



northern
beaches
council



Frenchs Forest Town Centre Contributions Plan 2022



Frenchs Forest Town Centre Contributions Plan 2022

Prepared for



By



ABN 39 585 262 237

A Level 10, 70 Pitt Street, Sydney 2000 P GPO Box 5013, Sydney
NSW 2001



glnplanning.com.au





Table of Contents

Glossary of terms and abbreviations	1
Plan summary	3
Summary of contribution rates	4
Summary of local infrastructure	5
How to use this plan	6
1 Is a contribution required?	7
1.1 Name and purposes of this plan	7
1.2 Where this plan applies	7
1.3 What development does this plan apply to?	7
1.4 What development is exempted from contributions?	8
1.5 What contribution type applies to different developments?	8
2 Calculating the contribution amount	10
2.1 Residential accommodation development	10
2.2 Non-residential development	11
2.3 Mixed-use development	12
2.4 Worked examples	13
3 Imposing the contribution	16
3.1 Monetary contributions	16
3.2 Land contributions	16
3.3 S7.11 contributions will be imposed in accordance with indexed rates	16
3.4 Obligations of accredited certifiers	17
3.4.1 Complying development	17
3.4.2 Construction certificates	17
4 Paying the contribution	18
4.1 When to pay	18
4.2 Indexation of the contribution amounts in consents	18
4.3 Deferred payments	19
4.4 How to pay	19
4.5 Alternatives to monetary contributions	19
5 Other administration matters	21
5.1 Relationship of this plan to other contributions plans	21
5.2 Transitional arrangements	21
5.3 Pooling of contributions funds	21
5.4 Accountability and access to information	21



5.5	Review of contributions plan	22
-----	------------------------------	----

Tables

Table 1	Key matters addressed in the plan	3
Table 2	Section 7.11 contribution rates for NBHP residential development	4
Table 3	Section 7.11 contribution rate for NBHP non-residential development	5
Table 4	Summary of proposed infrastructure costs	6
Table 5	Assumed occupancy rates for calculation of contributions and demand credits	10

Figures

Figure 1	Contribution catchment	8
----------	------------------------	---

Appendices

Appendix A:	Infrastructure schedule and location maps
Appendix B:	Infrastructure demand and the calculation of the contribution rates
Appendix C:	Credit list



Glossary of terms and abbreviations

Words and phrases used in this plan have the same meaning as the terms defined in the relevant local environmental plan applying to a development site, or the Environmental Planning and Assessment Act 1979, except as provided for below.

bedroom means any room or space within a dwelling capable of being used as or converted to a bedroom as determined by Council

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 Northern Beaches Council

developer means the person having the benefit of a development consent for the time being

DPE means the Department of Planning and Environment

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

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

GFA means gross floor area and is defined in the relevant local environmental plan applying to the land the subject of a DA or CDC affected by this plan

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

Minister means the NSW Minister for Planning and Minister for Homes

planning agreement means a voluntary agreement referred to in section 7.4 of the EP&A Act with the relevant planning authority

public housing has the same meaning as in the Housing Act 2001

residential accommodation means any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (baa) co-living housing,
- (c) dual occupancies,
- (d) dwelling houses,



- (e) group homes,
- (f) hostels,
- (faa) independent living units,
- (g) residential flat buildings,
- (h) multi dwelling housing,
- (i) semi-detached dwellings,
- (j) a group of self-contained dwellings that is seniors housing,
- (k) shop top housing.

social housing provider means any of the following:

- (a) the New South Wales Land and Housing Corporation constituted by the Housing Act 2001,
- (b) a registered community housing provider within the meaning of the Community Housing Providers National Law (NSW),
- (c) the Aboriginal Housing Office constituted by the Aboriginal Housing Act 1998,
- (d) a registered Aboriginal Housing organisation within the meaning of the Aboriginal Housing Act 1998,
- (e) a provider of special disability accommodation under the National Disability Insurance Scheme Act 2013 of the Commonwealth,
- (f) not used,
- (g) a not-for-profit organisation that is a direct provider of rental housing to tenants.



Plan summary

The Northern Beaches Hospital Precinct (NBHP) is to be redeveloped over the next 20 years. A new town centre will be located at the Forest High School site. Council's NBHP Structure Plan adopted in 2017, identifies the staged delivery of approximately 5,360 new dwellings and 2,981 new jobs in three phases.

The Department of Planning and Environment is leading the rezoning of Phase 1 which is land centred around the hospital and in the Frenchs Forest Place Strategy to accommodate approximately 2,000 dwellings and 1,435 jobs. **The increase in demand for local infrastructure created by only the Phase 1 development is addressed in this plan.**

Developers of land will be required to make monetary contributions toward the provision, extension, or augmentation of local infrastructure to meet those increased demands. This will be done by contributions being imposed on developments under section 7.11 (s7.11) of the Environmental Planning and Assessment Act 1979, in accordance with this plan.

This plan authorises a consent authority – whether it is Northern Beaches Council, a planning panel, or a private certifier – to require contributions of land, money or both from developers of land to provide for extra local infrastructure needed by new development at the NBHP.

Monetary contribution requirements are based on the contribution rates included in Tables 2 and 3 of this plan. Explanation of how the contribution rates were determined is contained in Appendix B of the plan.

Accredited certifiers (including private certifiers) are responsible for calculating the contribution for complying development as shown in this plan and imposing a condition in the complying development certificate. Details of the responsibilities of private certifiers are included in section 3.4.

This plan also includes information on the following matters:

Table 1 Key matters addressed in the plan

Matter	Section of plan
The contribution rates to be used in calculating contribution amounts	Tables 2 and 3
Development that is exempted from contributions or levies	Section 1.4
How to calculate a contribution amount for any individual development, including worked examples	Section 2.0
When contributions are to be paid	Section 4.1
How contribution rates and amounts will be adjusted for inflation	Section 4.2
How to pay a contribution	Section 4.4
The infrastructure to be funded by the plan, including costs, location, staging and priority	Appendix A



Matter	Section of plan
How the s7.11 contribution rates were derived	Appendix B
Transitional arrangements for applications lodged but not yet determined when the plan commenced	Section 5.2
Alternative ways of settling a contributions obligation, other than by paying money	Section 4.5

Summary of contribution rates

The contribution rates that apply to development are as shown Tables 2 and 3.

Residential accommodation development creating additional population

Residential accommodation developments that provide for additional residents will be levied a s7.11 contribution. Where the development includes both residential and non-residential components, a s7.11 contribution will be levied for the both the residential and non-residential components.

Table 2 Section 7.11 contribution rates for NBHP residential development

Infrastructure category	Per resident*	Per boarding house room	Per self-contained seniors living dwelling	Per 0 or 1 bedroom dwelling, 0 or 1 bedroom secondary dwelling	Per 2 bed dwelling, or 2 bedroom secondary dwelling	Per 3+ bedroom dwelling
Open space land	\$2,365	\$3,311	\$3,547	\$3,784	\$5,203	\$7,331
Open space works	\$3,842	\$5,379	\$5,763	\$6,147	\$8,453	\$11,910
Roads and active transport land	\$3,227	\$4,518	\$4,840	\$5,163	\$7,099	\$10,003
Roads and active transport works	\$2,446	\$3,425	\$3,669	\$3,914	\$5,382	\$7,584
Administration	\$94	\$132	\$141	\$151	\$208	\$292
Total	\$11,974	\$16,765	\$17,960	\$19,159	\$26,345	\$37,120

* the per resident rate is relevant to calculating the contributions for residential care facilities, group homes and hostels

Notes:

- any credits (Section 2.1) to be applied for existing developments to be in accordance with the rates in this table
- residential contribution rates will be imposed in accordance with the Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012 until such time as an IPART-reviewed contributions plan is in force.



Non-residential development creating additional floorspace

Non-residential development in the NBHP will also be levied contributions for open space and recreation facilities, traffic and active transport facilities and administration in recognition of the expected worker population in that centre who are likely to use such facilities.

Table 3 Section 7.11 contribution rate for NBHP non-residential development

Infrastructure item	Per m ² GFA
Open space land	\$0
Open space works	\$3
Roads and active transport land	\$191
Roads and active transport works	\$141
Administration	\$2
Total	\$337

Summary of local infrastructure

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

- Open space and recreation land and works including playing fields, amenities buildings, playgrounds, landscaping, seating, lighting and equipment, and
- Road and intersection upgrades and active transport including traffic facilities, shared paths and cycleways.

A summary of the costs of local infrastructure included in this plan is shown in Table 4. The contributions anticipated under this plan will fund only a portion of the total infrastructure costs. This is because of the need for s7.11 contributions to be reasonable.

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



Table 4 Summary of proposed infrastructure costs

Type of local infrastructure	Total cost of works
Open space land	\$9,226,480
Open space and recreation facilities (including water quality and management)	\$21,403,204
Roads and active transport land	\$26,228,866
Roads and active transport works	\$19,599,845
Plan administration	\$615,045
Total	\$77,073,440

How to use this plan

To work out whether a development is subject to a contribution under this plan:

- If the development meets the criteria for a type of development covered in section 1.3 then the development is subject to a contribution under this plan.
- If the entire development is a type of development listed in section 1.4 then the development is exempted from contributions under this plan. If only a part of the development is the type of development listed in section 1.4 then only that part of the development is exempted contributions under this plan.

To calculate an estimated contribution for a certain development under this plan:

- If the development is a development type required to pay contributions, then calculate the s7.11 contribution by following the steps in section 2.1.
- If the development is a mix of residential development and non-residential development, then a s7.11 will apply to the development. Follow the steps in section 2.1 and section 2.2 to determine the contribution amount.

If you wish to settle a contribution obligation that was imposed under this plan:

- Contact Council's customer service staff and request an adjusted (indexed) contribution amount.
- Pay the amount as per the requirements in section 4.4, or
- propose an alternative settlement option as per the requirements set out in section 4.5

To find out what infrastructure is planned to be provided using contributions collected under this plan refer to the works program and works location maps in Appendix A.



1 Is a contribution required?

1.1 Name and purposes of this plan

This plan is called the Frenchs Forest Town Centre Contributions Plan 2022.

The main purpose of this plan is to authorise:

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

to require either a contribution under s7.11 of the EP&A Act to be made towards the provision, extension or augmentation of local infrastructure:

- required as a consequence of development in the Northern Beaches Hospital Precinct, or
- that has been provided in anticipation of, or to facilitate, such development.

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 Northern Beaches area.
- To establish the relationship between the expected development and proposed local infrastructure to demonstrate that the s7.11 contributions required under this plan are reasonable (refer to Appendix B).
- To ensure, within the constraints imposed by the NSW government, that the broader Northern Beaches community is not unreasonably burdened by the provision of local infrastructure that is required as a result of development.

