

Local Infrastructure Contribution Plan 2023 (Section 7.11 & 7.12) (2023-2041)

Final (February 2024)



Acknowledgements

We would like to Acknowledge the Cabrogal of the Darug Nation who are the Traditional Custodians of this Land. We also pay our respect to the Elders both past and present and future of the Darug Nation.

We acknowledge your rich culture and your unique role here in the Fairfield region. Your heritage and traditions are important to us all, and part and parcel of the great history of Australia.

Copyright

© 2023 Fairfield City Council
86 Avoca Road, Wakeley 2176
Monday-Friday 8.30am-4.30pm
9725 0222

www.fairfieldcity.nsw.gov.au
mail@fairfieldcity.nsw.gov.au

Contents

Summary of Plan

1	Introduction.....	10
1.1	Name of this Plan	10
1.2	Legislation enabling this Plan	10
1.3	Purpose of this Plan	10
1.4	Land to which this Plan applies	11
1.5	Commencement of this Plan	11
1.6	Life of this Plan	12
1.7	Review of this Plan	12
1.8	Relationship with other plans and policies.....	12
1.9	Application of the Plan.....	12
1.10	Development to which this Plan applies	13
1.11	Savings and transitional arrangements	15
1.12	Credits for existing development	15
1.13	Development that is exempted under this Plan	16
1.14	Local infrastructure provision.....	18
1.14.1	Section 7.11 local infrastructure projects & costs.....	18
1.14.2	Section 7.12 local infrastructure projects	19
1.15	Contribution rates and levies	22
1.15.1	S.7.11 Contributions	22
1.15.2	S.7.12 Levies	25
2	Administration and operation.....	27
2.1	Payment of contributions	27
2.2	Methods of payment	27
2.3	Indexation of contribution or levy amount.....	28
2.4	Goods and services tax	30
2.5	Deferred payment.....	30
2.6	Accountability and access to information.....	31
2.7	Pooling of contributions and levies	31
2.8	Substitution of works items.....	32
2.9	Use of funds from repealed contribution plans	32
2.10	Refunds	32
2.11	Other funding sources	32
3	Strategic context.....	33
3.1	Location.....	33

3.2	Greater Sydney Region Plan & Western City District Plan	35
3.3	Fairfield City Plan (2022-2032).....	35
3.4	Local Strategic Planning Statement (2020)	35
3.5	Local Housing Strategy (2022)	39
3.6	Local infrastructure studies and strategies	39
4	Population & housing change	41
4.1	Fairfield City characteristics (2021 Census)	41
4.2	Fairfield City catchments	42
4.3	Population & housing (2021 Census)	42
4.4	Population & housing change (2021 to 2041).....	45
4.5	Dwelling occupancy rates.....	50
5	Infrastructure strategies, schedules and nexus (s.7.11)	51
5.1	Community & recreation facilities	51
5.1.1	Objectives	52
5.1.2	Existing provision	52
5.1.3	Anticipated demand by future population	53
5.1.4	Cost of local infrastructure (community & recreation facilities), nexus & apportionment	55
5.1.5	Section 7.11 (community & recreational facilities) contribution rates	56
5.2	Open Space	57
5.2.1	Objectives	57
5.2.2	Existing provision	57
5.2.3	Anticipated demand by future population	58
5.2.4	Cost of local infrastructure (open space), nexus & apportionment.....	60
5.2.5	Section 7.11 (open space) contribution rates.....	61
5.3	Public domain improvements	62
5.3.1	Objectives	62
5.3.2	Anticipated demand by future population	62
5.3.3	Cost of local infrastructure (public domain improvements), nexus & apportionment	63
5.3.4	S.7.11 (public domain improvements) contribution rates	63
5.4	Stormwater detention	64
5.4.1	Objectives	64
5.4.2	Anticipated demand by future population	64
5.4.3	Cost of local infrastructure (stormwater detention), nexus & apportionment....	65
5.4.4	S.7.11 Contribution rates (stormwater detention) contribution rates	65
5.5	Administration & management	66
5.5.1	Objectives	66
5.5.2	Anticipated demand by future population	66

5.5.3	Cost of local infrastructure (administration & management), nexus & apportionment	67
5.5.4	S.7.11 (administration & management) contribution rates	68
5.6	Car parking.....	68
5.6.1	Objectives	69
5.6.2	Existing provision.....	70
5.6.3	Cost of local infrastructure (car parking), nexus & apportionment.....	73
5.6.4	S.7.11 (car parking) contribution rates	73
5.7	Summary of local infrastructure total cost estimates & contribution rates.....	74
6	Applying a contribution or levy.....	76
6.1	Steps in applying a s.7.11 contribution	76
6.2	Steps in applying a s.7.12 levy	77
7	Complying development & certification.....	79
7.1	Complying development certificates	79
7.2	Procedure for determining a s.7.11 contribution amount.....	79
7.3	Terms of a s.7.11 condition	80
7.4	Procedure for determining a s.7.12 levy amount	81
7.5	Terms of a s.7.12 condition	82
7.6	Certificates	82
APPENDICES	84
Appendix 1:	Dictionary	85
Appendix 2:	Summary of s.7.11 contribution rates and s.7.12 levies.....	86
Appendix 3:	Cost Report contents	87
Appendix 4:	Section 7.11 contributions – local infrastructure works schedule	88
Appendix 5:	Section 7.12 levy – local infrastructure works schedule	103
Appendix 6:	Schedule of existing parks and creek lines	107
Appendix 7:	Location maps for local infrastructure schedules	117
Appendix 8:	Reporting and accounting procedures	122
Appendix 9:	Section 7.12 allocations	124
Appendix 10:	Contribution rates updates (CPI).....	125

Versions

The Fairfield City Local Infrastructure Contribution Plan 2023 was adopted by Council on 28 November 2023.

The Plan came into force on **26 February 2024** and repeals the Fairfield City Direct (Section 7.11) Development Contributions Plan 2011, and Fairfield City Council Indirect (Section 7.12) Development Contributions Plan 2011.

Key dates in the preparation of the Plan and future amendments are shown in the Tables below:

Action	Date
Report to Council recommending public exhibition	11 July 2023
Public exhibition	Aug – Sep 2023
Report to Council recommending approval	28 November 2023
Approval of Plan	28 November 2023
Commencement of Plan	26 February 2024

Versions & Amendments	Description	Date Effective
Version 1	Draft reported to Council recommending public exhibition.	Draft July 2023
Version 2	Public exhibition (minor editing and formatting changes).	Draft August 2023
Final draft	Final reported to Council.	November 2023
Final	Final (including adoption dates) (this version).	February 2024

Note: Appendix 10 of this Plan is updated quarterly to reflect CPI indexation.

Summary

Population & Local Infrastructure

Fairfield City is forecast¹ to grow over the next twenty (20) years (2021-2041) by:

- Over 43,000 additional residents.
- Almost 17,600 new dwellings.

This growing population will require improvements to existing and new local infrastructure to meet the needs of the Fairfield City community including parks and open space, community facilities, recreation facilities and the public domain improvements in the town centres.

A number of studies and strategies have informed the new or improved local infrastructure identified in this Plan including Council's 20 year LSPS, LHS, population forecasts, community facilities and open space needs study and the associated community facilities strategy and open space and recreation strategy, urban design studies and public domain plans for the town centres.

This Plan will enable the funding of local infrastructure through requiring development to contribute to the cost through either s.7.11 direct contributions or s.7.12 indirect levies. These contributions will provide an important income stream to assist with the delivery of local infrastructure to meet growth in the community.

It is anticipated that approx. \$281,628,086 will be raised over the life of the Plan (2023-2041) and this will be used to service almost half of the \$626,231,217 works program identified in the Plan including community facilities, recreational facilities, parks and sporting grounds, cycleways/walking tracks, car parking and improvements in the public domain and stormwater detention.

The local infrastructure works which will be funded under this Plan are discussed in section 1.14 of this Plan and detailed in the Schedule of Works (s.7.11 contributions) and (s.7.12 levies) in Appendices 4 and 5.

Development covered by this Plan

This Plan applies to development that:

- Is located within Fairfield City as shown in Figure 1 of this Plan, within three (3) catchments (Eastern, Central and Western).
- Requires consent (either development application (DA) or complying development certificate (CDC)) under an environmental planning instrument (e.g. Fairfield Local Environmental Plan 2013 or a State Environmental Planning Policy).
- Is not identified as an exemption in Section 1.13 of this Plan.

If approval is granted to development (either through a DA or CDC) by Council or a registered certifier, a condition will be imposed requiring the applicant to pay a monetary

¹ Forecast based on the Population and household forecasts, 2021 to 2041 prepared by .id (informed decisions), March 2023

contribution towards the cost of local infrastructure based on the provisions of this Plan, either through:

- A Direct Contribution (s.7.11 contribution), or
- An Indirect Contribution (s.7.12 levy).

The type of development (e.g. residential, business premises, industrial) and/or the location of the development (in either the Eastern, Central or Western Catchment) will determine whether a s.7.11 contribution or a s.7.12 levy applies (refer Section 1.10 below).

Direct s.7.11 Local Infrastructure Contribution

The local infrastructure contributions (s.7.11) that apply to residential development in the Eastern and Central Catchments are summarised in the Table below and detailed in Section 1.15 of this Plan. All development in the Western Catchment will be subject to the s.7.12 local infrastructure levy (refer below).

Residential dwelling size ²	Local infrastructure contribution per dwelling or new residential lot (at commencement of this Plan)	
	Eastern Catchment	Central Catchment
Per room (boarding house, group homes, hostels, co-living housing)	\$7,369	\$4,147
0-1 bedroom (or dwelling GFA less than 70m ²)	\$11,053	\$6,221
2 bedroom (or dwelling GFA 70m ² to 100m ²)	\$16,948	\$9,539
3+ bedroom (or dwelling GFA 100m ² +))	\$28,001 capped at \$20,000	\$15,760
Land Subdivision (each new residential lot)	\$28,001 capped at \$20,000	\$15,760

Table 1: Summary of s.7.11 direct contributions at Plan commencement (*February 2024*)

Direct s.7.11 contributions are also required for car parking in lieu of providing the required on-site parking spaces in the town centres of Canley Heights and Cabramatta.

A Direction was issued by the Minister for Planning (30 April 2009) which introduced a cap of \$20,000 for monetary contributions per dwelling (or each new residential lot) which at the commencement of this Plan applies to 3+ bedroom dwellings and each new residential lot in the Eastern Catchment.

The contribution amount in the Table above is at the commencement of this Plan and will be indexed quarterly in line with changes in the Consumer Price Index (CPI). The indexed amount will be updated quarterly in Appendix 10 and on the Local Infrastructure Plan page on Council's website.

² Refer definitions of bedroom and gross floor area (GFA) in the Dictionary (Appendix 1) of this Plan.

Indirect s.7.12 Local Infrastructure Levy

The following levy (under s.7.12 of the Act) will be applied to all other development (not subject to s.7.11 contributions) as detailed in later sections of this Plan.

Development cost*	Levy %
Up to and including \$100,000	Nil
\$100,001 to \$200,000	0.5%
More than \$200,000	1%

Table 2: Summary of s.7.12 indirect levy at Plan commencement (*February 2024*)

Section 6 and Appendix 3 of this Plan provides information on determining development cost in accordance with the *Environmental Planning & Assessment Regulation 2021*. A template for completing an estimate of proposed cost report is on Council's website.

While local infrastructure contributions and levies are an essential part of funding local infrastructure, other funding mechanisms may also be available and will be utilised by Council to fund the unapportioned costs associated with the local infrastructure, including (but not limited to) general rates, special rate levies, borrowing and loan, grants and subsidies from State or Federal Government agencies.

1 Introduction

1.1 Name of this Plan

This Plan is the Fairfield City Local Infrastructure Contributions Plan 2023 (Section 7.11 & Section 7.12) (“the Plan”).

1.2 Legislation enabling this Plan

This Plan has been prepared in accordance with section 7.18 of the *Environmental Planning & Assessment Act 1979* (“the Act”) for the purposes of sections 7.11 and 7.12 of the Act and in accordance with Division 7.1 and Part 9 of the *Environmental Planning and Assessment Regulation 2021* (“the Regulation”).

Under this Plan, if a consent authority imposes a condition of consent upon development requiring a contribution under section 7.11 of the Act, the consent authority cannot impose a condition on the same development requiring a contribution under s.7.12 of the Act.

The Summary, Notes and Examples in this Plan are provided for guidance and do not form part of this Plan.

1.3 Purpose of this Plan

The purpose of this Plan is to:

- a) Authorise the imposition of conditions requiring contributions under section 7.11 or a fixed rate levy under section 7.12 of the Act to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of (or provided in anticipation of) development in Fairfield City, when:
 - (i) A consent authority grants consent to an application to carry out development to which this Plan applies, or
 - (ii) A consent authority or a registered certifier issues a complying development certificate (CDC) for development to which this Plan applies.
- b) Assist in identifying local infrastructure to support the needs of the future population.
- c) Ensure that adequate public facilities are provided for as part of any new development.
- d) Ensure that the existing community is not burdened by the cost of providing new local infrastructure, either partly or fully, as a result of future development in the area.
- e) Allow the opportunity for local infrastructure or the dedication of land at no cost to Council, whether or not in lieu of payment of a monetary contribution when it accords with Council’s objectives or outcomes.
- f) Demonstrate that the cost of works, apportionment of those costs to new development and the contribution rates under this Plan are reasonable.

- g) Provide an administrative framework for the efficient and equitable determination, collection, management and expenditure of contributions towards the provision of local infrastructure.
- h) Ensure that Council’s management of local infrastructure contributions complies with relevant legislation and practice notes.
- i) Enable the Council to be both publicly and financially accountable in its assessment and administration of the local infrastructure contributions.

1.4 Land to which this Plan applies

This Plan applies to all land within the Fairfield Local Government Area (“LGA”) as shown on the map in Figure 1.

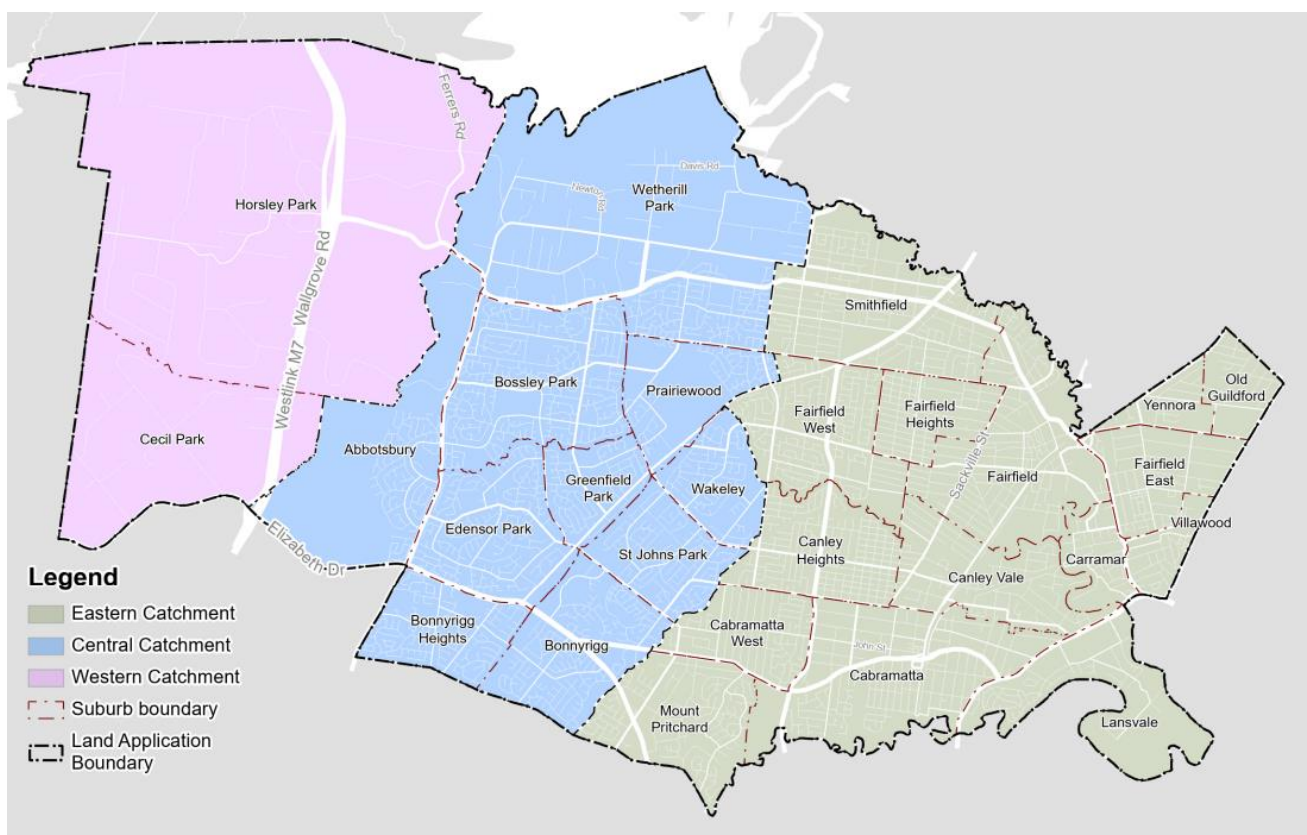


Figure 1: Land to which the Local Infrastructure Contribution Plan 2023 applies

Local infrastructure planning in this Plan is based three (3) catchments (Eastern, Central and Western) which reflect the historic and current patterns of development and demand for infrastructure in Fairfield City (refer Section 4).

1.5 Commencement of this Plan

This Plan commences on the date on which public notice was given under clause 214 of the Regulation or on the date specified in that notice if it is a later date.

This Plan commenced on **26 February 2024**.

Note: amendments to the Plan are described at the beginning of the Plan.

1.6 Life of this Plan

This Plan commenced on 26 February 2024 and is informed by forecast population growth in Fairfield City for the twenty (20) year period 2021 to 2041³. The Plan will operate until:

- Council has collected all of the contributions for local infrastructure listed in the section 7.11 Works Schedule (Appendix 4) and section 7.12 Works Schedule (Appendix 5), or
- the time that the Plan is repealed by Council,

whichever occurs first.

1.7 Review of this Plan

This Plan will be reviewed five (5) years following the date of its commencement. Council may review the Plan prior to that time if required by changes to environmental planning instruments (e.g. LEPs and SEPPs), legislation, demographic changes or any significant shifts in the development environment.

The five (5) year review will ensure the Plan continues to address community needs, strategic planning directions and priorities, local infrastructure planning, Council's capital works program and legislative requirements.

1.8 Relationship with other plans and policies

At its commencement, this Plan repeals the following Fairfield City contributions plans:

- Fairfield City Direct (Section 7.11) Development Contributions Plan 2011, and
- Fairfield City Council Indirect (Section 7.12) Development Contributions Plan 2011.

This Plan does not affect development consents or complying development certificates containing conditions requiring contributions or levies under the above repealed plans.

Section 1.11 below details savings and transitional arrangements at the commencement of this Plan.

Any unexpended funds received under the repealed plans will be transferred into this Plan to be expended on similar local infrastructure projects. Those s.7.11 local infrastructure projects utilising repealed plan funds are identified in the Works Schedule (Appendix 4).

The provisions of this Plan should be read in conjunction with the Fairfield Local Environmental Plan 2013 and Fairfield Development Control Plans (City-wide and site specific). The studies and strategies which have informed this Plan are detailed in Section 3.6 below.

1.9 Application of the Plan

The Fairfield City Local Infrastructure Contributions Plan 2023 (Section 7.11 and Section 7.12) ("the Plan") applies to land in the Fairfield City Local Government Area ("LGA").

³ Source: Population and household forecasts by suburb, 2021 to 2041 prepared by .id (informed decisions) March 2023.

The Plan authorises consent authorities (including Council) and registered certifiers to impose conditions of consent on development applications (“DAs”) and complying development certificates (“CDCs”) for local infrastructure contributions under section 7.11 (Contribution towards provision or improvement of amenities or services) and section 7.12 (Fixed development consent levies) of the *Environmental Planning and Assessment Act 1979* (“the Act”).

The Plan has been prepared to cover a twenty (20) year planning period from 2021 to 2041, which aligns with the timeframes and reviews in Council’s strategic plans including the Local Strategic Planning Statement (2040) and Local Housing Strategy (2022) and the release of the five-yearly Census updating population and housing data.

1.10 Development to which this Plan applies

Development (either DA or CDC) will be the subject to either a section 7.11 contribution or a section 7.12 levy, not both. This Plan uses the following development categories to determine which type of contribution (s.7.11 contribution or s.7.12 levy) will be applied:

Section s.7.11 Contribution will be applied to development that falls within the following categories:

Category 1a: Residential accommodation (in the Eastern and Central Catchments) that would result in a net increase in population (residents) on the land.

Category 1b: Car parking provided in public parking areas in lieu of the required on-site parking (Cabramatta Town Centre) (s.7.11 contribution).

Category 1c: Car parking provided in public parking areas in lieu of providing the required on-site parking (Canley Heights Town Centre) (s.7.11 contribution).

Section s.7.12 Levy will be applied to development that falls within the following categories:

- Category 2a: All development within the Western Catchment where the proposed cost of development is greater than \$100,000.
- Category 2b: Alterations and additions to residential accommodation within the Eastern Catchment where the proposed cost of development is greater than \$100,000 (s.7.12 levy). Prior to the introduction of the EP&A Act in 1979 subdivisions were not required to pay contributions. Therefore, the majority of the Eastern catchment did not pay development contributions as the Act was not in force at that time. Central catchment residential lots were subdivided since 1979 and as such would have paid development contributions.
- Category 2c: Development types that do not fall within Category 1a, 1b, 1c, 2a or 2b above where the proposed cost of development is greater than \$100,000 (s.7.12 levy).

Note: A s.7.12 levy will only apply where the proposed cost of development is greater than \$100,000.

The Table below provides a summary of the development types and whether a s.7.11 contribution or a s.7.12 levy will apply.

Development Type	Contribution or Levy
ALL DEVELOPMENT (WESTERN CATCHMENT)	
All types of development in the Western Catchment.	Section 7.12 levy
RESIDENTIAL DEVELOPMENT (EASTERN & CENTRAL CATCHMENT)	
Residential subdivision	Section 7.11 contribution
New dwellings (resulting in an increase in the number of dwellings on a site – including but not limited to: secondary dwellings, dual occupancies, semi-detached & attached dwellings, multi dwelling housing, residential flat buildings, boarding houses)	Section 7.11 contribution
Boarding houses, group homes, hostels	Section 7.11 contribution (per-person basis)
Seniors housing (independent living unit) ⁴	Section 7.12 levy
Seniors housing (hostel)	Section 7.12 levy
Seniors housing (residential care facility)	Section 7.12 levy
RESIDENTIAL DEVELOPMENT (EASTERN CATCHMENT)	
Alterations & additions to existing dwellings	Section 7.12 levy
NON-RESIDENTIAL (EASTERN CATCHMENT)	
Car parking in Canley Heights Town Centre	Section 7.11 contribution
Car parking in Cabramatta Town Centre	Section 7.11 contribution
NON-RESIDENTIAL DEVELOPMENT (EASTERN & CENTRAL CATCHMENTS)	
Business premises	Section 7.12 levy
Office premises	Section 7.12 levy
Retail premises	Section 7.12 levy
Function centres	Section 7.12 levy
Registered club	Section 7.12 levy
Industrial retail outlets	Section 7.12 levy
Industry (heavy industry, light industry & general industry)	Section 7.12 levy
Educational establishment	Section 7.12 levy
Health services facility	Section 7.12 levy
Tourist and visitor accommodation	Section 7.12 levy
Changes from one non-residential use to another (with or without fit out)	Section 7.12 levy
Any development type not identified in the land use categories above.	Section 7.12 levy

Table 3: Summary of development types and whether s.7.11 contribution or s.7.12 levy applies

⁴ Seniors housing terms are defined in Fairfield LEP 2013 Dictionary.

