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$320,000.00	\$16,000.00
Streetscape and Public Space Embellishments,				\$320,000.00
<b>WORKS TOTAL</b>				<b>\$320,000.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$336,000.00</b>

Total Acquisition				\$1,896,850.00
Total Embellishment				\$3,569,474.75
<b>TOTAL PRECINCT 4</b>				<b>\$5,466,324.75</b>

# PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

## PRECINCT 5

Table L.28 – Marlene Reserve

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$239,429.79	\$11,971.49
Relocate and upgrade play equipment	each	\$51,696.80	1	\$51,696.80
Park Bench	each	\$1,496.78	1	\$1,496.78
Park Lighting	each	\$8,705.00	4	\$34,820.00
Picnic Area	per set	\$3,675.77	1	\$3,675.77
Quarter size multi purpose court	each	\$56,942.00	1	\$56,942.00
Outdoor Gym equipment	per set			\$60,000.00
Bins	each	5298.44	1	\$5,298.44
Landscaping (to improve safety by design)				\$25,500.00
<b>WORKS TOTAL</b>				<b>\$239,429.79</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$251,401.28</b>
<b>TOTAL PRECINCT 5</b>				<b>\$251,401.28</b>

# PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

## PRECINCT 6

Table L.29 – Chain of Ponds Reserve

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design (note: may be combined as part of Bay to Bay cycleway masterplan)		5%	\$118,228.11	\$10,000.00
Off-leash area				\$35,500.00
Embellishment				
Site Preparation				\$6,726.00
Earthworks				\$17,942.90
Landscaping				\$13,250.00
Furniture				
Picnic area	per shetter / table / BBQ	\$38,719.21	1	\$38,719.21
Hexagonal Tree Seats	per unit	\$6,090.00		\$6,090.00
<b>WORKS TOTAL</b>				<b>\$118,228.11</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$128,228.11</b>

Table L.30 – Strathfield Park - Landscape Masterplan Implementation

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$666,783.13	\$33,339.16
Full size multi purpose courts, including lighting	each	\$237,583.46	2	\$475,166.92
Outdoor Gym	each	\$115,775.00	1	\$115,775.00
Picnic facilities	each	\$38,719.21	1	\$38,719.21
Nature trail				\$35,000.00
break up and dispose of concrete slab on site est 10mx5m = 50m2	sqm	\$42.44	50	\$2,122.00
<b>WORKS TOTAL</b>				<b>\$666,783.13</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$700,122.29</b>

<b>TOTAL PRECINCT 6</b>				<b>\$828,350.40</b>
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# PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

## PRECINCT 7

Table L.31 – Ford Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design (note: may be combined with Bark Huts Reserve and / or Bay to Bay Cycleway)		5%	\$358,730.93	\$17,936.55
<b>STAGE 1</b>				
Half Court or Similar				\$150,414.88
Landscaping				\$10,000.00
Lighting	per post	\$8,705.95	3	\$26,117.85
Subtotal Stage 1				\$186,532.73
<b>STAGE 2</b>				
Playground Update				
Playground (Young)	per set	\$73,198.50	1	\$73,198.50
Shade Structure	per sqm	\$152.63	190	\$28,999.70
Landscaping				\$10,000.00
Outdoor Gym				\$60,000.00
Subtotal Stage 2				\$172,198.20
<b>WORKS TOTAL</b>				<b>\$358,730.93</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$376,667.48</b>

Table L.32 – Cooke Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design (note: may be combined with Begnell Field)		5%	\$464,195.13	\$23,209.76
Teen/Tween Space				
1/4 Basketball court	per item	\$56,942.90	2	\$113,885.80
Lighting	per post	\$8,705.95	2	\$17,411.90
Handball court	per item	\$1,007.00	2	\$2,014.00
Toddler Play				
Fencing	per lin m	\$150.00	85	\$12,750.00
Gates	per item	\$490.00	1	\$490.00
Shade Structure	per sqm	\$152.63	380	\$57,999.40
Water station	per item	\$5,334.03	1	\$5,334.03
Dog Refuse Bin	per item	\$882.00	1	\$882.00
Landscaping				\$35,520.00
Picnic areas, including tables, BBQs, shelters, seats, bins.	per area	\$38,719.00	1	\$38,719.00
Play Equipment (Older)	per set	\$79,189.00	1	\$79,189.00
Outdoor gym	per set	\$100,000.00	1	\$100,000.00
<b>WORKS TOTAL</b>				<b>\$464,195.13</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$487,404.89</b>