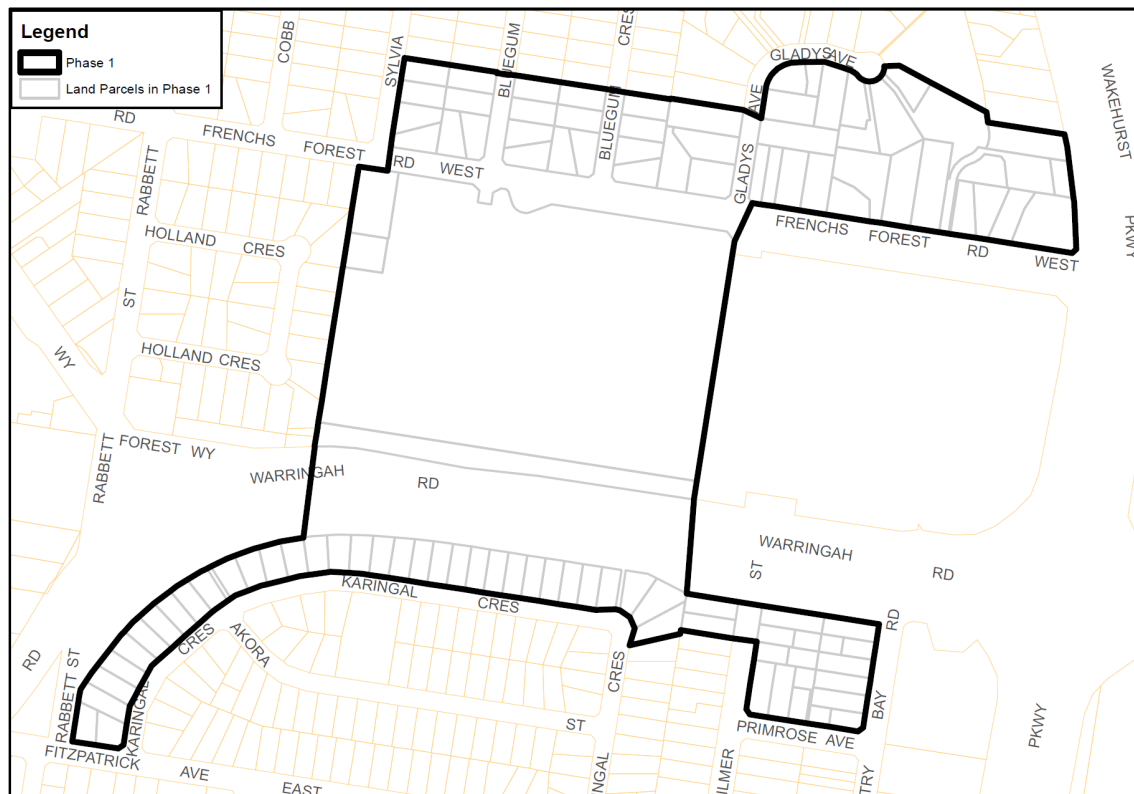
1.2 Where this plan applies

This plan applies to all the land contained within the Phase 1 area in Frenchs Forest, being the area within the heavy black line shown in Figure 1.

1.3 What development does this plan apply to?

Subject to Section 1.4 of this plan, this plan applies to:

- all residential accommodation development that will result in an increase to the number of residents within the precinct
- all non-residential (commercial and retail) development that will result in an increase to the non-residential floorspace within the precinct.



Source: Northern Beaches Council

Figure 1 Contribution catchment

1.4 What development is exempted from contributions?

The following development is exempt from s7.11 contributions identified in this plan:

- development exempted by direction made by the Minister under s7.17 of the EP&A Act.

Applicants seeking an exemption should say how their development is consistent with the relevant exemption in their development application. If Council is satisfied the development is consistent with the relevant exemption, it will exclude the development from payment of a contribution. In the case of complying development, Council will need to verify any exclusions granted in writing.

1.5 What contribution type applies to different developments?

Residential accommodation developments will be subject to condition requiring the payment of a contribution imposed under s7.11 of the EP&A Act. Refer to **Table 2** for the contribution rates that apply.

Non-residential developments will be subject to a condition requiring the payment of a contribution under s7.11 of the EP&A Act. Refer to **Table 3** for the levy rate that applies.

Where a single development application comprises a mix of residential and non-residential developments, a s7.11 contribution will be imposed for the respective residential and non-residential portions of the development.



Source: Artists impression Draft Urban Design and Public Domain Strategy, CHROFI + Architectus, 2018



2 Calculating the contribution amount

This section provides the process for calculating residential and non-residential contributions.

2.1 Residential accommodation development

For a consent authority to impose a s7.11 contribution on residential accommodation development on land in the NBHP, the development must result in a net increase in the number of residents on the site.¹

The determination of whether there is a net increase in the number of residents will be based on the occupancy assumptions in Table 5.

The s7.11 contribution that applies to a development is calculated using the rates shown in Table 2, less any allowances or credits for assumed infrastructure demand arising from existing developments, if applicable.

The occupancy rates included in Table 5 reflect the estimate of future infrastructure demand attributable to proposed residential development, as well as the estimate of existing demand allowances (or credits) for existing development.

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) will be applied to determine whether there is a net increase in population. The credit applied will be based on the rates shown in Table 2. A credit map showing the existing residential development in Phase 1 is shown in Appendix C.

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

Development type	Assumed occupancy rate
Dwellings with 3+ bedrooms	3.1 persons per dwelling
Dwellings with 2 bedrooms	2.2 persons per dwelling
Dwellings with 0 - 1 bedroom	1.6 persons per dwelling
Self-contained seniors living dwellings	1.5 persons per dwelling
Boarding house room	1.4 persons per room

If there is a net increase in demand, then the monetary rates in Table 2, indexed in accordance with section 3.3, are used to determine the contribution amount. Council will publish the latest indexed s7.11 rates on its website.

¹ Net increase in population means the new population is greater than the existing population on the development site.



The amount is the difference between the contribution calculated for the proposed residential development less the credit contribution amount deemed to apply to any existing residential development, i.e.

$$s7.11 \text{ Contribution } (\$) = \$ \text{Contribution } Res \text{ Dev} - \$ \text{Contribution } Credit$$

Where:

\$ Contribution *Res Dev* is the \$ amount determined by multiplying - for each residential accommodation type listed in Table 2 in the proposed development - the number of dwellings, persons or beds by the relevant contribution rate shown in Table 2 for each type of residential accommodation development.

\$ Contribution *Credit* is the \$ amount determined by multiplying - for each residential accommodation type listed in Table 2 existing on the development site - the number of dwellings, persons or beds by the relevant contribution rate shown in Table 2 for each type of residential accommodation development.

2.2 Non-residential development

For a consent authority to impose a s7.11 contribution on non-residential development on land in the NBHP, the development must result in an increase in the gross floor area on the site.

The s7.11 contribution that applies to a development is calculated using the rate shown in Table 3, less any allowances or credits for assumed infrastructure demand arising from existing developments, if applicable.

The occupancy rates included in Table 5 are used to estimate of existing demand allowances (or credits) for existing development.

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) will be applied to determine the contribution amount. The credit applied will be based on the rates shown in Table 2.

$$s7.11 \text{ Contribution } (\$) = \$ \text{Contribution } NRD - \$ \text{Contribution } Credit$$

Where:

\$ Cont *NRD* is the \$ amount determined by multiplying – the total GFA (m²) in the proposed development - by the relevant contribution rate shown in Table 3 for the non-residential development.

\$ Contribution *Credit* is the \$ amount determined by multiplying the existing GFA (m²) by the relevant contribution rate shown in Table 3 for the existing development.



2.3 Mixed-use development

For a consent authority to impose a s7.11 contribution on mixed-use development on land in the NBHP, the development must result in a net increase in the number of residents or gross floor area on the site.

The s7.11 contribution that applies to a development is calculated using the rates shown in Table 2 and Table 3, less any allowances or credits for assumed infrastructure demand arising from existing developments, if applicable.

The occupancy rates included in Table 5 are used to estimate of existing demand allowances (or credits) for existing residential development.

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) will be applied to determine the contribution amount. The credit applied will be based on the rates shown in Table 2.

$$s7.11 \text{ Contribution } (\$) = \$ \text{Contribution } Res \text{ Dev} + \$ \text{Contribution } NRD - \$ \text{Contribution } Credit$$

Where:

\$ Cont Res Dev is the \$ amount determined by multiplying - for each residential accommodation type listed in Table 2 in the proposed development - the number of dwellings, persons or beds by the relevant contribution rate shown in Table 2 for each type of residential accommodation development.

\$ Cont NRD is the \$ amount determined by multiplying – the GFA (m²) in the proposed development - by the relevant contribution rate shown in Table 3 for the non-residential development.

\$ Contribution Credit is the sum of:

the \$ amount determined by multiplying - for each residential accommodation type listed in Table 2 existing on the development site - the number of dwellings, persons or beds by the relevant contribution rate shown in Table 2 for each type of residential accommodation development, and

the \$ amount determined by multiplying the existing non residential GFA (m²) by the relevant contribution rate shown in Table 3 for any existing non residential development.



2.4 Worked examples

Worked example 1

A proposed shop top housing development involves the demolition of an existing 3 bedroom house and construction of a mixed-use development containing 30 x 2-bedroom apartments and 300 square metres of ground floor retail GFA.

Section 7.11 contribution amount

30 x 2 bedroom dwellings	=	30 x \$26,345 (refer to Table 2) = \$790,350
Plus 300m ² ground floor retail	=	300m ² x \$337 (refer to Table 3) = \$101,100
<u>less</u> 1 dwelling house	=	\$37,120 (as per Note in Table 2)
Total contribution	=	\$854,330

The contribution amount that would be imposed on this development would therefore be \$854,330.

Worked example 2

A proposed high-density development involves the demolition of 3 existing dwelling houses on separate allotments and the construction of 12 storey residential building. It will provide 40 x 2 bedroom and 5 x 1 bedroom residential dwellings with basement parking.

40 x 2 bedroom dwellings	=	40 x \$26,345 (refer to Table 2) = \$1,053,800
plus 5 x 1 bedroom dwellings	=	5 x \$19,159 = \$95,795
<u>less</u> 3 dwelling houses	=	3 x \$37,120 = \$111,360
Total contribution	=	\$1,038,235

The contribution amount that would be imposed on this development would therefore be \$1,038,235.

Worked example 3

A development is proposed is across two allotments. One is a vacant allotment and the other contains a dwelling house to be demolished. The development will comprise a 10 storey mixed-use building with 500m² ground floor retail, 4 x 3 bedroom units, 25 x 2 bedroom units and 4 x 1 bedroom units. The applicant has not been able to confirm what was contained on the allotment, as it has been vacant for over 40 years. Council records show it may have been a former vehicle repair shed.



Section 7.11 contribution amount

4 x 3 bedroom dwellings	=	4 x \$37,120 (refer to Table 2) = \$148,480
Plus 25 x 2 bedroom dwellings	=	25 x \$26,345 (refer to Table 2) = \$658,625
Plus 4 x 1 bedroom dwellings	=	4 x \$19,159 (refer to Table 2) = \$76,636
plus 500m ² ground floor retail	=	\$337 x 500m ² (refer to Table 3) = \$168,500
<u>less</u> 0 for the vacant allotment	=	\$0 as there is no formal record of a dwelling being on the site and no credit for non-residential uses.
<u>less</u> 1 dwelling house	=	\$37,120
Total contribution	=	\$1,015,121

The contribution amount that would be imposed on this development would therefore be \$1,015,121.

Following the approval of this development application, the applicant lodges a subsequent modification application to convert the proposed retail floorspace into 4 x 2 bedroom dwellings. The modification application requests Council to review and update the contributions applicable to the development.

The contributions that apply are:

4 x 3 bedroom dwellings	=	4 x \$37,120 (refer to Table 2) = \$148,480
Plus 29 x 2 bedroom dwellings	=	29 x \$26,345 (refer to Table 2) = \$764,005
Plus 4 x 1 bedroom dwellings	=	4 x \$19,159 (refer to Table 2) = \$76,636
plus 500m ² ground floor retail	=	\$337 x 0m ² (refer to Table 3) = \$0
<u>less</u> 0 for the vacant allotment	=	\$0 as there is no formal record of a dwelling being on the site and no credit for non-residential uses.
<u>less</u> 1 dwelling house	=	\$37,120
Total contribution	=	\$952,001

The contribution amount that would be imposed on this modification development would therefore be \$952,001.