As noted above, a development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both.⁵

In the case where a section 7.11 contribution or section 7.12 levy may both be applicable:

- If the application of a section 7.12 levy to the whole development yields a higher contribution amount than the application of a section 7.11 contribution, then a section 7.12 levy shall be imposed on the whole development, or
- If the application of a section 7.12 levy to the whole development yields a lower contribution amount than the application of a section 7.11 contribution, then a section 7.11 levy shall be imposed only on the component that comprises residential accommodation.

1.11 Savings and transitional arrangements

This Plan applies to applications that have been lodged but not determined on or after the date on which this Plan commences, including:

- Carry out development under Part 4 of the Act, including development applications (DAs), State Significant Developments (SSD) and State Significant Infrastructure (SSI) and complying development certificates (CDCs).
- State Significant Part 5 applications.
- Modification of consents under Part 4 Division 4.9 (Post-consent provisions).
- Modification of certificates under Part 4 Division 4.5 (Complying development).

All section 4.55 modifications that relate to development applications or section 4.30 complying development certificates originally determined before the Plan's commencement will continue to apply the same contributions plan that applied to the original consent.

This Plan does not affect any conditions referring to previous plans or earlier Plans.

1.12 Credits for existing development

The calculation of contributions under s.7.11 has a nexus (relationship) between the demands of new development and the local infrastructure being provided. As such, any existing dwellings on the site are excluded from the contribution calculation. Credits for existing development may be provided when calculating local infrastructure contributions under s.7.11.

It is noted that as the calculation of levies under s.7.12 directly relates to the cost of development, no credits for existing development will apply.

Where new development involves the replacement of existing dwellings with new, plus the creation of additional dwellings, the number of existing dwellings (or existing lots capable of accommodating a dwelling) are taken as a 'credit'. The value of the credit will be based on both the number of existing dwellings and the size of the dwelling. Examples of where credits could be applied include:

⁵ In accordance with s.7.12(2) of the Act which states that "A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11".

Example 1: A **dual occupancy** development involves the demolition of an existing dwelling (two bedroom) to construct two (2) new three-bedroom dwellings, a credit for the two-bedroom dwelling (existing) is provided.

Example 2: A **residential flat building** development involves the demolition of three (3) existing dwellings (three bedroom) and construction of a residential flat building with 12 apartments, a credit for the three (3) existing dwellings is provided.

Example 3: A **residential subdivision** development where one lot is being subdivided into 25 lots for housing, a credit for 1 lot is provided (i.e., the contribution is payable for 24 new lots).

Example 4: A number of locations within the Eastern and Central Catchments include existing **narrow lots**. These historic lots generally have a minimum frontage of 7 metres, contain one dwelling across the three (3) narrow lots, and are in single ownership. Regardless of the historic subdivision pattern (i.e., narrow lots), the development of additional dwellings on the site, in addition to the existing dwelling, generates a demand for local infrastructure which will be funded through the s.7.11 contribution.

Examples of where credits could be applied for the existing single dwelling include where a **narrow lot** development involves the demolition of one dwelling (2 bedroom) which sits across three (3) narrow lots and the construction of three (3) new three-bedroom dwellings, a credit for the two bedroom (existing dwelling) is provided, either:

- Where there is one (1) application (DA or CDC) which includes three (3) new dwellings, a credit will be applied for the existing dwelling, or
- Where there are separate applications (DA or CDC) for each of the three (3) new dwellings (i.e., three (3) applications), a third (1/3) of the credit for the existing dwelling will be applied to each of the three (3) applications.

1.13 Development that is exempted under this Plan

Development that the Plan exempts from the requirement to pay a s.7.11 contribution or s.7.12 levy is listed in Table 4 below.

A written request for development to be exempted must be provided to Council by the applicant, in the case of:

- Development applications (DAs): must clearly describe how the relevant exemption is applicable to the proposed development. If Council is satisfied that the development is consistent with the relevant exemption, it will exempt the development from the need to pay a contribution.
- Complying development (CDCs): Council must first verify any exemptions (in writing), following submission of relevant details on the nature of the proposed development by the applicant.

Where the proposal includes a range of works or a mix of land uses, only the works or uses identified as exemptions in the Table below will be exempted from the need to pay a contribution or levy. All other works and uses will be charged the local infrastructure contributions in accordance with this Plan. An application (DA or CDC) seeking a partial exemption must identify the spaces, works and costs relevant to the land use the subject of the exemption.

The following types of development (and applicants) may be considered by Council for exemption from the payment of a s.7.11 contribution or s.7.12 levy:

Development that may be exempted from the need to pay a contribution or levy	
1.	Development undertaken by or on behalf of Fairfield City including works listed in the s.7.11 Local Infrastructure Works Schedule (Appendix 4) and s.7.12 Local Infrastructure Works Schedule (Appendix 5) of this Plan.
2.	Development exempted under Ministerial Direction under s.7.17 of the EP&A Act. ⁶
3.	Development for the sole purpose of seniors housing undertaken by a social housing provider ⁷ .
4.	Development for the purpose of public infrastructure, public facilities, public administration building, information and education facilities and community facilities undertaken by or on behalf of a public authority that do not increase demand on local infrastructure covered by this Plan.
5.	Development provided by water, sewer and energy providers for the purpose of water supply system, sewerage system or energy provision.
6.	Development for the purpose of emergency services facilities (including fire stations, police stations and ambulance stations) that do not increase demand on local infrastructure covered by this Plan.
7.	Development for the purpose of public utility undertakings that do not increase demand on local infrastructure covered by this Plan.
8.	Development for the purpose of an educational establishment where there is no nett increase in students or staff numbers and that does not increase demand for local infrastructure covered by this Plan.
9.	Development for the restoration or adaptive reuse of a heritage item but only for the component of the development that involves the restoration or adaptive reuse of the significant heritage fabric.
10.	Council may consider exempting other development (or components of development) on a case-by-case basis, including development by charity or not-for-profit organisations ⁸ where Council considers that there will not be an increase in demand for local infrastructure covered by this Plan as a result of the development.

Table 4: Development that is exempted from the Plan.

⁶ Ministerial directions are available on the Department of Planning website. At the time of this plan's commencement, the Minister had directed that payment of a contribution for seniors housing development carried out under the Seniors Living SEPP (now SEPP (Housing) 2021) where undertaken by a social housing provider is exempted.

⁷ Social housing provider is as defined in the SEPP (Housing) 2021.

⁸ Must be defined and registered as a charity with the ATO and Australian Charities and Not-for-profits Commission

1.14 Local infrastructure provision

The range of local infrastructure being funded through contributions and levies collected under this Plan is listed in the Table below and detailed in the s.7.11 Works Schedule (Appendix 4), s.7.12 Works Schedule (Appendix 5) and shown in the Local Infrastructure Maps in Appendix 7. As noted above, all development in the Western Catchment will be subject to the fixed Section 7.12 levy.

1.14.1 Section 7.11 local infrastructure projects & costs

A summary of the costs for each local infrastructure type, and the proportion of the cost being attributable to new development and being funded through s.7.11 contributions is shown in Table 5 below and in the full Works Schedule in Appendix 4. Also shown is the cost per person for each local infrastructure type, based on the anticipated population growth in each catchment (refer Section 4 below). Section 1.5 below provides a calculation of the local infrastructure contribution for the range of dwelling sizes (based on occupancy rate and on number of bedrooms and size of dwelling).

Infrastructure type & catchment	Cost estimate (total)	Cost attributable to new development	Cost per person ⁹
Community & recreation facilities			
Eastern	\$156,135,133	\$81,238,604	\$2,492
Central	\$56,462,152	\$13,097,147	\$1,231
Open space acquisition			
Eastern	\$76,991,891	\$76,991,891	\$2,362
Central	\$16,321,100	\$16,321,100	\$1,535
Open space embellishment			
Eastern	\$120,294,470	\$43,194,600	\$1,325
Central	\$76,853,435	\$13,420,895	\$1,262
Public domain improvements			
Eastern	\$114,535,719	\$28,175,787	\$864
Central	\$0	\$0	\$0
Stormwater detention			
Eastern	\$6,673,433	\$6,432,639	\$205
Central	\$0	\$0	\$0
Plan administration			
Eastern & Central	\$5,173,750	\$5,173,750	\$120

Table 5: Local infrastructure contribution cost by infrastructure type and catchments.

⁹ Population increase in the Eastern Catchment to 2041 estimated at an additional 32,594 people and Central Catchment estimated an additional 10,636 people.

Total cost (per person)	
Eastern Catchment	\$7,369
Central Catchment	\$4,147

Table 6: Local infrastructure contribution cost per person.

The total contribution cost is shown in Section 1.15 below and is based on the total cost (per person) above multiplied by the number of people (occupancy rate) for each dwelling size (e.g., 0-1 bedroom, 2 bedroom and 3+ bedrooms).

The cost of providing car parking spaces in the Canley Heights and Cabramatta town centres in lieu of providing on-site parking within a development is shown in Table 7 below. This contribution amount will only be charged where the development does not provide the required on-site parking as specified in Council's DCPs or relevant State Environmental Planning Policies (SEPPs).

Car parking	Cost per parking space
Canley Heights town centre	\$26,402
Cabramatta town centre	\$23,711

Table 7: Car parking contribution rates

1.14.2 Section 7.12 local infrastructure projects

A full list of specific projects within each local infrastructure category, and the proportion of s.7.12 funds allocated to each project will be determined at the beginning of each calendar year based on Council's priorities at the time and any alternative funding opportunities available for these projects. Council may carryover any unfunded work items to the following year by Council resolution.

Funds paid to Council under a condition authorising a s.7.12 levy contribution authorised by this Plan are to be applied towards one or more of the city wide public facilities listed in Appendix 5, including:

- Community and recreation facilities
- Open space acquisition
- Open space embellishment (existing open space & creeklines)
- Public domain improvements in the town centres
- Car parking, traffic management and access
- Stormwater detention
- Local infrastructure contribution planning management and studies

Council will consider a report on the allocation of funds at the beginning of each calendar year as part of allocating funds collected over the course of the previous calendar year. This is to ensure that the allocation of s.7.12 funds towards projects listed in the works schedule (Appendix 5) is integrated with Council's management plan and budget processes.

The works identified in works schedule (Appendix 5) will be periodically reviewed as part of the above annual allocation report or alternatively informed by various studies and needs analyses that may be carried out from time to time.

Local infrastructure type	
Community and recreation facilities	Contribution to the cost of local infrastructure (community & recreation facilities) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).
	Contribute funding to the redevelopment/development of community facilities throughout the City. Community facilities can include libraries, community centres, leisure centres etc.
	Contribute funding to an Access Improvement Program in line with the Actions and Outcomes of the Disability Inclusion Action Plan (2022-2026) to ensure that Council facilities are accessible and meet legislative requirements. Upgrades to Council facilities include (but are not limited to) modifications to entrances and internal facilities, installation of hand rails and accessible toilets, access ramps and increased lighting.
	Contribute funding to the redevelopment/development of recreation facilities throughout the City. Recreation facilities can include (but is not limited to) leisure centres (Cabravale, Fairfield and Prairiewood), Aquatopia and Fairfield Showground.
Open space acquisition	Contribution to the cost of local infrastructure (open space acquisition) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).
	Contribute funding to the acquisition of future open space sites across the City other than those identified in the s.7.11 Works Schedule in this Plan.
Open space embellishment	Contribution to the cost of local infrastructure (open space embellishment) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).
	Contribute funding to the embellishment of existing open space sites across the City other than those identified in the s.7.11 Works Schedule in this Plan in response to community needs including landscaping, circuit walking paths, park furniture renewal, signage, playgrounds, fitness equipment and shade structures.
	Street tree removal and replacement as per Council's Street Tree Management Plan.
	Contribution to the cost of local infrastructure (creeklines embellishment) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).
	Creeklines walkway connections – concept design and construction to promote connections to existing open space and improvements to connectivity throughout Fairfield City.

Local infrastructure type	
	<p>Deliver Green Grid Priority 7 - Georges River Parklands and Chipping Norton Lakes by 2024 through an adopted master plan prepared in collaboration with adjoining Councils that creates a regional 'lakes run' (OSRS 4.5)</p> <p>Undertake remnant bushland regeneration, creek bank stabilisation and creeklines corridor creation program (tree planting) on Council owned or managed land.</p>
Public domain improvements	Contribution to the cost of local infrastructure (public domain improvements) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).
	Contribution to the cost of local infrastructure public domain improvements for town centres and local centres across the City identified in the Public Domain Plans including (but not limited to) landscaping and streetscaping, street furniture, pedestrian amenity treatments and public art.
	Provide additional street trees along road corridors and entrance / gateway to high traffic areas.
Car parking, traffic management & access	Contribution to the cost of local infrastructure (car parking) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).
	Traffic management projects to improve road safety for both pedestrians and motorists throughout the City, including (but not limited to) works associated with: <ul style="list-style-type: none"> • Local Area Traffic Management (LATM) • Pedestrian Access & Mobility Plan (PAMP) • Black Spot Program.
	Mobility improvements throughout the City (including in industrial areas) including (but not limited to) bike plan implementation, accessibility ramps, pedestrian access, cycle improvements (including industrial areas), lighting and signage.
	Curb and gutter replacement program, footpath renewal and access, street name sign replacement, bus shelters, traffic management devices (various locations), bike parking infrastructure at community hubs
	Contribute to the cost of local infrastructure improvements identified in the Fairfield City Transport Study (2021) once investigations are completed, including (but not limited to): <ul style="list-style-type: none"> • Provide more walking and cycling facilities around Fairfield and Cabramatta Town Centres in urban design studies and public domain studies. • Undertake safety improvements in high-risk locations around Fairfield and Cabramatta Town Centres. • Walking links and pedestrian-only laneways at Fairfield and Cabramatta Town Centres. • Local cycling links to connect regional network to the centres and residential areas. • Walking and cycling facilities at Bonnyrigg and Prairiewood.

Local infrastructure type	
	<ul style="list-style-type: none"> Separate cycling infrastructure leading towards all town centres and major bike routes.
Stormwater detention	Contribution to the cost of local infrastructure (stormwater and drainage) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).
Local infrastructure contribution planning management & studies	Contribution to the cost of local infrastructure (plan administration and management) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).
	Contribution to the cost of updating existing studies which have informed this Plan (refer section 3.6) and the preparation of new local infrastructure studies including (but not limited to): <ul style="list-style-type: none"> Parking strategy for public on-street and off-street parking and loading hubs. Traffic modelling. Flood studies.

Table 8: Summary of s.7.12 Works Schedule

1.15 Contribution rates and levies

This Plan authorises Council or a registered certifier, when determining an application for development (DA) or an application for a complying development certificate (CDC), and subject to other provisions of this Plan, to impose a condition on the approval requiring either a contribution under s.7.11 or a levy under s.7.12 of the Act for the:

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

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

The types of development subject to either a s.7.11 contribution or a s.7.12 levy, and the contribution or levy rates applying to different development types are identified in Section 1.10 (Table 3) of this Plan.

Registered certifiers should also refer to Section 6 and 7 of this Plan for the obligations in assessing, determining and conditioning of applications and the collection of local infrastructure contribution funds.

1.15.1 S.7.11 Contributions

Section 5 of this Plan relates to section 7.11 (direct) contributions. Section 7.11 (previously known as Section 94) contributions are charged where there is a demonstrated link between the development and the local infrastructure to be funded (i.e., a nexus) and identifies what infrastructure will be provided and an estimate of how much it will cost. The contribution is calculated per person and contribution rates are based on the estimate of the number of people residing in a dwelling (occupancy rate) and charged based on dwelling

size (i.e., 0-1 bedroom, 2 bedroom, 3+ bedroom or residential subdivision). The calculation of occupancy rates is based on the population statistics in the 2021 Census and are detailed in Section 4.5 below.

A Direction issued by the Minister for Planning in August 2012¹⁰ caps s.7.11 contributions (or s.94 contributions as it was previously known) for residential development. The Direction (clause 6) applies to a development consent to the extent that it authorises one or more dwellings or the subdivision of land into residential lot, and specifies that:

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

- (a) In the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or*
- (b) In the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent.*

The Direction also sets a cap of \$20,000 on the contribution amount in relation to complying development conditions, section 7.21 (Contributions plans – complying development) of the *Environmental Planning and Assessment Act 1979* provides as follows:

“The imposition of a condition by a registered certifier as authorised by a contributions plan is subject to compliance with any directions given under section 7.17(1)(a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned.”

Section 4.29(9) of the Act states that in relation to including a local infrastructure contribution condition when issuing a complying development certificate:

“In determining the application, the council or the registered certifier must impose a condition that is required to be imposed under Division 7.1 in relation to the complying development.”

Consistent with the Ministerial Direction (August 2012), consent authorities (including Council and registered certifiers) shall not issue a DA consent or CDC that requires the applicant to pay a monetary contribution amount that exceeds \$20,000 for each dwelling or lot.

The total cost of providing the local infrastructure being provided in this 20 year Plan is detailed in Table 5 (above). The tables below show the contribution amount for each item of local infrastructure per person (Table 9) and based on dwelling size (Table 10), taking into account the \$20,000 cap. As previously noted, all development in the Western Catchment will be subject to the fixed Section 7.12 levy (refer below).

¹⁰ Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012

Local infrastructure item	Cost per person / catchment	
	Eastern	Central
Community & recreation facilities	\$2,492	\$1,231
Open space acquisition	\$2,362	\$1,535
Open space embellishment	\$1,325	\$1,262
Public domain improvements	\$864	\$0
Stormwater detention	\$205	\$0
Plan administration & management	\$120	\$120
Cost per person	\$7,369	\$4,147

Table 9: s.7.11 contribution rates per person for residential development based on costs at the commencement of this Plan (*February 2024*)

Dwelling size (no. of bedrooms)	Occupancy rate ¹¹ (person/dwelling)	Cost per dwelling / catchment	
		Eastern	Central
Per room (e.g. group home, boarding house, co-living housing, hostels)	1.0	\$7,369	\$4,147
0-1 bedroom (or dwellings GFA less than 70m ²)	1.5	\$11,053	\$6,221
2 bedroom (or dwelling GFA 70m ² to 100m ²)	2.3	\$16,948	\$9,539
3+ bedroom (or dwelling GFA 100m ² +))	3.8	\$28,001 capped at \$20,000	\$15,760
Subdivision – each new residential lot	3.8	\$28,001 capped at \$20,000	\$15,760

Table 10: s.7.11 contribution rates per dwelling for residential development based on costs at the commencement of this Plan (*February 2024*)

Car parking	Car parking spaces & associated land	Cost per space
Cabramatta town centre	74 spaces plus land costs	\$23,711
Canley Heights town centre	102 spaces	\$26,402

Table 11: s.7.11 contribution rates per parking space based on costs at the commencement of this Plan (*February 2024*)

¹¹ Occupancy rates determined using 2021 Census 'number of bedrooms in private dwellings' and 'number of persons usually resident in dwelling'. Census of Population and Housing, 2021, Tablebuilder prepared by id.profile November 2021

Note: the contribution amounts in the Table above are at the commencement of this Plan and (other than where the maximum capped \$20,000 applies) will be indexed quarterly in line with changes in the Consumer Price Index (CPI). The indexed amount will be shown in Appendix 10 and on the Local Infrastructure Plan page on Council’s website.

1.15.2 S.7.12 Levies

Section 7.12 levies (previously known as section 94A levies) are charged as a percentage of the estimated cost of the development (where development is more than \$100,000) as shown in Table 12 below.

Proposed cost of development	Maximum development levy
Up to and including \$100,000	Nil
\$100,001 to \$200,000	0.5% of the total cost of development
More than \$200,000	1.0% of the total cost of development

Table 12: S.7.12 Development Levy % and Cost of Development

A cost estimate report must be prepared by the applicant to accompany a development application (DA) or application for complying development (CDC). The report is to address the provisions of the Regulation (clause 208), summarised in Appendix 2, to provide an estimate of the proposed costs of carrying out the development.

The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development. The costs of carrying out development include the costs of, and costs incidental to, as shown in the Table below.

Development involving	Proposed cost estimate to include
Erection of a building or the carrying out of engineering or construction work.	<ul style="list-style-type: none"> • Erecting the building or carrying out the work; and • Demolition, excavation and site preparation, decontamination or remediation.
Change of use of land.	<ul style="list-style-type: none"> • Doing anything necessary to enable the use of the land to be changed.
Subdivision of land.	<ul style="list-style-type: none"> • Preparing, executing and registering: <ul style="list-style-type: none"> - The plan of subdivision; and - The related covenants, easements or other rights.

Table 13: What cost estimates to include for types of development

The Cost Report is to be prepared by either:

- A suitably qualified building industry profession – where the cost of carrying out development is between \$100,001 and \$750,000, or
- A quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors – where the proposed cost of carrying out development is greater than \$750,000.

A template for completing an estimate of proposed cost report is on Council's website.

If an applicant fails to submit a Cost Report or submits a deficient report, Council may have regard to an estimate of the proposed cost of carrying out the development prepared by an approved person engaged by Council pursuant to clause 208(3) of the Regulation. In such as case, all costs associated with obtaining this advice will be at the expense of the applicant.

The proposed cost will be adjusted before payment of a development levy to address variations to the CPI between the day on which the proposed cost was determined and the day by which the development levy must be paid. This is considered in Section 6 below.

2 Administration and operation

2.1 Payment of contributions

Local infrastructure contributions (s.7.11) or levies (s.7.12) must be paid to Council at the time specified in the relevant condition on the development consent or complying development certificate and will generally be required as follows:

- **Development applications involving subdivision:** must have the contribution or levy paid prior to the release of the subdivision certificate (linen plan).
- **Development applications not involving subdivision:** and where a subsequent construction certificate is required, must have contributions or levies paid prior to the issue of the first construction certificate.
- **Development applications for concept (staged) development:** Council will defer imposing contributions on concept development applications which fall under Division 4.4 of the Act. Instead, Council will apply contributions to subsequent detailed applications for approval of physical works, which relate to an approved concept application.
- **Complying development:** local infrastructure contributions or levies relating to complying development certificates must be paid to Council prior to works/construction commencing.
- **All other development** must have the local infrastructure contribution or levy paid prior to the commencement of construction or if no construction applies, the occupation of the premises.

If no time is specified in the relevant condition, the contribution or levy must be paid prior to the first certificate issued in respect of the development under Part 6 (Building and subdivision certification) of the Act.

The Council or a registered certifier must not issue a:

- construction certificate,
- subdivision certificate, or
- complying development certificate (CDC),

unless it is satisfied of compliance with any condition or requirement for payment of a contribution or levy before the work authorised by the certificate commences.

The registered certifier must provide Council the applicant's receipt for payment of the levy at the same time as the other documents required to be provided under clause 141 (Notice of determination of complying development certificate application) of the Regulation. Obligations for registered certifiers are detailed in Section 7 below.

2.2 Methods of payment

The Act provides that contributions toward provision or improvement of amenities or services may be made in the form of:

- Dedication of land free of cost, or
- Payment of a monetary contribution,

or both.

Applicants can offer to enter into a planning agreement with Council to provide an alternative to a monetary contribution under this Plan in accordance with Part 7, Division 7.1, Subdivision 2 of the Act.

Specifically, applicants can offer to dedicate land free of cost, pay a monetary contribution, provide works-in-kind or provide another material public benefit, or any combination of these, to be used for or applied towards a public purpose in full or partial satisfaction of a monetary contribution under this Plan.

Council may choose to accept any such offer but is not obliged to do so. Applicants considering alternatives to monetary contributions should discuss this with Council as early as possible, ideally before lodging a development application.