<b>TOTAL PRECINCT 7</b>				<b>\$864,072.36</b>
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# PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

## PRECINCT 8

TABLE L.33 – Madeline and Cleveland Park

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$545,202.14	\$27,260.11
STAGE 1 - BRIDGE				
Bridge & Approaches Cycleway 4 tonne maintenance			1	\$300,000.00
Balustrade and safety fencing				\$16,315.00
Pathway 100mm SL72 Mesh	m2 (57lm x 1.8 m wide)	\$103.00	102.6	\$10,567.80
Landscaping				\$15,000.00
Subtotal Stage 1				\$341,882.80
STAGE 2 - LANDSCAPING AND FURNITURE (201LM 1553M2)				
Site Preparation				
Safety Fence up to 6 months	lm	\$39.00	201	\$7,839.00
Soil Erosion Control	lm	\$31.80	201	\$6,391.80
Earthworks				
Trim & Grade Surface (all areas) Machine	m2	\$3.95	1553	\$6,134.35
Cultivate Subgrade (turf & garden) Machine	m2	\$0.42	1553	\$652.26
Import and spread topsoil (Gardens & turf only)	m2	\$5.94	1553	\$9,224.82
Turf Install (Buffalo)	m2	\$84.00	1000	\$84,000.00
Mulch Gardens 75mm depth	m2	\$9.80	553	\$5,419.40
Water Station	per item	\$2,900.00	1	\$2,900.00
Bin (55 litre)	per item	\$2,649.00	1	\$2,649.00
Landscaping				\$23,500.00
Furniture				
Picnic area	per shetler / table / BBQ	\$38,719.21	1	\$38,719.21
Bench Seats equal to Town & Park timber/aluminium	per unit	\$1,240.00	2	\$2,480.00
Park Name Sign	per unit	\$6,512.00	1	\$6,512.00
Bollards 150mm diameter recycled plastic 1.5m high	per item	\$77.00	47	\$3,619.00
Boundary Fencing (Hardwood standard wooden paling	lm	\$83.00	79	\$6,557.00
Minus 50% boundary fencing ***	lm	\$83.00	-39.5	-\$3,278.50
Subtotal Stage 2				\$203,319.34
<b>WORKS TOTAL</b>				<b>\$545,202.14</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$572,462.25</b>

TABLE L.34 – Future Streetscape and Urban Space Improvements

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$290,000.00	\$14,500.00
Streetscape and Public Space Embellishments,				\$290,000.00
<b>WORKS TOTAL</b>				<b>\$290,000.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$304,500.00</b>

<b>TOTAL PRECINCT 8</b>				<b>\$876,962.25</b>
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# PART I - LOCAL OPEN SPACE - COST BREAKDOWNS

## PRECINCT 9

TABLE L.35 – Drew Street Reserve

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$135,000.00	\$10,000.00
Embellishments				\$135,000.00
<b>WORKS TOTAL</b>				<b>\$135,000.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$145,000.00</b>

TABLE L.36 – Future Streetscape and Urban Space Improvements

Embellishment Works	Unit	Unit Rate	No.	Total Cost
Masterplan/Design		5%	\$335,000.00	\$16,750.00
Streetscape and Public Space Embellishments				\$335,000.00
<b>WORKS TOTAL</b>				<b>\$335,000.00</b>
<b>WORKS AND DESIGN TOTAL</b>				<b>\$351,750.00</b>

<b>TOTAL PRECINCT 9</b>				<b>\$496,750.00</b>
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<b>LOCAL OPEN SPACE WORKS - ACQUISITION</b>				<b>\$15,795,115.00</b>
<b>LOCAL OPEN SPACE WORKS - EMBELLISHMENT</b>				<b>\$15,805,296.31</b>
<b>LOCAL OPEN SPACE WORKS - TOTAL</b>				<b>\$31,600,411.31</b>



## PART I - COMMUNITY FACILITIES - COST BREAKDOWNS

Table C.1 - Courallie Avenue Community Place

Works	Costs
Construction of new multi-purpose community facility - 200sqm @ 3270/sqm	\$654,000.00
Carparking (2 spaces @ 1/100sqm)	\$12,600.00
<b>TOTAL</b>	<b>\$666,600.00</b>

Table C.2 - Parramatta Road Precinct Community Hub

Works	Costs
Construction of major new multi-purpose community facility - 1000sqm @ 3270/sqm	\$3,270,000.00
Carparking (10 spaces @ 1/100sqm)	\$63,000.00
<b>TOTAL</b>	<b>\$3,333,000.00</b>