Source: Artists impression Draft Urban Design and Public Domain Strategy, CHROFI + Architectus, 2018



3 Imposing the contribution

3.1 Monetary contributions

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a complying development certificate, and subject to other provisions of this plan, to impose a condition requiring a monetary contribution under s7.11 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 condition will specify the contribution amount payable. Where the land subdivision will create a lot to accommodate multiple dwellings being constructed on this lot, and the actual quantum of dwellings is unknown (i.e. not part of the development consent for the land subdivision), the development contribution is not to be applied to this lot at the time. The contribution must be applied at the time when the consent authority consents to the actual number of dwellings to be constructed on this lot.

Accredited certifiers should also refer to Section 3.4.1 of this plan as to their obligations in assessing and determining applications, and Section 4.1 for the timing of payment.

3.2 Land contributions

This plan authorises the consent authority, other than a private certifier, when granting consent to an application to carry out development to which this plan applies, to impose a condition under s7.11(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.

A consent authority may exercise this authority where the land to be dedicated is land identified in the works schedule in Appendix A.

3.3 S7.11 contributions will be imposed in accordance with indexed rates

To ensure that the value of s7.11 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 s7.11 contribution rates set out in this plan to reflect annual movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics. The base period for the adjustment of contribution rates in line with movements in CPI is the March 2022 quarter.

Council will publish the latest indexed s7.11 rates on its website.



3.4 Obligations of accredited certifiers

3.4.1 Complying development

Accredited certifiers are responsible for calculating the contribution for complying development as shown in this plan and imposing a condition in the complying development certificate requiring the contribution.

Procedure for determining a s7.11 contribution amount

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

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under s7.11(6) of the EP&A Act (i.e. '**\$ Contribution *Credit***' that appears in the formula in section 2.1 of this plan), or an exemption of part or the whole of the development under section 1.4 of this plan, the accredited certifier must:
 - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
 - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in Table 2 and 3 of this plan, taking into account any exempted development specified in Section 1.4 and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with Section 4.2 to reflect the indexed cost of the provision of infrastructure.
4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development.

3.4.2 Construction certificates

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

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



4 Paying the contribution

4.1 When to pay

A monetary contribution is to be paid at the time specified in the condition in the approval. Depending on when the contribution is paid, the amount shall be adjusted in accordance with Section 4.2.

Generally, the condition will provide for payment as follows:

- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen plan).
- For development involving subdivision and works that will require a construction certificate, the contributions are to be paid prior to the issue of the subdivision certificate or construction certificate, whichever occurs first.
- For development not involving subdivision, but where a construction certificate is required the contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor. See note below.
- For works authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by clause 136L of the EP&A Regulation.

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 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.

4.2 Indexation of the contribution amounts in consents

A s7.11 monetary contribution amount required by a condition of development consent under this plan, will be indexed between the date of the consent and the date of payment in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Modification of consents

If Council grants consent to a modification of a development consent under s4.55 or the EP&A Act and the applicant has already paid the contribution required under that consent, Council will only index the contribution required for the modified part of the development. If the original contribution has not been paid, Council will index the contribution for the whole development (including the modification).



4.3 Deferred payments

Council will not accept deferred payments.

4.4 How to pay

When applicants are required to pay their contributions, they should contact Council to confirm the adjusted contribution amount.

Contributions may be paid by credit/debit card, cash or bank cheques made payable to Northern Beaches Council.

Council will provide a receipt to confirm the payment. A copy of the receipt can then be presented to a private certifier to obtain a construction certificate.

4.5 Alternatives to monetary contributions

The EP&A Act provides that development contributions may be met by payment of a monetary contribution, the dedication of land, the carrying out of works in kind, the provision of some other material public benefit or any combination of these methods. Each of these methods is considered a form of payment.

If an Applicant wishes to satisfy a development contribution by other means than a monetary contribution, they may negotiate a planning agreement with Council under the provision of the EP&A Act. This agreement may involve a proposal to dedicate land, carry out works in kind and/or provide a material public benefit.

A planning agreement may be additional to or in lieu of paying a contribution in accordance with a condition of development consent authorised by this Plan. This will be a matter for negotiation with Council. The offer to enter into the planning agreement, together with a copy of the draft agreement should (where possible) accompany the relevant Development Application or Planning Proposal.

The EP&A Act and the EP&A Regulation require a draft planning agreement to be exhibited concurrently with a Development Application or a Planning Proposal where practicable. In order to satisfy these criteria, the applicant must notify Council of its preference to negotiate any non-monetary payment of development contributions as soon as possible.

If the Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this Plan requiring the payment of a contribution. Council may also agree to enter into a planning agreement that does not exclude the application of this Plan.

Where a planning agreement involves the dedication of land to Council, the estimated value of the land will be negotiated as part of the planning agreement, taking into account the unique characteristics of the land and the circumstances of the transfer.

Council may accept an offer by the applicant to provide a material public benefit (other than the dedication of land) in lieu of the applicant satisfying its obligations under this Plan in a development consent. A material public benefit may include an offer by the applicant to complete part or all of a works item identified in the Plan (also known as works in-kind). Council is under no obligation to



accept a material public benefit offer and in considering any such offer, will assess the benefits to Council and the community.

In accepting a material public benefit other than works in-kind, Council must be satisfied that the offer provides a substantial benefit to the community not envisaged by the Plan and that this benefit warrants Council accepting responsibility to fulfil the Plan notwithstanding a reduction in expected cash contributions. Material public benefit proposals must be formally agreed to by Council and documented in a formal written agreement.

Works in-kind relate to the undertaking of works of specific or equivalent work specified in the Plan and are therefore more readily capable, in comparison to other types of material public benefits, of providing benefit to the community. Works in-kind agreements must also be formally agreed by Council and documented in a formal written agreement. Council may review the valuation of works offered and may seek the services of an independent person to verify the costs. Proposals for material public benefits can accompany a development application or can be made after the grant of development consent but before the monetary contribution is paid. If a material public benefit is accepted by the Council the written agreement must be entered into before payment of the development contribution becomes due under the development consent. The development contribution will then be adjusted at the time of payment to reflect the value of the material public benefit under the agreement, as determined by Council.

If a material public benefit is accepted by Council during the assessment of a development application, Council will acknowledge its acceptance of the Applicant's proposal via a condition of consent which sets out the adjustment to be made to the monetary contribution once an agreement is entered into. Once a formal written agreement is entered into, the agreed reduced cash contribution can be paid.

All planning agreements must be entered into prior to the payment of a monetary contribution and the delivery of the material public benefit/works-in-kind. The cost of verifying the cost of works and preparing the agreement will be at the expense of the Applicant. Council's Planning Agreement Policy is available on its website and identifies the process for the preparation and consideration of planning agreements.



5 Other administration matters

5.1 Relationship of this plan to other contributions plans

The Northern Beaches Section 7.12 Contributions Plan 2019 is to be updated so that it does not apply to the land subject to this plan – i.e. the Phase 1 Precinct area.

This plan does not affect development consents applying to land in the Northern Beaches LGA containing conditions requiring contributions or levies under the above plan.

Requests for modifications of consents under s4.55 of the EP&A Act will be assessed against the contributions plan(s) that applied at the time the original development consent was issued.

Contributions imposed on developments under the above plans and paid to or held by Council will be applied to completing the works schedules in that plan.

5.2 Transitional arrangements

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

5.3 Pooling of contributions funds

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

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the works schedule of this plan².

5.4 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.

² Section 27(3) EP&A Regulation 2000 allows pooling where the consent authority is satisfied the infrastructure will be delivered in a reasonable time.



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.

5.5 Review of contributions plan

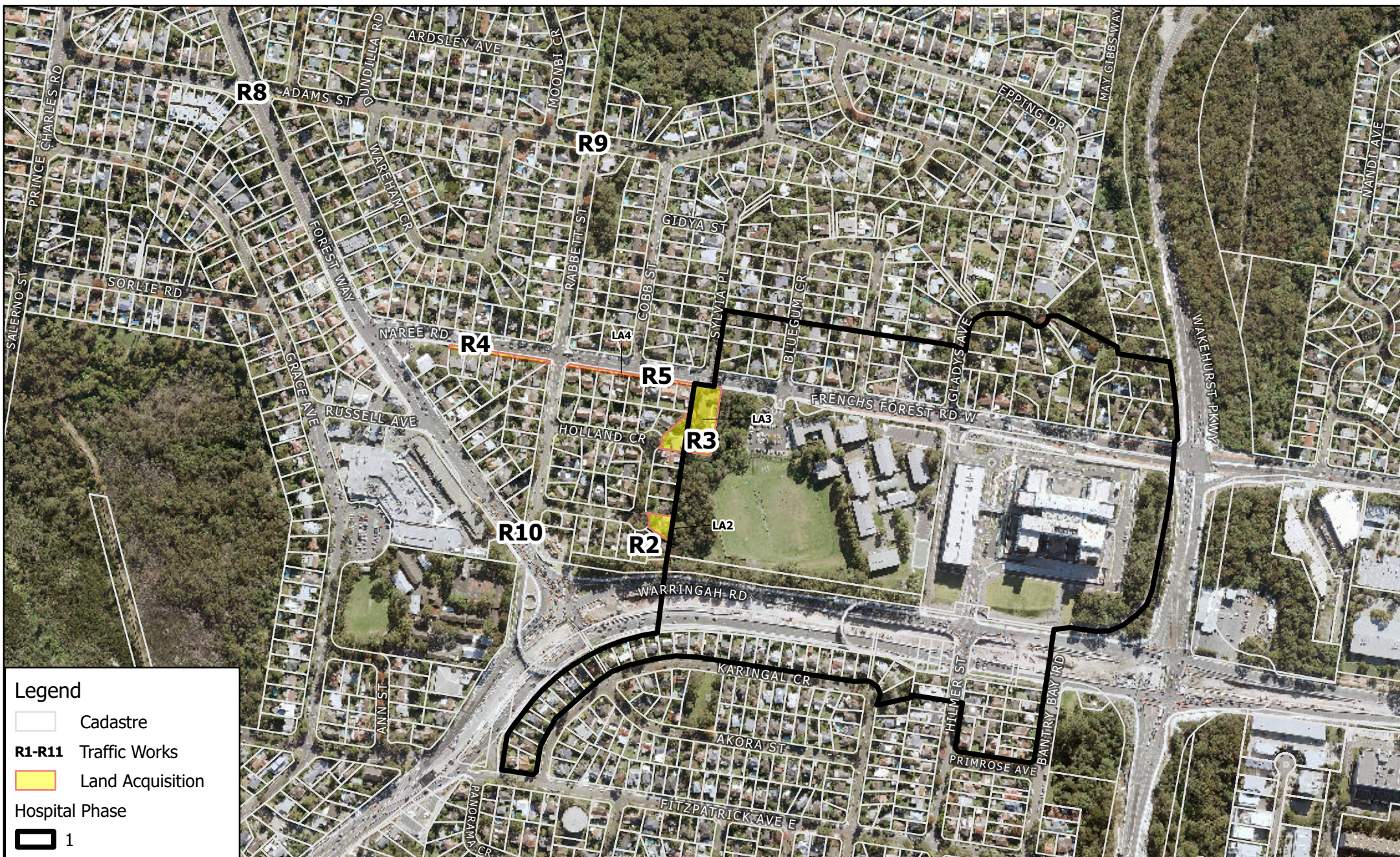
The contributions plan will be reviewed regularly following the date of adoption. Council may review the plan at any time if required by changes to, planning instruments, legislation or development conditions.

