



WARWICK FARM LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2021

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Warwick Farm Local Infrastructure Contributions Plan 2021

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Prepared for

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on behalf of



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Glossary of terms and abbreviations

Words and phrases used in this plan have the same meaning as the terms defined in the Liverpool Local Environmental Plan 2008 (LEP), or the Environmental Planning and Assessment Act 1979, except as provided for below.

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

Applicant means the person, company or organisation submitting a development application.

Bank guarantee means an irrevocable and unconditional undertaking without any expiry or end date in favour of Council to pay an amount or amounts of money to Council on demand issued by an Australian bank, non-bank financial institution, or insurance company subject to prudential supervision by the Australian Prudential Regulatory Authority and has a credit rating of 'A' or above (as assessed by Standard and Poors) or 'A2' or above (as assessed by Moody's Investors Service) or 'A' or above (as assessed by Fitch Ratings).

CDC means complying development certificate.

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

Council means Liverpool City Council.

DPIE means the Department of Planning, Industry and Infrastructure

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

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

LGA means local government area

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

Material public benefit means something provided by an applicant, other than the dedication of land or the payment of a monetary contribution, which does not relate to an item appearing in the works schedule of a contributions plan.

Works in kind means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

Works schedule means the schedule of the specific public amenities and public services for which contributions may be required as set out in Appendix B of this plan.



Plan summary

Summary of contribution rates

The contribution rates that apply to developments in the Warwick Farm Precinct are shown below.

Infrastructure category	Per resident or group home/hostel bed	Per 1 bedroom dwelling	Per 2 bedroom dwelling	Per 3 or more bedroom dwelling	Per m ² of non-residential GFA
Community facilities stratum land	\$630	\$1,135	\$1,450	\$1,954	-
Open space and recreation facilities	\$7,133	\$12,157	\$16,406	\$22,112	-
Roads and transport facilities	\$6,754	\$12,157	\$15,534	\$20,937	\$599
Drainage facilities	\$355	\$639	\$816	\$1,100	\$9
Plan administration and management	\$120	\$215	\$275	\$371	\$8
Total	\$14,992	\$26,985	\$34,481	\$46,474	\$616

Summary of proposed infrastructure

The contributions that are made by developers will be applied by the Council to deliver the schedule of infrastructure works shown in **Appendix B** to this plan. The types of infrastructure facilities to be provided are:

- Stratum in a building to accommodate a multipurpose community facility
- Open space and recreation works including various parks, playground and sports court facilities
- New roads including a bypass road from Priddle Street to Governor Macquarie Drive as a better route for heavy vehicles from the south, intersections, pedestrian bridges and other road upgrades incorporating road level raising for flood management purposes, and
- Drainage facilities co-located on open space areas.

Contributions anticipated to be made under this plan will fund the estimated cost of these facilities as shown below.



Type of local infrastructure	Total cost of works
Community facilities stratum land	\$4,500,000
Open space and recreation facilities	\$50,914,000
Roads and transport facilities	\$60,260,070
Drainage facilities	\$2,719,000
Plan administration and management	\$1,009,396
Total	\$119,402,466

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

Plan overview

Warwick Farm is located within the Liverpool LGA of the Western City District, and as a major transport node, is set to experience increasing density and significant population growth in coming years.

The Warwick Farm Structure Plan Precinct (referred to as the “Warwick Farm Precinct” in this plan) has an area of approximately 28ha. It is in the south-western junction of the Hume Highway and Governor Macquarie Drive, also bounded by Shore Street, Warwick Farm Sewage Treatment Plant land, Priddle Street and the Main South Railway line. It is approximately 1 to 1.5km north of Liverpool City Centre.

Warwick Farm Racecourse sits adjacent to the north-east of the site, which is the main driver for the plan area being dominated by horse stabling and racecourse related uses. The three sub-precincts that make up the precinct are the Warwick Farm Training Precinct, the former Masters’ Site to the north and the medium density (R3) residential area opposite the train station.

Liverpool City Council has resolved that a structure plan and planning proposal be prepared to rezone the Warwick Farm Precinct to accommodate a mix of high density residential, retail, commercial and community land uses. The precinct is forecast to deliver 3,224 high density dwellings with a total population of 7,383 residents (approximately 7,138 of these will be net additional residents) and 20,109 m² of retail and commercial floorspace.

The forecast population growth will create additional demand for new and upgraded local infrastructure, including social infrastructure, transport, and drainage facilities. The retail and commercial development will also create demand for transport and drainage facilities. A key challenge in developing the precinct is adapting to flood risk given that the site is in a flood planning area of the LEP, and ensuring development is outside the Sydney Water odour buffer zone from the sewage treatment plant. The flood risk issue requires substantial investment in raising the level of many of the existing roads in the precinct.

Contributions of land works and money from the developers of land in the Warwick Farm Precinct will be a key source funding for the infrastructure requirements.

Section 7.11 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises a council (if it has adopted a contributions plan) and other consent authorities to require contributions of land or money from developments toward the provision, extension or augmentation of local



infrastructure, if the development is likely to require the provision of or increase the demand for that infrastructure.

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

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

Plan structure

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

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

This section describes the types of developments required to make contributions, developments that are exempt from making contributions and guidance on how to calculate a contribution. To aid understanding, the section also provides worked examples on the calculation of contribution amounts.

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

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

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

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

Section 4 – Other administration matters

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

Appendices

The appendices comprise:

Appendix A: a discussion on the anticipated infrastructure demand and how the section 7.11 contribution rates in the plan have been determined.

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



1 Is a contribution required and how is it calculated?

1.1 Name and purposes of the plan

This plan is called *Warwick Farm Local Infrastructure Contributions Plan 2021*.

The main purpose of this plan is to authorise:

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

to require a contribution under section 7.11 of the EP&A Act to be made towards the provision, extension or augmentation of:

- (a) future local infrastructure required as a consequence of future development in the Warwick Farm Precinct, or
- (b) existing infrastructure that has been provided in anticipation of, or to facilitate, future development.

Section 1.2 of this plan describes the developments that are subject to section 7.11 contributions under this plan.

Other purposes of this plan are as follows:

- To provide the framework for the efficient and equitable determination, collection and management of development contributions in the Warwick Farm Precinct.
- To establish the relationship between the expected development and proposed local infrastructure to demonstrate that the section 7.11 contributions required under this plan are reasonable.
- To ensure that the broader Liverpool City community is not unreasonably burdened by the provision of local infrastructure that is required as a result of development in the Warwick Farm Precinct.



1.2 What land and development does this plan apply to?

1.2.1 Land

This plan applies to the Warwick Farm Precinct – Structure Plan Area as shown in **Figure 1**. **Figure 2** shows the preferred Structure Plan for new development in this area.

