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Parramatta Road Corridor Urban Transformation Infrastructure Schedule

IMPLEMENTATION TOOL KIT

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Introduction

The Parramatta Road Corridor Urban Transformation Strategy (the Strategy) is an integrated land use planning and transport policy framework for the transformation of the Parramatta Road Corridor (the Corridor). Over the next 30 years, the Corridor is estimated to support up to 27,000 homes and 50,000 jobs.

To realise the Corridor's potential, the Strategy sets out a framework for:

- more efficient and reliable public transport that will connect people and places from east to west and north to south
- housing supply, and provision of diverse and affordable housing
- a productive business environment that supports a range of prosperous businesses and a variety of employment opportunities
- a series of well-serviced and well-connected communities where people will want to live
- a diverse range of spaces, places and links for people to visit, connect with and enjoy
- implementation and successful delivery.

The Parramatta Road Corridor Infrastructure Schedule (the Infrastructure Schedule) is one of four documents that forms the Implementation Tool Kit, which will be used by councils and other stakeholders when making land use decisions.

It recognises that infrastructure in the Corridor must respond to population growth and change. It also recognises that some existing infrastructure is ageing or is insufficient to meet the needs of communities as they grow and change. The Infrastructure Schedule therefore identifies the transport, open space, community, education and health facilities required to support the proposed growth across the Corridor. It will also assist the coordination of infrastructure and services provided by state agencies, government-owned corporations, local government and the private sector.

This Infrastructure Schedule has been prepared with the advice and participation of State agencies, councils along the Corridor, and having regard to the recommendations of the supporting technical documents commissioned to inform the Strategy.

Funding and Delivery

Infrastructure items identified by the Schedule will be funded by a range of sources.

Local councils use development contributions systems, such as Section 94 or Section 94A Contribution Plans, and Voluntary Planning Agreements to fund local infrastructure. These are widely used by councils and are well understood by the development industry and planning practitioners. They generate significant income streams for councils, which are specifically allocated to essential local infrastructure for services such as community and child care facilities, local roads, parks and open space. Section 94 contributions will continue to go towards essential local infrastructure. Accordingly, local councils will need to amend their development contributions plans to account for the proposed population growth and local infrastructure using this Schedule as a guide.

The State government is also required to fund infrastructure, particularly for schools and/or new classrooms, health services, transport infrastructure and regional open space and conservation areas. Regional or State infrastructure projects will be funded under the annual state budget process, which is the principal mechanism for identifying, prioritising and delivering infrastructure projects. Existing mechanisms such as the Special Infrastructure Contribution (SIC), used in the Western Sydney Growth Areas, and targeted voluntary planning agreements (VPAs) which have ensured that key State infrastructure is funded and delivered concurrent to growth, could also apply in the Corridor in the future.

The Government is preparing a draft SIC levy for the Greater Parramatta to Olympic Peninsula Corridor to ensure key infrastructure required to support increased development density and investment is funded and delivered in the Corridor without undermining the feasibility of new development.

Government will consider the application of a SIC levy to the Parramatta Road Corridor in the context of the Greater Parramatta and Olympic Peninsula Priority Growth Area and other urban renewal areas. The draft levy is expected to be exhibited in early 2017, however until then any planning proposals submitted in the Corridor will need to demonstrate that satisfactory arrangements are in place to deliver or contribute towards the timely delivery of infrastructure and works identified within this Schedule.

The Corridor's Infrastructure requirements will ultimately be incorporated into a broader growth infrastructure planning program across the Sydney Metro area, and will be monitored centrally by the Greater Sydney Commission, as part of the broader monitoring program undertaken for the District Plans. The final version of the Schedule may therefore be split into Districts to align with the draft District Plans which are due for release for public exhibition in late 2016.

Reading the Infrastructure Schedule

The Infrastructure Schedule is organised by Precinct/ Frame Area and infrastructure type. Each infrastructure type is divided into a list of priority works, proposed responsibility and funding mechanism as well as an estimated cost of works. An indicative timeframe has also been provided for delivery of the proposed infrastructure. However, the actual delivery of the infrastructure and its timing is subject to Government's detailed proposal and funding approval.

Different types of social infrastructure should be planned to cater for different population catchments. The hierarchy of facilities often comprise three levels:

local, district and regional. In assessing the indicative social infrastructure requirements for the Parramatta Road Corridor the following parameters have been used:

- Local – social infrastructure provided within each of the eight precincts
- District – social infrastructure facilities provided across two to three precincts creating clusters of West and East
- Regional – social infrastructure provided across the Parramatta Road Urban Transformation Corridor.



As the Schedule is based on a high level analysis of population, dwelling and employment projections for the Corridor, the Schedule does not take into account development that may be happening in other areas of the LGAs along the Corridor. Consequently, the Infrastructure Schedule suggests work that may need to happen, such as embellishment of existing open space or community facilities but does not specify where this may take place or the costs that may be involved.

Many projects described and listed in the Schedule require additional investigation and modelling. Some projects are also interrelated or may be subject to varying delivery timeframes (overlapping, sequential or separated in time). In these cases, a unit rate has not been calculated at this stage of the planning process and accordingly, no contribution is identified (these cells are shaded blue). As councils amend and update their local contributions plans, analysis may need to involve additional audits of existing facilities and/or the preparation of needs studies beyond the Corridor's boundaries. Further investigations may change the size and location of facilities in accordance with strategic planning outcomes for council areas, as a result of the proposed District Plans. These studies and investigations do not preclude renewal from occurring in the Corridor; however consultation with local councils or the relevant agency should be undertaken when a planning proposal is being prepared.

Child care is now predominantly serviced by the private/not-for-profit market with fewer Council facilities. The projected number of child care places required to service the future population has been identified for each Precinct rather than the number of facilities, in recognition that these facilities can be delivered by both public and private sectors through various mechanisms.

The works proposed to be funded under the Urban Amenity Improvement Program (UAIP) are identified in the Schedule (refer to the separate document titled Parramatta Road Corridor Urban Amenity Improvement Program for further details). Councils are expected to apply to the State Government for the funding to build this infrastructure through a competitive process. In the event that councils do not take up the opportunity to have those specific works funded under the UAIP, it is assumed they will be funded through development contributions.

The cost estimates are high level and all projects will be subject to standard approval, design and procurement processes. Any unfunded or partly funded initiatives will also be subject to funding availability.

The estimated costs are at June 2016 prices and should be indexed in accordance with CPI where relevant. The rates have been derived from a number of sources including:

- IPART Local Infrastructure Benchmark Costs, April 2014
- Rawlinsons Australian Construction Handbook 2016
- Industry Advise
- Landscape Association NSW & ACT, Edition 15.

Contributions for funding the projects listed in the Schedule will come from both local government and State government and in some cases will be provided through opportunities from the redevelopment of sites. An example of the latter may be through site links and new open space.

Summary of Estimated Costs - Local Contributions Only

Precinct	ACTIVE TRANSPORT NETWORK	COMMUNITY INFRASTRUCTURE/FACILITIES	OPEN SPACE AND RECREATION
Granville	\$ 3,534,300.00	\$ 2,878,106.76	\$ 21,685,298.41
Auburn	\$ 4,055,250.00	\$ 1,519,013.60	\$ 4,048,000.00
Homebush	\$ 1,340,550.00	\$ 3,482,484.96	\$ 19,294,943.64
Burwood	\$ 424,500.00	\$ 2,120,748.36	\$ 6,819,798.41
Kings Bay	\$ 1,038,675.00	\$ 918,217.68	\$ 3,232,000.00
Taverners Hill	\$ 229,500.00	\$ 712,461.48	\$ 108,000.00
Leichhardt	\$ -	\$ 530,393.76	\$ 72,000.00
Camperdown	\$ 592,200.00	\$ -	\$ 242,000.00
TOTAL	\$ 11,214,975.00	\$ 12,161,426.60	\$ 55,502,040.46

Local Contributions by Precinct

Precinct	Total
Granville	\$ 25,219,598.41
Auburn	\$ 9,622,263.60
Homebush	\$ 24,117,978.60
Burwood	\$ 9,365,046.77
Kings Bay	\$ 5,188,892.68
Taverners Hill	\$ 1,049,961.48
Leichhardt	\$ 602,393.76
Camperdown	\$ 834,200.00
TOTAL	\$ 76,000,335.30

Local Contributions Per Dwelling (Short, Medium and Long)

Precinct	Dwellings	Cost of Local Infrastructure	Cost Per Dwelling
Granville	5,394	\$ 25,219,598.41	\$ 4,675.49
Auburn	1,043	\$ 9,622,263.60	\$ 9,225.56
Homebush	9,453	\$ 24,117,978.60	\$ 2,551.36
Burwood	5,457	\$ 9,365,046.77	\$ 1,716.15
Kings Bay	2,510	\$ 5,188,892.68	\$ 2,067.29
Taverners Hill	1,351	\$ 1,049,961.48	\$ 777.17
Leichhardt	1,093	\$ 602,393.76	\$ 551.14
Camperdown	705	\$ 834,200.00	\$ 1,183.26
TOTAL	27006	\$ 76,000,335.30	\$ 22,747.43

Summary of Estimated Costs - Regional / State Infrastructure

Precinct	REGIONAL / STATE INFRASTRUCTURE
Granville	\$ 62,246,823.20
Auburn	\$ 12,095,021.70
Homebush	\$ 108,960,004.50
Burwood	\$ 107,019,476.34
Kings Bay	\$ 56,767,968.22
Taverners Hill	\$ 45,845,537.48
Leichhardt	\$ 25,929,784.64
Camperdown	\$ 24,627,453.60
TOTAL	\$ 443,492,069.68

IPART Benchmarking references
(IPART Local Infrastructure Benchmark Costs, April 2014)

BENCHMARK DATA SHEET	
1	Transport
1.1	New sub-arterial road
1.2	Sub-arterial road widening
1.3	New industrial road
1.4	New subdivision road
1.5	New local access road
1.6	New rural road
1.7	Rural road widening
1.8	Guide posts / safety barriers / pedestrian fencing
1.9	Traffic calming
1.1	New footpath adjacent to traffic lane
1.11	Demolition and upgrade of footpath
1.12	Unsignalised intersection
1.13	Signalised intersection
1.14	Roundabout intersection
1.15	Pedestrian crossing
1.16	Bus stop
1.17	Street lighting
1.18	On road cycleway
1.19	Pedestrian overpass
1.2	Pedestrian underpass
1.21	Road pavement resurfacing
1.22	Cycleway facilities - bicycle racks
2	Stormwater
2.1	Primary pollution treatment
2.2	Secondary/ tertiary pollution treatment
2.3	Precast concrete box culverts
2.4	Concrete channels
2.5	Stormwater drain/ pits
2.6	Stormwater drainage pipework
2.7	Stormwater headwalls