APPENDIX A: Infrastructure schedule and location maps

Frenchs Forest Town Centre Contributions Plan 2022 **Roads and Active Transport**

										Residential development			Non residential development			
Map Ref.	Arup Ref.	Item description 1	Description 2	Land area (m2)	Cost of land	Works cost	Item apportioned to plan	Cost apportioned to plan	Nexus	Residential demand	Demand persons	Contribution per person	Non residential demand	Demand floor space	Contribution rate per sqm	Anticipated Timing*
		LAND														
		New roads land														
LA2	1B	Holland Crescent (extension to town centre	Land acquisition	696	\$4,234,976		100%	\$ 4,234,976	Future residents and workers	48%	3902	\$ 521	52%	71528	\$ 31	S
LA3	3I	Unnamed road link second entry	Land acquisition	3711	\$12,034,982		100%	\$ 12,034,982	Future residents and workers	48%	3902	\$ 1,481	52%	71528	\$ 87	S
		Road widening land														
LA4	2A	Naree Road / Frenchs Forest Road West	Land acquisition	1091	\$ 9,958,908		100%	\$ 9,958,908	Future residents and workers	48%	3902	\$ 1,225	52%	71528	\$ 72	M
		Intersection upgrade land														
		Land subtotal			5498	\$26,228,866		\$ 26,228,866				\$ 3,227			\$ 191	
		WORKS														
		New Roads works														
R2	1B	Holland Crescent (extension)	Extension to Town Centre			\$ 900,219	100%	\$ 900,219	Future residents and workers	48%	3902	\$ 111	52%	71528	\$ 7	S
R3	3I	Unnamed road link (second entry)	Between Holland Crescent to Frenchs Forest Road West 130m long			\$ 3,007,639	100%	\$ 3,007,639	Future residents and workers	48%	3902	\$ 370	52%	71528	\$ 22	S
		Road widening works														
R4	2A	Naree Road	Widen by one lane between Rabbett Street and eastern boundary of property 21A Forest Way			\$ 7,394,163	100%	\$ 7,394,163	Future residents and workers	48%	3902	\$ 910	52%	71528	\$ 54	M
R5	2A	Frenches Forest Road West	Widen by one lane between Bluegum Cres and Rabbett St			incl. above										M
			Undergrounding of 33kV power lines required to facilitate the widening of Naree/Frenchs Forest Rd West.			\$ 6,517,000	100%	\$ 6,517,000	Future residents and workers	48%	3902	\$ 802	52%	71528	\$ 47	
		Intersection upgrades works														
R8	3E	Adams Street/ Forest Way	Provide an additional traffic lane on the eastern approach - 50 m long			\$ 610,179	100%	\$ 610,179	Future residents and workers	48%	3902	\$ 75	52%	71528	\$ 4	M
R9	3F	Adams Street/Rabbett Street	Upgrade to a roundabout with splitter islands on all approaches			\$ 231,889	100%	\$ 231,889	Future residents and workers	48%	3902	\$ 29	52%	71528	\$ 2	M
R10	2C	Rabbett Street/ Forest Way	Bus infrastructure - Extension of bus priority			\$ 12,903	100%	\$ 12,903	Future residents and workers	48%	3902	\$ 2	52%	71528	\$ 0	S
		Bus stops														
	3H	Relocation of bus stops	Frenchs Forest Rd East			\$ 76,715	100%	\$ 76,715	Future residents and workers	48%	3902	\$ 9	52%	71528	\$ 1	M
		Traffic Calming														
4C		Wareham Crescent	Provide 3 flat top concrete speed humps			\$ 586,901	100%	\$ 586,901	Future residents and workers	48%	3902	\$ 72	52%	71528	\$ 4	L
4C		Dundilla Road	Provide 3 flat top concrete speed humps			incl. above										
4C		Greendale Avenue	Provide 2 flat top concrete speed humps			incl. above										
4C		Sturt Street	Provide 2 flat top concrete speed humps			incl. above										
		Active transport														
5.3.4		Rabbett Street	Off-road shared path 2.5-3m wide, 250m long			\$ 262,238	100%	\$ 262,238	Future residents	100%	3902	\$ 67	0%	0	\$ -	L
		Works Subtotal					\$ -	\$ 19,599,845				\$ 2,446			\$ 141	

*Infrastructure delivery is dependant on development uptake. S = Short term (0-5 years), M = Medium term (6-10 years), L = Long term (11+ years)



northern
beaches
council

Draft Frenchs Forest Contributions Plan

Northern Beaches Hospital Precinct Contributions Plan 2022

Open Space

									Residential demand			Non-residential demand			
Ref	Item decription 1	Description 2	Land (m2)	Cost of land	Cost of essential works	Item apportioned to plan	Nexus	Cost apportioned to plan	Residental demand	Demand persons	Contribution per person	Non residential demand	Demand floorspace	Contribution rate per sqm	Anticipated Timing*
LAND															
Open space land															
LA1	Akora Reserve	Additional land for upgrade	1,669.00	\$6,589,868		100%	Future residents	\$ 6,589,868	100%	3902	\$ 1,689	-			L
LA2	Rabbett Reserve	Additional land for upgrade	740.00	\$2,636,612		100%	Future residents	\$ 2,636,612	100%	3902	\$ 676	-			L
Land Subtotal			2,409.00	\$9,226,480				\$ 9,226,480			\$ 2,365			\$ -	
WORKS															
Passive open space works															
OS1	Town Centre	Embellishment of 7,755 sqm district level standard park- include kickabout space, 2 large play nodes for young and very young, paths, shade, tables, fitness stations, event space (demolition of existing school is excluded)			\$ 3,614,686	100%	Future residents and workers	\$ 3,614,686	97%	3902	\$ 896	3%	71528	\$ 2	S
		Embellishment of 5,528 sqm forest adjacent to park			\$1,249,499	100%	Future residents and workers	\$ 1,249,499	97%	3902	\$ 310	3%	71528	\$ 1	S
		Embellishment of piazza			\$2,503,283	100%	Future residents and workers	\$ 2,503,283	97%	3902	\$ 621	3%	71528	\$ 1	S
		Construction of Rainwater Harvesting System and GPT			\$232,500	100%	Future residents and workers	\$ 232,500	97%	3902	\$ 58	3%	71528	\$ 0	S
OS2	Brick Pit Reserve	Upgrade - implement Master Plan include Older children Play, Youth activity , Picnic facility, link to Aquatic Reserve			\$1,652,791	100%	Future residents	\$ 1,652,791	100%	3902	\$ 424	-	-	-	M
		WSUD measures - biofiltrations basin and associated items			\$714,843	100%	Future residents	\$ 714,843	100%	3902	\$ 183				M
OS3	Akora Reserve	Upgrade - implement Master Plan include play spaces for young and older children, youth space, open grass area for games, linkages to active transport			\$1,970,650	100%	Future residents	\$ 1,970,650	100%	3902	\$ 505	-	-	-	L
		WSUD measures - biofiltrations basin and associated items			\$ 329,011	100%	Future residents	\$ 329,011	100%	3902	\$ 84				L
OS4	Rabbett Reserve	Embellishment of additional 1669 sqm land			\$ 584,150	100%	Future residents	\$ 584,150	100%	3902	\$ 150				L
		Upgrade - implement Master Plan include play spaces for young and older children, Active rec such as exercise stations, open grassed area, picnic facilities			\$ 1,893,027	100%	Future residents	\$ 1,893,027	100%	3902	\$ 485	-	-	-	L
		Embellishment of additional 740 sqm land			\$ 259,000	100%	Future residents	\$ 259,000	100%	3902	\$ 66				L
		Cost adjustment due to grant approved by DPIE for upgrade works to Brick Pit Reserve, Akora Reserve or Rabbett Reserve \$6,165,679					Future residents		100%	3902	-\$ 1,580				
Active open space															
OS5	Forestville Park	Upgrade 2 fields, lighting, provide a new amenities block, road entry and car park	-	\$ -	\$ 6,399,763	0%	Future residents	\$ 6,399,763	100%	3902	\$ 1,640	-	-	-	M
Works Subtotal								\$ 21,403,204			\$ 3,842			\$ 3	

*Infrastructure delivery is dependant on development uptake. S = Short term (0-5 years), M = Medium term (6-10 years), Long term (11+ years)



northern
beaches
council

Draft Frenchs Forest Contributions Plan

Map 2 - Open Space Works & Land

Scale (A4) - 1:9,000
GDA 94 MGA Zone 56



Date Printed: 10/02/2022
Produced By: Spatial Information

0 40 80 160 Meters

The publisher of and/or contributors to this map accept no responsibility for injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to report any map discrepancies and should use this map with due care.

© Northern Beaches Council 2022

APPENDIX B: Infrastructure demand and the calculation of the contribution rates

This appendix describes the types of local infrastructure that are required by the expected population of the Northern Beaches Hospital Precinct (NBHP). The information contained here is derived from the following:

- Northern Beaches Council Frenchs Forest Town Centre Transport Strategic Design, ARUP 2021
- Frenchs Forest Town Centre Traffic Modelling Review, Arcadis 2020
- Frenchs Forest WSUD Strategy, Alluvium 2019
- Frenchs Forest Social Infrastructure Needs Study, Cred Consulting 2018,
- Addendum – Frenchs Forest Social Infrastructure Study, Cred Consulting 2019
- Open Space for Recreation Options Analysis – Frenchs Forest Hospital Precinct – Addendum No. 2 – Phase One Revised Provision Strategy, Otium Planning Group, 2021
- Northern Beaches Sportsground Strategy, Northern Beaches Council, 2017
- Draft Frenchs Forest Precinct Urban Design Report and Public Domain Strategy, CHROFI + Architectus, 2018

This appendix is structured as follows:

- Section B.1 Section 7.11 contributions must be shown to be reasonable
- Section B.2: Development and population context
- Section B.3: Expected development and population
- Section B.4: Infrastructure strategies and nexus
- Section B.5: Open space and recreation
- Section B.6: Traffic and active transport
- Section B.7 Plan administration

Infrastructure demand and calculation of the contribution rates

B.1 Introduction

This part of the contributions plan provides detail around how the s7.11 contribution rates for development in the Northern Beaches Hospital Precinct (NBHP) were determined.

This is important because the Environmental Planning and Assessment Act 1979 and associated Regulation and development contributions practice notes require that s7.11 contributions:

- can only be imposed on development if it 'will or is likely to require the provision of or increase the demand for public amenities and public services within the area' (s7.11(1)), and
- must be 'reasonable' (s7.11(2) and (4)).

These requirements as well as the Environmental Planning and Assessment Regulation 2000 (clause 27) mean that a s7.11 contributions plan for an area needs to show:

- the types and amount of development expected over the life of the plan
- the infrastructure needs likely to be generated by the expected development
- the list of infrastructure (both land and works) required to meet those needs
- the cost of each infrastructure item, and
- an assessment of how those costs are to be apportioned among the expected development in a way that fairly reflects the development's demand for the infrastructure in the plan.

The assessment includes whether the infrastructure is designed to serve existing or new populations or both, and whether the demand for the infrastructure is generated solely by NBHP development, or is also generated by development beyond the NBHP boundary.

The focus of this part of the plan is therefore to show how the contribution rates in the plan fairly and reasonably reflect the relationship or nexus between the expected development and the infrastructure included in the plan.

This part is structured as follows:

- Section B.1 Introduction
- Section B.2: Development and population context
- Section B.3: Expected development and population
- Section B.4: Infrastructure strategies and nexus
- Section B.5: Open space and recreation
- Section B.6: Traffic and active transport
- Section B.7 Plan administration

B.2 Development and population context

B2.1 Area context

The NBHP is located in the suburb of Frenchs Forest within Northern Beaches Local Government Area and part of the Northern Beaches Hospital Structure Plan. It is located approximately 18km north of the Sydney CBD, 9.7km from Chatswood and within 4km of Warringah Mall (Brookvale).