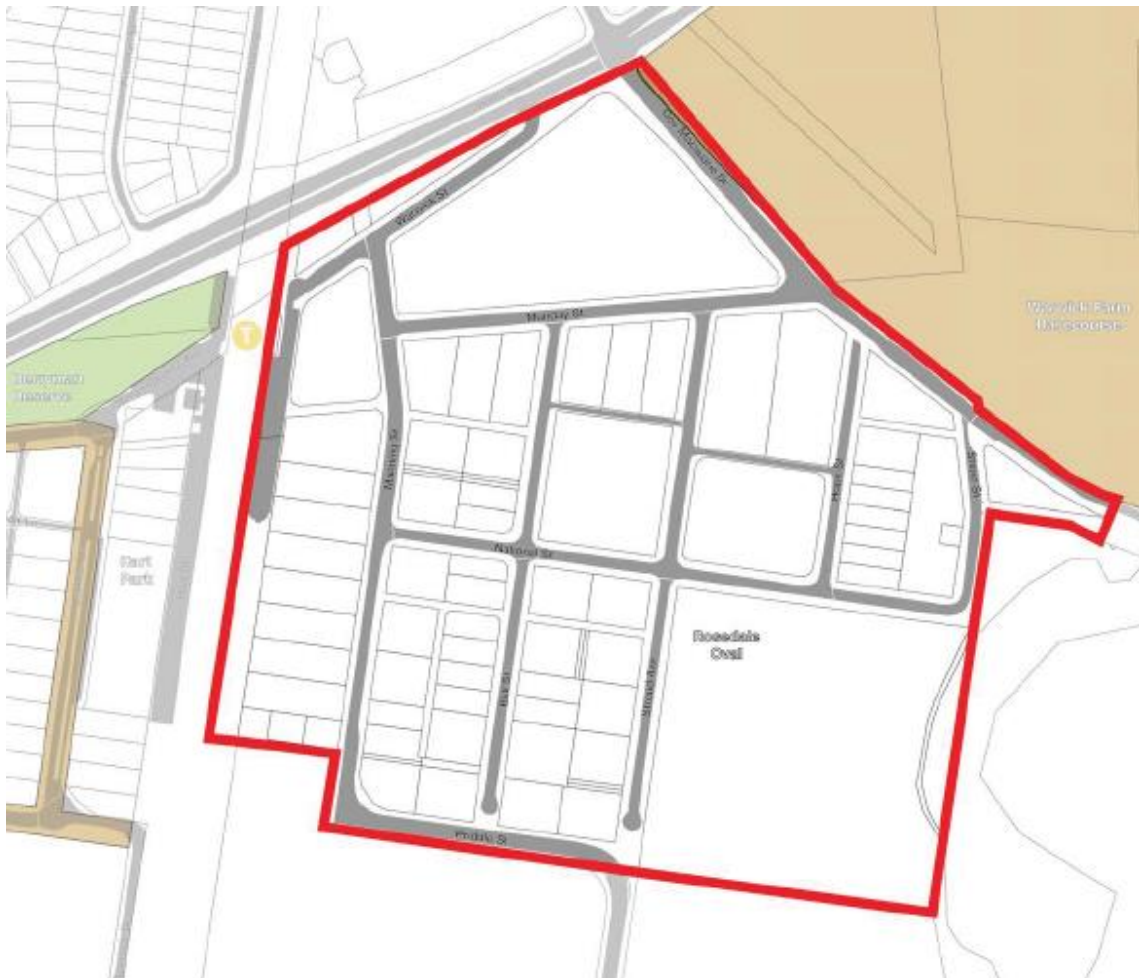


Figure 1 Warwick Farm Precinct – Structure Plan Area

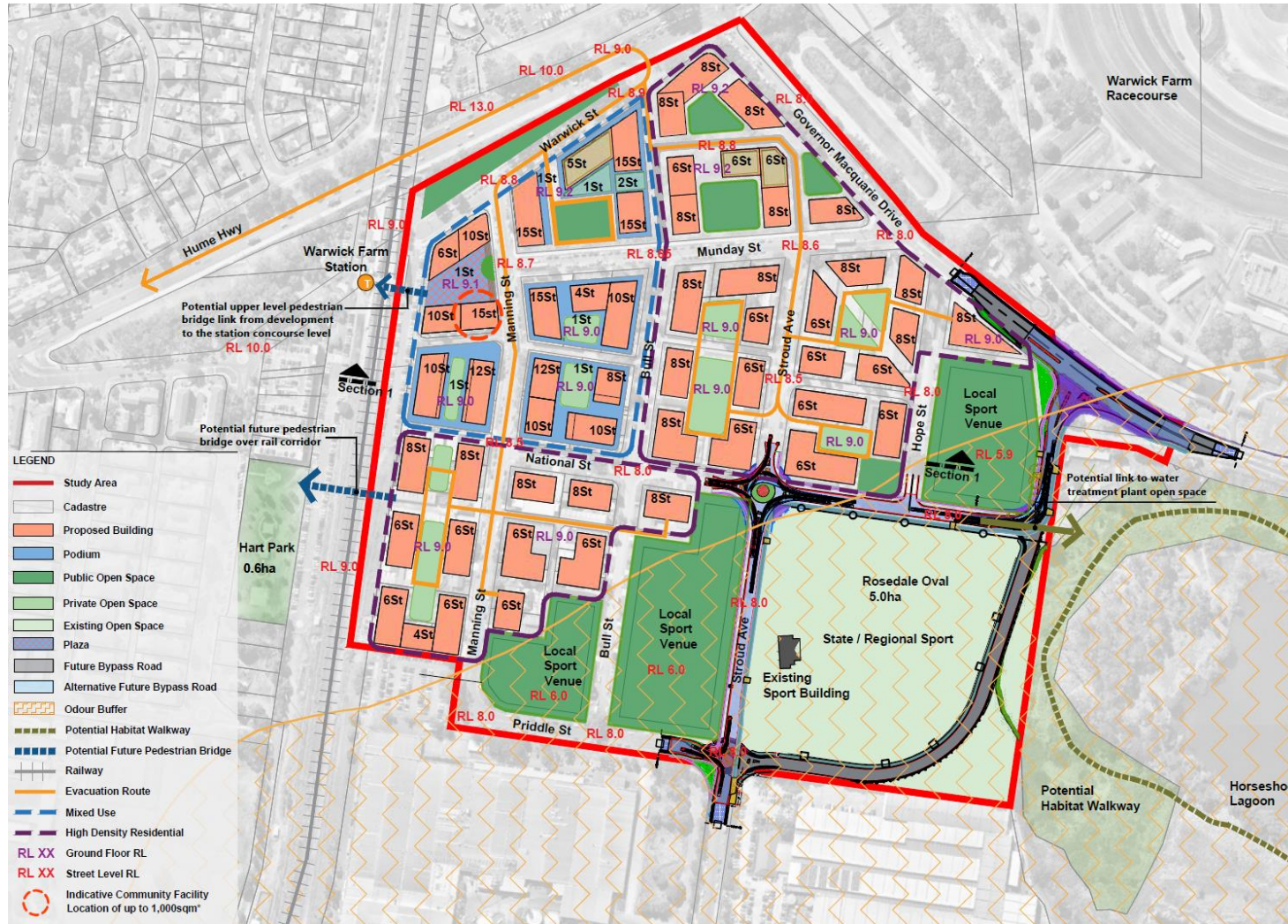


Figure 2 Warwick Farm Precinct - Structure Plan



1.2.2 Developments affected by the plan

Subject to the exemptions listed in **Section 1.2.3**, this plan applies to the following development types:

- (a) Residential accommodation development (including the subdivision of land) that would result in a net increase in residents on the land, and
- (b) Non-residential development being shop top housing development other than 'residential accommodation' that would, if approved, result in a net increase in non-residential gross floor area (GFA) on the site.¹

1.2.3 What development is exempted from contributions

This plan DOES NOT apply to development:

- (a) exempted from s7.11 contributions by way of a direction made by the Minister for Planning. Copies of the current directions are available to download from the Department of Planning, Industry and Environment website;
- (b) for the purposes of public infrastructure provided by or on behalf of State Government or Council;
- (c) for the purposes of public amenities or public services under this Plan or another contributions plan prepared under section 7.13 of the EP&A Act;
- (d) affordable housing or social housing by a social housing provider;
- (e) for works to be carried out by Sydney Water, Endeavour Energy, Telstra or equivalent water, sewer, energy or telecommunications provider; or
- (f) that in the opinion of Council does not increase the demand for the public amenities or public services included in this plan.