This Plan authorises Council when granting consent to an application to carry out development to which this Plan applies, to impose a condition under s.7.11(1) of the 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. This may include dedications such as roads associated with subdivisions, splay corners to improve road visibility, through site connections identified in a DCP or other minor land dedications.

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

Note: Applicants can offer to enter into a planning agreement with Council to provide an alternative to a monetary contribution under this Plan. Applicants considering alternatives to monetary contributions should discuss this with Council early in the development application process. Council has adopted the Fairfield City Planning Agreements Policy (2022), which details Council's policy and procedures for planning agreements.

2.3 Indexation of contribution or levy amount

Indexation of s.7.11 contribution amount

The monetary s.7.11 contribution rates shown in Table 10 (and Appendix 2) reflect the contribution rates at the date that this Plan commenced (26 February 2024). To ensure that the value of contributions towards local infrastructure is not eroded over time by inflation, this Plan authorises the indexation (adjustment) of s.7.11 contribution rates in accordance with the Consumer Price Index (CPI) without the necessity of preparing a new or amending contribution plan.

In accordance with clause 207 of the Regulation, Council will make the changes to the s.7.11 contribution rates set out in this Plan to reflect quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics (ABS).

The s.7.11 contribution imposed on an approval (DA or CDC) will reflect the latest, indexed contribution rates authorised by this Plan at the date of the approval. The latest contribution rates will be included in Appendix 10 of this Plan and also published on Council's website.

A contribution required by a condition of development consent or CDC will be indexed quarterly (based on CPI) between the date of the approval and the date on which the

contribution is made. When the contribution is to be paid, the amount will be recalculated based on the current contribution rate at the time of payment to reflect the indexed cost.

Regardless of the above, the maximum s.7.11 contribution for residential development shall not exceed \$20,000 per lot or dwelling in accordance with the Ministerial Direction (refer above).

The total contribution at the time of payment is determined by the following formula:

$$\frac{\text{CR} \times \text{CPI}_c}{\text{CPI}_B}$$

Where:

- CR** is the contribution rate for Works Schedule (Appendix 4) items at the time of approval of this Plan (expressed in dollars)
- CPI_c** is the current Consumer Price Index (All Groups Index), Sydney as published by the ABS at the time of the payment of the condition imposed on the development consent or CDC.
- CPI_B** is the base Consumer Price Index (All Groups Index) as published by the ABS at the date of approval of this Plan.

Indexation of s.7.12 levy amount

The proposed cost of carrying our development is to be indexed before payment to reflect variations (quarterly) in the Consumer Price Index (All Groups Index) for NSW between the date the proposed cost was determined by Council (and based on the Cost Estimate Report prepared by the applicant) and the date the levy is paid in accordance with clause 208(5) of the Regulation.

The proposed cost will be indexed as follows:

$$\frac{\text{PCC} \times \text{CPI}_c}{\text{CPI}_B}$$

Where:

- PCC** is the proposed construction cost used for the purpose of determining the s.7.12 contribution levy on the development consent or CDC (expressed in dollars).
- CPI_c** is the current Consumer Price Index (All Groups Index), Sydney as published by the ABS at the time of the payment of the condition imposed on the development consent or CDC.
- CPI_B** is the base Consumer Price Index (All Groups Index) as published by the ABS at the date of approval of this Plan.

2.4 Goods and services tax

The costs of local infrastructure projects and contributions included in this Plan and the monetary contribution rates are exempt from Goods and Services Tax (GST).

2.5 Deferred payment

Local infrastructure contributions (either s.7.11 or s.7.12) relating to development applications and CDCs must be paid to Council at the time specified in the condition that imposes the contribution or levy.

Deferred payment of local infrastructure contributions will only be considered in certain circumstances in accordance with the criteria below:

- Deferred payment will only be considered for development applications. Deferred payment of contributions will not be permitted for complying development.
- An application for deferred payment is to be made in writing to Council.
- The request must specify the reasons for the need to defer contributions by bank guarantee.
- An applicant must have the intention and ability to pay the local infrastructure contribution to satisfy the condition imposed on the development consent.

All requests will be assessed based on their merit and the decision will be solely at the discretion of Council.

If Council does decide to accept the deferred or periodic payment Council will require the applicant to provide a bank guarantee with the following conditions:

- The bank guarantee must be in Australian dollars from a major Australian trading bank and in the name of Fairfield City Council.
- Council will not accept a copy of the bank guarantee, the original must be provided to Council.
- The bank guarantee must have no end date, be unconditional, irrevocable and be in favour of Fairfield City Council.
- The payment may be deferred for a period not exceeding 12 months from the date that such payment is due under the relevant condition, with no extension of time to be granted.
- The total amount of the contribution or outstanding contribution balance that is proposed to be deferred is no less than \$100,000.
- The bank guarantee must be for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to 10 percent of the total value of the contribution to be deferred.
- Council's administration fees will apply to cover the cost of processing of the bank guarantee. The administration fees levied for the deferral are reviewed annually and can be found in Council's Fees and Charges.
- The bank or financial institution's obligations are discharged when payment of the outstanding local infrastructure contribution to the Council is made in accordance with the guarantee or when Council notifies the bank or financial institution in writing that the guarantee is no longer required.
- The outstanding local infrastructure contribution will be indexed prior to payment, in accordance with Council's Plan, and

- Where the bank guarantee contains an end date, the developer agrees that the Council is free to call on the guarantee in respect of the outstanding balance of the local infrastructure contribution as indexed if the local infrastructure contribution has not been paid 14 days prior to the end date.

Notes:

- Prior to submitting a bank guarantee for deferral of payment of local infrastructure contributions, please contact Council's Strategic Land Use Planning team on 9725 0222 to discuss the process and fees.
- If the amount of the total local infrastructure contribution including indexation is not paid within the deferral period, Council may immediately demand that the bank must pay the full amount guaranteed by the Bank Guarantee to the Council without reference to the developer, landowner or other person who lodged the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development to which the Bank Guarantee relates.
- A certifying authority must not issue:
 - A Construction Certificate for building work, or
 - Subdivision work under a development consent, or
 - An Occupation Certificate,

Unless the certifying authority has verified that the obligations of the deferred local infrastructure contributions payment has been satisfied through a letter or email from Council and viewed a Council receipt for the full amount owing having been fully paid.

2.6 Accountability and access to information

Council will administer this Plan in accordance with the requirements of the Act and Regulation, including:

- Maintaining the contributions register and planning agreements register and ensuring public access to both registers.
- Maintaining public access to accounting records for levy receipts and expenditure.
- Undertaking annual financial reporting of contributions.
- Maintaining public access to this Plan and supporting information.
- Periodically reviewing this Plan and seeking public input as part of the review.

Details of the reporting and accounting procedures associated with this Plan are included in Appendix 8.

2.7 Pooling of contributions and levies

This Plan authorises money obtained from contributions and levies paid in respect of different local infrastructure types in this Plan to be pooled and applied by Council progressively towards the local infrastructure listed in the s.7.11 Works Schedule (Appendix 4) and s.7.12 Works Schedule (Appendix 5) and in accordance with the Regulation.

The pooling of funds will not prejudice the carrying into effect, within reasonable time, of the purpose for which the money was originally paid.

2.8 Substitution of works items

Council may amend this Plan to alter, remove or substitute items in the s.7.11 Works Schedule (Appendix 4) or s.7.12 Works Schedule (Appendix 5) to this Plan to reflect relevant changes such as population forecasts, housing supply and take-up and strategic initiatives at a local or state level.

Council can only allocate local infrastructure contributions or levy funds to works if they are listed in the Works Schedules. If Council allocates funds to a works item that is subsequently removed from the Works Schedule, Council will reallocate funds to the amended Works Schedule. Any alteration, removal or substitution of an item from the Works Schedule does not affect an applicant's liability to pay the applicable contribution or levy.

2.9 Use of funds from repealed contribution plans

Contributions or levies imposed on developments under the repealed contribution plans identified in Section 1.8 above, and paid to or held by Council, or yet to be paid to Council, will be allocated to a similar local infrastructure type in the Works Schedules (Section 7.11 or Section 7.12) in this Plan (Appendix 4 and 5) using the following order of priorities:

- The funds are applied to the same (or similar purpose) local infrastructure type under this Plan in the area for which contributions were originally collected, or
- The funds are applied to the same (or similar purpose) local infrastructure type under this Plan where the projects are apportioned to existing or future developments.

2.10 Refunds

Council is not obliged to refund local infrastructure contributions even if there is an excess of funds after the fulfilment of the specific purpose for which the contributions were made (i.e. contribution project) or if the development is not completed. Any request for a refund will be considered by Council on a case-by-case basis.

Unless exceptional circumstances can be demonstrated it will be the case that contributions will not be refunded once paid. In all cases where contributions paid have spent on works identified in this Plan, no refunds will be made.

2.11 Other funding sources

While local infrastructure contributions and levies are an essential part of funding local infrastructure, other funding mechanisms may also be available and will be utilised by Council to fund the unapportioned costs associated with the local infrastructure, including (but not limited to):

- General rates.
- Special rate levies.
- Borrowing and loans.
- Grants and subsidies from State or Federal Government agencies.
- Requests for infrastructure funding support through the Department of Planning's Housing and Productivity Contributions (once in force).
- User charges (e.g. entry fees).
- Or any combination of the above.

3 Strategic context

3.1 Location

Fairfield City is pivotally located between Central City (Parramatta) and the Western Sydney Airport and Aerotropolis and this location provides strategic opportunities for future planning, including housing and employment opportunities in the town centres and a variety of housing types throughout the City.

The future of the City's rural area (Horsley Park & Cecil Park Urban Investigation Area (UIA)) is currently under investigation and will be subject to a future site-specific local infrastructure plan. In the interim, this Plan applies a s.7.12 levy to development in the Western Catchment (including the UIA).

Fairfield City's location within part of the Western City District, the main town centres, transport corridors (road and rail) adjoining local government areas and centres within the Western City, including the Western Sydney Airport and Aerotropolis is shown in Figure 2.

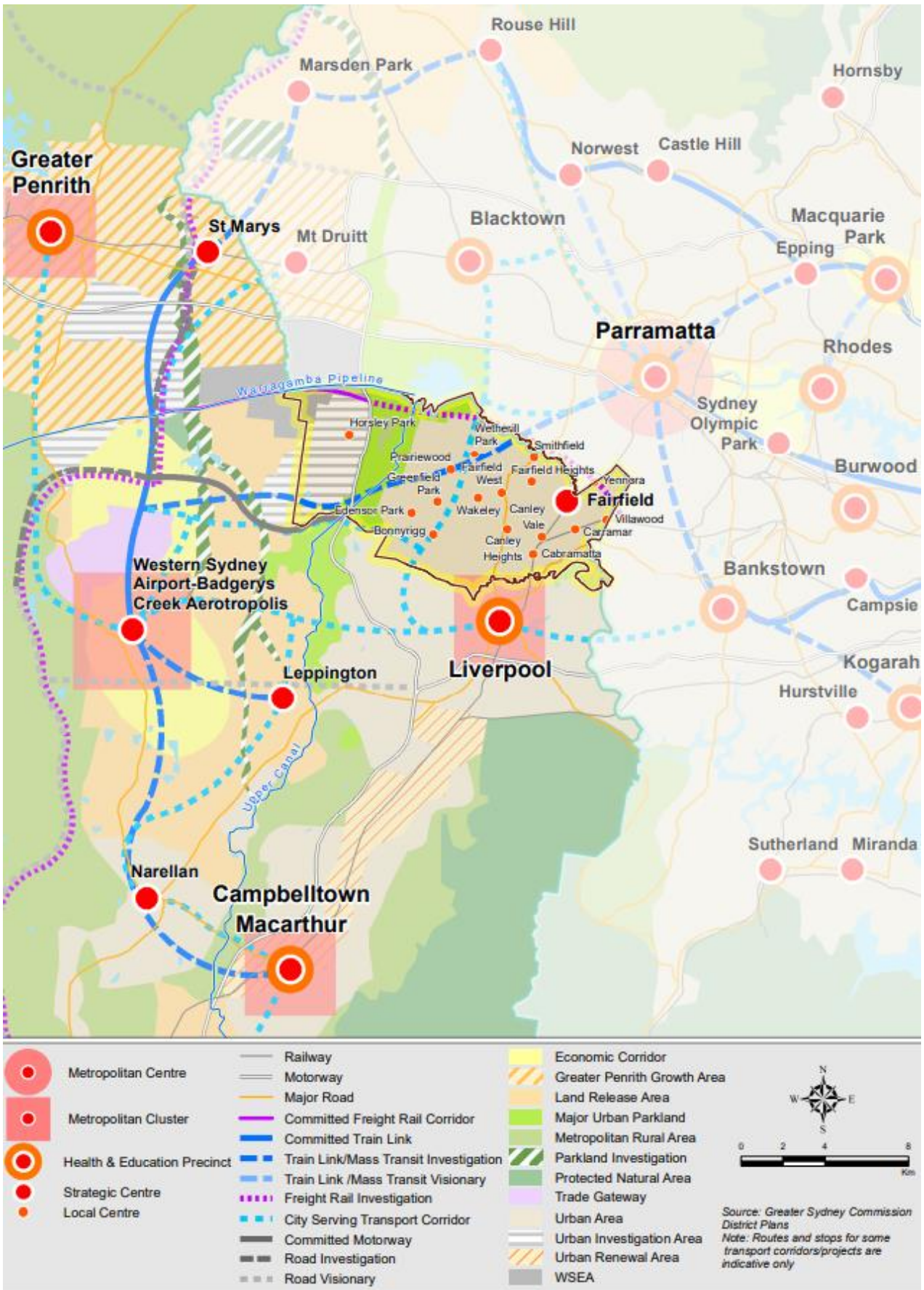


Figure 2: Fairfield City regional context map (Fairfield LSPS)

3.2 Greater Sydney Region Plan & Western City District Plan

A Metropolis of Three Cities – the Greater Sydney Region Plan (“the Region Plan”), released by the Greater Sydney Commission in 2018, is the overarching plan for the Greater Sydney Region. The Region Plan:

- Sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters.
- Informs district and local plans and the assessment of planning proposals.
- Assists infrastructure agencies to plan and deliver for growth and change and to align their infrastructure plan to place-based outcomes.
- Informs the private sector and the wider community of the growth management and infrastructure investment intentions of government.

The Western City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the Region Plan at a district level. The District Plan informs local strategic planning statement and local environmental plans, assessment of planning proposals, community strategic plan and policies. It also requires Fairfield City to:

- Demonstrate how it will deliver the 0-5 year target of 3,050 dwellings (2016-2021).
- Develop, agree and demonstrate delivery of a 6-10 year dwelling target.
- Plan for and deliver employment opportunities in town centres and industrial and urban services land.

3.3 Fairfield City Plan (2022-2032)

The Fairfield City Plan (Community Strategic Plan) outlines the needs, priorities and aspirations of the Fairfield City community. The Delivery Program (four-year timeframe) sets out the specific activities to be undertaken by Council and the Operational Plan (annual) outlines the detailed projects and services that will be undertaken each financial year in order to achieve the commitments identified in the Delivery Program. The projects in the s.7.11 and s.7.12 Works Schedules (Appendix 4 and 5 respectively) will be considered each year in the preparation of annual Operational Plan.

3.4 Local Strategic Planning Statement (2020)

The Fairfield City Local Strategic Planning Statement (“LSPS”) provides the strategy for the community’s economic, social and environmental land use needs over the next 20 years (to 2040). It implements and provides a line-of-sight to the Priorities and Actions of the Western City District Plan (2018) and the Goals and Outcomes of the Fairfield City Plan (Community Strategic Plan).

The LSPS guides Council’s strategic land use planning, and in conjunction with the Local Housing Strategy identifies the locations of future planned housing growth.

Three (3) distinctive areas of Fairfield City: eastern, central and western are identified in the Fairfield LSPS, reflecting the distinct settlement periods in Fairfield City. These three (3)

areas are reflected in the Catchments in this Plan (Eastern, Central and Western) and the s.7.11 Works Schedule (Appendix 4) and s.7.12 Works Schedule (Appendix 5).

The LSPS identifies 16 Planning Priorities under the five (5) key themes and identifies short-, medium- and long-term actions for what is needed in the local area, including housing, employment, local infrastructure and services, open space and thriving town centres. The five (5) key themes are reflected in the local infrastructure planning in this Plan, the LSPS Structure Plan (Figure 3) and the key planning priorities relevant to this Plan, including:

Theme 1: Community wellbeing – healthy and liveable places.

Planning Priority 3: Plan for and manage areas identified for future urban development.

Planning Priority 4: Provide attractive, healthy, accessible and safe places for the whole community.

Theme 2: Infrastructure and places – supporting growth and change.

Planning Priority 6: Ensure infrastructure is aligned to accommodate planned growth and community needs.

Planning Priority 7: Leverage opportunities from major new district infrastructure and services and technological developments.

Theme 3: Environmental sustainability.

Planning Priority 9: Realise the Parkland City Vision.

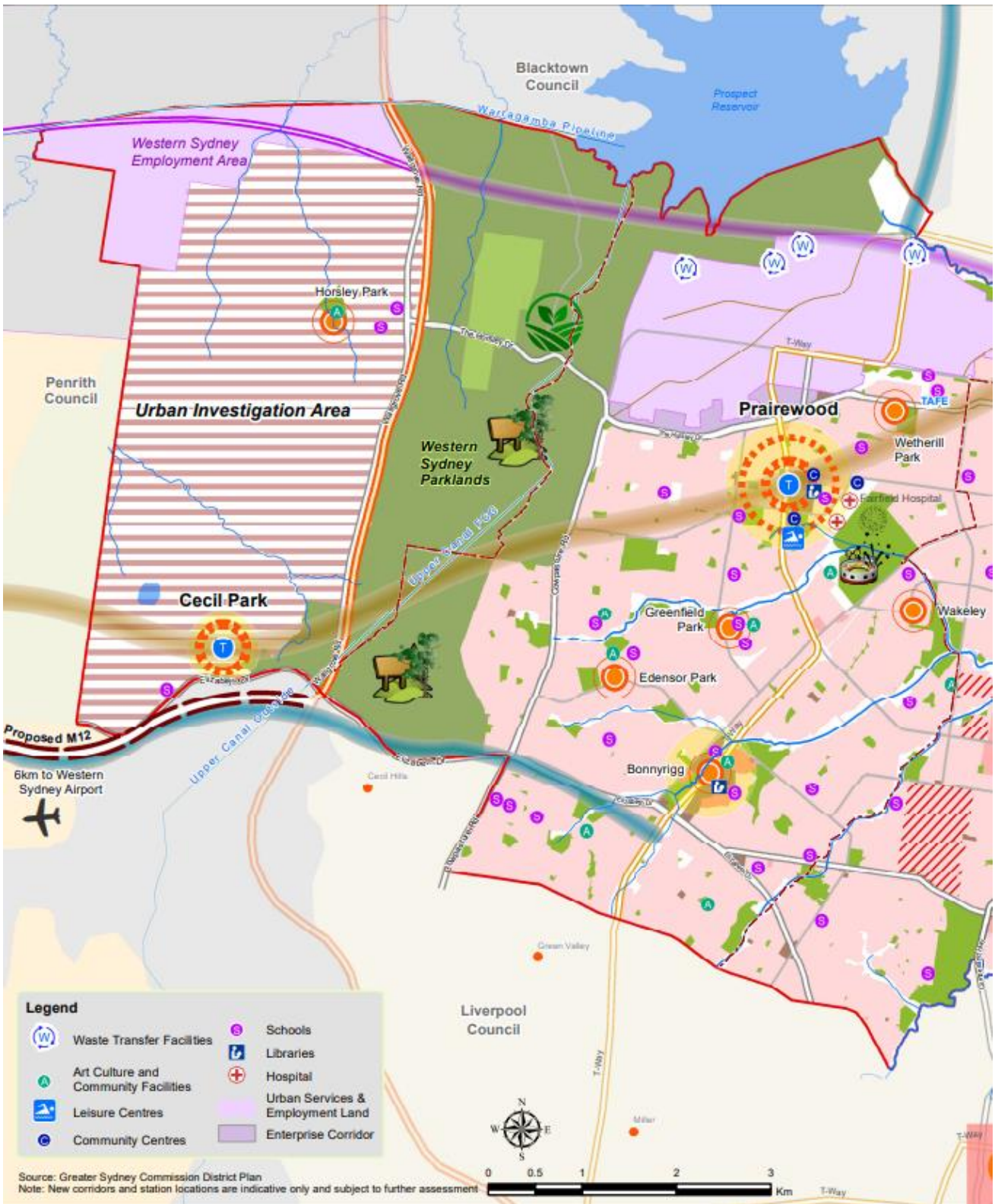
Planning Priority 10: Adapt to natural hazards and environmental impacts.

Theme 4: Strong and resilient economy.

Planning Priority 12: Plan for and manage urban services land.

Theme 5: Good governance – advocacy and consultation.

Planning Priority 13: Ensure a well-engaged and informed community.



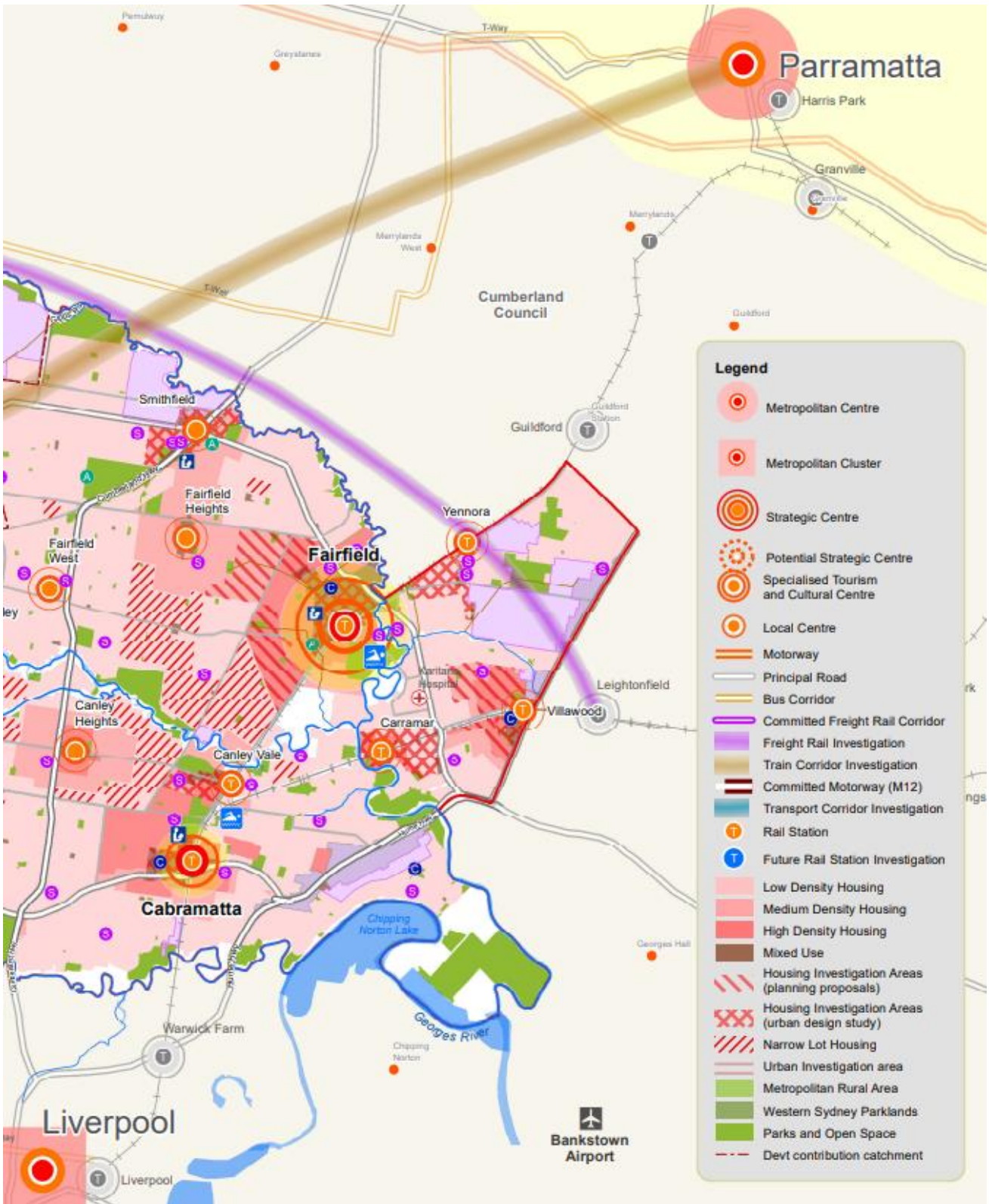


Figure 3: Fairfield LSPS Structure Plan (2020)

3.5 Local Housing Strategy (2022)

The Fairfield Local Housing Strategy (“LHS”) seeks to meet the aims of the Fairfield LSPS (2020), Fairfield City Plan (2016), the NSW Government’s Strategic Plans: A Metropolis of Three Cities - The Greater Sydney Region Plan (2018) and the Western City District Plan (2018).