The precinct is located near the junctions of several major roads including Frenchs Forest Road West, Wakehurst Parkway, Forest Way and Warringah Road.

This contributions plan addresses the expected development of 'Phase 1' of the precinct. Phase 1 area is characterised by:

- the Northern Beaches Hospital and the adjacent Forest High School (which is intended to become a new town centre) as the focus, with surrounding development consisting of:
- suburban-style low density detached dwellings on large and medium sized lots to the north of Frenchs Forest Road; and
- suburban-style low density detached dwellings on medium sized lots to the south of Warringah Road.

B2.2 Recent development and population characteristics

The demographic profile that follows has been developed by through an analysis of 2016 ABS Census data comparing the suburb of Frenchs Forest to the Northern Beaches LGA and Greater Sydney.

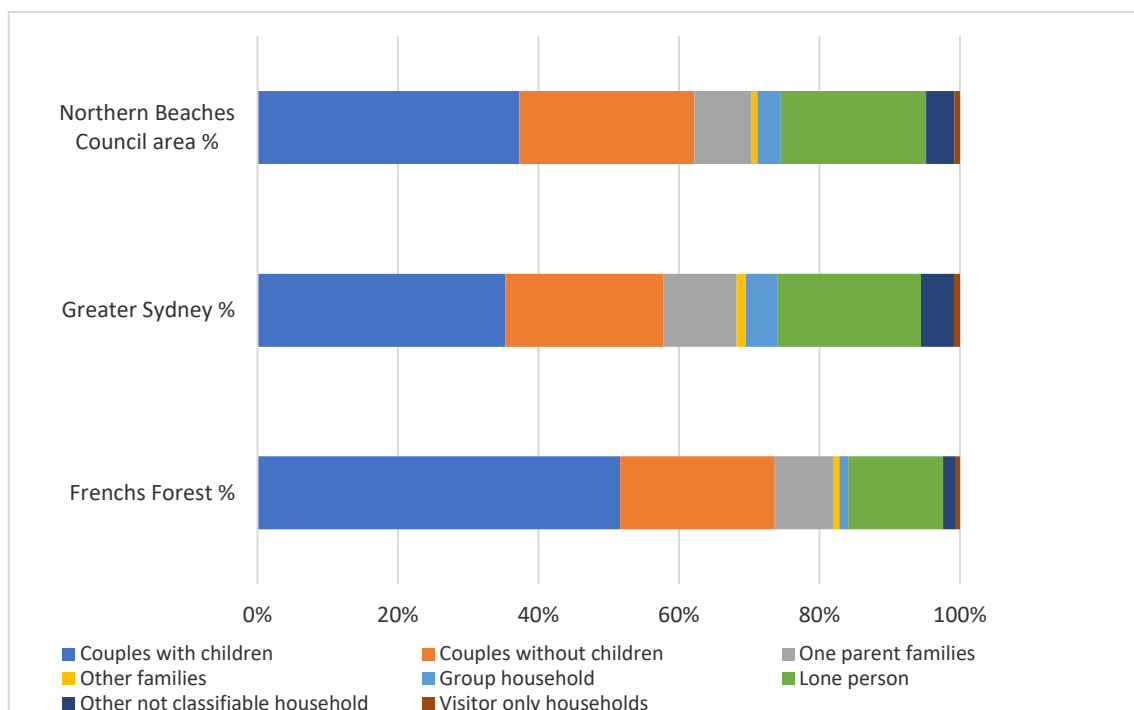
Household type

In 2016, the population of Frenchs Forest suburb was 14,045 people with an average household size of 3.14 people per dwelling (this is higher than the Northern Beaches LGA at 2.6 and Greater Sydney at 2.7 persons per household). In 2016, the suburb was a low-density suburban area.

Figure 1 compares household composition in the Frenchs Forest suburb, Northern Beaches LGA, and Greater Sydney at the 2016 census data.

From the figure it is seen that:

- a higher proportion of households are made up of couples with children with approximately 50% in Frenchs Forest,
- households containing couples without children are comparatively equal across the nominated areas, and
- group households, one parent families and lone person households are less common in Frenchs Forest.



Source: ABS Census 2016

Figure 1 Household composition of all dwellings 2016

Labour force and education

Analysis of 2016 census data allows comparison between occupation and education in the nominated areas, as shown in Figure 2 and Figure 3.

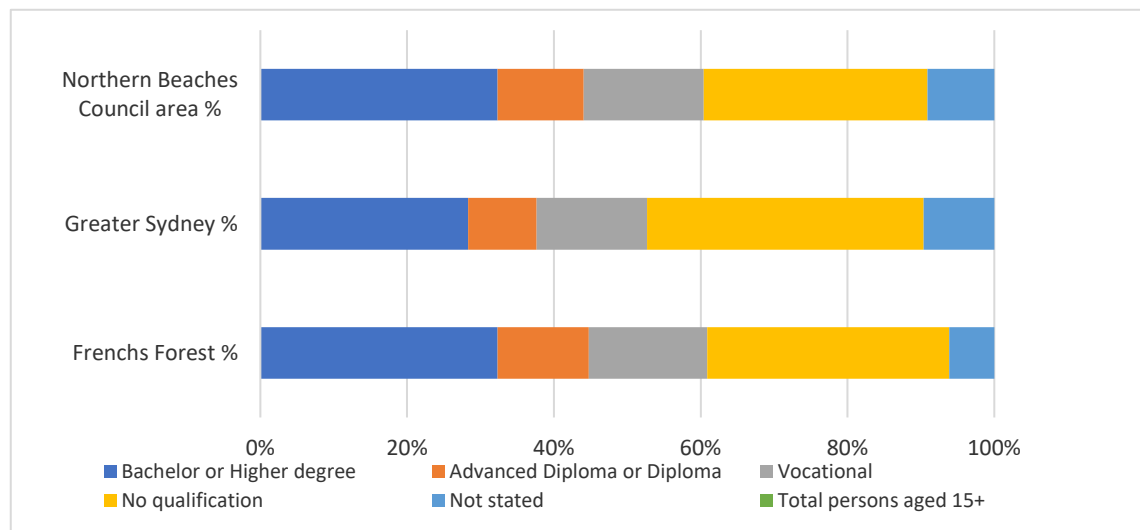


Source: ABS Census 2016

Figure 2 Frenchs Forest occupations 2016

From the figure it is seen that:

- a higher proportion of residents in Frenchs Forest are employed as either manager or professionals with approximately 50% when compared to Greater Sydney (40%),
- there are fewer residents in Frenchs Forest that are employed as machinery operators and drivers when compared to Greater Sydney, and
- occupations such as technicians and trade, community and personal services, clerical and administrative, and sales workers are close to equally represented across the nominated areas.



Source: ABS Census 2016

Figure 3 Frenchs Forest education 2016

From the figure it is seen that:

- a higher proportion of residents in Frenchs Forest have attained a bachelor or higher degree and an advanced diploma or diploma with approximately 45% when compared to Greater Sydney (approximately 37%)
- there are fewer residents in Frenchs Forest that have no qualifications (30%) when compared to Greater Sydney (38%), and
- Residents that have attained a vocational education qualification is close to equally represented across the nominated areas.

In summary, the area has a population that:

- has high numbers of families with children
- is relatively highly educated
- has a workforce with a high representation of managers and professionals.

B.3 Expected development and population

B3.1 Planning framework

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

Much of the strategic planning for the area has been commissioned and managed by the Department of Planning and Environment (**DPE**) in consultation with the relevant stakeholders including Council.

The NBHP is covered by the Northern Beaches Hospital Structure Plan. Key priorities of the plan relevant to this contributions plan are:

- transition Frenchs Forest into a Strategic Centre
- create a health and wellness precinct
- inclusion of affordable housing
- reinforce the precinct as an economic hub
- clarify the street network
- integrate public transport commensurate with a strategic centre
- enhance the natural environment
- create an active and healthy precinct.

In 2021 DPE prepared the Draft Frenchs Forest 2041 Place Strategy.

The Place Strategy establishes the following objectives:

1. Provide a clear vision and design principles for the future of Frenchs Forest
2. Plan for a mixed-use centre on the current The Forest High School site to support a range of retail, civic, commercial and residential uses
3. Create and identify opportunities for high quality, attractive and welcoming public spaces and pedestrian and cycling connections that positively contribute to Frenchs Forest's character
4. Provide a range of housing types and densities, including apartments, terraces and affordable housing, to improve housing choice and create opportunities for key workers to live close to the hospital
5. Create a new neighbourhood centre on Bantry Bay Road to activate Brick Pit Reserve
6. Promote Frenchs Forest as a self-sustaining precinct that integrates sustainability at a precinct level using industry-recognised building rating tools

7. Install green infrastructure, create green spaces, reduce heat island effect, reduce the environmental footprint, enhance ecosystems and create opportunities and spaces for people to relax outdoors
8. Relocate The Forest High School to create a state-of-the-art education facility that is within easy access of transport connections and recreation facilities.¹

B3.2 Anticipated residential development and population

Council's LSPS and DPIE forecasts anticipate that the population in the LGA will grow by approximately 22,900 people by 2036. The NBHP is a growth area that will accommodate a significant share of this growth.

Council's NBHP Structure Plan (2017) identified the potential delivery of up to 5,300 new dwellings over the next 20 years, over the three phases. Phase 1 of the development includes the future town centre located on the current Forest High School site and rezoned land surrounding the new town centre as shown in Figure 4.

This contributions plan is for the Phase 1 area of the structure plan only. Phase 1 of the NBHP development is proposed to be about 23% of the total future population of the Frenchs Forest suburb.

Phases 2 and 3 are longer term options that will require significant regional road works such as the proposed Bus Transit and Beaches Link before changes to the existing planning controls are open to consideration.²

¹ Draft Frenchs Forest 2041 Place Strategy, DPIE 2021, page 15

² Draft Frenchs Forest 2041 Place Strategy, DPIE 2021 page 10



Legend

B1 Neighbourhood Centre	R2+ Low Density Residential plus additional land uses	R3+ Medium Density Residential plus additional land uses
B4 Mixed Use	R3 Medium Density Residential	SP2 Infrastructure
Phase 1 (Immediately)	Phase 2 (10 years)	Phase 3 (10 years +)
Proposed new road		

Source: Hospital Precinct Structure Plan, Northern Beaches Council 2017

Figure 4 Phases of the NBHP Structure Plan

The Draft Place Strategy reinforces the Council's Structure Plan in relation to the Phase 1 area.

Relocation of The Forest High School will make way for the creation of a mixed use town centre including:

- around 1,000 new dwellings in the town centre and 1,000 dwellings in surrounding transition areas, with up to 250 affordable housing dwellings for key workers such as hospital staff
- new jobs in a thriving health and education precinct, supported by the Northern Beaches Hospital, commercial spaces and connections to the local business park
- open spaces to complement the bushland setting and new community facilities
- a mix of shops, restaurants, cafes and places for people to gather or relax, day and night.

Phase 1 is proposed to accommodate a net increase of 1,930 dwellings in total, with a combination of R2 low density, R3 medium density, and B4 mixed use dwellings. This accounts for approximately 44% of the total population growth anticipated by Council's adopted NBHP Structure Plan.

Figure 5 shows the proposed land use zones for the Phase 1 development.