1.3 What are the contribution rates?

Table 1 and **Table 2** contain the rates for developments that are subject to a section 7.11 contribution under this plan. A detailed description of the demand for infrastructure and calculation of the rates is contained in **Appendix A**.

¹ GFA that was, when this plan came into effect, used for equine or racecourse administration purposes is disregarded in the calculation of net increase in GFA



Table 1 Section 7.11 contribution rates for residential development

Infrastructure category	Per resident or bed in group home/hostel	Per 1 bedroom dwelling	Per 2 bedroom dwelling	Per 3 or more bedroom dwelling
Community facilities stratum land	\$630	\$1,135	\$1,450	\$1,954
Open space and recreation facilities	\$7,133	\$12,839	\$16,406	\$22,112
Roads and active transport facilities	\$6,754	\$12,157	\$15,534	\$20,937
Drainage facilities	\$355	\$639	\$816	\$1,100
Plan administration and management	\$120	\$215	\$275	\$371
Total	\$14,992	\$26,985	\$34,481	\$46,474

Table 2 Section 7.11 contribution rates for non-residential development

Infrastructure category	Per m ² of net additional GFA for non-residential development
Roads and active transport facilities	\$599
Drainage facilities	\$9
Plan administration and management	\$8
Total	\$616

Note: GFA that was, when this plan came into effect, used for equine or racecourse administration purposes is disregarded in the calculation of net additional GFA

1.4 How to calculate a contribution amount

Any single development is subject to section 7.11 contributions for either the residential accommodation component, the increase in non-residential floorspace or both, as applicable.

1.4.1 Calculating a contribution

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

The contribution that applies to residential development is calculated using the rates shown in **Table 1**, less any allowances for assumed infrastructure demand arising from existing developments, if applicable (see below).

The contribution that applies to non-residential development is calculated using the rate shown in **Table 2**, based on the non-residential GFA.

For mixed use developments, the contribution will be the sum of the contribution for residential development (**Table 1**) and the contribution for non-residential development (**Table 2**).



Contribution demand credits for existing residential developments

For development sites that contain existing residential development or that have been subdivided for residential development, a credit for the existing infrastructure demand (based on the assumed existing population) relating to the development or site will be applied for the purpose of determining the net increase in population. The credit applied will be based on the occupancy rates in **Table 3**.

Table 3 Assumed occupancy rates for calculating contributions and demand credits

Development type	Assumed occupancy rate
Residential accommodation	
3+bedroom dwellings or vacant lot with a dwelling entitlement	3.1 persons per dwelling
2 bedroom dwellings	2.3 persons per dwelling
1 bedroom dwellings, bed-sitters, secondary dwellings, or self-contained seniors housing dwellings	1.8 persons per dwelling
Group homes, boarding houses, and hostels	1 person per bed

Source; *Liverpool Contributions Plan 2018 – Established Areas*



1.4.2 Worked examples

Worked example 1:

A proposed development on National Street involves the demolition of an existing 3 bedroom house and horse stabling facilities (over 2 lots in total) and construction of a residential flat building containing 40 x 2-bedroom apartments and 80 x 1-bedroom apartments.

40 x 2-bedroom dwellings	=	40 x \$34,481 (refer to Table 1) = \$1,379,240
Plus 80 x 1-bedroom dwellings	=	80 x \$26,985 (refer to Table 1) = \$2,158,800
<u>Less</u> 1 dwelling house	=	-\$46,474 (refer to Tables 1 & 3)
<u>Less</u> 1 lot with dwelling entitlement	=	-\$46,474 (refer to Tables 1 & 3)
Total contribution	=	\$3,445,090

Worked example 2:

A proposed development on Munday Street involves the construction of a mixed-use development containing 110 x 1-bedroom apartments, 60 x 2-bedroom apartments and 2,500 square metres of ground floor /retail commercial GFA on a vacant lot (previously B5 land).

110 x 1-bedroom dwellings	=	110 x \$26,985 (refer to Table 1) = \$2,968,350
Plus 60 x 2-bedroom dwellings	=	60 x \$34,481 (refer to Table 1) = \$2,068,860
Plus 2,500m ² of non-residential floorspace	=	2,500 x \$616 (refer to Tables 1 & 2) = \$1,540,000
Total contribution	=	\$6,577,210



2 How is a contribution imposed on a development?

2.1 Monetary contributions

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

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

The types of development subject to a contribution, and the contribution rates applying to different development types, are identified in **Tables 1** and **2** of this plan.

Accredited certifiers should also refer to **Section 2.3** of this plan as to their obligations in assessing and determining applications.

2.1.1 Adjustment to contribution rates

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that contribution rates will be adjusted over time.

Council will, without the necessity of preparing a new or amending contributions plan, make changes to the section 7.11 contribution rates set out in this plan to reflect quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

The rates will be adjusted at the date of publication of the CPI for each quarter.

At the time this plan was adopted the CPI = 119.4 (June 2021).

2.1.2 Cap on monetary contributions for residential development

The Minister for Planning has issued a Direction to Council that caps section 7.11 contributions (or s94 as it was formerly known) for residential development in areas including Warwick Farm Precinct.

The Direction requires that:

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

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



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

Consistent with the Direction, consent authorities (including accredited certifiers) shall not issue a DA consent or a CDC that requires the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or lot, unless the contribution plan is IPART-assessed and contains the associated amendments requested by the Minister or delegate.

As this plan **<has>/<has not>** been assessed by IPART, the cap of \$20,000 per dwelling/lot **<does not apply>/<applies>**.

2.2 Land contributions

This plan authorises the consent authority, other than an accredited certifier², when granting consent to an application to carry out development to which this plan applies, to impose a condition under section 7.11(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of local infrastructure to be provided by Council.

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

2.3 Obligations of accredited certifiers

2.3.1 Complying development certificates

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

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan; and
- the terms of the condition be in accordance with the following:

Contribution

The developer must make a monetary contribution to Liverpool City Council in the amount of \$[insert amount] for the purposes of the local infrastructure identified in the Warwick Farm Local Infrastructure Contributions Plan 2021

<i>Community facilities stratum land</i>	\$ [insert amount]
<i>Open space and recreation facilities</i>	\$ [insert amount]

² Note: the EP&A Act does not allow an accredited certifier other than a Council to impose a condition requiring the dedication of land free of cost.



<i>Roads and transport facilities</i>	\$ [insert amount]
<i>Drainage facilities</i>	\$ [insert amount]
<i>Plan administration and management</i>	\$ [insert amount]
<i>Total</i>	\$ [insert amount]

Indexation

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

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

Where:

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

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

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

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

Time for payment

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

Deferred payments of contributions will not be accepted.