The Strategy provides a 10-year review of the previous Fairfield Residential Development Strategy (2009) to ensure that the strategic and planning context are aligned with community goals and expectations, and updated with information from the 2016 Census, current housing supply and population forecasts and implementation and delivery plans. A future update of the LHS will revise the population and dwelling counts from the 2021 Census.

The LHS also identifies a number of key locations within the eastern area of Fairfield City around existing town centres, train stations, services and facilities that are suitable for increased housing to meet the changing needs of the community, including Fairfield, Fairfield Heights, Fairfield East, Villawood, Cabramatta, Canley Vale, Carramar, Smithfield and Yennora. Changes to the development standards for medium density housing areas (R3 Medium Density Residential) will also contribute to housing growth in and around these areas.

The Strategy considers the previous and continuing contribution that secondary dwellings make to housing supply in Fairfield City.

Within the central area, future housing growth is identified around the Bonnyrigg Town Centre through increased residential density, including Land and Housing Corporation controlled land which is currently being redeveloped (2021-2026). In addition, areas around the existing Liverpool to Parramatta Bus Transit way stations will be investigated for additional residential density in the medium to long term (2021-2036) including Wetherill Park, Prairiewood, Greenfield Park, Edensor Park, Bonnyrigg, St Johns Park and Wakeley. Areas around future public transport investigation areas in the longer term (to 2036) including Prairiewood, will also be investigated.

In the western area (rural lands) future housing development in the short, medium and longer term will be influenced by the unique local circumstances including utility servicing, housing and employment lands market demand and conditions and significant road, drainage and social infrastructure funding and provision.

3.6 Local infrastructure studies and strategies

A number of studies and strategies have identified the local infrastructure needs of the future population anticipated in the State Government and Council strategies (above) and associated population and housing forecasts (refer Section 4 below).

The local infrastructure identified in the Works Schedules (Appendix 4 and 5) have been informed by the following studies and strategies, as considered in Section 5 below:

Community & recreation facilities

- Fairfield City Wide Community Facilities and Open Space Needs Study 2019
- Community Facilities Strategy 2022-2042

Open space (acquisition), open space (embellishment) & creekline (embellishment)

- Open Space & Recreation Needs Analysis (Sep 2020)
- Open Space & Recreation Strategy (2020-2041)
- Open Space Embellishment Guide (April 2020)
- Greening our City Engagement Report (June 2020)
- Creekline Engagement Report (August 2020)
- Biodiversity Strategy 2022 (October 2022)

Stormwater detention

- Flood Assessment of Planning Proposal Seeking Increase Residential Densities in Fairfield, Fairfield Heights, Fairfield East and Villawood (2020)
- Preliminary Cost Estimate (stormwater & flooding)

Public domain improvements

- Public Domain Plans (November 2020) Town Centres (Fairfield, Cabramatta, Villawood, Canley Vale, Carramar, Fairfield Heights, Smithfield, Yennora and Canley Heights).

Other studies and plans which have informed this Plan (and can be viewed on Council's website) include:

- Fairfield Heights Urban Design Study (2018)
- Villawood Town Centre Urban Design Study (2018)
- Fairfield City Centre Urban Design Study (2018)
- Fairfield City Centre Urban Design Study (2020)
- Cabramatta Urban Design Study, Fairfield Centres Studies (2019)
- Canley Vale Urban Design Study, Fairfield Centres Studies (2019)
- Carramar Urban Design Study, Fairfield Centres Studies (2020)
- Yennora Neighbourhood Centre Urban Design Study (2020)

- Disability Inclusion Action Plan (2022-2026)

- Transport Study 2021
- Fairfield City Bike Plan (June 2021)

4 Population & housing change

4.1 Fairfield City characteristics (2021 Census)

The 2021 Census shows the unique characteristics of the Fairfield City population compared with Greater Sydney.

39 years	Median age is 39 years (slightly higher than that of Greater Sydney – 37 years). Fairfield City had a similar proportion of children (under 18) and a higher proportion of persons aged 60 or older than Greater Sydney,
40%	Couples with children accounted for 40% of households (compared to 34% in Greater Sydney).
17%	Lone person households accounted for 17% of households (compared with 22% for Greater Sydney)
29%	Medium and high density housing accounted for 29% of housing in Fairfield City (compared with 46% in Greater Sydney).
56%	In Fairfield City 56% of households were purchasing or fully owned their home (compared with 59% in Greater Sydney), 28% were renting privately and 7.7% were in social housing (compared with 30% and 4% respectively for Greater Sydney).
\$1,369	Median weekly household income was \$1,369 (compared to \$2,099 for Greater Sydney); while the median weekly rent (\$390) and mortgage repayment (\$461) was also less than Greater Sydney (\$470 and \$560 respectively).
56%	In 2021, 56% of people in Fairfield City were born overseas , compared with 39% in Greater Sydney and 70% of people spoke a language other than English at home (compared with 37% in Greater Sydney).
	The SEIFA index of disadvantage 2016 identifies Fairfield City as having a high level of disadvantage compared with Greater Sydney.

Table 14: Summary of Fairfield City population characteristics (Source: Australian Bureau of Statistics, Census of Population and Housing (2021) (compiled and presented by id.(informed decisions))

Detailed information on the community profile of Fairfield City can be viewed on Council's website (www.fairfieldcity.nsw.gov.au/Your-Council/Fairfield-City-Profile).

4.2 Fairfield City catchments

Planning for the local infrastructure needs of the future population in this Plan is based around three (3) catchments: Eastern, Central and Western. These catchments reflect the distinct settlement periods in Fairfield City and/or other key physical features such as major roads and are generally consistent with the planning areas in the Fairfield LSPS. The boundaries and suburbs included within the three (3) catchments are shown in Figure 4 below.

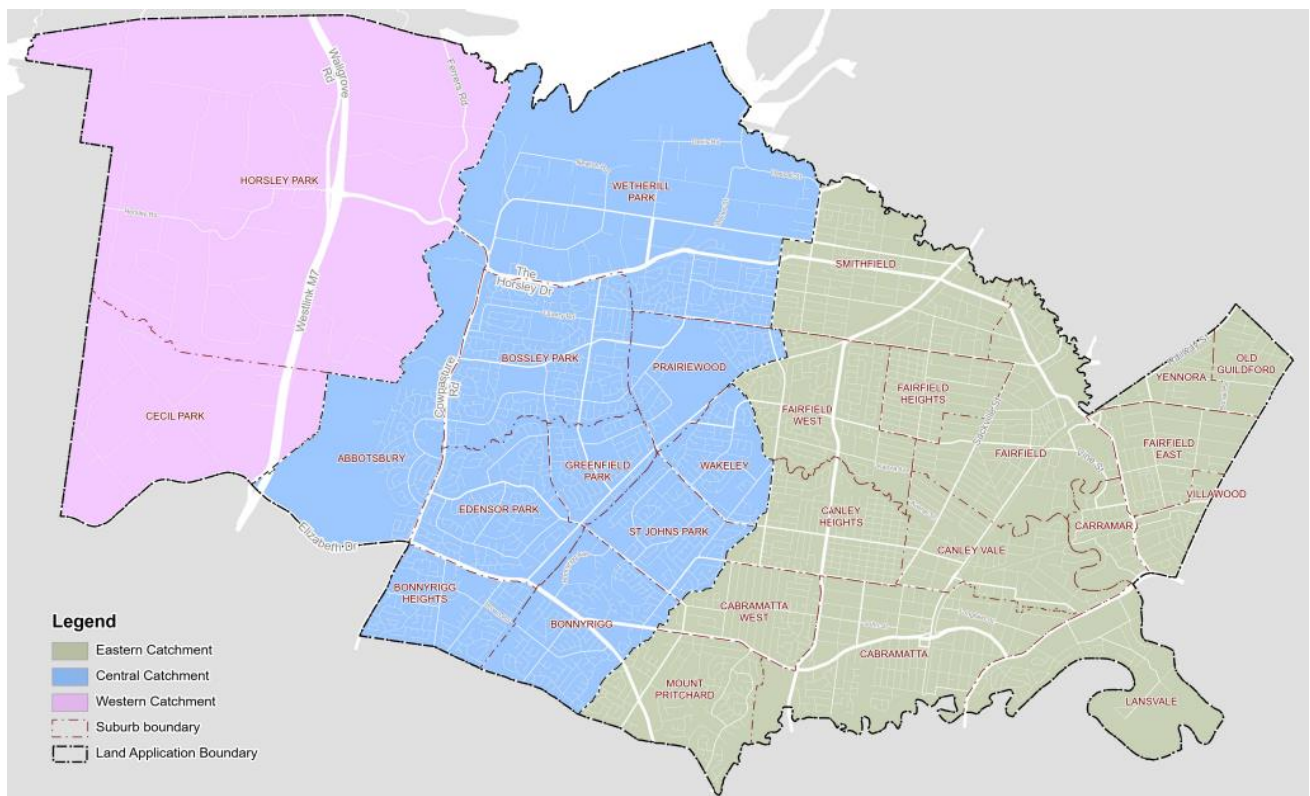


Figure 4: Fairfield City Local Infrastructure catchments

The Fairfield City LSPS identifies the key features and local opportunities for each catchment over the next 20 years and, as considered in Section 3.4 above, identifies the planning priorities that will guide future planning including housing growth and the associated demand for local infrastructure (including community facilities, recreation facilities, open space and public domain improvements).

4.3 Population & housing (2021 Census)

Fairfield City had a total population of 209,030 (ERP) at the 2021 Census, with approx. two-thirds (63%) located in the Eastern catchment and one-third (35%) in the Central catchment as shown in the Table below. A small percentage (2%) is located in the Western Catchment.

Catchment	Population (ERP) 2021 Census (people) ¹²	% Fairfield City Population
Eastern	132,714	63%
Central	73,722	35%
Western	2,596	2%
Total Population	209,032	100%

Table 15: Fairfield City Population by Catchment (2021 Census)

The population of Fairfield City has increased over the 20-year period (2001 to 2021) by approx. 27,550 people (or 15.2%) from 181,480 (in 2001) to 209,030 (in 2021) (refer Figure 5). It is noted that population growth peaks occurred within this 20-year period in 2017 (208,999), 2018 (211,179) and 2019 (212,535), with population decreases occurring during the COVID 19 pandemic years in 2020 (211,770) and 2021 (209,030).¹³

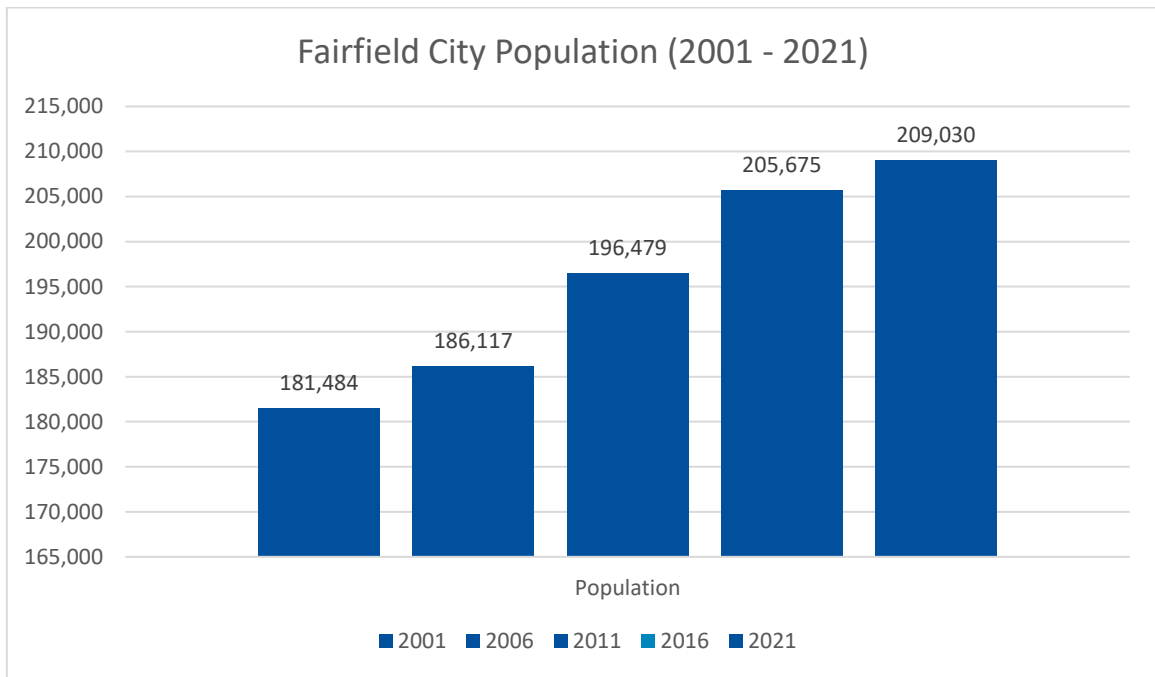


Figure 5: Fairfield City Population 20 years (2001 to 2021 Census)

¹² Estimate Resident Population (ERP) is the official measure of Australia's population based on the concept of usual residence. It refers to all people, regardless of nationality or citizenship, who usually live in Australia. It includes usual residents who are overseas for less than 12 months. It excludes overseas visitors who are in Australia for less than 12 months. The ERP is based on the results of the Census of Population and Housing, adjusted for net undercount and Australian usual residents temporarily overseas on census night.

¹³ Source: .idcommunity Fairfield City Population Highlights (ABS Regional Population Growth, Australia (3218.) Compiled and presented by .id(informed decisions))

During the same 20 year period (2001 to 2021), approx. 9,000 dwellings were added to Fairfield City’s housing stock, the majority located in the Eastern and Central Catchments as shown in Table 16.

Catchment	Dwellings 2001 Census	Dwellings 2021 Census	% Fairfield City Dwellings (2021)
Eastern	35,406	41,376	64.5%
Central	19,041	21,962	34.2%
Western	685	786	1.2%
Total dwellings	55,132	64,125	100%

Table 16: Fairfield City Dwellings by Catchment (2001 & 2021 Census)¹⁴

Fairfield City has a high number of ‘secondary dwellings’, with approximately 4,065 approved in the ten (10) years 2011 to 2021 (refer Figure 6). These dwellings generally do not have a separate street address and because of this may not have been included in the Census counts above. However, Council separately monitors the approval of secondary dwellings and the local infrastructure demands of these future residents are included in this Plan and within the population and housing forecasts.

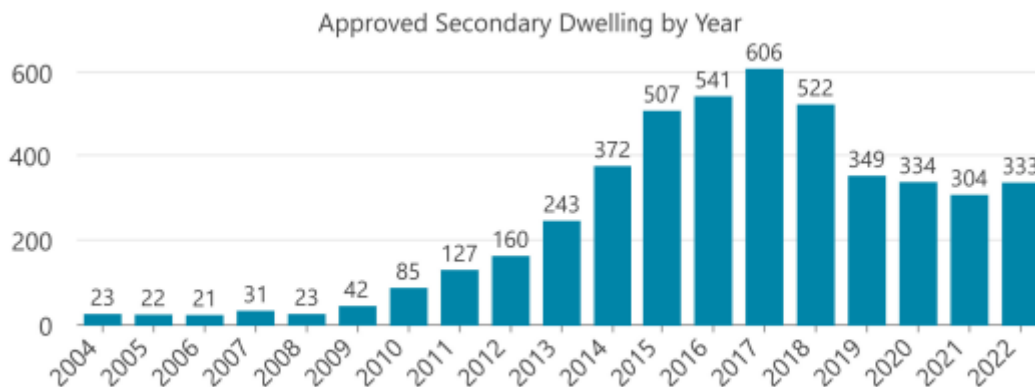


Figure 6: Fairfield City Secondary Dwelling Approvals (2004 to 2022)

Separate houses continue to be the dominant type of housing in Fairfield City, accounting for approx. 70% of dwellings. However, over a 10-year period (2011 to 2021) high density housing has increased to approx. 10% of total dwellings. The change in the type of dwellings in Fairfield City over the 10-year period is summarised in the Table below. Refer to Council’s website ((www.fairfieldcity.nsw.gov.au) for more detailed analysis of the Census data.

¹⁴ Source: Australian Bureau of Statistics, Census of Population and Housing 2001 and 2021. Compiles and presented in profile.id by .id (informed decisions) accessed June 2023.

Dwelling type ¹⁵	No. of dwellings (2021)	% of dwellings (2021)	% of dwellings (2011)
Separate house	47,796	71%	74%
Medium density	12,668	19%	18%
High density	6,652	10%	8%
Caravans, cabin, houseboat	98	0.1%	0.1%
Other	176	0.3%	0.2%
Not stated	229	0.3%	0.1%
Total private dwellings	67,619	100.0%	100.0%

Table 17: Fairfield City Dwellings by Type (2021 Census)

In summary, over the past 20 years (2001 to 2021) in Fairfield City the:

- Population has increased by 27,550 people (or an increase of 15.2%).
- Majority of the population (63%) continue to live in the Eastern Catchment.
- Number of dwellings grew by 9,000 (2001 to 2021), the majority of these are separate houses (71%), with the proportion of high density housing growing slightly (10%).
- Secondary dwellings continue to provide a significant proportion of new housing, with approx. 4,065 approved in the 10 years (2011 – 2021).

4.4 Population & housing change (2021 to 2041)

The population and housing forecast below is derived from the demographic profile of Fairfield City (including births, deaths and migration) and the addition of dwellings to the housing stock which is a major driver of population growth. The assumptions informing the forecasts below reflect the strategic planning in the Fairfield LSPS (2040) and Local Housing Strategy (2020) and anticipated development activity within each suburb.

The Fairfield City population is forecast to increase in the next 20-years (2021-2041) to 252,239 people, an additional 43,200 people (or approx. 21%). The forecast breakup of this population increase within the three catchments is shown in Table 18. Over the 20-year period the population of the Eastern Catchment is forecast to increase by 24.6% and Central Catchment by 14.4%.

¹⁵ Dwelling types as defined in the Census.

Catchment	Population Census 2021 (ERP) (number & %)		Population Forecast 2041 ¹⁶ (number & %)		Population Increase (2021 to 2041) (number & %)	
	Number	%	Number	%	Number	%
Eastern	132,714	63%	165,308	66%	32,594	24.6%
Central	73,722	35%	84,358	33%	10,636	14.4%
Western*	2,596	2%	2,570	1%	-26	0%
Total Population	209,032	100%	252,239	100%	43,207	20.7%

Table 18: Fairfield City 20 Year Population Forecast by Catchment (2021 to 2041)

It is noted that the population forecast in the Western Catchment over the 20-year period (refer Table 19) does not take into account any future planning for the Rural Lands Urban Investigation Area (Horsley Park & Cecil Park). Any future urban growth in this Western Catchment will be subject to detailed strategic planning to ensure that the local infrastructure needs of the future community are met.

To house this population increase of 43,200 people over the 20-year period (2021 to 2041) an additional 17,570 dwellings are forecast to be required, the majority of which will be built in the Eastern and Central Catchments of Fairfield City as shown in Table 19 below.

Catchment	Dwellings 2021 Census (number & %)		Dwelling Forecast 2041 ¹⁷ (number & %)		Dwelling Increase (2021 to 2041)
	Number	%	Number	%	
Eastern	44,086	65%	57,289	67%	13,203 (30.0%)
Central	22,675	34%	26,990	32%	4,135 (18.2%)
Western*	849	1%	899	1%	50
Total Dwellings	67,610	100%	85,178	100%	17,568

Table 19: Fairfield City 20 Year Dwelling Forecast by Catchment (2021 to 2041)

Over the next 20 years (2021 to 2041) Fairfield City is forecast to:

- Increase in population by 43,200 people (or 21%), with increases in the Eastern Catchment (24.6%) and the Central Catchment (14.4%).
- Increase the number of dwellings by 17,570 to accommodate the population growth, through increases in the Eastern Catchment (30%) and Central Catchment (18.2%).
- Future increases in population and housing in the Western Catchment will be influenced by the future planning of the Horsley Park & Cecil Park UIA.

¹⁶ Source: Population and household forecasts by suburb, 2021 to 2041 prepared by .id (informed decisions) March 2023.

¹⁷ Source: Ibid

Eastern Catchment

The Eastern catchment is approx. 3,740 hectares in area (37% of Fairfield City’s land area) and includes 15 suburbs and the key town centres of Fairfield and Cabramatta. The Eastern catchment accounted for approximately 63% of Fairfield City’s total population (132,714 people) at the 2021 Census and is forecast to grow by 32,600 people (increase of approx. 24.6%) in the 20 years to 2041 (to 165,308 people).

The Eastern area includes the majority of land zoned for medium and high-density housing and includes a number housing investigation areas as shown in Figure 7 below.