Table C.3 - Homebush West Community Place

Works	Costs
Construction of new multi-purpose community facility - 300sqm @ 3270/sqm	\$981,000.00
Carparking (3 spaces @ 1/100sqm)	\$18,900.00
<b>TOTAL</b>	<b>\$999,900.00</b>

Table C.4 - Airey Park Community Hub (includes previous Bates street Centre and Airey Park Childcare)

Works	Costs
Construction of major new multi-purpose community facility - 800sqm @ 3270/sqm	\$2,976,000.00
Carparking (8 spaces @ 1/100sqm)	\$50,400.00
<b>TOTAL</b>	<b>\$3,026,400.00</b>

Table C.5 - Strathfield Central Library

Works	Costs
Construction of extension of Main Library, Rochester Street Homebush – Completed	\$4,450,000.00
S94 apportionment	\$1,303,850.00
<b>TOTAL</b>	<b>\$4,450,000.00</b>

Table C.6 - High Street Library

Works	Costs
Multi-purpose community facility comprising community rooms and branch library facilities - Allocated 125sqm to s94	\$1,362,000.00
Less monies received from the 2001 Section 94 Development Contributions Plan	\$526,683.53
<b>Subtotal</b>	<b>\$835,316.47</b>

Table C.7 - Strathfield South Community Hub (previously High Street Library Extension)

Works	Costs
Extension of existing library for multi-purpose community facility - 300sqm @ 3270/sqm	\$981,000.00
Carparking (3 spaces @ 1/100sqm)	\$18,900.00
<b>TOTAL</b>	<b>\$999,900.00</b>

Table C.8 - Belfield Community Hub

Works	Costs
Construction of new multi-purpose community facility - 300sqm @ 3270/sqm	\$981,000.00
Carparking (3 spaces @ 1/100sqm)	\$18,900.00
<b>TOTAL</b>	<b>\$999,900.00</b>

<b>COMMUNITY WORKS - LEVIED TO S94</b>	<b>\$12,164,866.47</b>
<b>COMMUNITY WORKS - COUNCIL COSTS</b>	<b>\$3,146,150.00</b>
<b>TOTAL COMMUNITY WORKS</b>	<b>\$15,311,016.47</b>

# PART J – FACILITIES INVENTORY

Table E.1 – Local Open Space Inventory

Name	Address	Precinct	Size (m <sup>2</sup> )	Classification
1 Loftus Crescent	1 Loftus Cres, Homebush	3	711	Community Land
Loftus Crescent	29 to 30 Loftus Cres, Homebush	3	1284	Community Land
Austin Park	Courallie Ave, Homebush	2	2347	Community Land
Bill Boyce Reserve	Pomeroy St, Homebush	1	4407	Community Land
Boden Reserve	Pemberton St, Strathfield	4	6870	Community Land
Centenary Playground	Pemberton St, Strathfield	4	832	Community Land
Chain of Ponds Reserve	Cave Road, Strathfield	6	10522	Community Land
Coronation Reserve	Coronation Pde, Strathfield Sth	7	3425	Community Land
Cosgrove Reserve	Pemberton St, Strathfield	6	2565	Community Land
Croquet lawns	52 Redmyre Rd, Strathfield	4	2278	Community Land
Davey Square	Rochester St, Strathfield	4	3190	Community Land
Davey Square Memorial	Rochester St, Strathfield	4	14	Community Land
Drew St Playground	Drew St, Belfield	9	654	Community Land
Edwards Park	High St, Strathfield	6	7543	
Elliott Reserve	Elliott Street & Punchbowl Road, Strathfield Sth	7	17667	Community Land
Fitzgerald Park	Broughton, Abbotsford & Rochester Street, Homebush	4	6269	Community Land
Fitzgerald Reserve	Fitzgerald Cres, Strathfield	6	1341	Sydney Water
Fitzgerald Reserve	Fitzgerald Cres, Strathfield	6	607	Community Land
Florence Reserve	Florence St, Strathfield	4	844	Community Land
Ford Park	James St, Maria St & Water St, Strathfield Sth	7	27707	Community Land
Frank Zions Reserve	Mitchell St, Strathfield	4	7230	Community Land
Henley Reserve	Henley Rd, Homebush West	4	694	Community Land
Humphries Reserve	Homebush Rd, Strathfield	6	5553	Community Land
Inveresk Reserve	Beresford Rd, Strathfield	4	4777	Community Land
Kessell Reserve	Shortland Ave, Strathfield	4	1711	Community Land
Laker Reserve	Elva St, Strathfield	4	1232	Community Land
Lowe's Gardens	Arthur St, Strathfield	4	1301	Community Land
Maria Reserve	Maria St, Strathfield Sth	7	12540	Community Land
Marlene Reserve	Marlene Crescent, Strathfield	5	1794	Community Land
Melville Reserve	Hampstead Rd, Homebush West	4	9621	Community Land
Mount Royal Reserve	Barker Road, Strathfield	4	2528	Community Land
Pemberton Reserve	Pemberton St, Strathfield	6	795	Community Land
Pilgrim Reserve	Arthur St, Strathfield	4	7813	Community Land
Prentice Reserve	Prentice Lane, Strathfield	6	4341	Community Land
Slater Reserve	Bridge Rd, Strathfield	4	404	Community Land
South Cooks River	Water Street, Strathfield Sth	7	16655	Community Land
St Anne's Reserve	Therry St, Strathfield Sth	7	8546	Community Land
St Anne's Reserve	Therry St, Strathfield Sth	7	898	Urban Affairs & Planning
St Anne's Reserve	Therry St, Strathfield Sth	7	5265	Sydney Water
Strathfield Square	Churchill Avenue, Strathfield	4	405	Community Land
Thew Reserve	Augusta Street, Strathfield	6	6682	Community Land
Todman Reserve	Oxford & Barker Rd Strathfield	4	698	Community Land
Wallis Reserve	Wallis Ave, Strathfield	6	5720	Community Land
Water Reserve	Water St, Strathfield Sth	6	466	Crown Land
Wentworth Reserve	Wentworth St, Homebush	1	2517	Community Land
<b>TOTAL</b>			<b>211263</b>	