Works in kind agreement

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

Drafting note: This will need to be updated when new standard condition for contributions is in place



2.3.2 Construction certificates

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

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

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



3 How and when can a contribution requirement be settled?

3.1 Indexing of contribution amounts in consents

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

The following formulas for indexing contributions are to be used:

Contribution at time of development consent

$$C_2 = \frac{C_1 \times \text{CPI}_2}{\text{CPI}_1}$$

Contribution at time of payment

$$C_3 = \frac{C_2 \times \text{CPI}_3}{\text{CPI}_2}$$

C_1 = Monetary contribution as shown in this contributions plan.

C_2 = Monetary contribution imposed on the development consent.

C_3 = Monetary contribution at the time that the contribution is to be paid.

CPI_4 = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics at the time that the contributions plan was prepared - i.e. June 2018 Quarter

CPI_2 = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics as at the time of granting the relevant development consent.

CPI_3 = Latest "Consumer Price Index: All Groups Index Number" for Sydney available from the Australian Bureau of Statistics at time that the contribution is to be paid.
Future reviews will not affect any consent granted in accordance with this contributions plan.

3.2 Goods and Services Tax

No Goods and Services Tax (GST) is applicable to the payment of contributions made under Section 7.11 of the EP&A Act.

3.3 Timing of payments

Monetary contributions are required to be paid to Council prior to the issuing of the Construction Certificate, whether by Council or a private certifier, except in the case of a CDC when monetary contributions must be paid to the Council prior to work commencing.



Note: For a development application not involving subdivision, and having a capital investment value of \$10 million or more, timing of payment will be in accordance with the Minister's direction dated 25 June 2020 which can be accessed on the website of the Department of Planning, Industry and Environment. The direction requires that until 25 September 2022 the contribution for these developments must be paid before the issue of the first occupation certificate in respect of any of the buildings to which the consent relates. After 25 September 2022, payment will be made in accordance with the above.

3.4 Deferred payments

Council will allow payment of contributions to be deferred in the following cases only:

- Where the applicant has the intention and ability to provide a material public benefit in part or to full satisfaction of a condition imposed by development consent; or
- In other circumstances, to be outlined in writing by the applicant and determined formally by Council on the merits of the case.

Deferred payments as outlined above are acceptable only where an unconditional bank guarantee is provided for the amount deferred. Bank guarantees will be accepted on the following conditions:

- The bank guarantee must carry specific wording, for example, a description of the development, address, development application number and staging where applicable;
- The bank guarantee will be for the contribution amount plus the estimated amount of compound interest foregone by Council for the anticipated period of deferral (Refer to the formula below).
- Council may call up the bank guarantee at any time without reference to the applicant, however, the guarantee will generally be called up only when cash payment has not been received, and land is not dedicated, or material public benefit not provided by the end of the period of deferral;
- The period of deferral must be for a limited time only as agreed where land is to be dedicated or a material public benefit is to be provided. In merit cases, the period of deferral will be as approved by Council. The period of deferral may be extended subject to providing a renewed bank guarantee, which includes anticipated future interest; and
- Council will discharge the bank guarantee when payment is made in full by cash payment, land transfer or by completion of works in kind.

The following formula to be applied to all bank guarantees for contributions is:

Guarantee Amount = $P + P (C I \times Y)$, where:

P = Contribution due.

C I = Compound interest rate comprised of Council's estimate over the period plus 3 percent (allowance for fluctuations).

Y = Period of deferral (years).



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

Warwick Farm Precinct's flooding constraints and the likely strong link between earthworks on proposed open space and the need to use that fill to raise the level of roads and sites to enable flood-free access, means that the provision of works in kind by developers is likely to be a critical means of providing the local infrastructure needed in the Precinct.

Council will consider offers by developers to provide works or dedicate land contained in this plan's works schedule.

Where works and / or land identified in the contributions plan are proposed to be provided in conjunction with the development, Council will consider such offers in accordance with Council's Development Contributions Land Dedication and Works in Kind Policy.

If applicable, and only if acceptable to Council, the value of land transfer or works in kind may be used to offset the monetary contribution otherwise applicable to the development under this plan.

The value of the offset will be as agreed with Council in accordance with the value of the works identified in the plan in **Appendix B**. Applicants will be required to provide details of the works to be undertaken, financial guarantees, bank guarantees and administration.



4 Other administration matters

4.1 Relationship of this plan to other contributions plans

Liverpool Contributions Plan 2018 – Established Areas (as amended) does not apply to development to which this plan applies.

Drafting note: *Liverpool Contributions Plan 2018 – Established Areas* will need to be amended to exclude the land to which the Warwick Farm contributions plan applies.

4.2 Pooling of contributions funds

Council will administer money obtained from the contributions and make decisions on the funding and provision of the projects in accordance with the EP&A Act and EP&A Regulation.

The funds collected under this plan may be pooled for projects and applied progressively for those purposes, the priorities of which will be determined by the various Council strategies for purposes and by the timing and scale of development in the Warwick Farm Precinct.

Council's ability to forward fund services and amenities identified in this plan is very limited. Consequently, their provision is largely contingent upon the availability of contributions funds. The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the Works Schedule (**Appendix B**).

4.3 Review of plan

Council will review the contributions plan on a regular basis. The review process will canvass the following, where data is available:

- Development activity in terms of latest information on net additional dwellings and populations;
- Likely total development activity to be experienced in the future;
- Progress in the delivery of public facilities and amenities identified in the schedules of facilities
- Modification of facility concepts, changes in anticipated facility costs, facility timing and land values;
- Annual contributions received and expenditure information;
- Any other factors likely to affect the delivery of works identified in this contributions plan; and
- Changes resulting from amendments to Liverpool DCP 2008 or Liverpool LEP 2008.

Any significant reviews of this contributions plan must be undertaken in accordance with the EP&A Act and EP&A Regulation and placed on public exhibition for a period of 28 days. The nature of the proposed changes and reasons for these changes would be clearly outlined as part of the exhibition.



Contributions will be adjusted, taking account of more recent information and, where relevant, the following:

- Consumer Price Index;
- Annual changes in land values;
- Actual costs of completed works;
- Reviewed costs yet to be completed works and land acquisition;
- Adjustment in projected project management and contingency costs associated with works; and
- Management and legal costs associated with land acquisition.

4.4 Accountability and access to information

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

The register will be maintained at regular intervals and will include the following:

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

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



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

A1 Infrastructure Demand and the Calculation of Rates

This section explains the infrastructure required to meet the demand of the expected development in the Warwick Farm Precinct. It is proposed to be transformed from a low to medium residential development area characterized by horse stabling and racecourse related uses to a high density residential, retail and other services area, as shown in the Structure Plan.

The local infrastructure necessary to support the future urban development of the Precinct has been identified during the preparation of the Structure Plan based on various technical studies and infrastructure cost assessments.

A1.1 Development in the Warwick Farm Precinct

A1.1.1 Existing development

The Precinct has a site area of approximately 28ha and existing development comprises low and medium density housing, and Rosedale Oval, a premier sporting oval with playground, amenities building and cricket pitch. The Precinct contains no existing retail or community facilities (**Figure A1**).

At the time of this plan's preparation, there are an estimated 56 low density dwelling lots in the Warwick Farm Precinct. For the purpose of calculating contribution credits, these lots can accommodate a population of 174 residents on average, notwithstanding existing land uses. There are also estimated to be 23 medium density R3 dwellings opposite the train station, which are estimated to accommodate a population of 71 residents.