The total population expected to reside within the Phase 1 area of the NBHP is 3,902 people.³ There are approximately 14,045 existing residents in Frenchs Forest, resulting in a future total population for the suburb of 18,291 people.⁴

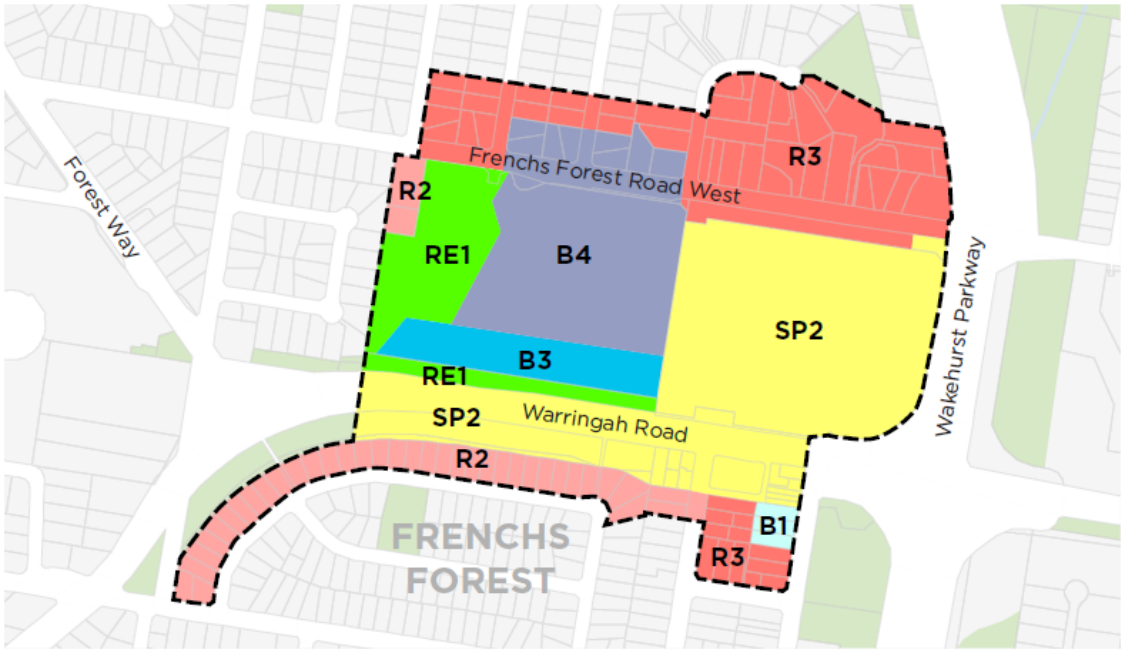


Figure 5: Land zoning

Land Zone

B1 Neighbourhood Centre	B3 Commercial Core
B4 Mixed Use	R2 Low Density Residential
R3 Medium Density Residential	RE1 Public Recreation
SP2 Infrastructure	

Source: Frenchs Forest 2041 Place Strategy

Figure 5 NBHP Phase 1 proposed land use zones

Future household occupancy rates

For the purposes of this plan, it has been determined to use the average household occupancy rates found in the suburb of Warriewood. This is because the types of development in Warriewood are those that most resemble the future development expected in the NBHP.⁵

³ Frenchs Forest Social Infrastructure Study, Addendum. Cred Consulting, 2019, page 2 has 4,246 people. The estimate has been adjusted to exclude the existing demand within the Phase 1 area of approximately 345 people.

⁴ Frenchs Forest Social Infrastructure Study, Addendum. Cred Consulting, 2019, page 2

⁵ The occupancy rates per bedroom are determined using Census data for the suburb of Warriewood. The infrastructure study by Cred Consulting assumed an average 2.2 people per dwelling.

Table 1 Occupancy rates – NBHP – Phase 1

Residential development type	Occupancy rate
0 and 1 bedroom dwellings and secondary dwellings	1.6 persons per dwelling
2 bedroom dwellings and secondary dwellings	2.2 persons per dwelling
3+ bedroom dwellings	3.1 persons per dwelling*
Self-contained seniors housing dwellings	1.5 persons per dwelling
Boarding house room	1.4 persons per room

Source: Compiled from ABS census 2016 data for Warriewood suburb using Tablebuilder. Warriewood used as it is a comparable recent development precinct.

* data on 5+ bedroom dwellings disregarded as it is unlikely that dwellings this large will be built in the contributions plan area

Recent research compiled by PwC and the Property Council of Australia and others⁶ indicate that self-contained seniors living dwellings have an occupancy rate of between 1.4 -1.5 persons per dwelling. For the purposes of this plan an occupancy rate of 1.5 persons has been adopted.

Secondary dwellings and boarding houses also make up the housing mix in the LGA. The ABS census does not separate data for occupancy of these dwelling types. For the purposes of this plan, Council has assumed an average dwelling occupancy rate for secondary dwellings according to the number of bedrooms per dwelling and an average occupancy rate of 1.4 persons per boarding house room.

Future age structure

The NBHP is expected to have a high proportion of young and middle-aged adults. Approximately 81% of residents will be between the ages of 18-49 years, as shown below.

Table 2 Age profile of the future population

Age group (years)	2036 NBHP %
0 - 4	4.7
5 - 11	2.4
12 - 17	1.4
18 - 24	21.8
25 - 34	39.4
35 - 49	19.8
50 - 59	5.7
60 - 69	3.2

⁶ PWC and Property Council Retirement Census, November 2018 and Seniors Living Insight, Knight Frank September 2017

Age group (years)	2036 NBHP %
70 +	1.6

Source: Frenchs Forest Social Infrastructure Study, Addendum. Cred Consulting, 2019, page 3

B3.3 Non-residential development

There will be a high number of workers within the NBHP town centre across a range of industries. The NBHP is specifically designated as a Strategic Centre (health and education precinct) and forms part of a network of health and education infrastructure serving the broader district population.

The new Northern Beaches Hospital itself will support a range of knowledge-intensive jobs, innovation and service delivery, commencing with 1,000 jobs and potentially increasing to 2,000+ jobs in the longer term⁷.

The inclusion of a B4 Mixed Use and B3 Commercial Core zones in Phase 1 of the NBHP will provide an anchor for the precinct enabling the creation of a new Town Centre adjacent to the Northern Beaches Hospital. Retail and commercial uses as well as community facilities will be incorporated into high density residential developments providing employment opportunities for residents.

The B1 Neighbourhood Centre zone will also provide further opportunities for jobs.

The total proposed non-residential floor space expected in Phase 1 is 56,153m².⁸

⁷ The Northern Beaches Hospital Planned Precinct – part 3 Report, Planned Precinct Employment Strategy, MacroPlan Dimasi, 2018

⁸ Refer to Table 4 for breakdown of floorspace by use. The table is replicated from Table 3 of the Arup Transport Report to estimate traffic generation for Phase 1, (page 52) and provides a total of 71,528m². The estimate of non-residential floor space is 71,528 – 15,375 (which is the floorspace allocated for aged care/community). While the aged care/community floorspace generates workers, it is not included as non-residential floorspace.

B.4 Infrastructure strategies and nexus

B4.1 Background

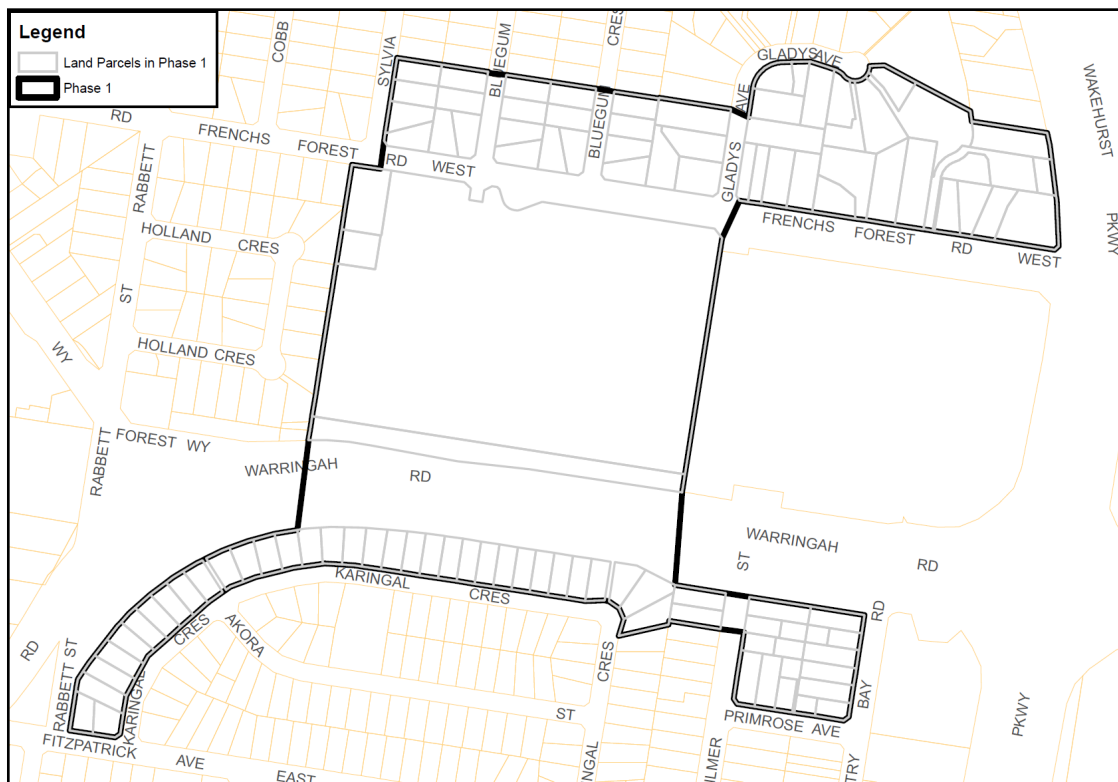
Council has identified a schedule of local infrastructure items to meet the needs of the Phase 1 population growth. The schedule including estimated costs and staging, and location maps are included in **Appendix A**.

The following studies were used to determine the infrastructure schedule in this contributions plan:

- Northern Beaches Council Frenchs Forest Town Centre Transport Strategic Design, ARUP 2021
- Frenchs Forest Social Infrastructure Needs Study, Cred Consulting 2018
- Frenchs Forest WSUD Strategy, Alluvium 2019
- Addendum – Frenchs Forest Social Infrastructure Study, Cred Consulting 2019
- Open Space for Recreation Options Analysis – Frenchs Forest Hospital Precinct – Addendum No. 2 – Phase One Revised Provision Strategy, Otium Planning Group, 2021
- Northern Beaches Sportsground Strategy, Northern Beaches Council, 2017
- Draft Frenchs Forest Precinct Urban Design Report and Public Domain Strategy, CHROFI + Architectus, 2018

B4.2 Contributions catchment

The NBHP catchment subject to this contributions plan is the Phase 1 area outlined in black shown in Figure 5 below.



Source: Northern Beaches Council

Figure 5 Catchment where this contributions plan applies

S7.11 contribution rates are based on the cost of a facility divided by the anticipated demand for a facility.

In this plan, demand is expressed in persons (specifically, residents) for residential development and gross floor area for non-residential development.

B.5 Open space and recreation facilities

Objectives

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

Needs assessment and infrastructure strategy

The Open Space for Recreation Options Analysis (2021) found that there will be a major shortfall of locally accessible open space and outdoor recreation opportunities for Phase 1 of the NBHP⁹. The Northern Beaches Sportsground Strategy (2017) also found that there was no significant spare capacity within the current supply across the city and based on the analysis within that study, there is no available capacity to meet demand from Phase 1 without investment in additional fields or upgrading the capacity of existing facilities¹⁰.