## PART J – FACILITIES INVENTORY

Table E.1 – Major Open Space Inventory

Name	Address	Precinct	Size (m <sup>2</sup> )	Land use	Classification	Owner
Airey Park (incl. Shortland Gardens)	Bates St, Badgery Ave, Fraser St, The Crescent, Homebush	4	70630	Park, Sportsground, General Community Use	Community Land	Strathfield Council
Bark Huts Reserve	Elliot Street & Clareville Close, Belfield	7	34745	Sportsground	Community Land	Strathfield Council
Begnell Field	Madeline Street, Belfield	7	40195	Sportsground General Community Use	Community Land	Strathfield Council
Bressington Park	Underwood Rd, Homebush	1	35944	Sportsground	Community Land	Strathfield Council
Bressington Park	Underwood Rd, Homebush	1	43011	Park	Crown Land	Crown Land
Cooke Park	Madeline Street & Chisholm Street,, Belfield	7	37534	Park	Community Land	Strathfield Council
Cox's Creek	Sylvanus St, Greenacre	9	15413	Natural Area – bushland	Community Land	Strathfield Council
Dean Reserve	Dean St, Strathfield Sth	7	29154	Park	Community Land	Strathfield Council
Dean Reserve	Dean St, Strathfield Sth	7	556	Park	Dept Urban Affairs	
Freshwater Park	Wilson St and Ada Ave, Strathfield	6	9456	Park	Community Land	Strathfield Council
Freshwater Park	Roberts Rd Strathfield	6	110843	Golf Course	Community Land	Strathfield Council
Hudson Park Oval	Arthur Street Strathfield.	4	19440	Sportsground	Crown Land	Crown Land
Hudson Park Golf Course	Arthur St Strathfield	4	149710	Golf Course	Crown Land	Crown Land
Mason Park	Underwood Rd, Homebush	1	67717	Park	Community Land	Strathfield Council
Mason Park	Underwood Rd, Homebush	1	54790	Natural Area and Wetland	Crown Land	Crown Land
Powell's Creek Open Space (includes Arnott's, Allen, Ismay/Pomeroy Lands)			0		Community Land	Strathfield Council
Arnott's Reserve	15 Parramatta Rd, Homebush	1	16629	Park	Dept Planning	
Allen St Reserve	Allen St Homebush	1	2759	Park	Community Land	Strathfield Council
Pomeroy/Ismay Reserve	Pomeroy St Homebush	1	6038	Park	Community Land	Strathfield Council
Southend Tennis Centre	Chiswick and Maria Street, Strathfield South	7	23797	Park	Community Land	Strathfield Council
Strathfield Park	Homebush Rd, Strathfield	6	68800	Park Sportsground	Crown	Crown
Strathfield Park	Homebush Rd and Chalmers Rd Strathfield	6	4047	Park	Community Land	Strathfield Council
<b>TOTAL</b>			<b>841208</b>			