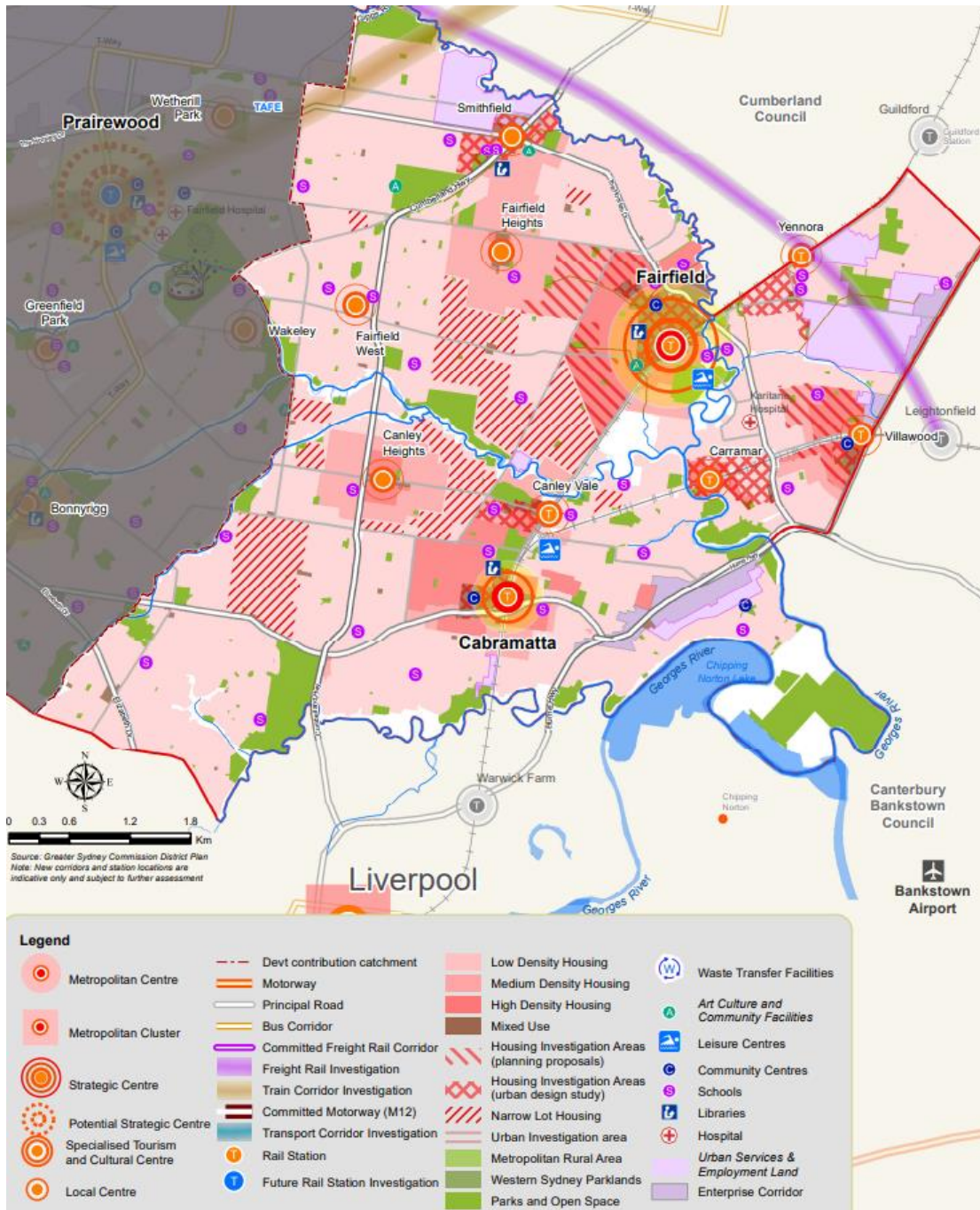


Figure 7: Extract of LSPS Structure Plan – Eastern Catchment

Central Catchment

The Central Catchment is approx. 3,680 hectares in area (36% of Fairfield City's land area) and contains 10 suburbs, including the Prairewood and Bonnyrigg centres and the large Wetherill Park industrial and employment area. The Central catchment accounts for approximately 35% of Fairfield City's total population (73,722 people) at the 2021 Census and is forecast to grow by 10,640 people (increase of approx. 14.4%) in the 20 years to 2041 (to 84,358 people).

The majority of the land in the Central Catchment is zoned low density residential, with development predominantly occurring in the 1980s-2000s. The catchment includes a major public/private housing urban renewal project adjoining the Bonnyrigg Town Centre.

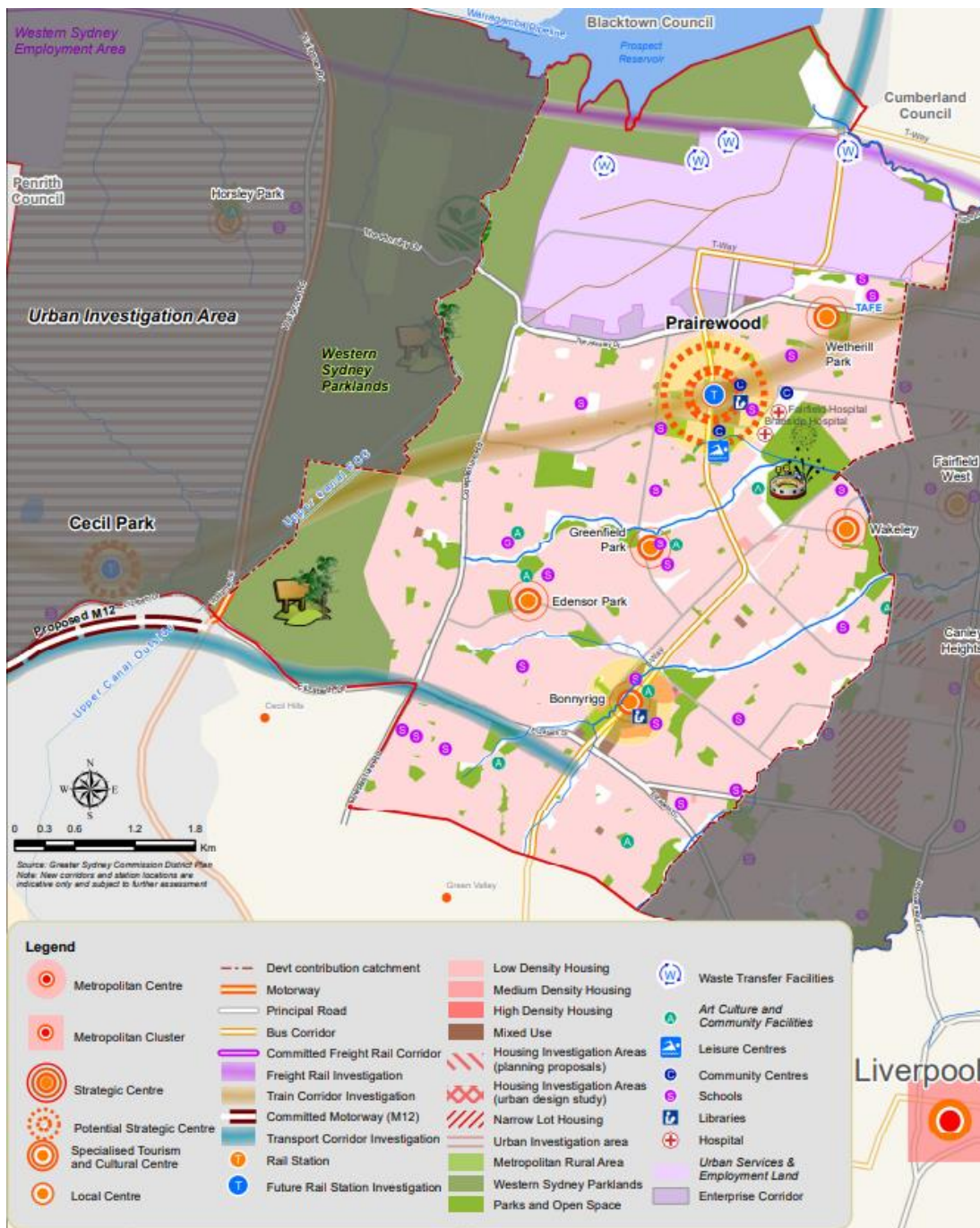


Figure 8: Extract of LSPS Structure Plan – Central Catchment

Western Catchment

The Western Catchment is 2,740 hectares in area (27% of Fairfield City’s land area) and includes two (2) suburbs, Horsley Park and Cecil Park. The Western Catchment accounted for approximately 2% of Fairfield City’s total population (2,600 people) at the 2021 Census.

The Western area (Horsley Park & Cecil Park) is the location of the Fairfield Rural Lands Urban Investigation Area, the planning of which has commenced and is anticipated to occur over the next 20 years. All development within the Western Catchment will be subject to the s.7.12 contributions of this Plan until a new local infrastructure contribution plan for the area is prepared.

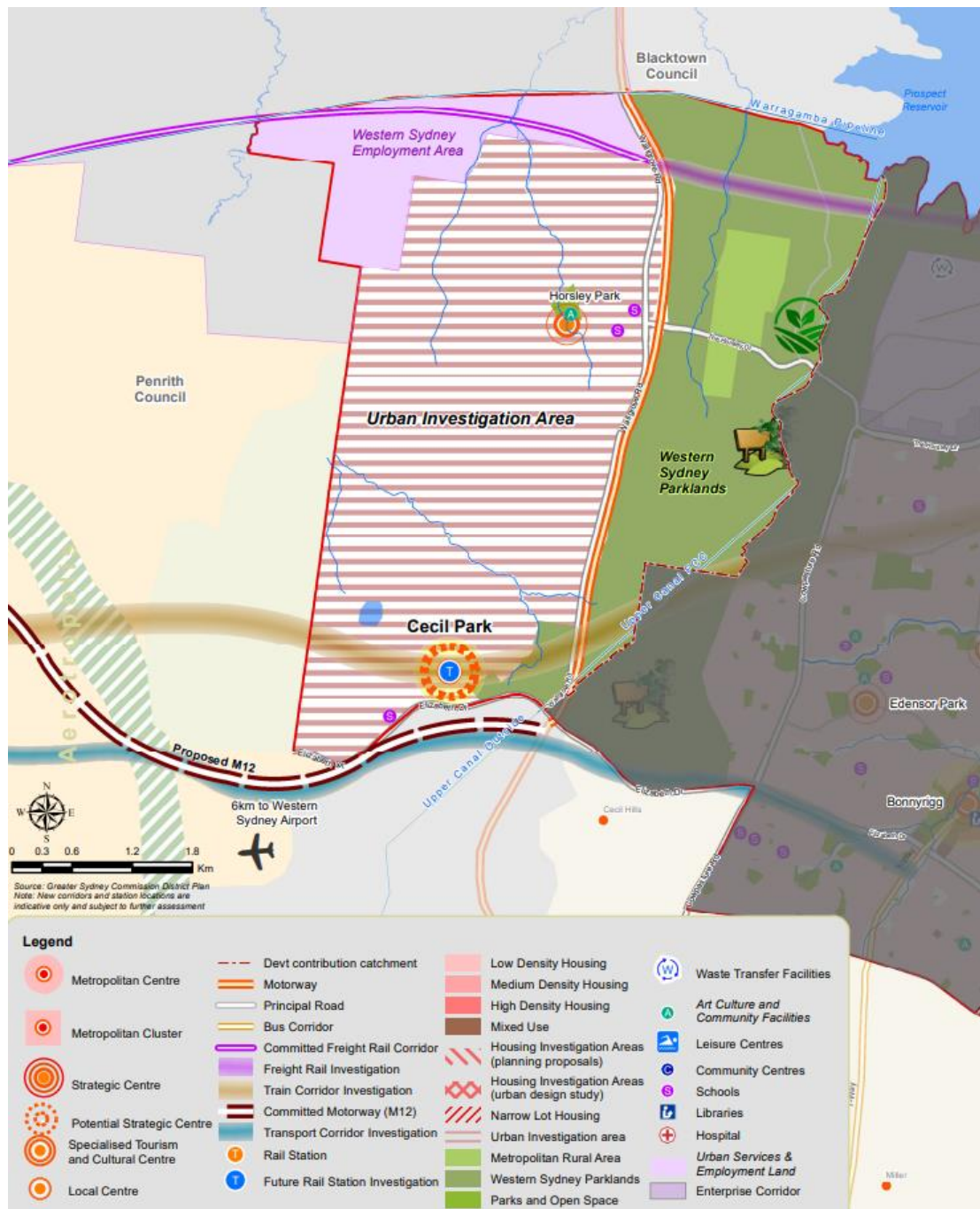


Figure 9: Extract of LSPS Structure Plan – Western Catchment

4.5 Dwelling occupancy rates

The number of people living in different size dwellings (based on the 2021 Census), has been used to calculate the average occupancy (persons/household) for dwelling size: per bedroom, 0-1 bedroom, 2 bedroom and 3+ bedroom dwellings shown in Table 20 below. The Table also shows the proportion of 0-1, 2 and 3+ bedroom dwellings making up the total private dwellings in Fairfield City at the 2021 Census.

The occupancy rates in Table 20 will be used to calculate the local infrastructure contribution for each dwelling size. It is noted that the contributions for secondary dwellings will be based on the number of bedrooms, consistent with the calculations for all other dwelling types.

Dwelling type/size	Occupancy rate (persons/dwelling) ¹⁸	% of total dwellings
Boarding house, group home, co-living housing, hostels (room occupancy)	1.0 per room	--
Secondary dwelling	Refer no. bedroom	--
0-1 bedroom	1.5	4.3%
2 bedroom	2.3	17.2%
3+ bedroom	3.8	72.5%
Not stated		6%
Residential subdivision (additional residential lot)	3.8	--
Total private dwellings	67,619	100%

Table 20: Fairfield City Dwelling Occupancy Rates

¹⁸ Occupancy rates determined using 2021 Census 'number of bedrooms in private dwellings' and 'number of persons usually resident in dwelling'. Census of Population and Housing, 2021, Tablebuilder prepared by id.profile November 2022

5 Infrastructure strategies, schedules and nexus (s.7.11)

This section of the Plan identifies the six (6) categories of local infrastructure that are included in this Plan:

- Community & recreation facilities
- Open space acquisition
- Open space embellishment
- Public domain improvements
- Stormwater detention
- Plan administration

This section also includes contributions for car parking (Cabramatta and Canley Heights Town Centres) in lieu of providing the required on-site parking.

The following is considered for each of the local infrastructure category:

- Objectives.
- Existing provision.
- Anticipated demand by the new population.
- What embellishment of existing or new local infrastructure will be planned for to address the new population's demand.
- How much the infrastructure will cost and how much of the cost Council will fund using contributions (apportionment).

Council's LSPS sets a framework for the next 20 years (to 2040) and includes infrastructure and places – supporting growth and change as one of its key themes. The LSPS Planning Priority 6 (Ensure infrastructure is aligned to accommodate planned growth and community needs) is a key relevant objective of this Plan and each of the local infrastructure categories below.

A number of studies and strategies have informed this section of the Plan and the associated s.7.11 Works Schedule (Appendix 4) and s.7.12 Works Schedule (Appendix 5) and are listed in Section 3.6 and considered below.

5.1 Community & recreation facilities

The *Fairfield City Wide Community Facilities and Open Space Needs Study (2019)*, the *Community Facilities Strategy (2022-2042)*, the *Open Space and Recreation Needs Analysis (2020)* and the *Open Space and Recreation Strategy (2020-2041)* will inform local infrastructure planning for community and recreational facilities over the next 20 years and the contributions plan funding for the life of this Plan (2023-2041).

Community and recreational facilities are typically Council or publicly owned buildings available for community use, providing accessible and affordable space for a range of activities and programs. They are an important place for the development and strengthening of social capital, a place for culture, leisure, learning, recreation and

entertainment. The types of community and recreational facilities identified in the Studies include:

- **Libraries:** libraries are important 'third places' for the community to access resources such as the internet, printers and photocopiers, books as well as programs and classes. The role of the traditional library is changing, with libraries increasingly seen as a creative community space. Whitlam Library is an example of a best practice library.
- **Arts and cultural facilities:** can include creative/maker space, art gallery and exhibition space, artists studios and performance space.
- **Community facilities** can comprise a range of types and spaces including multi purpose community hubs, multi-purpose community centres, community venue for hire, youth centres, seniors centres, centralised services hub and community office accommodation.
- **Recreational facilities:** including leisure centres which are places for both indoor and outdoor recreation and can include such facilities as indoor sports courts, indoor and outdoor pools, gym facilities as well as program rooms and meeting rooms.

5.1.1 Objectives

Council has a role in providing inclusive, affordable, accessible and diverse facilities for the existing and future population. The objectives of this Plan in relation to community and recreational facilities is to:

- Ensure that the funding of local infrastructure (community and recreation facilities) is aligned to accommodate planned growth and community needs.
- Ensure that the community continues to have access to facilities as the City grows and changes.

The strategic principles and associated actions in the *Community Facilities Strategy (2022-2042)* and *Open Space & Recreation Strategy (2020-2041)* relating to local infrastructure provision have informed the Works Schedules (Appendix 4 and 5) of this Plan.

5.1.2 Existing provision

Fairfield City Wide Community Facilities and Open Space Needs Study (2019) and the *Community Facilities Strategy (2022-2042)* provides a snapshot of community facility provision in Fairfield City, including:

- Libraries: five (5) libraries (Whitlam Library (Cabramatta) (3000m²), Fairfield Library (1000m²), Wetherill Park Library (740m²), Bonnyrigg Library (580m²) and Smithfield Library (163m²).
- Arts and cultural facilities: two (2) arts and cultural facilities (Fairfield City Museum and Gallery, Fairfield School of Arts).
- Community facilities: including: multi-purpose community centres (3), venues for hire (14), youth centres (2), community office accommodation (7) and seniors centres (3).

The *Open Space and Recreation Needs Analysis (September 2020)* and the *Open Space and Recreation Strategy (2020-2041)* summarises the existing recreational facilities, including:

- Cabravale Leisure Centre: including a 20m pool, gym and program pools.
- Fairfield Leisure Centre: including a 25m indoor pool, gym and program rooms, indoor court, 50m outdoor pool.
- Prairiewood Leisure Centre: including a 25m indoor pool, gym and program rooms, indoor court, 50m outdoor pool and Aquatopia.

5.1.3 Anticipated demand by future population

The *Fairfield City Wide Community Facilities and Open Space Needs Study (2019)*, the *Community Facilities Strategy (2022-2042)*, and the *Open Space and Recreation Strategy (2020-2041)* identify a range of actions to address future population demand, including:

- Libraries (build and fitout) – Additional floorspace in the existing libraries at Fairfield, Cabramatta (Whitlam Library) and Bonnyrigg.
- Cultural facility / performing arts centre (build and fitout) – New centre in Fairfield with capacity of more than 400 people.
- Creative arts facility – Investigate creative arts centre with spaces to participate and exhibit creative arts.
- Community facility (build and fitout) – Increase existing community centre floorspace at Fairfield (1000m²), Villawood (700m²), Smithfield (2000m²), Cabramatta (1500m²).
- Community facility (outdoor play space) – Outdoor play space at existing centres: Villawood, Canley Heights, Mt Pritchard, Bossley Park, Bonnyrigg Heights, Prairiewood.
- Recreation facilities – including multi-sports hubs (Endeavour Sports Reserve, Brenan Park), upgrades to the existing leisure centres (Cabravale and Fairfield), improvements to the Fairfield Showground, multi-purpose indoor courts (Fairfield and various locations in the Central Catchment) and outdoor courts and recreation facilities (Cabramatta, Lansvale and Bonnyrigg).

The individual projects identified in the Strategy Actions above have been grouped into four (4) categories to facilitate the allocation of funds collected under this Plan: libraries, cultural and performing arts facilities and community facilities (indoor & outdoor) and recreational facilities as summarised in the Tables below and detailed in the Works Schedule (Appendix 4).

Libraries

Council currently operates five (5) libraries located in the Eastern and Central Catchments with a total floor space of approx. 5480m² (refer above).

The *Community Facilities Strategy (2022-2042)* identifies a benchmark for libraries (based on the NSW State Library People Places) of 28m² per 1000 people which would equate to the following:

Community & recreational facility type	Current provision (@ 2019)	Benchmark @ Population (28m ² /1000 people)	
		2021 (Census)	2036 (forecast)
Library floorspace	5,480m ²	5,852m ² (based on 209,030 ERP)	6,864m ² ¹⁹ (based on forecast population 245,146) ²⁰

The Strategy (2022-2024) identifies an additional 2,000m² of library floorspace will be required within the existing libraries:

- Bonnyrigg Library: additional 500m².
- Fairfield Library: additional 1000m².
- Whitlam Library: additional 500m².

Arts and cultural facilities

The Study (2019) identified the need for increased facilities for art and culture including additional built space for a theatre and a creative arts centre with spaces for artists to work. The Strategy (2022-2042) noted that there are opportunities for Council to promote existing facilities and explore other options to maximise spaces for creative arts and cultural uses.

The actions of the Strategy include a new cultural facility / performing arts centre within Fairfield City based on the Growth Centre Commission's benchmark of 1 regional arts facility per 100,000 people (noting Fairfield's diverse population is forecast to increase to 241,560 by 2036).

Community facilities

The demand for community facility space will increase as the population grows. The Study (2019) estimates that by 2036 the provision of community facility floor space will decrease from 57m² per 1,000 people in 2016 to 47m² in 2036. The Study notes that many NSW local councils aim to meet a benchmark of 80m² of community floor space per 1,000 people.

Benchmarks are an indicative guide for the type of community facilities required by the population and are not the only determinant for what will be required. The Study includes a series of needs indicators to determined needs including: demographics, strategic context, auditing and quality assessment, benchmarking and leading practice and community engagement.

The Strategy (2022-2042) notes that community facility floor space to meet existing demand (2021) requires an additional 5,200m² by 2036 in the eastern half of the City based on a benchmark of 80m² per 1,000 people. The centres of additional need include: Fairfield (additional 1,000m²), Villawood (additional 700m²), Smithfield (additional 2,000m²) and Cabramatta (additional 1,500m²).

¹⁹ Figure of 8,237m² included in the Strategy (2022-42)

²⁰ Based on forecast prepared by id.forecast (March 2023)

Recreational facilities

It is important to plan for open space and recreation facilities by considering the amount of open space, as well as how people can access it, and how many people are concentrated in an area living in apartments. The *Open Space and Recreation Needs Analysis (September 2020)* and the *Open Space and Recreation Strategy (2020-2041)* identify a range of actions to address future population demand. A number of these actions include new open space and upgrading (embellishment) of existing open space and recreation facilities required to address the demand of the new population in 2036, the costs of which can be levied through this Plan.

5.1.4 Cost of local infrastructure (community & recreation facilities), nexus & apportionment

Council will apportion the cost of community and recreational facilities works to the new and existing population from 2023 to 2041 as follows, and as shown in the Works Schedule (Appendix 4):

- Libraries and Community Facility (indoor & outdoor) – Council will apportion 100% of the costs to the new population. This approach is reasonable as the demand for library floorspace will be generated by the new resident population.
- Cultural facility, performing arts centre, creative arts facility – Council will apportion 24.6% for the incoming population to fund their proportion of the local infrastructure as the new facilities will be used for a wide range of residents.
- Recreational facilities, leisure centres, major sporting facilities – Council apportion either 24.6% or 100% of the costs to the new population. Expansion of existing facilities such as leisure centres will be apportioned at 100% while works such as artificial turf fields will be apportioned at 100% to accommodate the demand of the incoming population.

The Table below summarises the local infrastructure type, estimated cost and apportionment percentage and costs which are detailed in the Works Schedule (Appendix 4). It is noted that as the Western Area is subject to the provisions of s.7.12 levies and the Works Schedule (Appendix 5) development in the Western Area is excluded from the s.7.11 contribution costs below.

Infrastructure Type	Catchment	Estimated total cost	Apportioned %	Apportioned cost
Community facilities	Eastern	\$ 61,835,627	100% or 24.6% (refer Appendix 4)	\$ 51,756,708
	Central	\$ 5,802,099	100% or 14.4% (refer Appendix 4)	\$ 5,802,099

Infrastructure Type	Catchment	Estimated total cost	Apportioned %	Apportioned cost
Recreation facilities	Eastern	\$ 94,299,506	100% or 24.6% (refer Appendix 4)	\$ 29,481,896
	Central	\$ 50,660,053	100% or 14.4% (refer Appendix 4)	\$ 7,295,048
Total Cost	Eastern	\$ 156,135,133		\$ 81,238,604
	Central	\$ 56,462,152		\$ 13,097,147

Table 21: Summary of community and recreational facilities (*February 2024*)

5.1.5 Section 7.11 (community & recreational facilities) contribution rates

Section 7.11 community and recreational facilities rates for residential development is calculated using the formula below:

$$\text{Contribution per person (\$)} = \frac{\text{Apportioned estimated cost of providing community \& recreational facilities}}{\text{The forecast number of people that will generate demand (population increase)}}$$

To determine the total contribution that would apply to a proposed development, multiply the relevant contribution rate (per resident) by the proposed net additional residents in the proposed development (refer Table 22 below).

Contribution rates for community & recreational facilities (per person)		
Catchment	Formula	Calculation
Eastern	Apportioned Cost of Infrastructure	\$ 81,238,604
	Population (forecast increase to 2041)	32,594
	Contribution per person (apportioned cost of infrastructure/person)	\$2,492 per person
Central	Apportioned Cost of Infrastructure	\$ 13,097,147
	Population (forecast increase to 2041)	10,636
	Contribution per person (apportioned cost of infrastructure/person)	\$1,231 per person

Table 22: Contribution rates for community facilities & recreational facilities (per person) (*February 2024*)

The contribution rate per dwelling is determined by multiplying the contribution rate by the relevant assumed occupancy rates as shown in the Summary Tables in Section 5.7 below.