The primary strategy will be to provide a high-quality central parkland within the Town Centre complemented by a network of safe walking and riding links to surrounding upgraded open space areas. Upgrading existing fields to and providing lights for night-time use will also provide additional capacity.

Principles for facility provision

The NBHP Open Space for Recreation Options Analysis study recommended the following key principles for meeting open space and recreation needs:

- Expand the capacity of existing sporting spaces and facilities where possible and supplement field space with built solutions.
- Confirming the importance of providing a central park (town centre park) to service the future town centre and higher density residential adjacent.
- Strategic expansion of some existing parks to improve capacity and accessibility.
- Expand the extent of trail networks and improve linkages to nature-based trails from the high-density residential areas.

⁹ Open Space for Recreation Options Analysis – Frenchs Forest Hospital Precinct – Addendum No. 2 – Phase One Revised Provision Strategy, Otium Planning Group, 2021

¹⁰ Northern Beaches Sportsground Strategy, Northern Beaches Council, 2017

- Improve active transport and walking links throughout the precinct to address barriers from high volume roads.
- Pursue opportunities for indoor sport and recreation spaces as part of built solutions in the town centre.

The strategy provided in 2019 has been updated to reflect that the relocation of the Frenchs Forest High School to Aquatic Reserve is no longer being pursued. That means the associated sportsfields and courts that had been proposed at the high school are no longer valid options.

The items that are proposed to accommodate the population growth for Phase 1 are outputs from a demand analysis model that uses a set of data based on the following:

- sport and recreation participation data for NSW or Northern Beaches LGA
- assessments of the capacity of sporting facilities to accommodate additional use
- projections of the use hours needed to accommodate new demand
- available participation data for non-sport active recreation.

The model is calibrated for the LGA and provides a demand profile for each sport or activity which is then converted to a need for different facilities or active recreation opportunities.¹¹

Based on the multiple approaches to assessing demand from the population growth associated with Phase 1, the following summary provides an overview of the established provision needed¹².

Table 3 Open space and recreation required provision

Type of Demand	Provision Recommendation	Comment
Sporting Space	3.8ha – 4.5ha for fields and outdoor courts 2,300m ² of indoor sport and indoor program floor area	Based on demand using current participation data. Sportsground Strategy and Northern Beaches Social Infrastructure Plan suggest 1ha/1000 (4.5ha)
Parkland / Open space for recreation	6.8ha – 7.7ha of parkland Including around 0.72ha for daytime population of workers	Northern Beaches Social Infrastructure Plan suggests 1.5ha/1000 for urban parkland (6.8ha). Projections using Greener Places 7.7ha.

Source: Open Space for Recreation Options Analysis – Frenchs Forest Hospital Precinct – Addendum No. 2 – Phase One Revised Provision Strategy, Otium Planning Group, 2021, page 16

Open space and recreation works proposed to accommodate the demand are shown below. These items are contained in the works schedule (**Appendix A**).

- Land (1.5ha) and embellishment for a new park in the proposed Town Centre

¹¹ Open Space for Recreation Options Analysis – Frenchs Forest Hospital Precinct – Addendum No. 2 – Phase One Revised Provision Strategy, Otium Planning Group, 2021, page 6

¹² Open Space for Recreation Options Analysis – Frenchs Forest Hospital Precinct – Addendum No. 2 – Phase One Revised Provision Strategy, Otium Planning Group, 2021

- Land (0.24ha) and embellishment for upgraded open space in Akora Reserve and Rabbett Reserve
- Embellishment of Brick Pitt Reserve to upgrade to carry additional capacity
- Upgrade 2 fields with lighting, carparking and landscaping at Forestville Park

The State Government has provided Council with a grant of approximately \$6.16 million to assist with the works (not including stormwater management) identified at Brick Pitt Reserve, Akora Reserve and Rabbett Reserve. The grant funding has been deducted from the costs presented in the works schedule to calculate the contribution rate (**Appendix A**).

Nexus and apportionment

The open space provisions included in this plan for Phase 1 are based on meeting the needs for the Phase 1 resident and daytime worker populations. Accordingly, this plan levies s7.11 contributions on residential accommodation and non-residential development for the Town Centre open space works and only residential accommodation for the works outside the Town Centre.

Workers in the Phase 1 area will not use open space facilities to the same degree as residents. Based on Government Architect advice,¹³ this plan assumes that the demand for open space created by 1 resident is equivalent to 10 workers. That is, 1 worker generates 1/10 of the demand of 1 resident.

The expected non-residential floorspace in Phase 1 is 71,528m² and will comprise a mix of commercial, retail, hotel, education, community, and residential care facilities. The expected type of floorspace has been converted to workers. The total number of workers is provided in Table 4 below.

Table 4 Non-residential floorspace and expected workers

Floorspace type	Expected (m ²)	New workers
Commercial	5,852	293
Retail (supermarket)	5,891	98
Retail (other)	8,660	173
Hotel	11,300	141
Education	24,450	445
Community/residential care ¹⁴	15,375	285
Total	71,528	1,435

Source: Floorspace from Table 3 of Transport Report ARUP (2021) converted to workers for each floorspace type.

In terms of infrastructure demand, the expected 1,435 workers are the equivalent of 143 residents, making the total equivalent number of residents 4,389 people (4,246+143). The proportion of open

¹³ NSW Government Architect (2020), Draft Greener Places Design Guide, pages 22, 23

¹⁴ This use is included because there are workers attached to the uses that generate traffic.

space costs that should be attributed to the residential development is 97% (i.e. 4,246/4,389) and the worker population 3% (i.e. 143/4389).

Water quality and management works

The works schedule contains three works items that are for the purpose of water quality and management. The first is in the Town Centre Park and the remaining items are in Brick Pitt Reserve and Rabbett Reserve.

This plan similarly levies contributions on residential accommodation and non-residential development for the Town Centre works and only the residential population for the works in Brick Pitt Reserve and Rabbett Reserve.

Contribution rates calculation for residential development

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

$$\text{Contribution per resident (\$)} = \sum \left(\frac{\$INF \times RAF}{P} \right)$$

Where:

\$INF is the apportioned estimated cost of providing each of the recreation infrastructure items required to meet the development of the NBHP (refer works schedule in **Appendix A**).

RAF is the residential 'apportionment factor', i.e. the percentage of the total cost of each facility that is apportioned to residential development – i.e. 97%.

P is the expected persons that will generate the demand for the open space and recreation infrastructure (future growth of 3,902 people).

To determine the contribution rate per dwelling, multiply the contribution rate per person by the relevant assumed occupancy rate shown in Table 1.

Contribution rates calculation for non-residential development

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

$$\text{Contribution per m2 GFA (\$)} = \sum \left(\frac{\$INF \times NRAF}{GFA} \right)$$

Where:

\$INF is the total estimated \$ cost of providing each of the open space and recreation facilities (refer works schedule).

NRAF is the non-residential 'apportionment factor', i.e., the percentage of the total cost of each facility that is apportioned to non-residential development in Phase 1 – i.e., 3%.

GFA is the expected employment development that will demand each facility - that is, the expected employment GFA in Phase 1 (in m²) i.e., 71,528m².

B.6 Roads and active transport

Objectives

Provide improvements to the existing road network and an array of active transport to meet the demands of the future residential and non-residential population.

Needs assessment and infrastructure strategy

The additional development expected in the NBHP will create additional vehicle trips on the existing road network, as it is transitioning to a higher density residential area.

There is currently a high reliance on private vehicles for most travel with some limited public transport use for journey to work trips. Current public transport consists of buses connecting the precinct to the wider Sydney Area including Dee Why, Chatswood and Wynyard.

The initial traffic modelling for the Phase 1 area was conducted by Jacobs on behalf of DPIE. Supplementary modelling was carried out by Council to understand the implications of traffic on the road network for the future Phases 2 and 3 of the development precinct. The Jacobs study assessed impacts of the Phase 1 development traffic using an Aimsun traffic model to identify constraints in the network. Phases 2 and 3 were assessed using the SIDRA intersection microsimulation software.

The main outcome from Council's modelling shows that levels of service for local roads are significantly affected once the 70% of dwellings in Phase 1 are occupied. Additional traffic works proposed to accommodate traffic impacts contained in a report prepared on Council's behalf by ARUP¹⁵ will not improve the overall level of service of intersections. The main impact is the reduction of queue lengths of traffic and the delay experienced by vehicles.

Table 5 provides a summary of the proposed traffic works, the location in the ARUP report discussing the item, a description of the impact and the proposed apportionment to the Phase 1 development.

¹⁵ Frenchs Forest Town Centre Transport Strategic Design, ARUP 2021

Table 5 Transport infrastructure items identified for delivery

Development Phase	Item No. ARUP report	Description	Section in ARUP report	Apportionment to Phase 1 (%)	Justification for inclusion
Initial	1B	Holland Cres extension to Town Centre (requires land acquisition)	4.2.2	100	Provides initial secondary access/egress to Town Centre at Rabbett Street/Frenchs Forest Road West. Without it, primary access will operate LOS F, queue 148m and delay of 218 seconds.
Phase 1 – 50% build out	2A	Road widening – Frenchs Forest Road West/Naree Road from Bluegum Cres to Forest Way*	4.3.1	100	Provides additional road capacity to reduce queue lengths and delays.
	2C	Southern end of Holland Cres to Forest Way/Rabbett St intersection – convert to bus only exit	4.3.3	100	Reduce the number of vehicles accessing Forest Way out to reduce congestion.
Phase 1 – 70% build out	3E	Adams Street / Forest Way – provide additional land on the eastern approach of Adams St	4.4.5	100	Future intersection will operate at LOS F with queue of 421 m and delays of 73 seconds. With intersection works the intersection will operate at LOS F with queue length 229m and delay of 87 sec.
	3F	Adam Street / Rabbett St – upgrade to roundabout	4.4.6	100	Additional delays along Rabbett Drive into Frenchs Forest Rd West without works.
	3H	Relocation of bus stops of Frenchs Forest Rd East	4.4.8	100	Without relocation significant delays along Frenchs Forest Rd East in morning peak.
	3I	New road from Holland Cres to Sylvia Place - acquisition of land required.	4.4.9	100	Second signalised entry into the Town Centre. Reduces the queue length from 147m to 73m at Rabbett Street/Frenchs Forest Rd West intersection.
	4C	Traffic calming works various locations	4.5.3	100	Proposed to reduce rat-runs and keep traffic on collector roads
	5.3.4	Active transport - Rabbett Street link	5.3.4	100	Active transport link within the Phase 1 area.

* widening works extend to eastern boundary of property 21A Forest Way only

The new precinct will require intersection improvements and the provision of improved cycleways and share paths to encourage the reduction of private vehicle use within the precinct. The works included in the works schedule are identified in the ARUP Transport Report as required by:

- Initial delivery
- 50% build of Phase 1
- 70% build of Phase 1.

The following traffic and road intersection works proposed to accommodate the demand are contained in the works schedule in **Appendix A**.

- New roads (including existing road extensions and access roads)
- Widening of existing roads
- Four intersection upgrades
- Relocation of bus stops
- Traffic calming infrastructure
- Off-road share paths

Nexus and apportionment

Roads and traffic management

Several intersection upgrades and some minor road-widening and road extensions are required within the NBHP Phase 1 to improve traffic circulation. The works will augment the existing network to help accommodate new traffic generated by the redevelopment of the precinct.

As the works are required as the result of the proposed increase in residents and worker population to the area, this plan levies s7.11 contributions on residential accommodation and non-residential development for the Phase 1 area.