# PART J – FACILITIES INVENTORY

Table E.2 –Community Facilities Inventory

Name	Address	Precinct	Area m <sup>2</sup>	Landuse	Owner	Classification
52 Redmyre Road	52 Redmyre Road Strathfield	4	200	Health Centre	Strathfield Council	Operational Land
Airey Park – Arthur Cave Pavilion	Badgery St, Homebush	4	221	Park	Strathfield Council	Community Land
Enfield Town Hall	1 Coronation Pde, Strathfield South	7	277	General Community Use	Strathfield Council	Operational Land
Former Sheltered Workshop	28 Pomeroy Street Homebush	1	939	General Community Use	Strathfield Council	Community Land
HOOSH Childcare Centre	25 Broughton Road Homebush	4	200	Child care	Strathfield Council	Operational Land
Hudson Park Oval Rugby Clubhouse/Amenities	Mitchell Road	4	340	Crown Land	Crown Land	Crown Land
Ismay Ave Community Hall	32 Ismay Ave Homebush	1	169	General Community Use	Strathfield Council	Community Land
Kuralee Childcare Centre	Hampstead Road Homebush	4	533	General Community Use	Strathfield Council	Community Land
Melville Reserve Community Hall	Hampstead Road Homebush West	4	330	Community Use	Strathfield Council	Community Land
Pomeroy Street Community Facility	26 Pomeroy Street, Homebush	1	770	General Community Use	Strathfield Council	Community Land
Strathfield Children's Centre	A2 Fraser Street Homebush	4	978	General Community Use	Strathfield Council	Community Land
Strathfield Community Centre	1B Bates Street Homebush	4	410	General Community Use	Strathfield Council	Community Land
Strathfield Central Library	65-67 Rochester Street Homebush	4	663	Library	Strathfield Council	Operational Land
Strathfield Sessional Preschool	1C Bates Street Homebush	4	310	General Community Use	Strathfield Council	Community Land
Strathfield South Bowling Club	40-44 Augusta Street, Strathfield	4	552	Park/ Community Use	Strathfield Council	Community Land
Strathfield South Branch Library	64 High Street, Strathfield	6	338	Library	Strathfield Council	Community Land
Strathfield Town Hall	65-67 Homebush Road, Strathfield	4	695	General Community Use	Strathfield Council	Operational Land
<b>Total Community Floorspace</b>			7925			

## PART K – EMBELLISHMENT COSTS

The following outlines how the average embellishment costs have been determined for the open space facilities. Table K.1 outlines the total amount of open space, which is divided by the number of parks within the Strathfield Local Government Area to determine an average size. Tables K.2 and K.3 outline the embellishment costs for each type of park. This total cost is then divided by the relevant average size park to determine the embellishment costs, which are then used to determine the levies as outlined in Section 5.0.

**Table K.1 – Open Space Average Facility Size**

Open Space Provision	Average size of Facility
<b>LOCAL OPEN SPACE</b>	
Amount of Open Space per Capita	
Total Area of Local Open Space	224,824m <sup>2</sup>
Number of Existing Parks	44
Average Local Park size	5,110m <sup>2</sup>
<b>MAJOR OPEN SPACE</b>	
Total Area of Major Open Space	841,208m <sup>2</sup>
Number of Existing Parks	15
Average Major Park size	56,080m <sup>2</sup>

**Table K.2 – Local Park Embellishment Costs**

Item	Description	Rate
<b>1</b>	<b>Site Establishment</b>	
	Site establishment	\$3,417.74
<b>2</b>	<b>Site Preparation</b>	
	Weed eradication, excavation and removal of spoil, supply and install imported soils and fertilisers	\$21,311.05
<b>3</b>	<b>Garden areas</b>	
	Supply and install plants and staking, mulch, edging, watering	\$26,106.65
<b>4</b>	<b>Turf</b>	
	Supply and install turf	\$1,862.08
<b>5</b>	<b>Paving</b>	
	Supply and install compacted roadbase, mortar bed, brick paving, 75mm concrete paving, 100mm reinforced concrete paving, concrete sealer	\$32,351.43
<b>6</b>	<b>Furniture</b>	
	Supply and install benches, picnic table setting, picnic shelter, bollards, bubbler, bin enclosure	\$39,459.16
<b>7</b>	<b>Lighting</b>	
	Supply and install lighting, connection to existing lighting infrastructure	\$17,411.90
<b>8</b>	<b>Maintenance</b>	
	13 week landscape maintenance period	\$1,562.60
<b>9</b>	<b>Playground</b>	
	Supply and install playground and shade structure	\$83,049.00
	<b>TOTAL (ex GST)</b>	<b>\$226,531.61</b>
	GST	\$22,653.16
	<b>TOTAL inc GST</b>	<b>\$249,184.77</b>
	Rate per sq m (1250sq m)	\$199.35