5.2 Open Space

The *Open Space and Recreation Needs Analysis (September 2020)* and the *Open Space and Recreation Strategy (2020-2041)* will inform local infrastructure planning for open space and recreation over the next 20 years. Future planning for recreation facilities is considered with community facilities above.

Open space is important to provide a place for people of all ages and abilities to play, walk, ride, get active and gather. Open space is also important for the flora and fauna of Fairfield City, and providing tree canopy cover for cooling and comfort particularly during the hot summer months. The *Fairfield City Biodiversity Strategy 2022* also considers the extensive network of open spaces, walking trails and cycleways which make use of a green grid along the City's waterways.

Open space in this Plan refers to all publicly owned land that is set aside primarily for outdoor recreation, enjoyment, leisure, outdoor gathering and nature conservation. It includes parks and play spaces, sports grounds, community and civic spaces such as urban public spaces and plazas, linkage parks and recreation trails, waterways and natural bushland area. Recreation includes a broad range of passive and active leisure activities ranging from informal to formal, group to individual activities.

Open space that is useable and easy to get to is critical to achieving a healthy and inclusive community and environment in Fairfield City. The *Open Space and Recreation Strategy* provides a strategic framework for the future provision, planning, design and management of open space in Fairfield City to 2041 to ensure the continued and sustainable delivery of open space to support the community over the next 20 years.

5.2.1 Objectives

Council has a role in providing inclusive, affordable, accessible and diverse areas of open space for the existing and future population. The objectives of this Plan in relation to open space is to:

- Ensure that the funding of local infrastructure (open space) is aligned to accommodate planned growth and community needs.
- Ensure that funds are collected to undertake the acquisition of land identified for future open space.

The strategic principles and associated actions in the *Community Facilities Strategy (2022-2042)* and *Open Space & Recreation Strategy (2020-2041)* relating to local infrastructure provision have informed the Works Schedules (Appendix 4 and 5) of this Plan.

5.2.2 Existing provision

The *Open Space and Recreation Needs Analysis (September 2020)* summarises the existing outdoor recreation facilities in Fairfield City as:

- 496 parks and reserves.
- 94 sports fields.
- More than 70 full sized courts (including basketball, netball and tennis courts).
- Three (3) aquatic/leisure centres.

- Over 140 play spaces.
- 18 outdoor fitness stations.
- 2 skate parks, and
- 6 dog off-leash areas.

Overall within Fairfield City there is over 500ha of Council managed parkland. This equates to 25.1m² of open space per Fairfield City resident (at the 2016 Census²¹) which is more than double the World Health Organisation benchmark of 9m² per person. However, as detailed in the *Open Space and Recreation Needs Analysis (September 2020)*, open space is not distributed evenly across all suburbs within Fairfield City; and this has significant implications on satisfying the open space needs within certain suburbs. The analysis shows that in 2016 the high need areas that are forecast to experience the greatest decline in open space provision per person include: Fairfield Heights (1.6m² per person), Villawood (3.6m² per person), Fairfield East (5.2m²), Cabramatta West (5.2m²) and Cabramatta (8.1m²). As the community continues to grow over the next 20 years (to 2036), it is important that these areas that have current low rates of open space do not decline further.

It is also important to plan for open space by considering the amount of open space, as well as how people can access it, and how many people are concentrated in an area living in apartments. In addition to the acquisition of land for new parks, improvements and embellishment of existing parks to ensure the efficient use of existing open space is important and has been included in the Works Schedule (Appendix 4 and 5).

Fairfield City has eight major waterways that stretch out over 80 km, flowing into the Georges River and Hawkesbury-Nepean Catchments and providing important habitat and connectivity for aquatic and terrestrial native fauna. Native vegetation corridors also contribute to the resilience of the landscape in a changing climate and help reduce the urban heat island effect. They can also support multiple land uses such as conservation area, native gardens, sport and recreation (including walking).

The major sites of ecological significance across the City include Prospect Reservoir, Western Sydney Parklands and Chipping Norton Lakes. These, along with the many waterways, offer accessible areas of biodiversity which are enjoyed by the City's diverse and multicultural residents and visitors.

5.2.3 Anticipated demand by future population

The *Open Space and Recreation Strategy (September 2020)* notes that while there is an expansive existing open space network in Fairfield City, there are some gaps in provision that correspond to areas of future growth and higher density. The Strategy also notes that addressing these gaps in the network will be critical to supporting a healthy and sustainable community.

With Fairfield City's population forecast to increase, the provision of open space per person will consequently decrease unless there are new areas of open space. This is a challenge, especially in areas that already have a low provision of open space including the high-density suburbs of Fairfield and Cabramatta whose measured level of provision is distorted by the provision of inaccessible regional open space. As noted above, the analysis

²¹ Reducing to approx. 24.0m² per Fairfield City resident at the 2021 Census.

undertaken in the Study and Strategy stated that generally the provision of open space per person in an urban infill environment should aim to be around 9m².

The *Open Space and Recreation Needs Analysis (September 2020)* estimates that a population of 245,146 people by 2036 (an increase of 38,710 people from 2016 Census). As detailed in Section 4, a revised population forecast (prepared in March 2023) is estimating a slightly lower population increase to 241,560 by 2036 (and 252,240 by 2041). The majority of Fairfield City's population growth (to 2041) is projected to occur in the Eastern Catchment (26.6%), with the remainder generally in the Central Catchment (14.4%). As noted above, future growth in the Western Catchment is subject to the detailed planning for the Horsley Park & Cecil Park Urban Investigation Area (UIA).

The Study identifies the following key needs for the future provision of open space including new local parks, outdoor and indoor pools, walking trails and circuits, play spaces, fitness stations and indoor multi-purpose courts. The Study also identifies the need to convert/re-surface existing outdoor courts, increase tree planting in open space, increase outdoor places for events, festivals and gatherings and enhance the river and creek network.

The Open Space and Recreation Strategy (2020-2041) includes five (5) strategic directions to ensure the community continues to have access to open spaces as the City grows and changes over the next 20 years (to 2041). The Biodiversity Strategy (2022) includes five (5) strategy themes relating to engagement, enhancing, connecting and protecting biodiversity and improving biodiversity knowledge.

The actions associated with the strategic directions in the Open Space and Recreation Strategy (2020-2041) and strategy themes in the Biodiversity Strategy (2022) are reflected in the Works Schedule (Appendix 4) of this Plan where they specifically relate to the provision of local infrastructure. Open Space & Recreation Strategy also establishes a criteria for strategic rezoning and acquisition of land for open space and identifies open space acquisition investigation areas which have been included in the Works Schedules (Appendix 4).

The *Open Space and Recreation Needs Analysis (September 2020)* and the *Open Space and Recreation Strategy (2020-2041)* identify a range of actions to address future population demand. A number of these actions include the provision of new open space and upgrading (embellishment) of existing open space required to address the demand of the new population in 2036, the costs of which can be levied through this Plan.

The individual projects identified in the Strategy Actions above have been grouped into two categories in the Works Schedule to facilitate the allocation of funds collected under this Plan: open space acquisition and open space embellishment (including existing open space sites, newly acquired sites and creekline embellishment) as summarised in Table 23 below and detailed in the Works Schedule (Schedule 4). The Biodiversity Strategy (2022) and the Open Space Embellishment Guide (2020) will guide the future embellishment of open space and creeklines.

Infrastructure type	Description
Open space acquisition	Land identified for acquisition to accommodate demand for open space by the future population. Zoned RE1 Public Recreation in the Fairfield LEP 2013 including sites in the Eastern Catchment and Central Catchment (refer list in Works Schedule (Appendix 4)).
Open space embellishment	<p>Improvements to existing areas of open space and creekline connections (zoned RE1 or C2), with the cost estimate based on the following park hierarchy (in accordance with the Open Space Embellishment Guide (April 2020)):</p> <ul style="list-style-type: none"> • Regional Park (greater than 5 hectares) • District Park (between 2 and 5 hectares) • Local Park (between 0.1 and 2 hectares). <p>An additional category of Local Destination Park (between 0.1 and 2 hectares) has been included with a higher level of embellishment to meet the demands of the increasing population.</p> <p>Open space embellishment also includes the cost of creekline embellishment to improve connectivity and connections between open space, creeklines and walking paths.</p>

Table 23: Summary of open space acquisition and open space embellishment

5.2.4 Cost of local infrastructure (open space), nexus & apportionment

As the acquisition and embellishment of new open space is to meet the demands of new residents, it is reasonable that the cost is met entirely (100%) by the new population. Where existing areas of open space and creeklines are embellished (improvement) the cost will be apportioned based on the forecast population increase: Eastern Catchment (24.6%) and Central Catchment (14.4%).

The Table below summarises the local infrastructure type, estimated cost and apportionment percentage and costs which are detailed in the Works Schedule (Appendix 4). It is noted that as the Western Area is subject to the provisions of s.7.12 levies and the Works Schedule (Appendix 5) development in the Western Area is excluded from the s.7.11 contribution costs below.

Infrastructure type	Catchment	Estimated total cost (April 2023)	Apportioned %	Apportioned cost
Open space acquisition	Eastern	\$76,991,891	100%	\$76,991,891
	Central	\$16,321,100	100%	\$16,321,100
Open space embellishment (including improvements to new parks, existing parks and creeklines connections)	Eastern	\$ 120,294,470	100% (newly acquired sites) & 24.6% (existing sites)	\$ 43,194,600
	Central	\$ 76,853,435	100% (newly acquired sites) & 14.4% (existing sites)	\$ 13,420,895

Table 24: Contribution costs for open space acquisition and open space embellishment (February 2024)

5.2.5 Section 7.11 (open space) contribution rates

Section 7.11 open space acquisition and open space embellishment rates for residential development is calculated using the formula below:

$$\text{Contribution per person (\$)} = \frac{\text{Apportioned estimated cost of open space acquisition \& open space embellishment}}{\text{The forecast number of people that will generate demand (population increase)}}$$

As noted in Section 4.4 above, the Eastern Catchment is forecast to grow by 32,594 people by 2041 and Central Catchment by 10,636.

To determine the total contribution that would apply to a proposed development, multiply the relevant contribution rate (per resident) by the proposed net additional residents in the proposed development (refer below).

Open Space Acquisition

Contribution rates for open space acquisition (per person)		
Catchment	Formula	Calculation
Eastern	Apportioned Cost of Infrastructure	\$76,991,891
	Population (forecast increase to 2041)	32,594
	Contribution per person (apportioned cost of infrastructure/person)	\$ 2,362
Central	Apportioned Cost of Infrastructure	\$16,321,100
	Population (forecast increase to 2041)	10,636
	Contribution per person	\$ 1,535

Table 25: Contribution rates for open space acquisition (per person) (February 2024)

Open Space Embellishment

Contribution rates for open space embellishment (per person)		
Catchment	Formula	Calculation
Eastern	Apportioned Cost of Infrastructure	\$ 43,194,600
	Population (forecast increase to 2041)	32,594
	Contribution per person (apportioned cost of infrastructure/person)	\$ 1,325
Central	Apportioned Cost of Infrastructure	\$ 13,420,895
	Population (forecast increase to 2041)	10,636
	Contribution per person (apportioned cost of infrastructure/person)	\$ 1,262

Table 26: Contribution rates for open space embellishment (per person) (February 2024)

The contribution rate per dwelling is determined by multiplying the contribution rate by the relevant assumed occupancy rates as shown in the Summary Tables in Section 5.7 below.

5.3 Public domain improvements

Public spaces within town centres including streets, parks, laneways and squares are collectively known as the public domain. These areas are important for encouraging social interaction and cultural activities and the use public spaces.

Public Domain Plans (and associated demonstration sites) have been prepared to guide future improvements in the Fairfield City Centre and eight (8) town centres in the eastern part of the City: Cabramatta, Canley Vale, Canley Heights, Fairfield Heights, Villawood, Carramar, Yennora and Smithfield. These Plans have been prepared in conjunction with the detailed town centre urban design studies which have subsequently informed changes to the planning controls to increase opportunities for housing and employment in the town centres.

The demonstration sites for the town centres identify improvements to features including paving, pedestrian and cycle paths, parking lanes, artworks, seating, lighting, street tree planting and landscaping. A number of demonstration sites were prepared for each of the town centres and these will inform and provide direction for future public domain improvements funded either through this Plan, or via other funding sources. Larger town centres such as Fairfield City Centre and Cabramatta Town Centre have multiple public domain demonstration sites prepared as options for future Council consideration.

The public domain improvements, and the associated costings, in this Plan are based on one (1) demonstration site for each of the town centres (Cabramatta, Canley Vale, Canley Heights, Fairfield Heights, Villawood, Carramar, Yennora and Smithfield) and two (2) demonstration sites for the Fairfield City Centre. Fairfield City Centre is identified as a Strategic Centre within the State Government Metropolitan and District Plans and as such including two demonstration sites within this plan addresses its scale and recognises its significance.

The full cost of undertaking the public domain improvements identified in each of the Public Domain Plans would be prohibitive and disproportionately apply the contributions to one local infrastructure category. Therefore, the Work Schedule (Appendix 4) and associated costings only account for one site within each of the town centres and two in Fairfield City Centre. The funds received under the Section 7.12 Plan may also be used for improvements to the public domain along with any planning agreements, grants or State government Housing and Productive Contributions.

5.3.1 Objectives

The objective of the provision is to improve the quality of the public domain (both built and natural) in the town centres to encourage social interaction and cultural activities and the efficient use of public spaces.

5.3.2 Anticipated demand by future population

The anticipated growth in population will increase the use of the public domain areas in the local and town centres, and public domain works and upgrades will be required to continue to provide areas for social interaction and cultural activities and the efficient use public spaces.

Council intends to increase the provision of public domain facilities and public spaces within local and town centres, including improving pedestrian pavements and streetscapes and implement street furniture, lighting and trees to address the anticipated demand by the future population.

5.3.3 Cost of local infrastructure (public domain improvements), nexus & apportionment

The costs of the improvements to the public domain in the town centres will be apportioned based on the forecast population increase, Eastern Catchment (24.6%) and Central Catchment (14.4%).

The Table below summarises the local infrastructure type, estimated cost and apportionment percentage and costs which are detailed in the Works Schedule (Appendix 4). It is noted that as the Western Area is subject to the provisions of s.7.12 levies and the Works Schedule (Appendix 5) development in the Western Area is excluded from the s.7.11 contribution costs below.

Infrastructure type	Catchment	Estimated total cost (April 2023)	Apportioned %	Apportioned cost
Public domain improvements - (Fairfield City Centre and Cabramatta, Canley Vale, Carramar, Fairfield Heights, Smithfield, Villawood and Yennora town centres)	Eastern	\$114,535,719	24.6%	\$28,175,787
	Central	\$0	14.4%	\$0

Table 27: Summary of cost of public domain improvements (*February 2024*)

5.3.4 S.7.11 (public domain improvements) contribution rates

Section 7.11 public domain improvements rates for residential development is calculated using the formula below:

$$\text{Contribution per person (\$)} = \frac{\text{Apportioned estimated cost of providing public domain improvements}}{\text{The forecast number of people that will generate demand (population increase)}}$$

To determine the total contribution that would apply to a proposed development, multiply the relevant contribution rate (per resident) by the proposed net additional residents in the proposed development (refer below).

Contribution rates for public domain improvements (per person)		
Catchment	Formula	Calculation
Eastern	Apportioned Cost of Infrastructure	\$28,175,787
	Population (forecast increase to 2041)	32,594
	Contribution per person	\$864
Central	Apportioned Cost of Infrastructure	\$0
	Population (forecast increase to 2041)	10,636
	Contribution per person	\$0

Table 28: Contribution rates for public domain improvements (*February 2024*)

The contribution rate per dwelling is determined by multiplying the contribution rate by the relevant assumed occupancy rates as shown in the Summary Tables in Section 5.7 below.

5.4 Stormwater detention

Potential impact of flooding as a result of the increased residential development in the Eastern Catchment and recommended mitigation measures (including stormwater detention basins), are addressed in this category of local infrastructure.

5.4.1 Objectives

The objective is to ensure that development contributes to the cost of stormwater detention infrastructure required to mitigate potential flood impacts by new development in Fairfield, Fairfield Heights, Fairfield East and Villawood, specifically:

- The construction of three (3) detention basins, including trunk drainage and turfing of two (2) basins and planting and maintenance of the third basin.
- Designing for the efficient dual use of land for drainage and stormwater infrastructure and open space.

5.4.2 Anticipated demand by future population

Increased housing opportunities, identified as part of the Fairfield Residential Development Strategy (2009), were introduced in residential zoned land in Fairfield, Fairfield Heights, Fairfield East and Villawood through zoning changes and increases in development standards (height and FSR) in the Fairfield LEP 2013 (Amendment No.38) in 2020.

A Flood Assessment²² identified the potential impact of flooding as a result of the increased residential development in the Eastern Catchment and recommended a range of mitigation measures, including:

- A new detention basin on Sackville Street and Harris Street, Fairfield and associated supporting stormwater network works (Basin 1).

²² Fairfield Residential Development Strategy. Flood Assessment of Planning Proposal Seeking to Increase Residential Densities in Fairfield, Fairfield Heights, Fairfield East and Villawood. Prepared by Catchment Simulation Solutions, Revision 6, June 2020.

- A new detention basin between Polding and Smart Street, Fairfield Heights (Basin 2) and associated stormwater network upgrades.
- A new detention basin on Belmore Street, Villawood (Basin 3).

The detention basin sites were subsequently zoned to RE1 Public Recreation to allow for the dual use of the land for a detention basin and open space, a cost-effective approach to address the demands of the increasing population.

To accommodate the detention basins and open space needs, an additional area for flexibility in detention basin design, and the location of some recreational equipment outside of the detention basin, has been planned for and included in the costs related to Open Space Acquisition and Open Space Embellishment above.

5.4.3 Cost of local infrastructure (stormwater detention), nexus & apportionment

The cost of providing stormwater detention infrastructure is directly related to increases in residential development in the Eastern Catchment (specifically in the suburbs of Fairfield, Fairfield Heights, Fairfield East and Villawood), and it is reasonable that the full cost of providing the local infrastructure (detention basins) is met by the development. The apportionment to future development is therefore 100%.

The Table below summarises the local infrastructure type, estimated cost and apportionment percentage and costs which are detailed in the Works Schedule (Appendix 4).

Infrastructure type	Location	Estimated total cost (April 2023)	Apportioned %	Apportioned cost
Stormwater detention	Sackville Street, Fairfield, Smart Street, Fairfield Heights & Belmore Street, Villawood	\$ 6,673,433	100%	\$ 6,673,433

Table 29: Contribution cost for stormwater detention (February 2024)

5.4.4 S.7.11 Contribution rates (stormwater detention) contribution rates

Section 7.11 stormwater detention rates for residential development is calculated using the formula below:

$$\text{Contribution per person (\$)} = \frac{\text{Apportioned estimated cost of providing stormwater detention}}{\text{The forecast number of people that will generate demand (population increase)}}$$

To determine the total contribution that would apply to a proposed development, multiply the relevant contribution rate (per resident) by the proposed net additional residents in the proposed development (refer below).

The Works Schedule (Appendix 4) provides detailed information including locations of stormwater detention infrastructure.

Contribution rates for stormwater detention infrastructure		
Catchment	Formula	Calculation
Eastern	Apportioned Cost of Infrastructure	\$ 6,673,433
	Population (forecast increase to 2041)	32,594
	Contribution per person	\$205
Central	Apportioned Cost of Infrastructure	\$0
	Population (forecast increase to 2041)	10,636
	Contribution per person	\$0

Table 30: Contribution rates for stormwater detention (*February 2024*)

The contribution rate per dwelling is determined by multiplying the contribution rate by the relevant assumed occupancy rates as shown in the Summary Tables in Section 5.7 below.

5.5 Administration & management

The ongoing administration and management of Council's local infrastructure contribution plan (this Plan) requires significant resources to ensure that:

- The Plan remains relevant, accurate and compliant with relevant legislation, directions and guidelines.
- That collection and expenditure of funds associated with the Plan is compliant with relevant legislation.
- The Plan continues to meet the need and expectations of the Fairfield City community in relation to the provision of local infrastructure.

5.5.1 Objectives

The objective is to ensure that the costs associated with the administration and management the Plan are identified and appropriately funded.

5.5.2 Anticipated demand by future population

The following activities are associated with the administration and management of this Plan as detailed in the Works Schedule (Appendix 4).

Tasks that will be undertaken internally by Council's strategic planning, finance and administration officers include:

- Review and update the Plan to reflect population forecasts, changes in development activity and completion of local infrastructure projects.

- Manage finances and accounting for the collection, scheduling and expenditure of funds.
- Develop and update project and work schedules.
- Engage and consult with the community on changes to the Plan.
- Carry out reporting and performance monitoring to inform Council’s internal Local Infrastructure Development Contribution Steering Committee.
- Provide update status reports to Council (as required).

Tasks that may require external input from specialist consultants, statisticians, demographers and legal advice, including:

- Prepare, administer and review specialist studies including (but not limited to) urban design, transport and traffic, car parking, public domain, community facilities, open space and recreation, stormwater and flooding and costing of works (quantity surveyors). Preparation of new studies and strategies, including (but not limited to) car parking.
- Review of population and housing forecasts and assumptions.
- Obtain legal advice on the content of the Plan and contribution plan issues.

5.5.3 Cost of local infrastructure (administration & management), nexus & apportionment

The cost of the above administration and management tasks has been included in the Works Schedule (Schedule 4) under the following categories:

- Salary cost relating to contribution plan administration and management.
- Legal advice.
- Review and updating of population forecasts.
- Costs relating to monitoring and updating studies and strategies (and preparing new studies and strategies) informing local infrastructure planning.

The apportionment to future development is dependent on each individual project. Projects that are specific to the management and administration of contributions (such as salary and specific legal advice) will be apportioned at 100%.

Infrastructure type	Catchment	Estimated total cost (April 2023)	Apportioned %	Apportioned cost
Salary cost relating to contribution plan administration and management. Legal advice. Population forecasts (review). Prepare, monitor & update studies & strategies relating to local infrastructure planning.	Eastern & Central	\$5,173,750	100%	\$5,173,750

Table 31: Cost estimates for administration & management (*February 2024*)

5.5.4 S.7.11 (administration & management) contribution rates

Section 7.11 administration and management rates for residential development is calculated using the formula below:

$$\text{Contribution per person (\$)} = \frac{\text{Apportioned estimated cost of administration and management}}{\text{The forecast number of people that will generate demand (population increase)}}$$

To determine the total contribution that would apply to a proposed development, multiply the relevant contribution rate (per resident) by the proposed net additional residents in the proposed development (refer below).

Contribution rates for administration & management (per person)		
Catchment	Formula	Calculation
Eastern & Central	Apportioned Cost of Infrastructure	\$5,173,750
	Population (forecast increase to 2041)	43,230
	Contribution per person	\$120

Table 32: Contribution rates for administration & management

The contribution rate per dwelling is determined by multiplying the contribution rate by the relevant assumed occupancy rates as shown in the Summary Tables in Section 5.7 below.

5.6 Car parking

Car parking requirements are detailed in Council’s City-Wide Development Control Plan (DCP) 2013, and a number of the specific Town Centre DCPs. State policies (SEPPs) and guidelines may also apply for certain types of development.

Development consents (DAs) issued by Council and complying development certificates (CDCs) issued by registered certifiers specify the number of car parking spaces that must be provided on-site in accordance with relevant controls for both residential and non-residential.

However, sometimes car parking cannot be accommodated on site or planning and urban design outcomes specify that car parking should not be provided on site due to its impact and a developer will pay a monetary contribution towards a central car park in-lieu of providing on their site. This approach only applies to non-residential car parking spaces.