3(L)	Local Open Space Embellishment
3.1 (L)	Demolition
3.2 (L)	Site clearance
3.3 (L)	Soft surfaces - turfing
3.4 (L)	Soft surfaces - synthetic playing surfaces / artificial grass
3.5 (L)	Soft surfaces - softfall under play equipment
3.6 (L)	Hard surfaces
3.7 (L)	Concrete pathways
3.8 (L)	Steps/ ramping
3.9 (L)	Play equipment installation
3.10 (L)	Park furniture - seating
3.11 (L)	Park furniture - picnic sets
3.12 (L)	Park furniture - bins
3.13 (L)	Park furniture - BBQs
3.14 (L)	Park furniture - drinking fountains
3.15 (L)	Park furniture - taps
3.16 (L)	Fencing - playground
3.17 (L)	Shade structures
3.18 (L)	Perimeter fencing
3.19 (L)	Basic landscaping
3.20 (L)	Planter boxes
3.21 (L)	Amenity block
3.22 (L)	Security lighting
3.23 (L)	Waterproofing to concrete deck
3(D)	District Open Space Embellishment
3.1 (D)	Sportsfields and irrigation
3.2 (D)	Sportsfield floodlighting
3.3 (D)	Netball court (outdoor)
3.4 (D)	Tennis court (outdoor)
3.5 (D)	Basketball court (outdoor)
3.6 (D)	Carpark
4	Community Facilities
4.1	Multi purpose community facility
4.2	Library
4.3	Preschools/ childcare facilities/ OSHC
4.4	Aquatic centre (indoor)
4.5	Carpark
4.6	Swimming pool (outdoor)
4.7	Indoor aquatic facility with gym

Granville

GRANVILLE PRECINCT			
	Item	Description	
ACTIVE TRANSPORT NETWORK			
SHORT (2016 - 2023)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Cowper Street between Bold Street and Duck Creek	
		Alfred Street between Parramatta Road and Cowper Street	
		Bold Street between Parramatta Road and Bridge Street	
		Victoria Street between M4 Motorway and Good Street)including new link adjacent to railway line	
		Victoria Street to Parramatta Road adjacent to railway line	
		Albert Street between Victoria Street and Parramatta Road	
	Prioritised Walking Link* costing applied to both sides of road	Good Street from Bridge Street to Bowden Street (land north of Parramatta Road)	
		Cowper Street between Good Street and Desired Through Site Link below	
		Bridge Street-Rowell Street-East Street	
	Desired Through Site Link	North-south link from Granville Rail Station to laneway perpendicular to Parramatta Road across East Street, Cowper Street and Parramatta Road	
		Parramatta Road to Prince Street	
MEDIUM TO LONG TERM (2024 - 2054)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Wigram Street between M4 Motorway and Marion Street	
		Marion Street between Station Street East and Harris Street	
		Crown Street/Prospect Street between Harris Street and Alfred Street	
		Alfred Street between M4 Motorway and Prospect Street	
		Wentworth Street-Kay Street-Unwin Street to Shirley Street	
		Alfred Street between Parramatta Road and M4 Motorway	
		Gray Street between Good Street and Alfred Street	
		Parramatta Road to Clyde Rail Station	
		Memorial Drive between Clyde Rail Station and Mary Street	
		Mary Street between Memorial Drive and The Avenue	
		Carlton Street between Railway Parade and William Street	
		Daniel Street between Woodville Road and The Avenue	
		Crescent Street between Woodville Road and Walpole Street	
	Prioritised Walking Link* costing applied to both sides of road	Crescent Street and Walpole Street between Peel Street and Woodville Road	
		Prince Street to Harris Street	
	Desired Through Site Link	Good Street to Alfred Street	

	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
	City of Parramatta	Local	Developer Contributions Plan	550	m	\$ 255.00	\$ 280,500.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	80	m	\$ 255.00	\$ 40,800.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	160	m	\$ 255.00	\$ 81,600.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	570	m	\$ 255.00	\$ 290,700.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	100	m	\$ 255.00	\$ 51,000.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	80	m	\$ 255.00	\$ 40,800.00	IPART ITEM 1.18
	Developer/City of Parramatta	Local	Opportunity through development	500	m	\$ 255.00	\$ 255,000.00	IPART ITEM 1.18
	Developer/City of Parramatta	Local	Opportunity through development					
	Developer/City of Parramatta	Local	Opportunity through development					
	Developer/City of Parramatta	Local						
	Developer/City of Parramatta	Local	Opportunity through development					
SUBTOTAL							\$ 1,040,400.00	
	City of Parramatta	Local	Developer Contributions Plan	520	m	\$ 255.00	\$ 265,200.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	250	m	\$ 255.00	\$ 127,500.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	500	m	\$ 255.00	\$ 255,000.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	470	m	\$ 255.00	\$ 239,700.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	1300	m	\$ 255.00	\$ 663,000.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	450	m	\$ 255.00	\$ 229,500.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	250	m	\$ 255.00	\$ 127,500.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	260	m	\$ 255.00	\$ 132,600.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	480	m	\$ 255.00	\$ 244,800.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	550	m	\$ 255.00	\$ 280,500.00	IPART ITEM 1.18
	City of Parramatta	Local	Developer Contributions Plan	420	m	\$ 255.00	\$ 214,200.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	380	m	\$ 255.00	\$ 193,800.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	550	m	\$ 255.00	\$ 280,500.00	IPART ITEM 1.18
	Developer/City of Parramatta	Local	Developer Contributions Plan	550	m	\$ 255.00	\$ 280,500.00	IPART ITEM 1.18
	Developer/Council	Local	Opportunity through development					
	Developer/City of Parramatta	Local	Opportunity through development					
SUBTOTAL							\$ 3,534,300.00	
TOTAL							\$ 4,574,700.00	

Granville

GRANVILLE PRECINCT			
	Item	Description	
COMMUNITY INFRASTRUCTURE/FACILITIES			
SHORT (2016 - 2023)	Meeting space	Embellishment to existing facility such as the proposed upgrade to Merrylands Community Centre	
	Library	Additional 186m2 of floor space Extension to Granville Branch Library or if not possible then commence relocation process to Granville Town Centre	
	Cultural space	Upgrade of cultural facilities within existing centres including the Granville Multicultural Community Centre	
	Childcare	Provision of 266 childcare places	
	Outside of school hours (OOSH)	Provision of: 31 Before School Care Places 106 After School Care Places 76 Vacation Care Places	
MEDIUM TO LONG TERM (2024 - 2054)	Meeting space	At least three meeting rooms each with a floor space of at least 60m2	
	Library	New library at least 300m2 within proposed multipurpose community centre	
	Cultural space	Cultural space to be provided. This could be within the new multi purpose community centre, or alternatively could be to support the upgrade of facilities in the Granville Town Hall so that it can be used as a performance space	
	Childcare	Support the provision of 375 childcare places	
	Outside of school hours (OOSH)	Support the provision of: 50 Before School Care Places 171 After School Care Places 122 Vacation Care Places	
	Community Centre	Support the development of new multipurpose community centre to be located within the Granville Town Centre. Council have identified that this could be on the site of the existing Youth and Recreation Centre in Granville. The facility should include meeting spaces, cultural spaces and library space	
ROAD/INTERSECTION UPGRADE			
SHORT (2016 - 2023)	Road* subject to detailed Precinct wide modelling	Parramatta Road/Woodville Road - provision of additional westbound right turn bay to increase capacity and relieve Parramatta Road (part of WestConnex)	
		Bold Street/Parramatta Road - provision of additional eastbound right turn bay to improve access into the Precinct	
		Bold Street/Cowper Street - provision of a right turn bay northbound on Bold Street into Cowper Street	
		Good Street/Parramatta Road - allow all turns out of Good Street to improve local access	
		Alfred Street/Parramatta Road - provide new signals with pedestrian and cycle crossings	
OPEN SPACE AND RECREATION			
SHORT (2016 - 2023)	Outdoor sports court	2 tennis courts	
	Outdoor sports court	1 multipurpose court	
	Sportsground	Granville Park to facilitate access to an additional 3 sport fields	

	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
	Cumberland Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Cumberland Council	District	Developer Contributions Plan	186	m2	\$ 4,572.36	\$ 850,458.96	IPART 4.2
	Cumberland Council	District	Developer Contributions Plan			\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
SUBTOTAL							\$ 850,458.96	
	Cumberland Council	Local	Developer Contributions Plan	180	m2	\$ 3,644.11	\$ 655,939.80	IPART 4.1
	Cumberland Council	District	Developer Contributions Plan	300	m2	\$ 4,572.36	\$ 1,371,708.00	IPART ITEM 4.2
	Cumberland Council	District	Developer Contributions Plan			\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Cumberland Council	District	Developer Contributions Plan			\$ -	\$ -	
SUBTOTAL							\$ 2,027,647.80	
TOTAL							\$ 2,878,106.76	
	WestConnex/RMS	Local	WestConnex			\$ -	\$ -	
	RMS/City of Parramatta	Local	Developer Contributions Plan			\$ -	\$ -	
	City of Parramatta	Local	Developer Contributions Plan			\$ -	\$ -	
	RMS/City of Parramatta	Local	Developer Contributions Plan			\$ -	\$ -	
	RMS/City of Parramatta	Local	Developer Contributions Plan			\$ -	\$ -	
TOTAL							\$ -	
	City of Parramatta	Local	Developer Contributions Plan	2		\$ 125,371.71	\$ 250,743.42	IPART ITEM 3.4 (D)
	City of Parramatta	Local	Developer Contributions Plan	1		\$ 105,054.99	\$ 105,054.99	IPART ITEM 3.3 (D)
	City of Parramatta	Local	Developer Contributions Plan	75000	m2	\$ 64.64	\$ 4,848,000.00	IPART ITEM 3.1 (D)
SUBTOTAL							\$ 5,203,798.41	

Granville

GRANVILLE PRECINCT			
	Item	Description	
MEDIUM TO LONG TERM (2024 - 2054)	New Passive Open Space	Corner of Prince Street and Alfred Street - embellishment - land provided through UAIP	
	Urban plaza	Corner of Bridge Street and Rowell Street - upgrade and embellishment - land provided through UAIP	
	Passive Open Space - Upgrade	Land under M4 Motorway viaduct	
	Passive Open Space - Upgrade	Duck Creek	
	Sportsground	1 sportsground (2 playing fields)	
	New Passive Open Space	Corner of Gray Street and Kemp Street	
PUBLIC TRANSPORT NETWORK			
SHORT (2016 - 2023)	Bus	Investigate provision of a new bus route connecting Parramatta to Burwood via Parramatta Road. This could assist in providing access between the areas of Granville, Auburn and Homebush closer to Parramatta Road than rail stations, and also to/from these areas to the strategic centres of Parramatta and Burwood and to the major interchange at Strathfield Station	
	Bus	Investigate new or improved north-south local bus routes to connect from Granville to existing and future activity generators such as the Camellia priority Precinct and potential interchange connections to Parramatta Light Rail.	
MEDIUM TO LONG TERM (2024 - 2054)	Rail	Improve rail frequencies at Granville Station to support growth in the Precinct. Demand modelling will be required to ascertain the exact needs	
	Light Rail	Introduction of the Parramatta to Strathfield Light Rail line (as part of the Western Sydney Light Rail Network)	
GRANVILLE PRECINCT - URBAN AMENITY IMPROVEMENTS PROGRAM (UAIP)			
	Item	Description	
SHORT (2016 - 2023)	Public domain and streetscape works	Walking link along Good Street and Bridge Street	
	Public domain and streetscape works	Walking link along Alfred Street	
	New Passive Open Space	FS Garside Park upgrade and embellishment	
	Urban plaza	Corner of Bridge Street and Rowell Street	
	Passive Open Space	New Local Park at the intersection of Albert Street and Prince Street	
GRANVILLE PRECINCT - REGIONAL / STATE INFRASTRUCTURE			
	Item	Description	
SHORT (2016 - 2023)	Community Health Facility	20m ² facility/room for health, other agency and community service provision	
MEDIUM TO LONG TERM (2024 - 2054)	Hospital	Hospital beds and services at Westmead Hospital	
	Primary Schools	New school/classroom provision. 50% of total attributable cost to be paid by development	
	Secondary Schools		