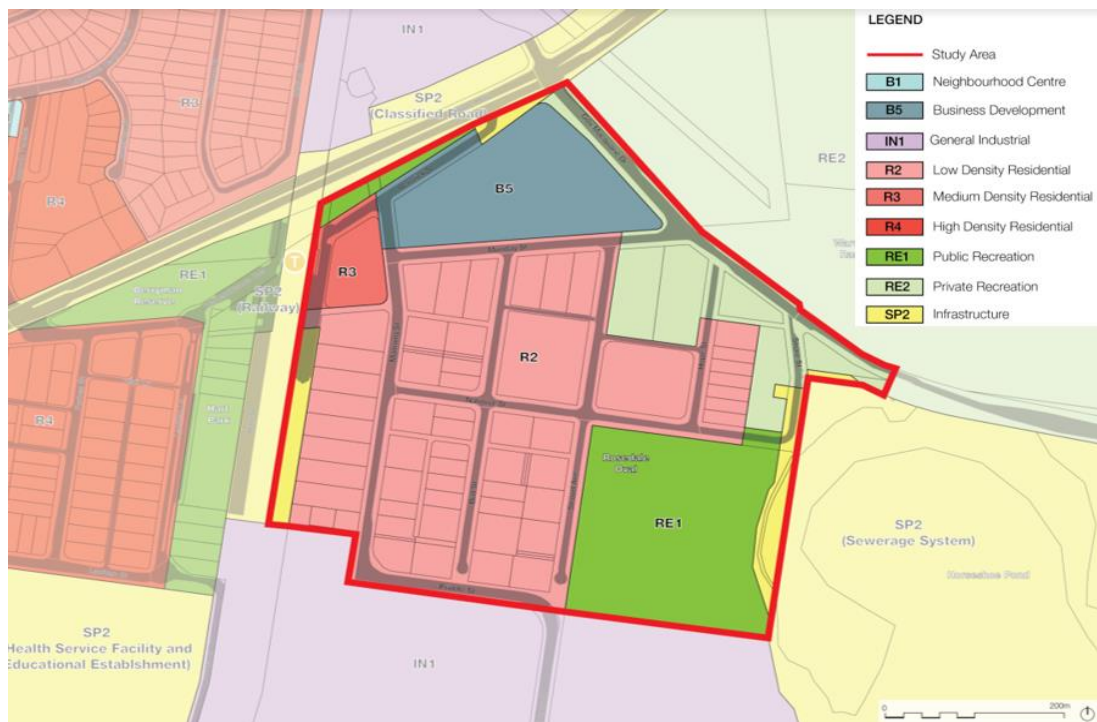


Figure A1 Existing zonings prior to new development -Warwick Farm Precinct

The sum of these existing population estimates (245 residents) have been accounted for in calculating the contributions for infrastructure by the new development. This is necessary because credits for the existing dwellings or dwelling entitlements will be afforded to developers of these sites in determining contributions payable under the plan.

The B5 site (as also shown in **Figure A1**) is undeveloped at the time of this plan’s preparation, and so no adjustment needs to be made for existing non-residential floorspace in calculating contributions for the Precinct.

A1.1.2 Expected residential development and population growth

The Structure Plan proposes the development of 3,224 high density residential dwellings or approximately 274,053 m² of residential GFA (**Table A1**).

An average household size of 2.29 people has been used to forecast the future population of the Warwick Farm Precinct, based on the proposed number of dwellings¹. The future population of the Precinct is forecast to be 7,383 residents.

To calculate contributions, the net increase in population is assumed to be 7,138 residents, with contribution credits for existing development accounted for (as explained in **Section A1.1.1**).

Table A1 Forecast residential development yield

Residential GFA (m²)	No. of Dwellings	Average household size	Forecast population	Existing residents (for credits)	Net increase in population for contributions
274,053	3,224	2.29	7,383	245	7,138

The future population is expected to be² :

- highly culturally diverse, with 54% of people in the neighbouring high density suburb of Liverpool born overseas and 65% speaking a language other than English at home.
- Relatively more disadvantaged compared to the average Liverpool City resident with affordable housing a high priority in the area
- Characterized by a higher proportion of people living alone who need communal and public spaces that facilitate chance meetings and social interaction.
- Largely characterized by a ‘young workforce’ likely to be working during the daytime and needing community, recreation and exercise spaces for night-time activities.

¹ Draft Community Needs Assessment – Warwick Farm Structure Plan March 2020, CRED Consulting

² CRED Consulting, p 14

- Living in high density apartments and needing communal rooms in high rise buildings for social and other gatherings.

Accordingly, the new population will demand a range of social infrastructure facilities which support its social, recreation and health needs, as well as a new road network and drainage facilities that properly cater for accessibility and connectivity to services, and address flooding risk.

A1.1.3 Expected non-residential development and employment growth

Approximately 20,109 m² of retail and commercial GFA is anticipated in the Warwick Farm Precinct Structure Plan. The B4 Mixed Use zoning aims to provide for a ground floor retail offering along the western portion of the Precinct, including a supermarket and cafes. The inclusion of retail options provides convenience service retail potential for the existing population, as well as providing employment opportunities. This type of development will contribute to the demand for new and upgraded transport and drainage infrastructure in the Precinct.

Although no employment forecasts are available for the Precinct specifically, commercial development will contribute to the Council's economic growth target of 2,500 new jobs a year to 2029³. It will also contribute to the need for the Western City District to accommodate more than 1.54 million m² of additional retail floor space over the next 20 years⁴.

A1.2 Infrastructure requirements to meet demand

A1.2.1 Community facilities

The need for community facilities to meet the needs of the new population was determined by Cred Consulting in its Community Needs Assessment. Cred found that:

- There are no community facilities within 400m of the site.
- Within 800m of the site, there is the Warwick Farm Community Hub, which is leased to a service provider, and is not available for general community hire.
- There are a further 18 community facilities within 2km of the site, including the Liverpool Public Library, a relatively new facility.
- Based on Liverpool City Council adopted benchmarks, there is a need for 1 neighbourhood centre per 5,000 people and 1 multipurpose facility for every 10,000-20,000 people.
- There is also a need for a branch library for every 10,000-15,000 people with a provision need of 42 m² of floorspace per 1,000 people (300 m² for 7,138 people).
- There is a further need for mobile library services to be provided at a threshold of 2,500 residents.

³ Connected Liverpool 2040 - Local Strategic Planning Statement – A Land Use Vision to 2040 (p 51)

⁴ Greater Sydney Commission, Western City District Plan, March 2018 (updated), p 94

Cred identified how the location of the train station within the Precinct means that would be best practice to locate district level community facilities nearby the station. For the entire future population of up to 15,140 people for the Warwick Farm suburb (forecast.id), Cred has recommended a district level multipurpose facility of around 1,200 m².

The Structure Plan includes 1,000 m² of multipurpose community facility floorspace to be provided in a mixed use multi-storey building. The facility is shown adjacent to the station, but the position is indicative only. Reflecting the definition of essential works in the IPART Practice Note⁵, the cost included in the plan is the cost of acquiring a stratum in a new building that would later be fitted out using other funding sources.