Council currently has two precincts where contributions may be accepted in lieu of non-residential car parking not being provided on site. These areas are:

- Cabramatta Town Centre – land zoned MU1 Mixed Use
- Canley Heights – land zoned E1 Local Centre

An exception to the above relates to development located in a specific area of the Cabramatta Town Centre (refer Figure 10) where on-site parking is not permitted for traffic, safety and/or amenity reasons.



Figure 10: Cabramatta Town Centre – precinct for provision of contributions in-lieu of car parking

The parking requirements for development in this area can only be satisfied by payment of a s.7.11 contribution which will be used for car parking provision within the Cabramatta town centre or recoupment of existing car parking sites with the costs not yet fully recovered. Therefore, no car parking shall be permitted on-site. A Section 7.11 Contribution is to be paid where parking demand shall be assessed as follows and the relevant contribution per car space paid to Council.

This section considers:

- Development in Canley Heights Local Centre and Cabramatta Town Centre (part not shown in figure 10) where a contribution is made in lieu of providing on-site car parking (non-residential only). Note: the applicant can choose to provide all the required parking on-site and therefore this parking contribution would not apply.
- Development in Cabramatta Town Centre (as shown in Figure 10) where on-site parking is not permitted and a Section 7.11 contribution for the car parking is required.

Where a proposed development outside the above town centres includes a shortfall in the provision of required on-site parking spaces (as identified in the relevant Council DCP or other prescribed document, or SEPP 65 and the associated Apartment Design Guide), the applicant may enter into dealings with Council, in accordance with the Fairfield City Planning Agreements Policy.

5.6.1 Objectives

The objective of the provision to allow for the payment of car parking contributions in lieu of providing the required number of on-site parking spaces in certain centres to ensure:

- An adequate number of parking spaces grouped in and around the local centre to provide convenient parking for commercial and retail (non-residential) land uses.
- The efficient use of land for car parking through encouraging shared centralised parking areas for non-residential parking rather than spaces within individual sites.

5.6.2 Existing provision

Canley Heights Town Centre

Canley Heights is a thriving and vibrant local centre that contains a mix of retail, commercial, restaurants and cafes and service uses.

To ensure this revitalisation of the Town Centre continues to occur, the car parking demands generated by businesses and increased building densities arising from redevelopment needs to be addressed. Car parking contributions plans are a mechanism which builds flexibility into the development process and allows developers to provide for car parking off site in a centralised location within the Canley Heights Town Centre catchment if they choose not to provide car parking on site (only applies to non-residential development as all car parking for residential development is required to be provided on site). In some cases, it will also enable and possibly encourage redevelopment or revitalisation of existing businesses on small lots which given a site's size constraints are unable to physically provide car parking on site in accordance with Council's DCP.

Car parking has previously been levied for in previous contributions plans. This plan will continue to levy for new car parks and recoup funds that have not yet been collected by the previous Direct Section 7.11 Development Contributions Plan 2011.

Table 32 below outlines the works items, cost, apportionment and rates per space.

Works schedule

Car park	Works	Cost	Apportionment	Apportioned Cost	Rate per space	Recoupment
44 Derby Street	26 car spaces	\$370,000	100%	\$370,000	\$3,627	Yes
44 Derby Street	Land	\$790,000	100%	\$790,000	\$7,745	Yes
Salisbury Street Lane	21 car spaces	\$334,000	100%	\$334,000	\$3,275	Yes
Derby Street Lane	20 car spaces	\$460,000	100%	\$460,000	\$4,961	Yet to be constructed
Ascot Street Lane	14 car spaces	\$330,000	100%	\$330,000	\$3,235	Yes
Salisbury Street lane	21 car spaces	\$330,000	100%	\$330,000	\$3,559	Yet to be constructed
Total		\$2,693,000		\$2,693,000	\$2,693,000	

Table 32: Canley heights Car Parking Work Schedule



Figure 11: Canley Heights Town Centre car parking works schedule map

Cabramatta Town Centre

In some areas within the Cabramatta Town Centre, on-site car parking is either not permitted or limited, therefore payment of a car parking contribution is required. In other areas of the Cabramatta Town Centre payment of a contribution in lieu of on-site parking is optional.

Car parking contributions are to be applied to the construction of a multi deck car parking off Cabramatta Road in the block bounded by John Street, Hill Street and Cabramatta Road and also include the recoupment of the construction John Street car park.

Recoupment

Car parking has previously been levied for in previous contributions plans. This plan will continue to recoup funds that have not yet been collected by the previous Direct Section 7.11 Development Contributions Plan 2011. The total cost of the works at the time were \$3,806,150.10 for the land component and \$834,200 for the 74 car parking spaces for a total cost of \$4,640,350.10. Since that time a total of \$2,885,739 has been recouped. That leaves \$1,754,611 remaining to be recouped for the construction of 74 car spaces.

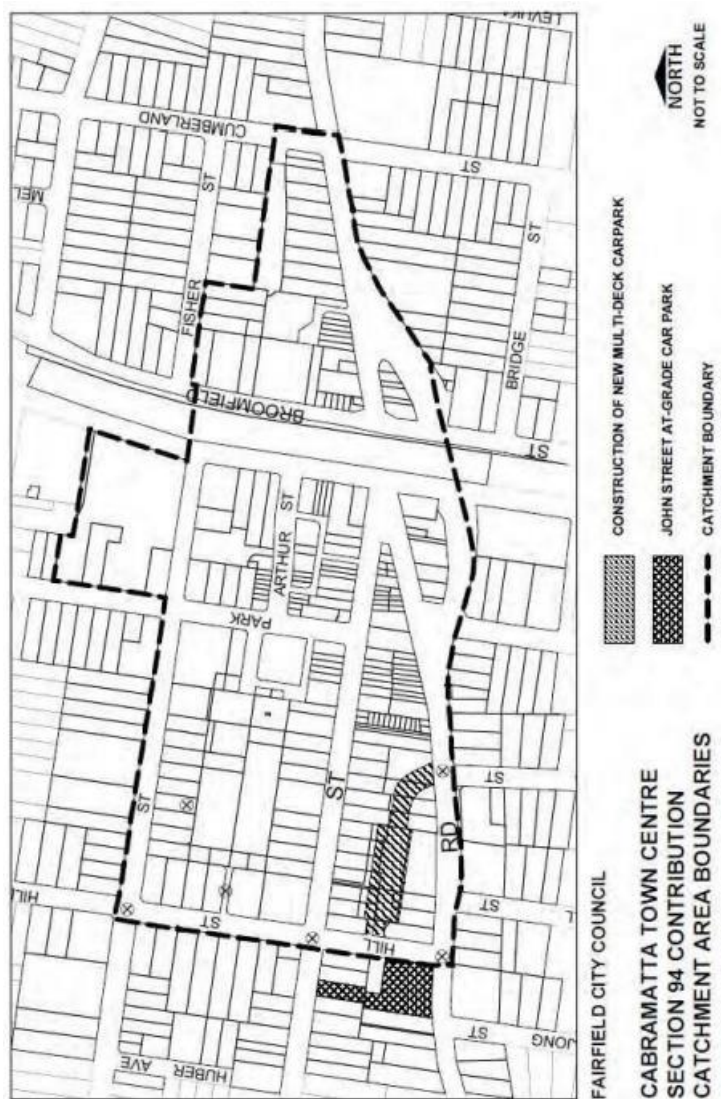


Figure 12: Cabramatta Town Centre car parking works schedule map

5.6.3 Cost of local infrastructure (car parking), nexus & apportionment

The cost of providing centralised car parking areas around the Canley Heights Local Centre and the Cabramatta Town Centre is to accommodate the parking requirements in lieu of parking in individual sites, it is reasonable that the costs are met entirely by the development. The apportionment to future development is therefore 100%, as any development not providing the required car parking on site will be required to contribute towards public car parking in order to manage car parking demand generated by the development.

The Table below summarises the local infrastructure type, estimated cost and apportionment percentage and costs which are detailed in the Works Schedule (Appendix 4).

Infrastructure type	Location	Estimated total cost (April 2023)	Apportioned %	Apportioned cost
Car Parking Canley Heights (E1 Local Centre) (in lieu of providing required on-site parking)	5 sites (102 car spaces) (refer to Figure 11 and Works Schedule)	\$2,693,000	100%	\$2,693,000
Car Parking Cabramatta (MU1 Mixed Use) (in lieu of providing required on-site parking)	Hill Street Car Park (74 car spaces) (refer to Figure 12 and Works Schedule)	\$1,754,611	100%	\$1,754,611

Table 33: Cost estimates for car parking (in-lieu of providing on-site)

5.6.4 S.7.11 (car parking) contribution rates

The Works Schedule (Appendix 4) provides detailed information including locations of car parking areas and contribution rates for car parking deficiencies (non-residential development only). The contribution rates below are the cost per parking space.

Contribution rates for car parking deficiencies (per space)		
Catchment	Town Centre	Contribution Rate (per car space)
Eastern	Canley Heights Local Centre (in lieu of providing required parking on-site (non-residential only)) (102 spaces)	\$26,402
	Cabramatta Town Centre (in lieu of providing required parking on-site (non-residential only)) (74 spaces)	\$23,711

Contribution rates for car parking deficiencies (per space)		
Catchment	Town Centre	Contribution Rate (per car space)
Eastern & Central	Other Centres (non-residential only)	No contributions apply – applicant may choose to enter into a Planning Agreement.

Table 34: Contributions for car parking (in-lieu of providing on-site)

As shown in the Table above, in other centres, where there is a shortfall in on-site car parking provision for non-residential development, the applicant may approach Council in relation to entering into a Planning Agreement under Part 7 of the Act. Council has adopted the Fairfield City Planning Agreements Policy (2022), which details Council's policy and procedures for planning agreements.

5.7 Summary of local infrastructure total cost estimates & contribution rates

Table 35 below provides a summary of the cost per person for each of the local infrastructure categories in this Plan and Table 36 shows the cost per dwelling size.

Summary of Contribution Costs (per person)		
Catchment	Local Infrastructure Category	Rate per person
Eastern	Community & recreation facilities	\$2,492
	Open space acquisition	\$2,362
	Open space embellishment	\$1,325
	Public domain improvements	\$864
	Stormwater detention	\$205
	Administration & management	\$120
	Total (per person)	\$7,369
Central	Community & recreation facilities	\$1,231
	Open space acquisition	\$1,535
	Open space embellishment	\$1,262
	Public domain improvements	\$0
	Stormwater detention	\$0
	Administration & management	\$120
	Total (per person)	\$4,147

Table 35: Summary of contribution costs per person (*February 2024*)

Summary of Contribution Costs (per dwelling size)			
Catchment	Dwelling Size	Occupancy Rate	Rate per dwelling
Eastern	Per room (e.g. boarding house, group home, co-living housing, hostels)	1 person	\$7,369
	1 bedroom (or dwellings GFA less than 70m ²)	1.5 person	\$11,053
	2 bedroom (or dwelling GFA 70m ² to 100m ²)	2.3 person	\$16,948
	3+ bedroom (or dwelling GFA 100m ² +))	3.8 person	\$28,001 capped at \$20,000
	Subdivision (each new residential lot)	3.8 person	\$28,001 capped at \$20,000
Central	Per room (e.g. boarding house, group home, co-living housing, hostels)	1 person	\$4,147
	1 bedroom (or dwellings GFA less than 70m ²)	1.5 person	\$6,221
	2 bedroom (or dwelling GFA 70m ² to 100m ²)	2.3 person	\$9,539
	3+ bedroom (or dwelling GFA 100m ² +))	3.8 person	\$15,760
	Subdivision (each new residential lot)	3.8 person	\$15,760
Western	Refer s.7.12 levy		

Table 36: Summary of contribution costs per dwelling size (*February 2024*)

6 Applying a contribution or levy

This section of the Plan summarises the key steps in the application and payment of a s.7.11 contribution or a s.7.12 levy. The types of development for which a s.7.11 contribution or a s.7.12 contribution would be required are listed in Section 1.10 above.

6.1 Steps in applying a s.7.11 contribution

The following is a summary of the steps in applying a s.7.11 contribution and is being provided for guidance only. The steps only apply where a DA or CDC has been approved and the payment of a s.7.11 contribution is a condition of the approval. Refer section 6.2 below in relation to the payment of s.7.12 levies.

Development Applications (DA)

The steps below only apply where a DA has been approved and a condition of the approval is the payment of a s.7.11 contribution.

Step 1: DA submitted online via NSW Planning Portal.

Step 2: Council grants approval (with conditions of consent) to the DA.

If a s.7.11 contribution is required to be paid, this will be included as a condition of consent. The condition will specify the amount payment for each of the local infrastructure categories and the total amount payable.

Step 3: Payment of the contribution will be required in accordance with the conditions of the DA (e.g. prior to construction certificate, prior to subdivision certificate) and the amount payable will be indexed according to the date of payment.

Upon request by the applicant, Council provides a quotation for the s.7.11 contribution amount indexed in line with the most recent CPI (refer section 2.3 above).

If the applicant does not pay the contribution amount to Council within three (3) months, the applicant must request an updated contribution quotation.

Step 4: Applicant pays the contribution amount and obtains a receipt from Council.

Step 5: Applicant provides the registered certifier (Council or a private certifier) with Council's letter and payment receipt prior to obtaining a construction certificate or prior to the commencement of any works as required by the condition of consent.

Complying Development Certificate (CDC)

The steps below only apply where a CDC has been approved and a condition of the approval is the payment of a s.7.11 contribution.

Step 1: Lodgement CDC online via NSW Planning Portal.

Step 2: Registered certifier (Council or private certifier) issues a complying development certificate (CDC) with conditions.

If a s.7.11 contribution is required to be paid, this will be included in the conditions of the CDC. The condition will specify the amount payment for each of the local infrastructure categories and the total amount payable.

Step 3: Payment of the contribution will be required in accordance with the conditions of the CDC and the amount will be indexed according to the date of payment.

Upon request by the applicant, Council provides a quotation for the s.7.11 contribution amount indexed in line with the most recent CPI.

If the applicant does not pay the contribution amount to Council within three (3) months, the applicant must request an updated contribution quotation.

Step 4: Applicant pays the contribution amount and obtains a receipt from Council.

Step 5: Applicant provides the registered certifier (Council or a private certifier) with Council's letter and payment receipt prior to commencement of any works as required by the condition of the CDC.

6.2 Steps in applying a s.7.12 levy

The following is a summary of the steps in applying a s.7.12 levy and is being provided for guidance only. The steps only apply where a DA or CDC has been approved and the payment of a s.7.12 levy is a condition of the approval.

Development Applications (DA)

The steps below only apply where a DA has been approved and a condition of the approval is the payment of a s.7.11 contribution.

Step 1: DA submitted online via NSW Planning Portal. Cost report submitted (refer Council's website for template and Appendix 2 for contents).

Step 2: Council grants approval (with conditions of consent) to the DA.

If a s.7.12 levy is required to be paid, this will be included as a condition of consent. The condition will specify the total amount payment based on the estimated cost of development in the Cost Report and the development levy percentages (%) (refer Section 1.15 above).

Step 3: Payment of the contribution will be required in accordance with the conditions of the DA (e.g. prior to construction certificate or subdivision certificate) and the amount payable will be indexed according to the date of payment.

Upon request by the applicant, Council provides a quotation for the s.7.12 levy amount indexed in line with the most recent CPI (refer section 2.3 above).

If the applicant does not pay the levy amount to Council within three (3) months, the applicant must request an updated quotation.

Step 4: Applicant pays the contribution amount and obtains a receipt from Council.

Step 5: Applicant provides the registered certifier (Council or a private certifier) with Council's letter and payment receipt prior to obtaining a construction certificate or prior to the commencement of any works as required by the condition of consent.

Complying Development Certificate (CDC)

The steps below only apply where a CDC has been approved and a condition of the approval is the payment of a s.7.12 levy.

Step 1: Lodgement CDC online via NSW Planning Portal. Cost report submitted, refer Council's website for template and Appendix 2 for contents.

Step 2: Registered certifier (Council or private certifier) issues a complying development certificate (CDC) with conditions.

If a s.7.12 levy is required to be paid, this will be included in the conditions of the CDC. The condition will specify the total amount payment based on the estimated cost of development in the Cost Report and the development levy percentages (%) (refer Section 1.15 above).

Step 3: Payment of the levy will be required in accordance with the conditions of the CDC and the amount will be indexed according to the date of payment.

Upon request by the applicant, Council provides a quotation for the s.7.12 levy amount indexed in line with the most recent CPI (refer Section 2.3 above).

If the applicant does not pay the levy amount to Council within three (3) months, the applicant must request an updated contribution quotation.

Step 4: Applicant pays the levy amount and obtains a receipt from Council.

Step 5: Applicant provides the registered certifier (Council or a private certifier) with Council's letter and payment receipt prior to commencement of any works as required by the condition of the CDC.

7 Complying development & certification

This section applies to the application of local infrastructure contributions (s.7.11) or levies (s.7.12) through a complying development certificate.

This Plan makes provision for the imposition of conditions of consent under Section 7.11 and Section 7.12 of the EP&A Act in relation to the issue of complying development certificates.

The registered certifier, including any private certifier, is responsible for ensuring that the condition requiring payment of the contribution or levy has been imposed prior to issuing the CDC. The condition is to calculate the contribution or levy in accordance with Section 5 of this Plan.

The payment of monetary contributions or levies in accordance with those conditions is to be made before commencement of any building work or subdivision work authorised by the CDC.

7.1 Complying development certificates

This Plan requires that, in relation to an application made to a certifier²³ for a complying development certificate (CDC):

- The certifier must, when a CDC is issued, impose a condition on the certificate requiring a monetary contribution under either s.7.11 or s.7.12 of the Act, if such a contribution is authorised by this Plan, and
- The amount of the monetary contribution (either s.7.11 contribution or s.7.12 levy) that is conditioned in the certificate is the amount determined in accordance with Section 1.15 and Section 6,
- The terms of the condition is to be in accordance with the sample condition wording in Section 7.3 below.

7.2 Procedure for determining a s.7.11 contribution amount

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

Step 1: If the application for a CDC has included (in writing) a request for credit (and as outlined in Section 1.12 of this Plan) or an exemption of part or whole of the development under Section 1.13 of this Plan, the registered 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

²³ Under Part 6 of the Act, a certifier is a council or a person registered as a registered certifier under the Building and Development Certifiers Act 2018 acting in respect of matters to which the registration applies.

- 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.

Step 2: Determine the unadjusted contributions in accordance with the rates included in this Plan, taking into account any exempted development specified in Section 1.13 and any advice issued by the Council under Step 1 above.

Step 3: Adjust the contributions in accordance with Section 2.3 (above) to reflect the indexed cost (CPI) of the provision of infrastructure at the date that the CDC is issued.

Step 4: Include a condition on the CDC to require payment of the contribution prior to the work authorised by the certificate commences.

7.3 Terms of a s.7.11 condition

The terms of the condition requiring a s.7.11 contribution in relation to complying development (CDC) is as follows:

Contribution

The (developer/applicant) must make a monetary contribution to Fairfield City Council in the amount of \$ [insert amount] for the purposes of funding the local infrastructure identified in the Fairfield Local Infrastructure Contribution Plan 2023 as listed below.

<i>Community & recreation facilities</i>	<i>\$ [insert amount]</i>
<i>Open space acquisition</i>	<i>\$ [insert amount]</i>
<i>Open space embellishment</i>	<i>\$ [insert amount]</i>
<i>Public domain improvements</i>	<i>\$ [insert amount]</i>
<i>Stormwater detention</i>	<i>\$ [insert amount]</i>
<i>Plan administration & management</i>	<i>\$ [insert amount]</i>
<i>Car parking (if applicable)</i>	<i>\$ [insert amount]</i>
Total	\$ [insert amount]

Indexation

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

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

Where:

$\$C_C =$ *the contribution amount shown in this certificate expressed in dollars.*

CPI_P = is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the time of the payment of the monetary contribution.

CPI_C = is the Consumer Price Index (All Groups Index) for Sydney as published by Australian Bureau of Statistics at the time of the issue of this certificate.

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commencing, as required by clause 156 of the Environmental Planning and Assessment Regulation 2021.

Deferred payments of contributions or levies will not be accepted.

7.4 Procedure for determining a s.7.12 levy amount

The procedure for a certifier to determine the amount of the s 7.12 levy contribution for complying development is as follows:

Step 1: Ensure that the development is not subject to a s.7.11 contribution under this Plan or any other contributions plan adopted by the Council and that remains in force.

Step 2: If the application for a CDC has included (in writing) an exemption of part or whole of the development under Section 1.13 of this Plan, the registered 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.

Step 3: Determine the s.7.12 levy in accordance with the Cost Report prepared by or on behalf of the applicant in accordance with the Regulations and this Plan, taking into account any exempted development specified in Section 1.13.

Step 4: Adjust the contributions in accordance with indexation of the Cost Report to reflect the indexed cost (CPI) of the provision of infrastructure at the date that the CDC is issued.

Step 5: Include a condition on the CDC to require payment of the contribution prior to the work authorised by the certificate commences.

7.5 Terms of a s.7.12 condition

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

Contribution

The (developer/applicant) must make a monetary contribution to Fairfield City Council in the amount of \$ [insert amount] for the purposes of funding the local infrastructure identified in the Fairfield Local Infrastructure Contribution Plan 2023.

Indexation

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

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

Where:

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

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

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

Timing of payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 156 of the Environmental Planning and Assessment Regulation 2021.

Deferred payments of contributions or levies will not be accepted.

7.6 Certificates

It is the responsibility of a certifier issuing a certificate (including construction certificate for building work or subdivision certificate for 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 or CDC.

The certifier must ensure the applicant provides a receipt (or receipts) confirming contributions or levies 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 242(2) and 243 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.

APPENDICES

Appendix 1: Dictionary

Words and phrases used in this Plan have the same meaning as the terms defined in the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2021* and the *Fairfield Local Environmental Plan 2013*.

The following terms used throughout this Plan are noted below:

ABS means the Australian Bureau of Statistics.

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

CDC means complying development certificate referred to in the EP&A Act.

Consent authority has the same meaning as in the EP&A Act.

CPI means the Consumer Price Index, Australia, Tables 1 and 2: All Groups, Index Numbers and Percentage Changes, Sydney (Australian Bureau of Statistics)

Council means Fairfield City Council.

DA means development application.

Dwelling has the same meaning as in the Fairfield LEP 2013.

EP&A Act means the Environmental Planning and Assessment Act 1979 (as amended).

Gross floor area (“GFA”) has the same meaning as in the Fairfield LEP 2013.

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

Local infrastructure contribution means a contribution under Section 7.11 of the Act.

Local infrastructure levy means a levy under Section 7.12 of the Act.

LEP means the Fairfield Local Environmental Plan 2013 (as amended).

LGA means local government area.

Registered certifier has the same meaning as in the EP&A Act.

Residential accommodation is defined in the Fairfield LEP 2013.

Regulation means the Environmental Planning and Assessment Regulation 2021 (as amended).

Residential lot means a lot created by the subdivision of land for the purpose of a dwelling, not being a lot that, in the opinion of the council (or planning panel) is to be further subdivide for the purpose of creating lots for the purpose of dwellings.

Social housing provider has the same meaning as in the State Environmental Planning Policy (Housing) 2021.