Notes:

1 As per IPART Local Infrastructure Benchmark Costs

2 Unit price in Column I adjusted from November 2014 (date of IPART Local Infrastructure Benchmark Costs Final Report publication) to November 2016 by CPI

3 Unit price to be indexed in accordance with CPI

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
City of Parramatta	Local	Developer Contributions Plan	3900	m2	\$ 240.00	\$ 936,000.00	Industry Advice
City of Parramatta	Local	Developer Contributions Plan	2500	m2	\$ 455.00	\$ 1,137,500.00	Industry Advice
City of Parramatta/RMS	Local	Developer Contributions Plan	40800	m2	\$ 220.00	\$ 8,976,000.00	Industry Advice
City of Parramatta/RMS	Local	Developer Contributions Plan	10000	m2	\$ 220.00	\$ 2,200,000.00	Industry Advice
City of Parramatta	Local	Developer Contributions Plan	50000	m2	\$ 64.64	\$ 3,232,000.00	IPART ITEM 3.1 (D)
Developer/City of Parramatta	Local	Opportunity through development	2000	m2	\$ -	\$ -	
SUBTOTAL						\$ 16,481,500.00	
TOTAL						\$ 21,685,298.41	
TfNSW	Regional				\$ -	\$ -	
TfNSW	Regional				\$ -	\$ -	
SUBTOTAL						\$ -	
TfNSW	Regional				\$ -	\$ -	
TfNSW	State				\$ -	\$ -	
SUBTOTAL						\$ -	
CONTRIBUTIONS TOTAL :						\$ 25,219,598.41	
Responsibility	Hierarchy	Mechanism	Measure		Rate	Cost	
City of Parramatta	Local	UAIP			\$ -	\$ -	
City of Parramatta	Local	UAIP			\$ -	\$ -	
City of Parramatta	Local	UAIP			\$ -	\$ -	
City of Parramatta	Local	UAIP			\$ -	\$ -	
City of Parramatta	Local	UAIP			\$ -	\$ -	
Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	
Western Sydney Local Health District	Local	Satisfactory arrangements (monetary contribution, works in kind)	20	m2	\$ 3,644.11	\$ 72,882.20	IPART 4.1
Western Sydney Local Health District	Regional	On the capital works program for NSW	Hospital beds and services - additional at Westmead and at Concord Hospital as per the established flow patterns. The SLHD and the WSLHD have undertaken detailed planning for these hospital redvelopments. The component of these developments which relate to the Parramatta Road Urban Transformation Project should be discussed with the Ministry of Health.				Based on WSLHD info
DEC	Local	Satisfactory arrangements (monetary contribution, works in kind)	\$ 7,151.00	Per Dwelling	\$ 5,394.00	\$ 38,572,494.00	Based on DEC figures
DEC	Local	Satisfactory arrangements (monetary contribution, works in kind)	\$ 4,375.50	Per Dwelling	\$ 5,394.00	\$ 23,601,447.00	Based on DEC figures
CONTRIBUTIONS TOTAL :						\$ 62,246,823.20	

Auburn

AUBURN PRECINCT				
	Item	Description		
ACTIVE TRANSPORT NETWORK				
SHORT (2016 - 2023)	Proposed cycling link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Station Road between Adderley Street West and Auburn Rail Station		
		Macquarie Road between Hutchinson Street and Parramatta Road		
		Parramatta Road between Stubbs Street and Station Street		
	Prioritised Walking Link* costing applied to both sides of road	Station Road and Rawson Street from Hall Street to Auburn Rail Station		
	Desired Through Site Link	Hunter Street to Macquarie Road		
		Rawson Street to Verona Street		
MEDIUM TO LONG TERM (2024 - 2054)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Duck River between railway line and Parramatta Road		
		Duck River between Adderley Street West and Carnarvon Street		
		Parramatta Road between Duck River and Rawson Street		
		Rawson Street between Parramatta Road and Station Road		
		Haslam's Creek between M4 Motorway Church Street through Wyatt Park		
		Hill Road between Wing Parade and Parramatta Road		
		Bombay Street between M4 Motorway and Nicholas Street		
		Stubbs Street between Parramatta Road and Derby Street		
		Hall Street between Station Road and Percy Street		
		Percy Street between Hall Street and Boorea Street		
		Nyrang Street between Parramatta Road and Noora Street		
		Desired Through Site Link	Byrne Street to Junction Street	
	Rawson Street to Hampstead Street			
	Melton Street to Silverwater Road			
	Parramatta Road to Adderley Street West			
	Karrabah Road to Gibbons Street			
	COMMUNITY INFRASTRUCTURE/FACILITIES			
SHORT (2016 - 2023)	Meeting space	Contribution to increasing capacity of existing spaces within the Auburn Precinct including Auburn Centre for Community or Auburn Town Hall - approx. 60m²		
	Library	Contribution to expansion of Auburn Central Library. Approx 62m² of floor space		
	Cultural space	Embellishment of facilities at the Peacock Gallery and Auburn Arts Studio - approx.100m²		
	Childcare	Support the provision of 90 places		
	Outside of school hours (OOSH)	Support the provision of: 11 Before School Care Places 36 After School Care Places 26 Vacation Care Places		

	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
	Cumberland Council	Local	Developer Contributions Plan	800	m	\$ 255.00	\$ 408,000.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	450	m	\$ 255.00	\$ 229,500.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	460	m	\$ 255.00	\$ 234,600.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	400	m	\$ 225.00	\$ 90,000.00	IPART ITEM 1.11 + ITEM 3.19
	Developer/Cumberland Council	Local	Opportunity through development	125	m	\$ -	\$ -	
	Developer/Cumberland Council	Local	Opportunity through development	100	m	\$ -	\$ -	
	Cumberland Council	Local	Developer Contributions Plan	430	m	\$ 255.00	\$ 219,300.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	400	m	\$ 255.00	\$ 204,000.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	425	m	\$ 255.00	\$ 216,750.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	1620	m	\$ 255.00	\$ 826,200.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	1300	m	\$ 255.00	\$ 663,000.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	560	m	\$ 255.00	\$ 285,600.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	670	m	\$ 255.00	\$ 341,700.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	850	m	\$ 255.00	\$ 433,500.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	250	m	\$ 255.00	\$ 127,500.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	270	m	\$ 255.00	\$ 137,700.00	IPART ITEM 1.18
	Cumberland Council	Local	Developer Contributions Plan	1000	m	\$ 255.00	\$ 510,000.00	IPART ITEM 1.18
	Developer/Cumberland Council	Local	Opportunity through development	220	m	\$ -	\$ -	
	Developer/Cumberland Council	Local	Opportunity through development	400	m	\$ -	\$ -	
	Developer/Cumberland Council	Local	Opportunity through development	350	m	\$ -	\$ -	
	Cumberland Council	Local	Opportunity through development	200	m	\$ -	\$ -	
	Developer/Cumberland Council	Local	Opportunity through development	200	m	\$ -	\$ -	
						TOTAL	\$ 4,055,250.00	
	Cumberland Council	Local	Developer Contributions Plan	60	m2	\$ 3,644.11	\$ 218,646.60	IPART 4.1
	Cumberland Council	Local	Developer Contributions Plan	62	m2	\$ 4,572.36	\$ 283,486.32	IPART 4.2
	Cumberland Council	Local	Developer Contributions	100	m2	\$ 3,644.11	\$ 364,411.00	IPART 4.1
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
						SUBTOTAL	\$ 866,543.92	

Auburn

AUBURN PRECINCT			
	Item	Description	
MEDIUM TO LONG TERM (2024 - 2054)	Library	Contribution of 63m ² of new floor space to a new library either in the proposed Lidcombe multipurpose community centre or the relocation of the Granville Library	
	Childcare	Support the provision of 67 places	
	Outside of school hours (OOSH)	Support the provision of 38 places	
	Community Centre	Contribution to new community centre with the adjoining Granville Precinct - approx. 100m ²	
	Cultural space	Contribution of one cultural space or two artist studios, these could be within a new facility such as the proposed multipurpose community centre in Granville.	
ROAD/INTERSECTION UPGRADE			
SHORT (2016 - 2023)	Road	Rawson Street/Parramatta Road - realign southern approach to provide double left turn and allow conventional phase alignment	
OPEN SPACE AND RECREATION			
SHORT (2016 - 2023)	Sportsground	Embellishment of Auburn Park	
MEDIUM TO LONG TERM (2024 - 2054)	Sportsground	1 sportsground (2 playing fields) at Wyatt Park or Duck River	
	New passive open space	On land bound by Parramatta Road, Hampstead Road and Highgate Street	
	New passive open space	Auburn Park expansion between Queen Street, Karrabah Road and Beemra Street - embellishment - land provided through UAIP	
	New passive open space	On land bound by Parramatta Road, Stubbs Street, Adderley Street and Silverwater Road	
PUBLIC TRANSPORT NETWORK			
SHORT (2016 - 2023)	Bus	Investigate provision of a new bus route connecting Parramatta to Burwood via Parramatta Road to assist access between Granville, Auburn and Homebush and also to/from these areas to the strategic centres of Parramatta and Burwood and to the major interchange at Strathfield Station	
	Bus	Investigate new or improved north-south local bus routes to connect from Auburn to existing and future activity generators such as Newington and potential interchange connections to Parramatta Light Rail.	
MEDIUM TO LONG TERM (2024 - 2054)	Bus	Improve rail frequencies at Auburn Station to support growth in the Precinct. Demand modelling will be required to ascertain the exact needs	

	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
	Cumberland Council /City of Parramatta	Local	Developer Contributions Plan	63	m2	\$ 4,572.36	\$ 288,058.68	IPART 4.2
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Cumberland Council	Local	Developer Contributions Plan	100	m2	\$ 3,644.11	\$ 364,411.00	IPART 4.1
	Cumberland Council/Lidcombe RSL	Local	Developer Contributions Plan			\$ -	\$ -	
						SUBTOTAL	\$ 652,469.68	
						TOTAL	\$ 1,519,013.60	
	Cumberland Council	Local				\$ -	\$ -	
						TOTAL		
	Cumberland Council	Local	Developer Contributions Plan			\$ -	\$ -	
						SUBTOTAL	\$ -	
	Cumberland Council	District	Developer Contributions Plan	50000	m2	\$ 64.64	\$ 3,232,000.00	IPART ITEM 3.1 (D)
	Developer/Cumberland Council	Local	Opportunity through development	2500	m2	\$ -	\$ -	
	Cumberland Council	Local	Developer Contributions Plan	3400	m2	\$ 240.00	\$ 816,000.00	Industry Advice
	Developer/Cumberland Council	Local	Opportunity through development	3700	m2	\$ -	\$ -	
						SUBTOTAL	\$ 4,048,000.00	
						TOTAL	\$ 4,048,000.00	
	TfNSW	Regional				\$ -	\$ -	
	TfNSW	Regional				\$ -	\$ -	
						SUBTOTAL	\$ -	
	TfNSW	Regional				\$ -	\$ -	
						SUBTOTAL	\$ -	
						TOTAL	\$ -	
CONTRIBUTIONS TOTAL :							\$ 9,622,263.60	