The plan apportions the full cost of the facility to new development in the Warwick Farm Precinct as the Precinct population generates the need for half of a district level facility alone⁶. The study⁷ also recommended a branch library should also be delivered to the suburb in the longer term, however the library is not levied for under this plan.

A1.2.2 Open space and recreation facilities

The Cred study⁸ identified a need for high quality, multipurpose recreation and open spaces that meet the needs of and consider the barriers faced by a high density and diverse population.

The existing open space in proximity to the Precinct include:

- Rosedale Oval is contained within the site
- There are approximately 4 open spaces within 800m of the site, equal to around 8.94 ha.
- There are a number of District and Regional level parks and open spaces accessible within 2km of the site, including Hart Park 450m from the site, over the railway line.
- The Georges River Regional Open Space Corridor has been identified as a major project that has attracted state government level interest.

The study recommended:

- 1-2 new local parks (development scenario dependent) as Council identified an oversupply of district open space in the Warwick Farm suburb,
- 1-2 outdoor multipurpose courts,
- One double playing field (2 fields in total), and
- Increasing the size of the existing playground at Rosedale Oval to accommodate older children between 5 to 11 years.

⁵ Secretary's Practice Note, Local Infrastructure Contributions, January 2018

⁶ CRED Consulting, benchmarking for community floorspace.

⁷ CRED Consulting March 2020

⁸ Draft Community Needs Assessment 2020, CRED Consulting

The Structure Plan allows for open space as follows (Figure A2):

- A total of 0.57 ha of privately owned and maintained space (Items 3,5,6,7 and 8) that will be accessible to the public,
- 1.04 ha to the north of Rosedale Oval (Item 4), providing a new local sport venue with sports field, multipurpose court, BBQ, and picnic shelters, and
- 2.36 ha to the west of Rosedale Oval (Items 1 and 2), providing two new local sport venues with sports field(s), multipurpose court, BBQ and picnic shelters, and natural based play spaces.

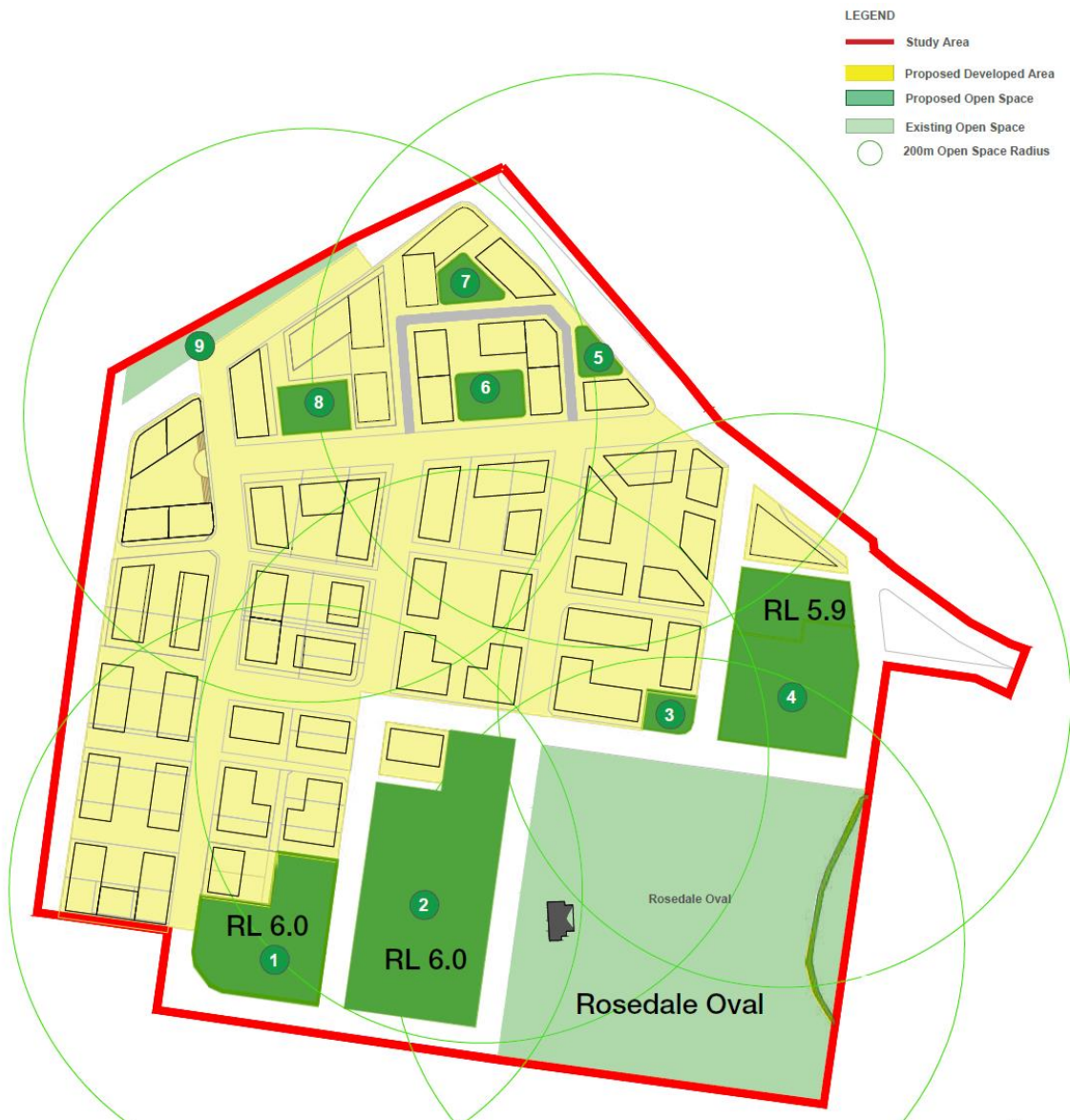


Figure A2 Structure Plan open space

A potential new pedestrian bridge over the railway line would also allow residents to access Hart Park (0.6 ha) just outside the Precinct in the southwest.

The Structure Plan also identified the need for a new stormwater pipeline to be introduced to the future local sport venues around Rosedale Oval to drain the areas during a flood event.

For this plan, only the embellishment costs of the items 3, 5, 6, 7 and 8 have been included as the land will remain in private ownership.

The cost of providing open space and recreation infrastructure within the Precinct are wholly apportioned to residential development, given that there will be little demand for these facilities from the limited amount of planned non-residential development.

A1.2.3 Roads and transport facilities

The proposed high density residential and retail development will place significant pressure on the existing road network. Accordingly, the plan includes a series of new roads and intersections, road upgrades, and pedestrian bridges to cater for the needs of the new development. The proposed infrastructure was analysed in a traffic and transport study by SCT Consulting.⁹

Any new transport infrastructure must account for the significant flood risk in the Precinct. The Structure Plan includes raising the finished floor levels of future development sites and the associated connecting roads above the 1 in 100 Average Recurrence Interval (ARI). Raising the street level for roads is included in the roadwork cost estimates in this plan.

The road network through the Precinct is grid like with the only access points at Governor Macquarie Drive (a main connector road to the Hume Highway) in the north and Scrivener Street in the south. This means that the Precinct carries a high volume of heavy vehicle traffic from the industrial precinct immediately to the south via Manning and Priddle Streets. To improve the local amenity for future residents, Council resolved to construct a bypass road around Rosedale Oval to divert industrial traffic around the Precinct.