# PART K – EMBELLISHMENT COSTS

Table K.3 – Major Park Embellishment Costs

Major Park			
Total Area 39819m2			

Major Parks rates have been based on the Powells Creek Corridor Masterplan - the masterplan has been split into four different precincts outlined below. The park is composed of a long linear corridor adjacent Powells Creek similar to many areas within the Strathfield Municipality. The costing and rates exclude sporting fields/facilities and include demolition of only minor structures commonly found on the larger land lots that are converted to Major Parks. This rate may not be applied to conversion of residential properties into major parks. Further, costs for a Sportsfield have not been included and a separate allowance is required. Boundary Fencing has not been allowed for.

Calculations			Rate\$/m2
<i>Stage 1</i>			
Powells Creek Precinct 1	11236	\$3,375,711.34	\$300.44
Powells Creek Precinct 2	11841	\$1,151,071.42	\$97.21
Powells Creek Precinct 3	8134	\$1,137,810.02	\$139.88
Powells Creek Precinct 4	8608	\$1,396,867.84	\$162.28
<b>Site Area</b>	<b>39819</b>		
<i>Stage 2</i>			
Multi purpose courts		\$475,166.91	
<b>WORKS TOTALS</b>		<b>\$7,536,627.53</b>	
Contingency	10%	\$753,662.75	
Design	2%	\$150,732.55	
<b>TOTAL COSTS</b>	<b>39819</b>	<b>\$8,441,022.83</b>	<b>\$211.98</b>

## PART L – REFERENCES

The following references have been used to formulate this Plan. A supporting document of this background information is available. This document includes all documents prepared by or on behalf of Council to support this Direct Development Contributions Plan. Other documentation such as the Practice Notes and CPI are available on the relevant website.

Australian Bureau of Statistics	6401.0 Consumer Price Index, Australia All Groups, Percentage Change (from previous financial year) for Sydney ( <a href="http://www.abs.gov.au">www.abs.gov.au</a> )
Australian Bureau of Statistics	2006 Census Data.
Christopher Hallam & Associates Pty Ltd (2009)	Traffic Facilities Study for Section 94 Contributions Plan dated 21 October 2009.
Geoplan & Cardno Eppell Olsen (2008)	Strathfield LATM Studies – Groups A and B Areas dated October 2008.
.ID Forecast (2009)	Strathfield Council Community Profile
.ID Forecast (2009)	Where do the workers come from?
.ID Forecast (2009)	Building approvals
.ID Forecast (2009)	Estimated Resident Population (ERP)
JLW Consultancy Pty Ltd (1991)	Employment Monitoring of Commercial Centres and Industrial Areas. Prepared for the Department of Planning. December 1991.
NSW Department of Planning	Development Contributions Practice Notes. <a href="http://www.planning.nsw.gov.au">www.planning.nsw.gov.au</a> . NSW Planning Reforms.
NSW Department of Planning (1992)	Outdoor Recreation and Open Space.
Peter Andrews + Associates Pty Ltd (2009)	Anticipated Population Projections Strathfield LGA. Prepared for Strathfield Municipal Council October 2009.
Planinc Pty Ltd (2007)	Strathfield Local Government Industrial Land Audit. May 2007. Study prepared on behalf of Strathfield Municipal Council.
Scott Carver Pty Ltd (2001)	Strathfield Municipal Council Section 94 Contributions Plan 2001 August 2001. Prepared on behalf of Strathfield Municipal Council.
Strathfield Municipal Council (2010)	Strathfield Open Space and Community Facilities Plan April 2010.
Strathfield Municipal Council (2009)	Strathfield Social Plan.
Strathfield Municipal Council (2005)	Strathfield Consolidated Development Control Plan 2005 (available on Council's website <a href="http://www.strathfield.nsw.gov.au">www.strathfield.nsw.gov.au</a> )
Strathfield Municipal Council (1999)	Parramatta Road Corridor Analysis and Masterplan, February 1999
Strathfield Municipal Council (1969)	Strathfield Planning Scheme Ordinance 1969. Available Council's website.
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