Auburn

AUBURN PRECINCT - URBAN AMENITY IMPROVEMENTS PROGRAM (UAIP)

	Item	Description	
SHORT (2016 - 2023)	New Passive Open Space	Funding for purchase of land west of Auburn Park to facilitate park extension	
	Proposed Cycling Link	Improved pedestrian safety and amenity works on Stubbs Street between Parramatta Road and Adderley Street	
	Prioritised Walking Link	Public domain improvements to Parramatta Road including new street planting and public domain improvements from Braemar Avenue to Station Street	
	Proposed Cycling Link	Melton Street M4 pedestrian/cycleway overpass upgrade	

AUBURN PRECINCT - REGIONAL / STATE INFRASTRUCTURE

	Item	Description	
SHORT (2016 - 2023)	Community Health Facility	20m ² facility/room for health, other agency and community service provision	
MEDIUM TO LONG TERM (2024 - 2054)	Hospital	Hospital beds and services at Westmead and Concord Hospitals	
	Primary Schools	New school/classroom provision. 50% of total attributable cost to be paid by development	
	Secondary Schools		

Notes:

1 As per IPART Local Infrastructure Benchmark Costs

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	
Cumberland Council	Local	UAIP			\$ -	\$ -	
Cumberland Council	Local	UAIP			\$ -	\$ -	
Cumberland Council	Local	UAIP			\$ -	\$ -	
Cumberland Council	Local	UAIP			\$ -	\$ -	

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	
Western Sydney Local Health District	Local	Satisfactory arrangements (monetary contribution, works in kind)	3644.11	m2	\$ 20.00	\$ 72,882.20	IPART 4.1
Western Sydney Local Health District	Regional	On the capital works program for NSW	Hospital beds and services - additional at Westmead and at Concord Hospital as per the established flow patterns. The SLHD and the WSLHD have undertaken detailed planning for these hospital redvelopments. The component of these developments which relate to the Parramatta Road Urban Transformation Project should be discussed with the Ministry of Health.				Based WSLHD info
DEC	Local	Satisfactory arrangements (monetary contribution, works in kind)	1043	Per Dwelling	\$ 7,151.00	\$ 7,458,493.00	Based on DEC figures
DEC	Local	Satisfactory arrangements (monetary contribution, works in kind)	1043	Per Dwelling	\$ 4,375.50	\$ 4,563,646.50	Based on DEC figures
CONTRIBUTIONS TOTAL : \$ 12,095,021.70							

Homebush

HOMEBUSH PRECINCT			
	Item	Description	
ACTIVE TRANSPORT NETWORK			
SHORT (2016 - 2023)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Queen Street - Parramatta Road - Cooper Street between Princess Avenue and Strathfield Rail Station	
	Desired Through Site Link	Victoria Avenue to Concord West Rail Station	
		Rothwell Avenue eastern extension	
	Prioritised Walking Link* costing applied to both sides of road	Concord West Rail Station to Rothwell Avenue eastern extension	
		George Street from Rothwell Avenue to Parramatta Road	
		Parramatta Road from Powell's Creek and Station Street	
MEDIUM TO LONG TERM (2024 - 2054)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Homebush Bay Drive to Mason Park	
		Mason Park from Underwood Road to Powell's Creek Reserve	
	Desired Through Site Link	Loftus Lane to Powell's Creek Reserve	
		Station Street to Columbia Lane	
COMMUNITY INFRASTRUCTURE/FACILITIES			
SHORT (2016 - 2023)	Meeting space	Embellishment of existing facility.	
	Cultural space	Provision of exhibition space/facilities within the Burwood Community Hub and George Street Community Centre.	
	Library	Additional 118m2 of floor space. Could be provided within an existing facility in either Strathfield, Concord or Burwood	
	Childcare	Support the provision of 332 places.	
	Outside of school hours (OOSH)	Support the provision of: 39 Before School Care Places 133 After School Care Places 95 Vacation Care Places	
MEDIUM TO LONG TERM (2024 - 2054)	Childcare	Support the provision of 691 places	
	Outside of school hours (OOSH)	Support the provision of: 93 Before School Care Places 316 After School Care Places 226 Vacation Care Places	
	Meeting Space	Development of a new multipurpose community centre within the centre of the Homebush Precinct near the Bakehouse Quarter. The facility should have sufficient space for at least two meeting rooms, with a total floor area of 120m2	
	Library	Development of a new library within the Bakehouse Quarter. To be 548m2 (this could be located within the potential multipurpose centre within the Precinct)	

	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
	Council	Local	Developer Contributions Plan	1120	m	\$ 255.00	\$ 571,200.00	IPART ITEM 1.18
	Developer/Council	Local	Opportunity through development	100	m	\$ -	\$ -	
	Developer/Council	Local	Opportunity through development	130	m	\$ -	\$ -	
	Council	Local	Developer Contributions Plan	250	m	\$ 225.00	\$ 56,250.00	IPART ITEM 1.11 + ITEM 3.19
	Council	Local	Developer Contributions Plan	1,600	m	\$ 225.00	\$ 360,000.00	IPART ITEM 1.11 + ITEM 3.19
	Council	Local	Developer Contributions Plan	300	m	\$ 225.00	\$ 67,500.00	IPART ITEM 1.11 + ITEM 3.19
SUBTOTAL							\$ 1,054,950.00	
	Council	Local	Developer Contributions Plan	200	m	\$ 255.00	\$ 51,000.00	IPART ITEM 1.18
	Council	Local	Developer Contributions Plan	460	m	\$ 255.00	\$ 234,600.00	IPART ITEM 1.18
	Developer/Council	Local	Opportunity through development	380	m	\$ -	\$ -	
	Developer/Council	Local	Opportunity through development	220	m	\$ -	\$ -	
SUBTOTAL							\$ 285,600.00	
TOTAL							\$ 1,340,550.00	
	Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Council	District	Developer Contributions Plan	118	m2	\$ 4,572.36	\$ 539,538.48	IPART 4.2
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
SUBTOTAL							\$ 539,538.48	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Council	Local	Developer Contributions Plan	120	m2	\$ 3,644.11	\$ 437,293.20	IPART 4.1
	Council	Local	Developer Contributions Plan	548	m2	\$ 4,572.36	\$ 2,505,653.28	IPART 4.2
SUBTOTAL							\$ 2,942,946.48	
TOTAL							\$ 3,482,484.96	

Homebush

HOMEBUSH PRECINCT			
	Item	Description	
ROAD/INTERSECTION UPGRADE			
SHORT (2016 - 2023)	Road	George Street/Parramatta Road - Consider extension or duplication of westbound right turn bay and additional capacity on northern approach. New development south of Parramatta Road includes an extension of George Street to create a 4 leg intersection. Performance will also be influenced by new westbound M4 ramp	
	Road	George Street/Pomeroy Street and Underwood Road/Pomeroy Street – Detailed investigation is required at these intersections. Capacity improvement options are limited and may be affected by the preferred Parramatta Light Rail route.	
	Road	Cooper Street/Parramatta Road - Provide new signals with pedestrian and cycle crossings to improve local and active transport access to Strathfield	
MEDIUM (2021 - 2031)	Road	Derowie Avenue/Parramatta Road - New signals to serve increased traffic from Pomeroy St extension. The extension of Pomeroy St to Parramatta Road has been included to provide improved permeability and local access for the Precinct. This is important given the constrained road network and limited opportunities for access	
OPEN SPACE AND RECREATION			
SHORT (2016 - 2023)	Sportsground	1 sportsground (2 playing fields)	
MEDIUM TO LONG TERM (2024 - 2054)	Outdoor sports court	4 tennis courts	
	Outdoor sports court	2 multipurpose court	
	Sportsground	2 sportsground (4 playing fields)	
	Sportsground	1 sportsground (2 playing fields)	
	Outdoor sports court	2 multipurpose court	
	Outdoor sports court	4 tennis courts	
	Urban plaza	Homebush Station Plaza	
	Upgrade and embellishment	Powells Creek Reserve embellishment - south of Allen Street to Parramatta Road	
	Upgrade and embellishment	Powells Creek Reserve embellishment - south of Parramatta Road to Precinct edge	
	Upgrade and embellishment	Embellishment of former bowling club site adjacent to Ismay Reserve	
	New local open space	New linear park - Bedford Road to Underwood Road	
	Urban plaza	Concord West Station Plaza - embellishment	
	New local open space	On land at the corner of Park Rd and Derowie Ave	
PUBLIC TRANSPORT NETWORK			
MEDIUM TO LONG TERM (2024 - 2054)	Rail	Improve rail frequencies at Homebush, North Strathfield and Concord West Stations to support growth in the Precinct. Demand modelling will be required to ascertain the exact needs	
	Bus	Investigate provision of a new bus route connecting Parramatta to Burwood via Parramatta Road. This could assist in providing access between the areas of Granville, Auburn and Homebush closer to Parramatta Road than rail stations, and also to/from these areas to the strategic centres of Parramatta and Burwood and to the major interchange at Strathfield Station	

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
RMS/Council	Regional				\$ -	\$ -	
RMS/Council	Regional				\$ -	\$ -	
RMS/Council	Regional				\$ -	\$ -	
SUBTOTAL						\$ -	
RMS/Council	Regional				\$ -	\$ -	
SUBTOTAL						\$ -	
TOTAL						\$ -	
Council	Local	Developer Contributions Plan	50000	m2	\$ 64.64	\$ 3,232,000.00	IPART ITEM 3.1 (D)
SUBTOTAL						\$ 3,232,000.00	
Council	Local	Developer Contributions Plan	4	m2	\$ 125,371.71	\$ 501,486.84	IPART ITEM 3.4 (D)
Council	Local	Developer Contributions Plan	2		\$ 105,054.99	\$ 210,109.98	IPART ITEM 3.3 (D)
Council	Local	Developer Contributions Plan	100000	m2	\$ 64.64	\$ 6,464,000.00	IPART ITEM 3.1 (D)
Council	Local	Developer Contributions Plan	50000	m2	\$ 64.64	\$ 3,232,000.00	IPART ITEM 3.1 (D)
Council	Local	Developer Contributions Plan	2		\$ 105,054.99	\$ 210,109.98	IPART ITEM 3.3 (D)
Council	Local	Developer Contributions Plan	4		\$ 125,371.71	\$ 501,486.84	IPART ITEM 3.4 (D)
Council	Local	Developer Contributions Plan	350	m2	\$ 455.00	\$ 159,250.00	Industry Advice
Council	Local	Developer Contributions Plan	6000	m2	\$ 220.00	\$ 1,320,000.00	Industry Advice
Council	Local	Developer Contributions Plan	4200	m2	\$ 220.00	\$ 924,000.00	Industry Advice
Council	Local	Developer Contributions Plan	8500	m2	\$ 240.00	\$ 2,040,000.00	Industry Advice
Council	Local	Opportunity through development	32000	m2	\$ -	\$ -	
Council	Local	Developer Contributions Plan	1100	m2	\$ 455.00	\$ 500,500.00	Industry Advice
Council	Local	Opportunity through development	1500	m2	\$ -	\$ -	
SUBTOTAL						\$ 16,062,943.64	
TOTAL						\$ 19,294,943.64	
TfNSW	Regional				\$ -	\$ -	
TfNSW	Regional				\$ -	\$ -	
SUBTOTAL						\$ -	
TOTAL						\$ -	
CONTRIBUTIONS TOTAL :							24,117,978.60