Other proposed transport facilities in the plan are:

- Extra traffic / turning lanes on Hume Highway and Governor Macquarie Drive that are needed to maintain intersection levels of service at satisfactory standard;
- Five new laneways, 4 north of Munday Street and 1 west of Manning Street,
- Road upgrades to existing local roads;
- A roundabout intersection at Stroud Avenue and Priddle Street
- A signalised intersection at Governor Macquarie Drive and the bypass road (Shore Street) with road widenings on intersection approaches;
- A pedestrian bridge to the train station with a ramp one side; and
- A pedestrian bridge to Hart Park, which is located just to the southeast of the Precinct, with ramps both sides.

⁹ Warwick Farm Structure Plan Planning Proposal – Traffic and Transport Impact Assessment (June 2020), SCT Consulting

The cost of the traffic facilities will be apportioned to both residential and non-residential development. The traffic study identified the traffic impacts of both the future background growth of traffic (not associated with the proposed Structure Plan) and the impacts associated with the proposed development. The modelling showed that the Structure Plan development will generate 1,104 vehicle trips in the AM peak and 1,124 trips in the PM peak.

The distribution between residential and non-residential trips in the study area based on the updated structure plan is summarised below:

Table A2 Total net vehicle trip generation for Warwick Farm Precinct

Land use	Total net vehicle trips			
	AM Peak	%	PM Peak	%
Residential	892	81	858	76
Retail	87	19	181	24
Office	125		85	
Total	1,104	100	1,124	100

Source: SCT Consulting, Warwick Farm Structure Plan Planning Proposal Traffic and Transport Impact Assessment, Table 5-3, as modified by email dated 20 August 2021 from SCT Consulting for Updated Warwick Farm Structure Plan

The modelling shows that the generation of vehicle trips are split similarly between the residential and non-residential land uses for both morning and afternoon peaks – i.e. a range 81/19 and 76/24 percent. For the purpose of the calculation of contributions in this plan, the costs associated with the roads and active transport facilities required by the Precinct will be split 80% to residential development and 20% to non-residential development.

evacuation route from the residential blocks. Two separate paths would lead from each block and head north along rising street levels to the high point of the Precinct at the northern corner of 240 Governor Macquarie Drive.

The:

- path of the evacuation routes,
- the streets that are shown with raised levels and which are to be funded under this plan, and
- the local infrastructure facility items, their cost and location in the Precinct

are shown in **Appendix B**.

The costs of the flood mitigation works and drainage are first apportioned between residential development and non-residential development based on the relative total forecast floorspace of both types of development. Then, the residential contribution will be calculated on a per additional person basis, while the non-residential contribution will remain as a cost per additional GFA (m²).

A1.2.5 Plan administration and management

There are significant costs associated with administering funds collected and expended in accordance with this plan. Both the plan preparation, review and implementation aspects of contributions are administered by staff within Council and involve the commissioning of various technical studies and external advice. A core team of employees are engaged to provide support in coordinating such a process, as well as to prepare status reports, review relevant data, and liaise with other Council staff and external agencies.

The estimated plan administration and management costs are based on the Independent Pricing and Regulatory Tribunal (IPART) benchmark of an allowance equivalent to 1.5% of the cost of capital works identified in the plan. The costs have been apportioned across all development in the Precinct.

A2 Calculation of Contribution Rates

A2.1 Infrastructure cost estimates

The capital works estimates are based on an assessment of item specifications and costs by quantity surveyors, Mitchell Brandtman in June 2020:

The land cost rates are based on a valuation of the land acquisition requirements for each infrastructure item by Atlas Urban Economics in June 2020.

A2.2 Contribution calculations

A2.2.1 Residential contributions

Community, Open Space and Recreation for community facilities and open space and recreation categories, the contribution per resident is based on the following formula:

$$\text{Contribution per resident (\$)} = \sum \frac{\text{Costs of the infrastructure category (\$)}}{\text{Net additional residents (7,138)}}$$

Roads and Transport

For road and active transport the contribution is based on 80% of the total cost being apportioned to residential development. The contribution per resident is based on the following formula:

$$\text{Contribution per resident (\$)} = \sum \frac{\text{Costs of the infrastructure category (\$)} \times 80\%}{\text{Net additional residents (7,138)}}$$

Drainage and Flood Management

For drainage and flood management the residential contribution is first apportioned between residential development and non-residential development based on the relative total forecast floorspace of both types of development. There is expected to be 274,053 m² (93.2%) of residential GFA and 20,109 m² (6.8%) of commercial/retail GFA in the Precinct. The contribution per resident is based on the following formula:

$$\text{Contribution per resident (\$)} = \sum \frac{\text{Costs of the infrastructure category (\$)} \times 93.2\%}{\text{Net additional residents (7,138)}}$$

A2.2.2 Non-residential contributions

Roads and Active Transport

For roads and active transport, the contribution is based on 20% of the total cost being apportioned to non-residential development. The contribution per additional m² of GFA is based on the following formula:

$$\text{Contribution per m}^2 \text{ of GFA (\$)} = \sum \frac{\text{Costs of the infrastructure category (\$)} \times 20\%}{\text{Net additional non-residential floorspace (20,109)}}$$

Drainage and Flood Management

For drainage and flood management the contribution is first apportioned between residential development and non-residential development based on the relative total forecast floorspace of both types of development. There is expected to be 274,053 m² (93.2%) of residential GFA and 20,109 m² (6.8%) of commercial/retail GFA in the Precinct.

The contribution per additional m² of GFA is based on the following formula:

$$\text{Contribution per m}^2 \text{ of GFA (\$)} = \sum \frac{\text{Costs of the infrastructure category (\$)} \times 6.8\%}{\text{Net additional non-residential floorspace (20,109)}}$$

A3 Staging of development and open space

The Structure Plan provides for an increase of approximately 39,603m² of open space to meet the needs of the future population. The additional open space will be delivered as either public open space, or private open space which is publicly accessible.

The larger areas of open space are proposed to be zoned RE1 Public Recreation and are to be acquired and embellished under this contributions plan.

These larger areas are also integral to the creation of developable land in the precinct in a staged fashion, as shown in Figure A4 and discussed below.

Figure A4 shows the proposed staging for the Structure Plan.



Figure A4 Staging Plan

The delivery of each Stage 1, 2 and 3 is contingent on the development contributions from each development being used by Council to purchase the corresponding RE1 zoned open space. That is, the contributions raised from the approval of Stage 1 (orange) are used to acquire the open space land identified as 1 (green) and so forth.

The future open space land will have a dual drainage and recreation purpose, the former involving excavating the sites to form dry detention basins that will provide water storage for storm events. The excavated material will then be used as fill in the corresponding development area stage to elevate the roads to provide for future flood free evacuation routes.

If developed as a full Stage 1, 2 or 3, the contributions generated are sufficient to fund the purchase of and embellish the open space allocated to each stage, ensuring that Council will not be left out of pocket as development progresses. In this regard, a developer will need to consolidate all parcels in a Stage before proceeding, unless other arrangements suitable to Council are approved.