The apportionment of the works to the type of development is based on the traffic generated by each development. The traffic generation is identified in Table 3 of the ARUP report shown below in Figure 6.

The traffic modelling assumes the traffic generation for the AM peak. For the purposes of calculation of a contribution rate, the AM traffic generation attributed to residential development is 48% (876/1,841)¹⁶ and the non-residential development is 52% (965/1,841).

¹⁶ Aged care residential traffic generation rates have been excluded from the traffic generation table. It is assumed that they are negligible.

Table 3: Phase 1 Traffic Generation

Land Use	AM Rate	PM Rate	Phase 1		
			Yield (Phase 1)	AM Trips/ Hour	PM Trips/ Hour
Resi dwellings (high density)	0.4 per dwelling	0.45 per dwelling	1,901	760	855
Resi dwellings (med density)	0.5 per dwelling	0.55 per dwelling	231	116	127
Commercial	1.6 per 100m2	1.2 per 100m2	5,852 m²	94	71
Retail (supermarket)	4.3 per 100m2	12.3 per 100m2	5,891 m² GLFA	254	725
Retail (other)	2.7 per 100m2	7.6 per 100m2	8,660 m² GLFA	233	658
Hotel	0.3 per 100m2	0.3 per 100m2	11,300 m2	34	34
Education	0.8 per 100m2	0.8 per 100m2	24,450 m2	196	196
Aged care/community	1.0 per 100m2	1.6 per 100m2	15,375m2	154	246
Total				1,841	2,912

Source: Frenchs Forest Town Centre Transport Strategic Design, ARUP 2021, page 52

Figure 6 Traffic generation for Phase 1 - residential and non-residential

Cycleways and shared paths

A comprehensive program of works is proposed in the ARUP report to extend the cycle and share-path network. The active transport connections will be delivered on a priority basis with to provide connections to the bus priority network.¹⁷ One item has been identified for delivery in the Phase 1 area. The remaining items will be considered for delivery in future development phases.

It is reasonable for the purpose of determining the contribution rate that the cost of the infrastructure works is 100% apportioned to the new residential growth.

Contribution rates calculation for residential development

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

$$\text{Contribution per resident (\$)} = \sum \left(\frac{\$INF \times RAF}{P} \right)$$

Where:

\$INF is the apportioned estimated cost of providing each of the transport infrastructure items (refer works schedule in **Appendix A**).

¹⁷ Northern Beaches Council Frenchs Forest Town Centre Transport Strategic Design, ARUP 2019

RAF is the residential 'apportionment factor', i.e. the percentage of the total cost of each facility that is apportioned to residential development .– i.e. 48%.

P is the expected persons that will generate the demand for the active transport infrastructure (new growth population 3,902 people).

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 1**.

Contribution rates calculation for non-residential development

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

$$\text{Contribution per m2 GFA (\$)} = \sum \left(\frac{\$INF \times NRAF}{GFA} \right)$$

Where:

\$INF is the total estimated \$ cost of providing each of the transport infrastructure items (refer works schedule).

NRAF is the non-residential 'apportionment factor', i.e., the percentage of the total cost of each facility that is apportioned to non-residential development of Phase 1 – i.e., 52%.

GFA is the expected employment development that will demand each facility - that is, the expected employment GFA in Phase 1 (in m²) i.e., 71,528m².

B.7 Plan administration

Objectives

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

Strategy

This plan has been prepared in order to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules.

Additionally, Council is required to manage, monitor and maintain the contributions plan. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions.
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules.

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

Nexus and apportionment

As plan administration costs arise directly as a result of the future development, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area. Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark¹⁸ of an allowance equivalent to 1.5% of the cost of construction works (excluding land acquisition) that are to be met by development approved under this plan.

Contributions rate calculation

The contribution formula for plan administration can be expressed as follows:

$$\text{Contribution per person or m2 GFA (\$)} = \sum (\$ Works rate \times 1.5\%)$$

Where:

\$ Works rate is the contribution rate per person or per m² of non-residential floorspace for each of the infrastructure items in **Appendix A** that the development is contributing towards.

¹⁸ Independent Pricing and Regulatory Tribunal of New South Wales (2014), Local Infrastructure *Benchmark Costs*, page 63

APPENDIX C: Credit list

Property No	Address	Legal description	Is a credit applicable? Yes or No	Number of 3 bedroom dwellings	Per boarding house room	Number of people	Notes
102685	44 Bantry Bay Road	Lot 17 DP 15045	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
102687	48 Bantry Bay Road	Lot 19 DP 15045	Yes	1		3.1	Approved DA for medical centre but never enacted. Historical approval for dwelling house. Assumed 3 bedroom dwelling.
102688	50 Bantry Bay Road	Lot 20 DP 15045	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
102689	52 Bantry Bay Road	Lot 21 DP 15045	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104017	2 Bluegum Crescent	Lot 80 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104018	4 Bluegum Crescent	Lot 79 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104019	6 Bluegum Crescent	Lot 78 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104020	8 Bluegum Crescent	Lot 77 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104031	30 Bluegum Crescent	Lot 84 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104032	32 Bluegum Crescent	Lot 83 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104033	51 Bluegum Crescent	Lot 103 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104034	49 Bluegum Crescent	Lot 102 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104035	47 Bluegum Crescent	Lot 101 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104055	5 Bluegum Crescent	Lot 62 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
104056	3 Bluegum Crescent	Lot 61 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
112822	2 Fitzpatrick Avenue East	Lot 119 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113498	142 Frenchs Forest Road West	Lot 59 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113499	1 Bluegum Crescent	Lot 60 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113500	136 Frenchs Forest Road West	Lot 81 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113501	134 Frenchs Forest Road West	Lot 82 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113502	130 Frenchs Forest Road West	Lot 2 DP 25713	Yes	0	18	25.2	18 room boarding house development approved. Final OC issued 2019. Unlikely to re-develop
113503	128 Frenchs Forest Road West	Lot 20 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113505	124 Frenchs Forest Road West	Lot 22 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113506	122 Frenchs Forest Road West	Lot 23 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113507	120 Frenchs Forest Road West	Lot 1 DP 213608	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113508	118 Frenchs Forest Road West	Lot 2 DP 213608	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113509	116 Frenchs Forest Road West	Lot 24 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113510	114 Frenchs Forest Road West	Lot 25 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113511	112 Frenchs Forest Road West	Lot 4 DP 510616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113512	110 Frenchs Forest Road West	Lot 3 DP 510616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113513	108 Frenchs Forest Road West	Lot 11 DP 524792	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113514	106 Frenchs Forest Road West	Lot 12 DP 524792	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113933	2 Gladys Avenue	Lot 1 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113934	4 Gladys Avenue	Lot 3 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113946	15 Gladys Avenue	Lot 4 DP 580693	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113947	13 Gladys Avenue	Lot 5 DP 580693	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113948	11 Gladys Avenue	Lot 14 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113949	7 Gladys Avenue	Lot 16 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113950	3 Gladys Avenue	Lot 18 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
113951	1 Gladys Avenue	Lot 19 DP 25713	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
116217	1 Hilmer Street	Lot 28 DP 15045	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
116229	4 Hilmer Street	Lot 52 DP 15045	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
116230	2 Hilmer Street	Lot 53 DP 15045	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118400	2 Karingal Crescent	Lot 118 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118401	4 Karingal Crescent	Lot 117 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118402	6 Karingal Crescent	Lot 116 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118403	8 Karingal Crescent	Lot 115 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118404	10 Karingal Crescent	Lot 114 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118405	12 Karingal Crescent	Lot 113 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118406	14 Karingal Crescent	Lot 112 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118407	16 Karingal Crescent	Lot 111 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118408	18 Karingal Crescent	Lot 110 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118409	20 Karingal Crescent	Lot 109 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118410	22 Karingal Crescent	Lot 108A DP 36755	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118411	24 Karingal Crescent	Lot 107A DP 36755	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118412	26 Karingal Crescent	Lot 106 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118413	28 Karingal Crescent	Lot 105 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118414	30 Karingal Crescent	Lot 104 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118415	32 Karingal Crescent	Lot 103 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118416	34 Karingal Crescent	Lot 102 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118417	36 Karingal Crescent	Lot 101 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118418	38 Karingal Crescent	Lot 100 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118419	40 Karingal Crescent	Lot 99 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118420	42 Karingal Crescent	Lot 98 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118421	44 Karingal Crescent	Lot 97 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118422	46 Karingal Crescent	Lot 96 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118423	48 Karingal Crescent	Lot 95 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118424	50 Karingal Crescent	Lot 94 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118425	52 Karingal Crescent	Lot 93 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118426	54 Karingal Crescent	Lot 92 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118427	56 Karingal Crescent	Lot 91 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118428	58 Karingal Crescent	Lot 90 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118429	60 Karingal Crescent	Lot 89 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118430	62 Karingal Crescent	Lot 88 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118431	64 Karingal Crescent	Lot 87 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
118432	66 Karingal Crescent	Lot 86 DP 36616	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
130197	3 Primrose Avenue	Lot 24 DP 15045	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
130198	5 Primrose Avenue	Lot 25 DP 15045	Yes	1		3.1	Existing dwelling. Approval for outbuilding not being used as secondary dwelling.
135494	26 Sylvia Place	Lot 58 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
135495	25 Sylvia Place	Lot 57 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
135496	24 Sylvia Place	Lot 56 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
135497	23 Sylvia Place	Lot 55 DP 30700	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
138180	4 Wakehurst Parkway	Lot 2 DP 206440	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
146340	Police Station 137-139 Frenchs Forest Road West	Lot 1 DP 746670, Lot 2 DP 535422	No	0		0	Not eligible for credit. Existing police station, no existing dwelling.
146563	3 Hilmer Street	Lot 100 DP 846005	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
146564	3A Hilmer Street	Lot 101 DP 846005	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
146841	5 Gladys Avenue	Lot 171 DP 849591	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
146842	5A Gladys Avenue	Lot 172 DP 849591	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
146935	1 Primrose Avenue	Lot 1 DP 851023	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
146936	1A Primrose Avenue	Lot 2 DP 851023	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
147041	9A Gladys Avenue	Lot 152 DP 847732	Yes	2		6.2	Historical approval. Aerial appears to show detached dual occ. Assumed 2 x 3 bedroom dwelling.
147042	9 Gladys Avenue	Lot 151 DP 847732	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
147232	5 Hilmer Street	Lot 201 DP 850798	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
147233	7 Hilmer Street	Lot 200 DP 850798	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
147894	54 Bantry Bay Road	Lot 220 DP 862371	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
147895	1B Primrose Avenue	Lot 221 DP 862371	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
150344	53 Bluegum Crescent	Lot CP SP 51625	Yes	2		6.2	Historical approval for 2 unit residential strata building. Assumed 3 bedrooms per unit. Unlikely to re-develop
152825	2A Wakehurst Parkway	Lot 301 DP 1028902	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
154003	2 Wakehurst Parkway	Lot 3022 DP 1035325	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
159464	126A Frenchs Forest Road West	Lot 1 DP 1114075	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
159465	126B Frenchs Forest Road West	Lot 2 DP 1114075	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
329118	46 Bantry Bay Road	Lot 181 DP 1133753	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
329119	46A Bantry Bay Road	Lot 182 DP 1133753	Yes	1		3.1	Historical approval. Assumed 3 bedroom dwelling.
474214	Frenchs Forest Road West	Part Lot 99 DP 1241021	No			0	Not eligible for credit. Existing school site, no existing dwellings.
474215	Frenchs Forest Road West	Part Lot 99 DP 1241021	No			0	Not eligible for credit. Existing school site, no existing dwellings.
Total				103	18	344.5	