Homebush

Homebush Precinct - Urban Amenity Improvements Program (UAIP)

	Item	Description	
SHORT (2016 - 2023)	Proposed Cycling Link	Improve cycle and pedestrian connection along Powells Creek corridor to Bicentennial Park/Sydney Olympic Park	
	Proposed Cycling Link	New pedestrian/cycleway bridge crossings over Powells Creek at Hamilton and Lorraine Streets	
	Public Domain	Station Street public domain improvements and entrance to Homebush Station	
	Public Domain	Public domain improvements to Parramatta Road including new street planting and public domain improvements from George Street to Underwood Road	
	Public Domain	Public domain improvements to Bridge Road	

Homebush Precinct - Regional / State Infrastructure

	Item	Description	
MEDIUM TO LONG TERM (2024 - 2054)	Hospital	Hospital beds and services at Westmead and Concord Hospitals	
	Community Health Facility	HealthOne - an integrated Primary Care Service, incorporating community health, out-of-hospital clinics, prevention and health promotion services. A major new community facility requiring approx. 3,000m ² of space and providing health and wellbeing services to a number of the Parramatta Road Precincts	
	Primary Schools	New school/classroom provision. 50% of total attributable cost to be paid by development	
	Secondary Schools		

Notes:

1 As per IPART Local Infrastructure Benchmark Costs

2 Unit price in Column I adjusted from November 2014 (date of IPART Local Infrastructure Benchmark Costs Final Report publication) to November 2016 by CPI

3 Unit price to be indexed in accordance with CPI

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	
Council	Local	UAIP			\$ -	\$ -	
Council	Local	UAIP			\$ -	\$ -	
Council	Local	UAIP			\$ -	\$ -	
Council	Local	UAIP			\$ -	\$ -	
Council	Local	UAIP			\$ -	\$ -	

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	
Sydney Local Health District	Regional	On the capital works program for NSW	Hospital beds and services - additional at Westmead and at Concord Hospitals as per the established flow patterns. The SLHD and the WSLHD have undertaken detailed planning for these hospital redvelopments. The component of these developments which relate to the Parramatta Road Urban Transformation Project should be discussed with the Ministry of Health.				
Sydney Local Health District	Regional	Capital works program for NSW					
DEC	Local	Satisfactory arrangements (monetary contribution, works in kind)	9453	Per Dwelling	\$ 7,151.00	\$ 67,598,403.00	Based on DEC figures
DEC	Local	Satisfactory arrangements (monetary contribution, works in kind)	9453	Per Dwelling	\$ 4,375.50	\$ 41,361,601.50	Based on DEC figures
CONTRIBUTIONS TOTAL : \$ 108,960,004.50							

Burwood-Concord

BURWOOD-CONCORD PRECINCT

	Item	Description	
SHORT (2016 - 2023)	Prioritised Walking Link* costing applied to both sides of road	Parramatta Road between Broughton Street and Shaftesbury Road	
		Burwood Road between Parramatta Road and Meryla Street	
	Desired Through Site Link	Britannia Avenue to Neich Parade	
		Burwood Road to Esher Street	
		Parramatta Road to Milton Street	
MEDIUM TO LONG TERM (2024 - 2054)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Comer Street between Britannia Avenue and Burwood Road	
		Concord Oval between Parramatta Road and Gipps Street	
	Desired Through Site Link	Burton Street to Gipps Street	
		Parramatta Road to Burton Street	

COMMUNITY INFRASTRUCTURE/FACILITIES

SHORT (2016 - 2023)	Meeting space	Support the upgrade of the Burwood Park facility.	
	Cultural Space	Support the provision of cultural space within an existing facility such as the Concord Memorial Hall or potential new facility such as within the proposed Concord Community and Recreation Precinct.	
	Library	Additional floor space to be provided within Burwood Library (approx. 96m2)	
	Childcare	Support the provision of 281 places	
	Outside of school hours (OOSH)	Support the provision of: 33 Before School Care Places 112 After School Care Places 80 Vacation Care Places	
MEDIUM TO LONG TERM (2024 - 2054)	Cultural space	Provision of cultural feature of facility within an existing community centre eg art space, exhibition area, public art	
	Childcare	Support the provision of 400 places	
	Outside of school hours (OOSH)	Support the provision of: 54 Before School Care Places 183 After School Care Places 131 Vacation Care Places	
	Meeting Spaces	Support the redevelopment of the Concord Community Centre. Should include an additional meeting space area of approximately 60m2	
	Library	Approximately 320m2 of floor space required. Support the relocation and expansion of the Concord Library into the Concord and Community Recreation Precinct	

ROAD/INTERSECTION UPGRADE

SHORT (2016 - 2023)	Road	All existing signalised intersections in the Precinct – Post implementation of the WestConnex Stage 1B (M4 East) investigate reprioritising intersection signals to allow additional green time for north-south streets	
	Road	Extension of eastbound right turn bay from Parramatta Road to Wentworth Road (pinch point works)	
	Road	Construct additional eastbound right turn bay from Parramatta Road into Shaftesbury Road (pinch point works)	
	Road	Potential upgrade / signalisation of intersections along Shaftesbury Road to improve traffic efficiency and circulation	

	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
	Council	Local	Developer Contributions Plan	550	m	\$ 225.00	\$ 123,750.00	IPART ITEM 1.11 + ITEM 3.19
	Council	Local	Developer Contributions Plan	430	m	\$ 225.00	\$ 96,750.00	IPART ITEM 1.11 + ITEM 3.19
	Council	Local	Opportunity through development	80	m	\$ -	\$ -	
	Council	Local	Opportunity through development	80	m	\$ -	\$ -	
	Council	Local	Opportunity through development	150	m	\$ -	\$ -	
SUBTOTAL							\$ 220,500.00	
	Council	Local	Developer Contributions Plan	180	m	\$ 255.00	\$ 91,800.00	IPART ITEM 1.18
	Council	Local	Developer Contributions Plan	220	m	\$ 255.00	\$ 112,200.00	IPART ITEM 1.18
	Council	Local	Opportunity through development	180	m	\$ -	\$ -	
	Council	Local	Developer Contributions Plan	110	m	\$ -	\$ -	
SUBTOTAL							\$ 204,000.00	
TOTAL							\$ 424,500.00	
	Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Council	Local	Developer Contributions Plan	96	m2	\$ 4,572.36	\$ 438,946.56	IPART 4.2
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
SUBTOTAL							\$ 438,946.56	
	Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Council	District	Developer Contributions Plan	60	m2	\$ 3,644.11	\$ 218,646.60	IPART 4.1
	Council	District	Developer Contributions Plan	320	m2	\$ 4,572.36	\$ 1,463,155.20	IPART 4.2
SUBTOTAL							\$ 1,681,801.80	
TOTAL							\$ 2,120,748.36	
	RMS/WestConnex	Regional/local	WestConnex			\$ -	\$ -	
	Council	Regional/local	Developer Contributions Plan			\$ -	\$ -	
	Council	Regional/local	Developer Contributions Plan			\$ -	\$ -	
	Council	Regional/local	Developer Contributions Plan			\$ -	\$ -	

Burwood-Concord

BURWOOD-CONCORD PRECINCT			
	Item	Description	
OPEN SPACE AND RECREATION			
SHORT (2016 - 2023)	Sportsground	Support synthetic playing fields in Blair Park or other similar embellishment to existing facility.	
MEDIUM TO LONG TERM (2024 - 2054)	Sportsground	2 sportsground (4 playing fields)	
	Outdoor sports court	1 multipurpose court	
	Outdoor sports court	2 tennis courts	
	New Passive Open Space	On land bound by Milton Street, Archer Street, New Street and Esher Street	
		On land at the corner of Ada St and Lloyd George Ave	
PUBLIC TRANSPORT NETWORK			
MEDIUM TO LONG TERM (2024 - 2054)	Rail	Improve rail frequencies at Burwood Station to support growth in the Precinct; demand modelling will be required to ascertain the exact needs	
	Bus	Investigate provision of a new bus route connecting Parramatta to Burwood via Parramatta Road to assist in providing access between the areas of Granville, Auburn and Homebush closer to Parramatta Road than rail stations, and also to/from these areas to the strategic centres of Parramatta and Burwood and to the major interchange at Strathfield Station.	

BURWOOD-CONCORD PRECINCT - URBAN AMENITY IMPROVEMENTS PROGRAM (UAIP)			
	Item	Description	
SHORT (2016 - 2023)	Proposed cycling link	Formalise the existing informal cycle route from Luke Avenue and Parramatta Road intersection to Burwood Park (via Arthursleigh Street, Shaftesbury Road and Meryla Street	
	Proposed cycling link	New cycle connection between Queen Elizabeth Park and Burwood Park via Broughton St and Neich Parade	
	Multi-use facility	Contribution towards the Inner West Central Vision as per Canada Bay Council Concept Plan.	