APPENDIX B: INFRASTRUCTURE SCHEDULE AND LOCATION MAP

Warwick Farm Precinct
Works Schedule - August 2021
Roads and active transport facilities



Map Ref.	Item Description	Land Area (m ²)	Unit	Quantity Required	Unit Cost Rate	Cost	Cost (Indexed to base period of plan)	Indicative Timing
Roads and active transport - Land acquisition								
20	Bypass Road from Priddle Street to Governor Macquarie Drive	5,670	Lineal Metre	455	600	\$3,400,000	\$3,400,000	To be confirmed
	Land severed by bypass	9,842	Item	1	599	\$5,900,000	\$5,900,000	To be confirmed
Subtotal - land acquisition		15,512				\$9,300,000	\$9,300,000	
Roads and active transport - Capital works								
1	Road No.1 - Warwick Street Upgrade	3,480	Lineal metre	174	\$11,305	\$1,967,070	\$1,967,070	Stage 1
2	Road No.2 - Munday Street Upgrade	6,120	Lineal metre	306	\$13,085	\$4,004,000	\$4,004,000	Stage 1
3	Road No.3 - Manning Street Upgrade	7,140	Lineal metre	357	\$14,518	\$5,183,000	\$5,183,000	Stage 2
4	Road No.4 - Bull Street Upgrade	3,180	Lineal metre	159	\$12,201	\$1,940,000	\$1,940,000	Stage 2
5	Road No.5 - Stroud Avenue Upgrade	3,660	Lineal metre	183	\$11,645	\$2,131,000	\$2,131,000	Stage 2
6	Road No.6 - National Street Upgrade	2,180	Lineal metre	109	\$14,734	\$1,606,000	\$1,606,000	Stage 2
7	Road No.7	1,140	Lineal metre	75	\$14,693	\$1,102,000	\$1,102,000	Stage 3
8	Road No.8	540	Lineal metre	90	\$9,689	\$872,000	\$872,000	Stage 3
9	Road No.9	600	Lineal metre	100	\$9,200	\$920,000	\$920,000	Stage 2
10	Road No.10	432	Lineal metre	72	\$9,111	\$656,000	\$656,000	Stage 1
11	Road No.11	450	Lineal metre	75	\$9,400	\$705,000	\$705,000	Stage 1
12	Road No.12	690	Lineal metre	115	\$8,809	\$1,013,000	\$1,013,000	Stage 1
14	Road No.14	540	Lineal metre	90	\$9,311	\$838,000	\$838,000	Stage 2
15	Road No.15 - Warwick Street Upgrade	940	Metre squared	47	\$12,255	\$576,000	\$576,000	Stage 1
16	Road No.16	444	Metre squared	74	\$9,554	\$707,000	\$707,000	Stage 2
17	Road No.17	540	Metre squared	90	\$9,311	\$838,000	\$838,000	Stage 2
18	Pedestrian Bridge (18)	2,780	Metre squared	50	\$60,540	\$3,027,000	\$3,027,000	To be confirmed
18 (1)	Ramp on one side	360	Lineal metre	120	\$5,608	\$673,000	\$673,000	To be confirmed
19	Pedestrian Bridge (19)	210	Item	70	\$70,157	\$4,911,000	\$4,911,000	To be confirmed
19 (1)	Ramp on both sides	720	Item	240	\$5,608	\$1,346,000	\$1,346,000	To be confirmed
20	Bypass Road	9,241	Item	477	\$10,541	\$5,028,000	\$5,028,000	To be confirmed
21	Roundabout intersection Upgrade between Priddle Street and Stroud Avenue		Item	1	\$1,660,000	\$1,660,000	\$1,660,000	To be confirmed
22	Signalised Intersection Upgrade between Shore Street and Governor Macquarie Drive		Item	1	\$2,493,000	\$2,493,000	\$2,493,000	To be confirmed
23	Scenario 4 - Intersection Upgrade between Hume Highway and Governor Macquarie Drive		Item	1	\$2,721,000	\$2,721,000	\$2,721,000	To be confirmed
24	Scenario 4 - Left In/Left Out Intersection Upgrade between Munday Street and Governor Macquarie Drive		Item	1	\$2,455,000	\$2,455,000	\$2,455,000	Stage 1
25	Scenario 4 - Widening of Shore Street and Governor Macquarie Drive		Item	1	\$1,588,000	\$1,588,000	\$1,588,000	To be confirmed
Subtotal - capital works						\$50,960,070	\$50,960,070	
Total cost - roads and transport						\$60,260,070	\$60,260,070	

Warwick Farm Precinct
Works Schedule - August 2021
Social Infrastructure facilities



Map Ref.	Item Description	Land Area (m ²)	Works (Unit)	Quantity Required	Unit Cost Rate	Cost	Total Cost (Indexed to base period of plan)	Indicative Timing
Community facility - land acquisition								
L	Multipurpose Community Facility	1,000	Item	1	-	\$4,500,000	\$4,500,000	Stage 3
Total cost - community facility						\$4,500,000	\$4,500,000	
Open space - land acquisition								
1	Local Sport Venue 1	7,200	m ²	7,200	\$1,181	\$8,500,000	\$8,500,000	Stage 3
2	Local Sport Venue 2	16,360	m ²	16,360	\$1,082	\$17,700,000	\$17,700,000	Stage 1
4	Local Sport Venue 4	10,374	m ²	10,374	\$1,070	\$11,100,000	\$11,100,000	Stage 2
Subtotal - land acquisition		39,603				\$37,300,000	\$37,300,000	
Open space - embellishment								
1	Local Sport Venue 1	7,200	m ²	7,200	\$440	\$3,171,000	\$3,171,000	Stage 3
2	Local Sport Venue 2	16,360	m ²	16,360	\$354	\$5,786,000	\$5,786,000	Stage 1
3	Open Space 3	910	m ²	910	\$292	\$266,000	\$266,000	Stage 2
4	Local Sport Venue 4	10,374	m ²	10,374	\$337	\$3,501,000	\$3,501,000	Stage 2
5	Open Space 5	690	m ²	690	\$299	\$206,000	\$206,000	Stage 1
6	Open Space 6	1,480	m ²	1,480	\$490	\$725,000	\$725,000	Stage 1
7	Open Space 7	1,014	m ²	1,014	\$292	\$296,000	\$296,000	Stage 1
8	Open Space 8	1,575	m ²	1,575	\$274	\$431,000	\$431,000	Stage 1
Subtotal - embellishment						\$13,614,000	\$13,614,000	
Total cost - open space						\$50,914,000	\$50,914,000	

Warwick Farm Precinct
 Works Schedule - August 2021
 Drainage facilities



Map Ref.	Item Description	Land Area (m ²)	Works (Unit)	Quantity Required	Unit Cost Rate	Cost	Total Cost (Indexed to base period of plan)	Indicative Timing
Drainage - capital works only								
1	Local Sport Venue 1	7,200	m ²	7,200	\$80	\$577,000	\$577,000	Stage 3
2	Local Sport Venue 2	16,360	m ²	16,360	\$80	\$1,311,000	\$1,311,000	Stage 1
4	Local Sport Venue 4	10,374	m ²	10,374	\$80	\$831,000	\$831,000	Stage 2
Total cost - drainage						\$2,719,000	\$2,719,000	



LEGEND

- Study Area
- XX Road to be Raised
- XX Proposed New Public Open Space
- Existing Open Space
- Evacuation Route
- ▬▬▬▬ Potential Future Pedestrian Bridge
- Railway
- RL XX Ground Floor RL
- RL XX Street Level RL
- Indicative Community Facility Location of up to 1,000sqm*
- Signalised Intersection