BURWOOD-CONCORD PRECINCT - REGIONAL / STATE INFRASTRUCTURE			
	Item	Description	
SHORT (2016 - 2023)	Bus	Enhanced bus priority measures. 50% of total attributable cost to be paid by development	
MEDIUM TO LONG TERM (2024 - 2054)	Hospital	Hospital beds and services at Westmead and Concord Hospitals	
	Community Health Facility	Refer to Homebush Precinct OneHealth Facility	
	Primary Schools	New school/classroom provision. 50% of total attributable cost to be paid by development	
	Secondary Schools		

Notes:

1 As per IPART Local Infrastructure Benchmark Costs

2 Unit price in Column I adjusted from November 2014 (date of IPART Local Infrastructure Benchmark Costs Final Report publication) to November 2016 by CPI

3 Unit price to be indexed in accordance with CPI

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
Council	Local	Developer Contributions Plan			\$ -	\$ -	
SUBTOTAL						\$ -	
Council	Local	Developer Contributions Plan	100000	m2	\$ 64.64	\$ 6,464,000.00	IPART ITEM 3.1 (D)
Council	Local	Developer Contributions Plan	1		\$ 105,054.99	\$ 105,054.99	IPART ITEM 3.4 (D)
Council	Local	Developer Contributions Plan	2		\$ 125,371.71	\$ 250,743.42	IPART ITEM 3.3 (D)
Council	Local	Opportunity through development	2000	m2	\$ -	\$ -	
Council	Local	Opportunity through development	1,400	m2	\$ -	\$ -	
SUBTOTAL						\$ 6,819,798.41	
TOTAL						\$ 6,819,798.41	
TfNSW	Regional				\$ -	\$ -	
TfNSW	Regional				\$ -	\$ -	
SUBTOTAL						\$ -	
TOTAL						\$ -	
CONTRIBUTIONS TOTAL:						\$ 9,365,046.77	

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	
Council	Local	UAIP			\$ -	\$ -	
Council	Local	UAIP			\$ -	\$ -	
Council	Local	UAIP			\$ -	\$ -	

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	
TfNSW	Regional	Satisfactory arrangements (monetary contribution, works in kind)	757284	m2	\$ 58.26	\$ 44,119,365.84	Based on TfNSW figures
Sydney Local Health District	Regional	On the capital works program for NSW	Hospital beds and services - additional at Westmead and Concord Hospitals as per the established flow patterns. The SLHD and the WSLHD have undertaken detailed planning for these hospital redvelopments. The component of these developments which relate to the Parramatta Road Urban Transformation Project should be discussed with the Ministry of Health.				Based on info from SLHD
Sydney Local Health District	Regional	Capital works program for NSW					
DEC	District	Satisfactory arrangements (monetary contribution, works in kind)	5457	Per Dwelling	\$ 7,151.00	\$ 39,023,007.00	Based on DEC figures
DEC	District	Satisfactory arrangements (monetary contribution, works in kind)	5457	Per Dwelling	\$ 4,375.50	\$ 23,877,103.50	Based on DEC figures
CONTRIBUTIONS TOTAL:						\$ 107,019,476.34	

Kings Bay

KINGS BAY PRECINCT			
	Item	Description	
SHORT (2016 - 2023)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	William Street between Gipps Street and Parramatta Road	
		Walker Street between Parramatta Road and Gipps Street	
	Prioritised Walking Link* costing applied to both sides of road	William Street between Parramatta Road and Queens Road	
		Spencer Street between Walker Street to William Street	
		Parramatta Road between Wychbury Lane and Rosebank College	
	Desired Through Site Link	Parramatta Road to Gipps Street near Bayview Street	
		Parramatta Road to Gipps Street near Charles Heath Reserve	
		Parramatta Road to Kings Road	
		Parramatta Road to Gipps Street between Harris Road and Courland Street	
MEDIUM (2021 - 2031)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Parramatta Road between Lucas Road and Walker Street	
		Barnwell Park between Lyons Road West and Gipps Street	
		Acton Street from Monash Parade to Queen Street	
	Desired Through Site Link	Parramatta Road to Wychbury Avenue	
COMMUNITY INFRASTRUCTURE/FACILITIES			
SHORT (2016 - 2023)	Meeting space	Support the upgrade of the Burwood Park Facility	
	Library	Additional floor space to be provided within Five Dock Library, approximately 39m2	
	Cultural space	Provision of exhibition space/facilities within the Burwood Community Hub and George Street Community Centre	
	Childcare	Support the provision of 110 places	
	Outside of school hours (OOSH)	Support the provision of: 13 Before School Care Places 44 After School Care Places 31 Vacation Care Places	
MEDIUM TO LONG TERM (2024 - 2054)	Meeting space	Support the redevelopment of the Concord Community Centre. Should include at least one meeting room with an area of approximately 60m2	
	Library	A floor area of 144m2 to be provided. This could be within facilities.	
	Cultural space	Support the provision of cultural space within an existing facility or potential new facility such as within the proposed Concord Community and Recreation Precinct.	
	Childcare	Support the provision of 181 places	
	Outside of school hours (OOSH)	Support the provision of: 24 Before School Care Places 83 After School Care Places 59 Vacation Care Places	

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
Council	Local	Developer Contributions Plan	180	m	\$ 255.00	\$ 91,800	IPART ITEM 1.18
Council	Local	Developer Contributions Plan	160	m	\$ 255.00	\$ 81,600	IPART ITEM 1.18
Council	Local	Developer Contributions Plan	175	m	\$ 225.00	\$ 39,375	IPART ITEM 1.11 + ITEM 3.19
Council	Local	Developer Contributions Plan	500	m	\$ 225.00	\$ 112,500	IPART ITEM 1.11 + ITEM 3.19
Council	Local	Developer Contributions Plan	700	m	\$ 225.00	\$ 157,500	IPART ITEM 1.11 + ITEM 3.19
Council	Local	Opportunity through development	170	m	\$ -	\$ -	
Council	Local	Opportunity through development	170	m	\$ -	\$ -	
Council	Local	Opportunity through development	250	m	\$ -	\$ -	
Council	Local	Opportunity through development	170	m	\$ -	\$ -	
SUBTOTAL						\$ 482,775	
Council	Local	Developer Contributions Plan	150	m	\$ 255.00	\$ 76,500	IPART ITEM 1.18
Council	Local	Developer Contributions Plan	550	m	\$ 255.00	\$ 280,500	IPART ITEM 1.18
Council	Local	Developer Contributions Plan	390	m	\$ 255.00	\$ 198,900	IPART ITEM 1.18
Council	Local	Opportunity through development	90	m	\$ -	\$ -	
SUBTOTAL						\$ 555,900	
TOTAL						\$ 1,038,675	
Council	Local	Developer Contributions Plan			\$ -	\$ -	
Council	Local	Developer Contributions Plan	39	m2	\$ 4,572.36	\$ 178,322	IPART 4.2
Council	Local	Developer Contributions Plan			\$ -	\$ -	
Private/Not for profit sector	Local				\$ -	\$ -	
Private/Not for profit sector	Local				\$ -	\$ -	
SUBTOTAL						\$ 178,322	
Council	Local	Developer Contributions Plan	60	m2	\$ 3,644.11	\$ 218,647	IPART 4.1
Council	Local	Developer Contributions Plan	114	m2	\$ 4,572.36	\$ 521,249	IPART 4.2
Council	Local	Developer Contributions Plan			\$ -	\$ -	
Private/Not for profit sector	Local				\$ -	\$ -	
Private/Not for profit sector	Local				\$ -	\$ -	
SUBTOTAL						\$ 739,896	
TOTAL						\$ 918,218	

Kings Bay

KINGS BAY PRECINCT			
	Item	Description	
ROAD/INTERSECTION UPGRADE			
SHORT (2016 - 2023)	Road	All existing signalised intersections in the Precinct – Post implementation of WestConnex Stage 1B (M4 East) investigate reprioritising intersection signals to allow additional green time for north-south streets	
MEDIUM TO LONG TERM (2024 - 2054)	Road	Regatta Road/Queens Road - Provide new signals to improve pedestrian access into Precinct.	
	Road	Regatta Road/Parramatta Road - Provide new signals to improve pedestrian access across Parramatta Road.	
	Road	Walker Street/Parramatta Road - Provide westbound right turn bay into Walker Street for access into the western half of the Precinct.	
	Road	Walker Street/Queens Road - Allow eastbound right turn into Walker St for access into the western half of the Precinct.	
	Road	William Street/Parramatta Road - New signals to be provided with unrestricted turns out of William Street. Signals to include pedestrian and cycle crossings to improve local and active transport access.	
OPEN SPACE AND RECREATION			
SHORT (2016 - 2023)	Sportsground	Support development of Concord Oval with a premier rectangular field	
	Outdoor sports court	Refurbish Burwood Park Tennis Courts	
MEDIUM TO LONG TERM (2024 - 2054)	Urban plaza	Spencer Street Plaza	
	New local open space	On land bound by Parramatta Road, Harris Road, Queens Road, and Courland Street	
	Sportsground	1 sportsground (2 playing fields)	
	New local open space	New linear park on William Street between Parramatta Road and Queens Road	
PUBLIC TRANSPORT NETWORK			
SHORT (2016 - 2023)	Bus	Enhanced bus priority measures. 50% attributable costs to be paid by development.	

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
RMS/Council					\$ -	\$ -	
TOTAL						\$ -	
RMS/Council					\$ -	\$ -	
RMS/Council					\$ -	\$ -	
RMS/Council					\$ -	\$ -	
RMS/Council					\$ -	\$ -	
RMS/Council					\$ -	\$ -	
TOTAL						\$ -	
Council	Local	Developer Contributions Plan			\$ -	\$ -	
Council	Local	Developer Contributions Plan			\$ -	\$ -	
SUBTOTAL						\$ -	
Council	Local	Opportunity through development	1300	m2	\$ -	\$ -	
Council	Local	Opportunity through development	4000	m2	\$ -	\$ -	
Council	Local	Developer Contributions Plan	50000	m2	\$ 64.64	\$ 3,232,000	
Council	Local	Opportunity through development	3000	m2	\$ -	\$ -	
SUBTOTAL						\$ 3,232,000	
TOTAL						\$ 3,232,000	
TfNSW	Regional/ State				\$ -	\$ -	
TOTAL						\$ -	
CONTRIBUTIONS TOTAL :						\$ 5,188,893	

Kings Bay

KINGS BAY PRECINCT - URBAN AMENITY IMPROVEMENTS PROGRAM (UAIP)			
	Item	Description	
SHORT (2016 - 2023)	New local open space	New playing fields on Charles Heath Reserve	
	Proposed cycling link	Incorporation of Wangal Park into the Regional Bicycle Network	
	Multi-purpose facility	Contribution towards the Inner West Central Vision as per Canada Bay Council concept plan	

KINGS BAY PRECINCT - REGIONAL / STATE INFRASTRUCTURE			
	Item	Description	
SHORT (2016 - 2023)	Bus	Enhanced bus priority measures. 50% of total attributable cost to be paid by development	
MEDIUM TO LONG TERM (2024 - 2054)	Hospital	Hospital beds and services at Concord Hospital	
	Primary Schools	New school/classroom provision. 50% of total attributable cost to be paid by development	
	Secondary Schools		

Notes:

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- 3 Unit price to be indexed in accordance with CPI

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	
Council	Local	UAIP			\$ -	\$ -	
Council	Local	UAIP			\$ -	\$ -	
Council	Local	UAIP			\$ -	\$ -	

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	
TfNSW	Regional	Satisfactory arrangements (monetary contributions, works in kind)	477797	m2	\$ 58.26	\$ 27,836,453.22	Based on TfNSW figures
Sydney Local Health District	Regional	On the capital works program for NSW	Hospital beds and services - additional at Concord Hospital as per the established flow patterns. The SLHD and the WSLHD have undertaken detailed planning for these hospital redvelopments. The component of these developments which relate to the Parramatta Road Urban Transformation Project should be discussed with the Ministry of Health.				Based on info from SLHD
DEC	Local	Satisfactory arrangements (monetary contributions, works in kind)	2510	Per Dwelling	\$ 7,151.00	\$ 17,949,010	Based on DEC figures
DEC	Local	Satisfactory arrangements (monetary contributions, works in kind)	2510	Per Dwelling	\$ 4,375.50	\$ 10,982,505	Based on DEC figures
CONTRIBUTIONS TOTAL :						\$ 56,767,968	

Taverners Hill

TAVERNERS HILL PRECINCT			
	Item	Description	
ACTIVE TRANSPORT NETWORK			
SHORT (2016 - 2023)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Nestor Lane between Carrington Street and Brown Street	
	Prioritised Walking Link* costing applied to both sides of road	Tebbutt Street between Parramatta Road and Lords Road	
		Parramatta Road between Tebbutt Street and Carrington Street	
	Desired Through Site Link	Tebbut Street to George Street	
MEDIUM TO LONG TERM (2024 - 2054)	Prioritised Walking Link* costing applied to both sides of road	Lords Road between light rail line and Flood Street	
		Flood Street between Parramatta Road and Lords Road	
		Carrington Street	
COMMUNITY INFRASTRUCTURE/FACILITIES			
SHORT (2016 - 2023)	Meeting and cultural spaces	Embellishment of existing community centres	
	Library	Expansion of existing library (Ashfield or Haberfield) to allow for an additional 47m2 of floor space	
	Childcare	Support the provision of 36 places	
	Outside of school hours (OOSH)	Support the provision of: 4 Before School Care Places, 14 After School Care Places, 10 Vacation Care Places	
MEDIUM TO LONG TERM (2024 - 2054)	Childcare	Support the provision of 114 places	
	Outside of school hours (OOSH)	Support the provision of: 15 Before School Care Places 52 After School Care Places 37 Vacation Care Places	
	Meeting space	Additional meeting room with a minimum size of 60m2 to be included within relocation of Leichhardt Library and Marketplace Community Room	
	Library	Support expansion or relocation of Leichhardt Library to accommodate an additional 61m2 of floor space	
	Cultural space	Cultural space within an existing facility or within the relocated Leichhardt Community Centre	
ROAD/INTERSECTION UPGRADE			
SHORT (2016 - 2023)	Road	The Flood Street/Parramatta Road intersection has been identified as a focus for facilitating better north-south movements across Parramatta Road for all road users, as well as improving access into the Precinct. The opportunity exists to investigate reprioritisation of the signals to allow additional green time post implementation of WestConnex Stage 3 (M4-M5 Link).	
OPEN SPACE AND RECREATION			
SHORT(2016 - 2023)	Outdoor sportsground	Support development of hockey facilities with Lambert Park	
MEDIUM TO LONG TERM (2024 - 2054)	Sportsground	Embellishment of existing facilities	
	Outdoor sportsground	Embellishment of existing. To be determined based on audit.	
	New Passive Open Space	New linear park - Tebbutt Street to Upward Street	

	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
	Inner West Council	Local	Developer Contributions Plan	210	m	\$ 255.00	\$ 107,100.00	IPART ITEM 1.18
	Inner West Council	Local	Developer Contributions Plan	450	m	\$ 225.00	\$ 101,250.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Developer Contributions Plan	100	m	\$ 225.00	\$ 22,500.00	IPART ITEM 1.11 + ITEM 3.19
	Council	Local	Opportunity through development	150	m	\$ -	\$ -	
SUBTOTAL							\$ 230,850.00	
	Inner West Council	Local	Developer Contributions Plan	410	m	\$ 225.00	\$ 92,250.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Developer Contributions Plan	460	m	\$ 225.00	\$ 103,500.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Developer Contributions Plan	150	m	\$ 225.00	\$ 33,750.00	IPART ITEM 1.11 + ITEM 3.19
SUBTOTAL							\$ 229,500.00	
TOTAL							\$ 460,350.00	
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan	47	m2	\$ 4,572.36	\$ 214,900.92	IPART 4.2
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
SUBTOTAL							\$ 214,900.92	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan	60	m2	\$ 3,644.11	\$ 218,646.60	IPART 4.1
	Inner West Council	Local	Developer Contributions Plan	61	m2	\$ 4,572.36	\$ 278,913.96	IPART 4.2
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
SUBTOTAL							\$ 497,560.56	
TOTAL							\$ 712,461.48	
	Inner West Council	Local				\$ -	\$ -	
TOTAL							\$ -	
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
SUBTOTAL							\$ -	
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan	450	m2	\$ 240.00	\$ 108,000.00	Industry Advice
SUBTOTAL							\$ 108,000.00	
TOTAL							\$ 108,000.00	

Taverners Hill

TAVERNERS HILL PRECINCT			
	Item	Description	
PUBLIC TRANSPORT NETWORK			
MEDIUM TO LONG TERM (2024 - 2054)	Rail & Light Rail	Investigate improved frequencies at Lewisham rail station and Taverners Hill Light Rail stop to support growth in the Precinct.	

TAVERNERS HILL PRECINCT - URBAN AMENITY IMPROVEMENTS PROGRAM (UAIP)			
	Item	Description	
SHORT (2016 - 2023)	Prioritised Walking and Cycling Link	Greenway connection under Parramatta Road	
	Prioritised Walking and Cycling Link	Greenway connection under Longport Street	

TAVERNERS HILL PRECINCT - REGIONAL / STATE INFRASTRUCTURE			
	Item	Description	
SHORT (2016 - 2023)	Bus	Enhanced bus priority measures. 50% of total attributable cost to be paid by development	
MEDIUM TO LONG TERM (2024 - 2054)	Primary Schools	New school/classroom provision. 50% of total attributable cost to be paid by development	
	Secondary Schools		
	Hospital	Hospital beds and services at Royal Prince Alfred Hospital and Canterbury Hospital	

Notes:

1 As per IPART Local Infrastructure Benchmark Costs

2 Unit price in Column I adjusted from November 2014 (date of IPART Local Infrastructure Benchmark Costs Final Report publication) to November 2016 by CPI

3 Unit price to be indexed in accordance with CPI

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
TfNSW	Regional				\$ -	\$ -	
SUBTOTAL						\$ -	
TOTAL						\$ -	
CONTRIBUTIONS TOTAL :						\$ 1,049,961.48	

Responsibility	Hierarchy	Mechanism	Unit	Rate	Cost	
Council	Local	UAIP		\$ -	\$ -	
Council	Local	UAIP		\$ -	\$ -	

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Based on TfNSW figures
TfNSW	Regional	Satisfactory arrangements (monetary contributions, works in kind)	519623	m2	\$ 58.26	\$ 30,273,235.98	Based on TfNSW figures
DEC	Local	Satisfactory arrangements (monetary contributions, works in kind)	1351	Per Dwelling	\$ 7,151.00	\$ 9,661,001.00	Based on DEC figures
DEC	Local	Satisfactory arrangements (monetary contributions, works in kind)	1351	Per Dwelling	\$ 4,375.50	\$ 5,911,300.50	
Sydney Local Health District	Regional	On the capital works program for NSW for Royal Prince Alfred	Hospital beds and services - additional at Prince Alfred and Canterbury Hospitals as per the established flow patterns. The SLHD have undertaken detailed planning for these hospital redvelopments. The component of these developments which relate to the Parramatta Road Urban Transformation Project should be discussed with the Ministry of Health.				Based on info from SLHD
CONTRIBUTIONS TOTAL						\$ 45,845,537.48	

Leichhardt

LEICHHARDT PRECINCT			
	Item	Description	
ACTIVE TRANSPORT NETWORK			
SHORT (2016 - 2023)	Prioritised Cycling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Railway Street between Parramatta Road at Renwick Street and Queen Street	
	Prioritised Walking Link* costing applied to both sides of road	Parramatta Road between Renwick Street and Catherine Street	
		Norton Street between Marion Street and Elswick Street	
	Desired Through Site Link	Renwick Street to Balmain Road	
MEDIUM (2021 - 2031)	Prioritised Walking Link* costing applied to both sides of road	Parramatta Road to Petersham Street	
	Desired Through Site Link	Renwick Street to Norton Street	
		Norton Street south of Leichhardt Public School	
		Norton Street to Balmain Road including McDonald Road link	
SHORT (2016 - 2023)	Meeting space	Embellishment of existing facilities such as Annandale Neighbourhood Centre, White Creek Cottage or Booter Community Centre	
	Library	Approximately 25m2 of floor space required	
	Cultural Space	Embellishment of facilities within existing community centres.	
	Childcare	Support the provision of 67 places	
	Outside of school hours (OOSH)	Support the provision of: 8 Before School Care Places 27 After School Care Places 19 Vacation Care Places	
MEDIUM TO LONG TERM (2024 - 2054)	Cultural Space	Cultural space within an existing facility or within relocated Leichhardt Community Centre	
	Meeting space	Additional meeting room with a minimum size of 60m2 to be included within relocation of Leichhardt Library and Marketplace Community Room	
	Childcare	Support the provision of 76 places	
	Outside of school hours (OOSH)	Support the provision of: 10 Before School Care Places 35 After School Care Places 25 Vacation Care Places	
	Library	Support expansion or relocation of Leichhardt Library to accommodate an additional 91m2 of floorspace	
ROAD/INTERSECTION UPGRADE			
SHORT (2016 - 2023)	Road	Balmain Road/Parramatta Road – Upgrade intersection to improve pedestrian crossing opportunities.	
MEDIUM (2021 - 2031)	Road	Crystal Street/Parramatta Road and Norton Street/Parramatta Road – Right turns from Parramatta Road will require more green time to improve access into the Precinct. These are the only right turn opportunities for several kilometres	
OPEN SPACE AND RECREATION			
SHORT (2016 - 2023)	Sportsground	Embellishment of existing facilities at Camperdown Park.	
	Outdoor Sports Court	Embellishment of existing facilities at Richard Murden Reserve.	
	New Passive Open Space	Conversion of Petersham Street into a new pocket park between Parramatta Road and Queen Street	

	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
	Inner West Council	Local	Developer Contributions Plan	80	m	\$ 255.00	\$ 40,800.00	IPART ITEM 1.18
	Inner West Council	Local	Developer Contributions Plan	600	m	\$ 225.00	\$ 135,000.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Developer Contributions Plan	450	m	\$ 225.00	\$ 101,250.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Opportunity through development	260	m	\$ -	\$ -	
						SUBTOTAL	\$ 277,050.00	
	Inner West Council	Local	Developer Contributions Plan	35	m	\$ 225.00	\$ 7,875.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Opportunity through development	70	m	\$ -	\$ -	
	Inner West Council	Local	Opportunity through development	70	m	\$ -	\$ -	
	Inner West Council	Local	Opportunity through development	260	m	\$ -	\$ -	
						SUBTOTAL	\$ 7,875.00	
						TOTAL	\$ 284,925.00	
	Inner West Council	Local	Developer Contributions Plan	60	m2	\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan	25	m2	\$ 4,572.36	\$ 114,309.00	IPART 4.2
	Inner West Council	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
						SUBTOTAL	\$ 114,309.00	
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan	60	m2	\$ 3,644.11	\$ 218,646.60	IPART 4.1
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan	91	m2	\$ 4,572.36	\$ 416,084.76	IPART 4.2
						SUBTOTAL	\$ 416,084.76	
						TOTAL	\$ 530,393.76	
	RMS/Inner West Council	Regional				\$ -	\$ -	
						SUBTOTAL	\$ -	
	RMS/Inner West Council	Regional				\$ -	\$ -	
						SUBTOTAL	\$ -	
						TOTAL	\$ -	
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan	300	m2	\$ 240.00	\$ 72,000.00	Industry Advice
						SUBTOTAL	\$ 72,000.00	
						TOTAL	\$ 72,000.00	

Leichhardt

LEICHHARDT PRECINCT			
	Item	Description	
PUBLIC TRANSPORT NETWORK			
MEDIUM TO LONG TERM (2024 - 2054)	Rail & Light Rail	Investigate improved frequencies at Lewisham rail station and Taverners Hill Light Rail stop to support growth in the Precinct.	

LEICHHARDT PRECINCT - URBAN AMENITY IMPROVEMENTS PROGRAM (UAIP)			
	Item	Description	
SHORT (2016 - 2023)	Public Domain	Public domain improvements to key north-south streets perpendicular to Parramatta Road including Rofe St, Renwick St, Norton St, Balmain Rd, Catherine St and Crystal St	
	Proposed cycling link	New cycle connection along Dot Lane between Norton Street and Hay Street	
	New Passive Open Space	Conversion of Petersham Street into a new pocket park between Parramatta Road and Queen Street	

LEICHHARDT PRECINCT - SPECIAL INFRASTRUCTURE CONTRIBUTION (SIC)			
	Item	Description	
SHORT (2016 - 2023)	Community Health Facility	20m ² facility/room for health, other agency and community service provision	
	Bus	Enhanced bus priority measures. 50% of total attributable cost to be paid by development	
MEDIUM TO LONG TERM (2024 - 2054)	Hospital	Hospital beds and services – Balmain & Royal Prince Alfred Hospitals	
	Primary Schools	New school/classroom provision. 50% of total attributable cost to be paid by development	
	Secondary Schools		

Notes:

1 As per IPART Local Infrastructure Benchmark Costs

2 Unit price in Column I adjusted from November 2014 (date of IPART Local Infrastructure Benchmark Costs Final Report publication) to November 2016 by CPI

3 Unit price to be indexed in accordance with CPI

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
TfNSW	Regional				\$ -	\$ -	
CONTRIBUTIONS TOTAL :						\$ 602,393.76	

Responsibility	Hierarchy	Mechanism	Unit	Rate	Cost	Source
Inner West Council	Local	UAIP		\$ -	\$ -	
Inner West Council	Local	UAIP		\$ -	\$ -	
Inner West Council	Local	Developer Contributions Plan		\$ -	\$ -	

Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
Sydney Local Health District	Local	Satisfactory arrangements (monetary contributions, works in kind)	20	m2	\$ 3,644.11	\$ 72,882.20	IPART 4.1
TfNSW	Regional	Satisfactory arrangements (monetary contributions, works in kind)	227574	m2	\$ 58.26	\$ 13,258,437.94	Based on TfNSW figures
Sydney Local Health District	Regional	On the capital works program for NSW for Royal Prince Alfred	Hospital beds and services - additional at Prince Alfred and Balmain Hospitals as per the established flow patterns. The SLHD have undertaken detailed planning for these hospital redvelopments. The component of these developments which relate to the Parramatta Road Urban Transformation Project should be discussed with the Ministry of Health.				Based on info from SLHD
DEC	Local	Satisfactory arrangements (monetary contributions, works in kind)	1093	Per Dwelling	\$ 7,151.00	\$ 7,816,043.00	Based on DEC figures
DEC	Local	Satisfactory arrangements (monetary contributions, works in kind)	1093	Per Dwelling	\$ 4,375.50	\$ 4,782,421.50	Based on DEC figures
CONTRIBUTIONS TOTAL						\$ 25,929,784.64	

Camperdown

CAMPERDOWN PRECINCT			
	Item	Measure	
ACTIVE TRANSPORT NETWORK			
SHORT (2016 - 2021)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Albion Street to Cahill Street	
	Prioritised Walking Link* costing applied to both sides of road	Parramatta Road between Johnstons Creek and Booth Street/Mallet Street	
		Pymont Bridge Road between Parramatta Road and Booth Street	
		Bignell Lane (East of Mallet St)	
		Gordon Street between Parramatta Road and Water Street	
	Desired Through Site Link	Parramatta Road to Pymont Bridge Road	
MEDIUM TO LONG TERM (2024 - 2054)	Prioritised Cyling Link* costing applied to both sides of road - single lane, on road cycleway, including surface treatment and signage - without kerb separation	Guihen Street between Johnston's Creek and Booth Street	
	Prioritised Walking Link* costing applied to both sides of road	Johnstons Creek to Pymont Bridge Road	
		Australia Street from Parramatta Road to Derby Street	
		Booth Street and Mallett Street between Guihen Street and Fowler Street	
	Desired Through Site Link	Denison Street to Australia Street	
		Hordern Place to O'Dea Reserve	
		Water Street to Booth Street along Gehrig Lane	
COMMUNITY INFRASTRUCTURE/FACILITIES			
MEDIUM TO LONG TERM (2024 - 2054)	Meeting Space	Embellishment to existing facilities such as Brown Street Community Hall, Booler Community Centre, Annandale Neighbourhood Centre or Whites Creek Cottage	
	Cultural Space	Embellishment of facilities within existing community centres	
	Childcare	Support the provision of 49 places	
	Outside of school hours (OOSH)	Support the provision of: 7 Before School Care Places 22 After School Care Places 16 Vacation Care Places	
ROAD/INTERSECTION UPGRADE			
SHORT (2016 - 2023)	Road	The Pymont Bridge Road/Parramatta Road intersection has been identified for an upgrade to improve pedestrian crossing opportunities by providing a pedestrian crossing on the western approach. The intersection is also a focus for facilitating better north-south movements across Parramatta Road for all road users, as well as improving access into the Precinct. The opportunity exists to investigate reprioritisation of the signals to allow additional green time post implementation of WestConnex Stage 3 (M4-M5 Link).	

	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
	Inner West Council	Local	Developer Contributions Plan	60	m	\$ 255.00	\$ 30,600.00	IPART ITEM 1.18
	Inner West Council	Local	Opportunity through development	415	m	\$ 225.00	\$ 93,375.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Developer Contributions Plan	325	m	\$ 225.00	\$ 146,250.00	IPART ITEM 1.18
	Inner West Council	Local	Developer Contributions Plan	90	m	\$ 225.00	\$ 20,250.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Developer Contributions Plan	90	m	\$ 225.00	\$ 20,250.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Opportunity through development	50	m	\$ -	\$ -	
						SUBTOTAL	\$ 310,725.00	
	Inner West Council	Local	Developer Contributions Plan	225	m	\$ 255.00	\$ 114,750.00	IPART ITEM 1.18
	Inner West Council	Local	Developer Contributions Plan	90	m	\$ 225.00	\$ 20,250.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Developer Contributions Plan	280	m	\$ 225.00	\$ 225.00	\$ 225.00
	Inner West Council	Local	Opportunity through development	650	m	\$ 225.00	\$ 146,250.00	IPART ITEM 1.11 + ITEM 3.19
	Inner West Council	Local	Developer Contributions Plan	70	m	\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan	70	m	\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan	220	m	\$ -	\$ -	
						SUBTOTAL	\$ 281,475.00	
						TOTAL	\$ 592,200.00	
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
	Private/Not for profit sector	Local				\$ -	\$ -	
						TOTAL	\$ -	
	RMS					\$ -	\$ -	
						SUBTOTAL	\$ -	
						TOTAL	\$ -	

Camperdown

CAMPERDOWN PRECINCT			
	Item	Measure	
OPEN SPACE AND RECREATION			
MEDIUM TO LONG TERM (2024 - 2054)	Upgrade and embellishment -Passive Open Space	Johnstons Creek Corridor upgrade	
	Sportsground	Embellishment of existing or development with the University of Sydney to facilitate community use of facilities	
	New Passive Open Space	On land bound by Cahill Street, CahillLane and Johnstons Creek	
		On land bound by Chester Street and Johnstons Creek	
		On land bound by Parramatta Road and Cardigan Street	
		O'Dea Reserve expansion	
PUBLIC TRANSPORT NETWORK			
MEDIUM TO LONG TERM (2024 - 2054)	Rail & Light Rail	Investigate improved frequencies at Lewisham rail station and Taverners Hill Light Rail stop to support growth in the Precinct.	

CAMPERDOWN PRECINCT - URBAN AMENITY IMPROVEMENTS PROGRAM (UAIP)			
	Item	Description	
SHORT (2016 - 2023)	Proposed cycling link	Public domain improvements and cycle connection to Pyrmont Bridge Road between Parramatta Road and Mallett Street	
	Proposed cycling link	New north-south pedestrian and cycle connection along Johnstons Creek from Booth Street to Parramatta Road	

CAMPERDOWN PRECINCT - SPECIAL INFRASTRUCTURE CONTRIBUTION (SIC)			
	Item	Description	
SHORT (2016 - 2023)	Bus	Enhanced bus priority measures. 50% of total attributable cost to be paid by development	
	Community Health Facility	Expand existing facility	
MEDIUM TO LONG TERM (2024 - 2054)	Hospital	Hospital beds and services at Royal Prince Alfred Hospital	
	Primary Schools	New school/classroom provision. 50% of total attributable cost to be paid by development	
	Secondary Schools		

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	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	Source
	Inner West Council	Local	Developer Contributions Plan	1100	m2	\$ 220.00	\$ 242,000.00	Industry Advice
	Inner West Council	Local	Developer Contributions Plan			\$ -	\$ -	
	Inner West Council	Local	Opportunity through development	1000	m2	\$ -	\$ -	
	Inner West Council	Local	Opportunity through development	2500	m2	\$ -	\$ -	
	Inner West Council	Local	Opportunity through development	1500	m2	\$ -	\$ -	
	Inner West Council	Local	Opportunity through development	1000	m2	\$ -	\$ -	
						TOTAL	\$ 242,000.00	
	TfNSW	Regional				\$ -	\$ -	
						TOTAL	\$ -	
CONTRIBUTIONS TOTAL :							\$ 834,200.00	

	Responsibility	Hierarchy	Mechanism	Unit		Rate	Cost	
	Inner West Council	Local	UAIP			\$ -	\$ -	
	Inner West Council	Local	UAIP			\$ -	\$ -	

	Responsibility	Hierarchy	Mechanism	Measure	Unit	Rate	Cost	
	TfNSW	Regional	Satisfactory arrangements (monetary contribution, works in kind)	283235	m2	\$ 58.26	\$ 16,501,271.10	Based on TfNSW figures
	Sydney Local Health District	Regional	Capital works program for NSW	Hospital beds and services - additional at Prince Alfred Hospital as per the established flow patterns. The SLHD have undertaken detailed planning for these hospital redvelopments. The component of these developments which relate to the to the Parramatta Road Urban Transformation Project should be discussed with the Ministry of Health.				Based on SLHD info
	Sydney Local Health District	Regional	On the capital works program for NSW					
	DEC	Local	Satisfactory arrangements (monetary contribution, works in kind)	705	Per Dwelling	\$ 7,151.00	\$ 5,041,455.00	Based on DEC figures
	DEC	Local	Satisfactory arrangements (monetary contribution, works in kind)	705	Per Dwelling	\$ 4,375.50	\$ 3,084,727.50	Based on DEC figures
CONTRIBUTIONS TOTAL							\$ 24,627,453.60	

For further information:



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