Appendix 2: Summary of s.7.11 contribution rates and s.7.12 levies

s.7.11 Contributions

Summary of s.7.11 Contribution Costs (per dwelling size)			
Catchment	Dwelling Size	Occupancy Rate	Rate per dwelling
Eastern	Per room (e.g. boarding house, group home, co-living housing, hostels)	1 person	\$7,369
	1 bedroom (or dwellings GFA less than 70m ²)	1.5 person	\$11,053
	2 bedroom (or dwelling GFA 70m ² to 100m ²)	2.3 person	\$16,948
	3+ bedroom (or dwelling GFA 100m ² +))	3.8 person	\$28,001 capped at \$20,000
	Subdivision (each new residential lot)	3.8 person	\$28,001 capped at \$20,000
Central	Per room (e.g. boarding house, group home, co-living housing, hostels)	1 person	\$4,147
	1 bedroom (or dwellings GFA less than 70m ²)	1.5 person	\$6,221
	2 bedroom (or dwelling GFA 70m ² to 100m ²)	2.3 person	\$9,539
	3+ bedroom (or dwelling GFA 100m ² +))	3.8 person	\$15,760
	Subdivision (each new residential lot)	3.8 person	\$15,760
Western	Refer s.7.12 levy		

Table 37: Summary of s.7.11 contribution costs per dwelling size (*February 2024*)

s.7.12 Levies

Proposed cost of development	Maximum development levy
Up to and including \$100,000	Nil
\$100,001 to \$200,000	0.5% of the total cost of development
More than \$200,000	1.0% of the total cost of development

Table 38: S.7.12 Development Levy % and Cost of Development

Appendix 3: Cost Report contents

In accordance with clause 208 (Determination of proposed cost of development – the Act s.7.12(5)(a)) of the Regulation, the proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development. A template for completing an estimate of Proposed Cost Report is provided on Council’s website.

The costs of carrying out development **include** the costs of, and costs incidental to, the following—

- (a) if the development involves the erection of a building or the carrying out of engineering or construction work—
 - (i) erecting the building or carrying out the work, and
 - (ii) demolition, excavation and site preparation, decontamination or remediation,
- (b) if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,
- (c) if the development involves the subdivision of land—preparing, executing and registering—
 - (i) the plan of subdivision, and
 - (ii) the related covenants, easements or other rights.

In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate (refer section 1.5 of this Plan).

The following costs and expenses **must not be included** in an estimate or determination of the proposed cost—

- (a) the cost of the land on which the development will be carried out,
- (b) the costs of repairs to a building or works on the land that will be kept in connection with the development,
- (c) the costs associated with marketing or financing the development, including interest on loans,
- (d) the costs associated with legal work carried out, or to be carried out, in connection with the development,
- (e) project management costs associated with the development,
- (f) the cost of building insurance for the development,
- (g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,
- (h) the costs of commercial stock inventory,
- (i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,
- (j) the costs of enabling access by people with disability to the development,
- (k) the costs of energy and water efficiency measures associated with the development,
- (l) the costs of development that is provided as affordable housing,
- (m) the costs of development that is the adaptive reuse of a heritage item.

Appendix 4: Section 7.11 contributions – local infrastructure works schedule

The local infrastructure identified in the Works Schedule have been informed by the following studies and strategies:

Community & recreation facilities

- Fairfield City Wide Community Facilities and Open Space Needs Study 2019
- Community Facilities Strategy 2022-2042

Open space (acquisition), open space (embellishment) & creekline (embellishment)

- Open Space & Recreation Needs Analysis (Sep 2020)
- Open Space & Recreation Strategy (2020-2041)
- Open Space Embellishment Guide (April 2020)
- Greening our City Engagement Report (June 2020)
- Creekline Engagement Report (August 2020)
- Biodiversity Strategy 2022 (October 2022)

Stormwater detention

- Flood Assessment of Planning Proposal Seeking Increase Residential Densities in Fairfield, Fairfield Heights, Fairfield East and Villawood (2020)
- Preliminary Cost Estimate (stormwater & flooding)

Public domain improvements

- Public Domain Plans (November 2020) Town Centres (Villawood, Cabramatta, Canley Vale, Carramar, Fairfield Heights, Fairfield, Smithfield, Yennora and Canley Heights)

The cost estimates contained within the table below are based on the estimated full cost of local infrastructure (including contingencies, design and project management costs), with the apportioned cost being funded through this Plan.

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
----------------------	-----------	--------	------------------------	---	---------------	------------------	--------------------

Community Facilities

This works category includes repealed monies from Section 7.11 Direct Development Contributions Plan 2011

Community Facilities Strategy 2022-2042

Library (build & fitout). Stage 2 Library redevelopment (2nd level of 1,000m2)	Eastern	Fairfield	1,000	\$7,372,833	100.0%	\$7,372,833	\$0
Community facility (build & fitout)	Eastern	Fairfield	1,000	\$6,731,717	100.0%	\$6,731,717	\$0
Cultural facility/performing arts centre with capacity of more than 400 people (build & fitout)	Eastern	Fairfield	1,500	\$10,578,412	24.6%	\$2,602,289	\$7,976,123
Creative arts facility (build & fitout)	Eastern	Fairfield	500	\$2,788,854	24.6%	\$686,058	\$2,102,796
Community facility (build & fitout)	Eastern	Villawood	700	\$4,712,202	100.0%	\$4,712,202	\$0
Community Facility outside hard space (build)	Eastern	Villawood	200	\$641,116	100.0%	\$641,116	\$0
Community facility (build & fitout)	Eastern	Smithfield	2,000	\$14,104,549	100.0%	\$14,104,549	\$0
Whitlam Library (build & fitout)	Eastern	Cabramatta	500	\$3,686,416	100.0%	\$3,686,416	\$0
Community facility (build & fitout)	Eastern	Cabramatta	1,500	\$10,578,412	100.0%	\$10,578,412	\$0

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
Outdoor play space at Canley Heights Community Centre	Eastern	Canley Heights	250	\$320,558	100.0%	\$320,558	\$0
Outdoor play space at Mt Pritchard Community Centre	Eastern	Mt Pritchard	250	\$320,558	100.0%	\$320,558	\$0
Total Cost (Community Facilities) Eastern Catchment				\$61,835,627		\$51,756,708	\$10,078,919
Library (build & fitout) (refer Action below)	Central	Bonnyrigg	500	\$3,686,416	100.0%	\$3,686,416	\$0
Outdoor play space at Bossley Park Community Centre	Central	Bossley Park	700	\$897,562	100.0%	\$897,562	\$0
Outdoor play space at Bonnyrigg Heights Community Centre	Central	Bonnyrigg Heights	250	\$320,558	100.0%	\$320,558	\$0
Outdoor play space at Prairiewood Youth and Community Centre	Central	Prairiewood	700	\$897,562	100.0%	\$897,562	\$0
Total Cost (Community Facilities) Central Catchment				\$5,802,099	Total	\$5,802,099	\$0
No actions identified in Western Area							
Total Cost (Community Facilities) Western Catchment				\$0		\$0	\$0
Recreational Facilities		This works category does not include repealed monies from Section 7.11 Direct Development Contributions Plan 2011					
Open Space & Recreation Strategy (2020-2041), Open Space & Recreation Needs Analysis (Sep 2020)							

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
Endeavour Sports Park Master plan for major sports spaces (including Endeavour Sports Park, Brenan Park & Knight Park) to maximise their potential to serve as multi-sport hubs.	Eastern	Fairfield West		\$2,200,000	24.6%	\$541,200	\$1,658,800
Brenan Park Master plan for major sports spaces (including Endeavour Sports Park, Brenan Park & Knight Park) to maximise their potential to serve as multi-sport hubs.	Eastern	Smithfield		\$715,000	24.6%	\$175,890	\$539,110
Cabravale Leisure Centre - Health and Wellbeing Centre	Eastern	Cabramatta		\$6,600,000	24.6%	\$1,623,600	\$4,976,400
Fairfield Leisure Centre (1 new indoor program pool in suitable for learn to swim)	Eastern	Fairfield		\$35,200,000	24.6%	\$8,659,200	\$26,540,800
Investigate upgrading fields in high demand, including the investigation of synthetic (where appropriate)	Eastern	Cabramatta		\$8,334,506	100.0%	\$8,334,506	\$0
Lansvale and Chipping Norton Lakes - explore opportunities for expanded launch point and boat ramp, picnic facilities, BBQs, toilets etc	Eastern	Lansvale and Chipping Norton Lakes		\$8,250,000	24.6%	\$2,029,500	\$6,220,500

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
At least 4 new multi-purpose indoor courts - could be provided within a new multi-purpose centre or through joint use projects	Eastern	Cabramatta, Fairfield		\$33,000,000	24.6%	\$8,118,000	\$24,882,000
Total Cost (Recreation Facilities) Eastern Catchment				\$94,299,506		\$29,481,896	\$64,817,610
Redevelopment of Fairfield Showground will provide a regional place for the community together for cultural, sporting, market or other event spaces.	Central	Prairiewood		\$14,454,474	14.4%	\$2,081,444	\$12,373,030
Formalise existing skate park and basketball court at Bonnyrigg Town Centre Park as a youth recreation precinct (embellishment including seating, power sources, Wi-Fi and legal graffiti walls.	Central	Bonnyrigg		\$3,205,579	14.4%	\$461,603	\$2,743,976
At least 4 new multi-purpose indoor courts - could be provided within a new multi-purpose centre or through joint use projects	Central	Various		\$33,000,000	14.4%	\$4,752,000	\$28,248,000
Total Cost (Recreation Facilities) Central Catchment				\$50,660,053		\$7,295,048	\$43,365,006
Open Space Acquisition		This works category includes repealed monies from Section 7.11 Direct Development Contributions Plan 2011					
6 Barton Street	Eastern	Smithfield	688		100.0%		
8 Barton Street	Eastern	Smithfield	694		100.0%		

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
898 Woodville Road (part)	Eastern	Villawood	278		100.0%		
898 Woodville Road (part)	Eastern	Villawood	271		100.0%		
130 Station Street	Eastern	Fairfield Heights	1,846		100.0%		
33 Polding Street	Eastern	Fairfield Heights	802		100.0%		
130 Smart Street	Eastern	Fairfield Heights	773		100.0%		
132 Smart Street	Eastern	Fairfield Heights	756		100.0%		
45 Brenan Street	Eastern	Fairfield	539		100.0%		
100 Sackville Street	Eastern	Fairfield	539		100.0%		
107 Harris Street	Eastern	Fairfield	830		100.0%		
109 Harris Street	Eastern	Fairfield	834		100.0%		
2 Francis Street	Eastern	Fairfield	436		100.0%		
6 Codrington Street	Eastern	Fairfield	399		100.0%		
21 Coleraine Street	Eastern	Fairfield	420		100.0%		
19 Coleraine Street	Eastern	Fairfield	522		100.0%		
25 Belmore Street	Eastern	Villawood	662		100.0%		
29 Belmore Street	Eastern	Villawood	650		100.0%		

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
112 Mandarin Street	Eastern	Villawood	491		100.0%		
116 Mandarin Street	Eastern	Villawood	460		100.0%		
118 Mandarin Street	Eastern	Villawood	446		100.0%		
15 Hilwa Street (part)	Eastern	Villawood	37		100.0%		
17 Hilwa Street	Eastern	Villawood	439		100.0%		
19 Hilwa Street	Eastern	Villawood	446		100.0%		
21 Hilwa Street	Eastern	Villawood	454		100.0%		
23 Hilwa Street	Eastern	Villawood	484		100.0%		
29 Quest Avenue	Eastern	Carramar	553		100.0%		
31 Quest Avenue	Eastern	Carramar	470		100.0%		
33 Quest Avenue	Eastern	Carramar	494		100.0%		
6 Carramar Avenue	Eastern	Carramar	2,367		100.0%		
228 River Avenue	Eastern	Carramar	1,042		100.0%		
225 River Avenue	Eastern	Carramar	924		100.0%		
227 River Avenue	Eastern	Carramar	926		100.0%		
229 River Avenue	Eastern	Carramar	501		100.0%		
231 River Avenue	Eastern	Carramar	469		100.0%		

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost		
12 Tomki Street	Eastern	Carramar	423		100.0%				
1 Atkins Avenue	Eastern	Carramar	672		100.0%				
3 Atkins Avenue	Eastern	Carramar	651		100.0%				
5 Atkins Avenue	Eastern	Carramar	638		100.0%				
7 Atkins Avenue	Eastern	Carramar	606		100.0%				
39 Ascot Street	Eastern	Canley Heights	744		100.0%				
41 Ascot Street	Eastern	Canley Heights	735		100.0%				
43 Ascot Street	Eastern	Canley Heights	738		100.0%				
47 Ascot Street	Eastern	Canley Heights	557		100.0%				
Total Cost (Open Space Acquisition) Eastern Catchment						\$51,229,266	100.0%	\$51,229,266	\$0
Investigation expansion of Longfield Street Park to the west (Cumberland Street (8 lots) This investigation is consistent with the Open Space Strategy to address access and quantity of open space within Fairfield City.	Eastern	Cabramatta	5,871	\$14,677,500	100.0%	\$14,677,500	\$0		
Investigate connection from Hughes Street north to McBurney Park. This investigation is consistent with the Open Space Strategy to address access and quantity of open space within Fairfield City.	Eastern	Cabramatta	1,617	\$4,042,525	100.0%	\$4,042,525	\$0		

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
Investigate expansion of Water Street Park to the south and east. This investigation is consistent with the Open Space Strategy to address access and quantity of open space within Fairfield City.	Eastern	Cabramatta West	3,062	\$7,042,600	100.0%	\$7,042,600	\$0
Total Cost (Open Space Acquisition) Eastern Catchment			42,994	\$76,991,891		\$76,991,891	\$0
Edensor Park	Central	Edensor Park	4,357	\$10,021,100	100.0%	\$10,021,100	\$0
Mt Pritchard	Central	Mt Pritchard	3,000	\$6,300,000	100.0%	\$6,300,000	\$0
Total Cost (Open Space Acquisition) Central Catchment			7,357	\$16,321,100		\$16,321,100	\$0
No sites identified	Western			\$ -		\$ -	
Open Space Embellishment (Newly Acquired)		This works category includes repealed monies from Section 7.11 Direct Development Contributions Plan 2011					
Open Space Embellishment Guide (April 2020) , Open Space & Recreation Strategy (2020-2041) (OSRS) , Open Space & Recreation Needs Analysis (Sep 2020)							
Belmore Street/Mandarin Street	Eastern	Villawood	5,499	\$2,200,000	100.0%	\$2,200,000	\$0
Hilawa Street	Eastern	Villawood	1,822	\$550,000	100.0%	\$550,000	\$0
Coleraine Street/Conderington Street	Eastern	Fairfield	1,786	\$550,000	100.0%	\$550,000	\$0
Frederick Street/Francis Street	Eastern	Fairfield	2,980	\$2,200,000	100.0%	\$2,200,000	\$0
Harris Street/Sackville Street	Eastern	Fairfield	8,730	\$2,200,000	100.0%	\$2,200,000	\$0
Brenan Street/Granville Street	Eastern	Fairfield	3,092	\$550,000	100.0%	\$550,000	\$0
Polding Street/Smart Street	Eastern	Fairfield Heights	6,296	\$550,000	100.0%	\$550,000	\$0
Station Street	Eastern	Fairfield Heights	3,028	\$550,000	100.0%	\$550,000	\$0
Barton Street	Eastern	Smithfield	3,473	\$550,000	100.0%	\$550,000	\$0
Tomki Street/River Ave	Eastern	Carramar	3,688	\$2,200,000	100.0%	\$2,200,000	\$0

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
Atkins Ave	Eastern	Carramar	2,568	\$550,000	100.0%	\$550,000	\$0
Quest Ave	Eastern	Carramar	2,105	\$220,000	100.0%	\$220,000	\$0
River Ave/Carramar Ave	Eastern	Carramar	3,410	\$550,000	100.0%	\$550,000	\$0
Longfield Street/Cumberland Street	Eastern	Cabramatta	5,871	\$2,200,000	100.0%	\$2,200,000	\$0
McBurney Street	Eastern	Cabramatta	1,617	\$220,000	100.0%	\$220,000	\$0
Ascot Street	Eastern	Canley Heights	3,514	\$2,200,000	100.0%	\$2,200,000	\$0
Total Cost (Open Space Embellishment - New Sites) Eastern Catchment				\$18,040,000		\$18,040,000	\$0
Embellishment of proposed open space	Central	Edensor Park	4357	\$2,200,000	100.0%	\$2,200,000	\$0
Embellishment of proposed open space	Central	Mount Pritchard	3000	\$550,000	100.0%	\$550,000	\$0
Total Cost (Open Space Embellishment - New Sites) Central Catchment				\$2,750,000		\$2,750,000	\$0
Open space embellishment (existing parks)		This works category includes repealed monies from Section 7.11 Direct Development Contributions Plan 2011					
<i>Open Space Embellishment Guide (April 2020), Open Space & Recreation Strategy (2020-2041) (OSRS), Open Space & Recreation Needs Analysis (Sep 2020)</i>							
Embellishment of Regional Parks (7 parks)	Eastern	Various (refer Map & List in Appendices)		\$35,200,000	24.6%	\$8,659,200	\$26,540,800
Embellishment of District Parks (16 parks)	Eastern	As above		\$35,200,000	24.6%	\$8,659,200	\$26,540,800
Embellishment of Local Parks - Destination (4 parks)	Eastern	As above		\$8,800,000	24.6%	\$2,164,800	\$6,635,200

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
Embellishment of Local Parks (57 parks)	Eastern	As above		\$14,850,000	24.6%	\$3,653,100	\$11,196,900
Embellishment of various small parks	Eastern	As above		\$6,050,000	24.6%	\$1,488,300	\$4,561,700
Total Cost (Open Space Embellishment - Existing Parks) Eastern Catchment				\$100,100,000		\$24,624,600	\$75,475,400
Embellishment of Regional Parks (4 parks)	Central	Various (refer Map & List in Appendices)		\$16,500,000	14.4%	\$2,376,000	\$14,124,000
Embellishment of District Parks (14 parks)	Central	As above		\$30,800,000	14.4%	\$4,435,200	\$26,364,800
Embellishment of Local Parks - Destination (2 parks)	Central	As above		\$4,400,000	14.4%	\$633,600	\$3,766,400
Embellishment of Local Parks (55 parks)	Central	As above		\$16,830,000	14.4%	\$2,423,520	\$14,406,480
Embellishment of various small parks	Central	As above		\$4,620,000	14.4%	\$665,280	\$3,954,720
Total Cost (Open Space Embellishment - Existing Parks) Central Catchment				\$73,150,000		\$10,533,600	\$62,616,400
<hr/>							
Open space embellishment (existing parks)	Western						
Open Space Embellishment (Creeklines)		This works category does not include repealed monies from Section 7.11 Direct Development Contributions Plan 2011					
Open Space & Recreation Strategy (2020-2041) , Open Space & Recreation Needs Analysis (Sep 2020) , Greening our city Engagement Report (June 2020) & Creekline Engagement Report (Aug 2020)							

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
Open space embellishment (existing creeklines) - C2 Land in Council ownership	Eastern			\$1,385,131	24.6%	\$340,742	\$1,044,389
Prout Park works	Eastern	Mt Pritchard		\$256,446	24.6%	\$63,086	\$193,361
Crosby Reserve	Eastern	Fairfield		\$256,446	24.6%	\$63,086	\$193,361
Avonlea Reserve	Eastern	Canley Heights		\$256,446	24.6%	\$63,086	\$193,361
Total Cost (Open Space Embellishment - Creeklines) Eastern Catchment				\$2,154,470		\$530,000	\$1,624,470
Open space embellishment (existing creeklines) - C2 Land in Council ownership	Central	Various (refer Map & List in Appendices)		\$440,543	14.4%	\$63,438	\$377,105
Sartor Bushland	Central	Edensor Park		\$256,446	14.4%	\$36,928	\$219,518
Clarevale Wetland	Central	Edensor Park		\$256,446	14.4%	\$36,928	\$219,518
Total Cost (Open Space Embellishment - Creeklines) Central Catchment				\$953,435		\$137,295	\$816,141
Open space embellishment (existing creeklines) - C2 Land in Council ownership	Western						
Public Domain Improvements		This works category does not include repealed monies from Section 7.11 Direct Development Contributions Plan 2011					
<u>Public Domain Plans (2020)</u>							
Cabramatta Town Centre (West) Masterplanned public domain 1	Eastern	Cabramatta		\$17,484,222	24.6%	\$4,301,119	\$13,183,103
Cabramatta Town Centre (East) Masterplanned public domain 2	Eastern	Cabramatta		\$0	24.6%	\$0	\$0
Canley Heights Town Centre	Eastern	Canley Heights		\$15,189,024	24.6%	\$3,736,500	\$11,452,524
Canley Vale Town Centre	Eastern	Canley Vale		\$0	24.6%	\$0	\$0

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
Canley Vale Town Centre	Eastern	Canley Vale		\$10,783,128	24.6%	\$2,652,649	\$8,130,479
Carramar Neighbourhood Centre (local shops)	Eastern	Carramar		\$8,079,760	24.6%	\$1,987,621	\$6,092,139
Fairfield City Centre Masterplanned public domain 1	Eastern	Fairfield		\$19,411,556	24.6%	\$4,775,243	\$14,636,313
Fairfield City Centre Masterplanned public domain 2	Eastern	Fairfield		\$12,081,833	24.6%	\$2,972,131	\$9,109,702
Fairfield City Centre Masterplanned public domain 3	Eastern	Fairfield		\$0	24.6%	\$0	\$0
Fairfield Heights Town Centre	Eastern	Fairfield Heights		\$12,507,819	24.6%	\$3,076,923	\$9,430,896
Smithfield Town Centre	Eastern	Smithfield		\$0	24.6%	\$0	\$0
Smithfield Town Centre	Eastern	Smithfield		\$3,951,095	24.6%	\$971,969	\$2,979,126
Villawood Town Centre	Eastern	Villawood		\$10,160,122	24.6%	\$2,499,390	\$7,660,732
Yennora Town Centre	Eastern	Yennora		\$4,887,160	24.6%	\$1,202,241	\$3,684,919
Total Cost (Public Domain Improvements) Eastern Catchment				\$114,535,719		\$28,175,787	\$86,359,932
No public domain improvement projects identified in this catchment. Refer s.7.12.	Central			\$0		\$0	\$0
No public domain improvement projects identified in this catchment. Refer s.7.12.	Western			\$0		\$0	\$0

Car Parking

This works category includes repealed monies from Section 7.11 Direct Development Contributions Plan 2011

[Future Car Parking Study and Strategy](#)

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
44 Derby Street, Canley Heights (26 car spaces). Car park construction.	Eastern	Canley Heights		\$ 370,000	100.0%	\$ 370,000	\$0
44 Derby Street, Canley Heights Land acquisition	Eastern	Canley Heights		\$ 790,000	100.0%	\$ 790,000	\$0
Sallisbury Street Laneway (21 car spaces)	Eastern	Canley Heights		\$ 334,000	100.0%	\$ 334,000	\$0
Derby Street Laneway (20 car spaces)	Eastern	Canley Heights		\$ 506,000	100.0%	\$ 506,000	\$0
Ascot Street Laneway (14 car spaces)	Eastern	Canley Heights		\$ 330,000	100.0%	\$ 330,000	\$0
Sallisbury Street Laneway (21 car spaces)	Eastern	Canley Heights		\$ 363,000	100.0%	\$ 363,000	\$0
Total Cost (Car Parking) Canley Heights				\$ 2,693,000		\$ 2,693,000	\$0
Hill Street Car Park Cabramatta Town Centre (260 car spaces)	Eastern	Cabramatta		\$1,754,611	100.0%	\$1,754,611	\$0
				\$1,754,611		\$1,754,611	\$0

Stormwater Detention

This works category does not include repealed monies from Section 7.11 Direct Development Contributions Plan 2011

Preliminary Cost Estimate from J Windham Prince - 28/09/2022

Description of works	Catchment	Suburb	Area (m ²)	Cost estimate (indexed as at Sep Qtr CPI 2023) (incl. contingency, design & project management)	Apportionment	Apportioned Cost	Unapportioned Cost
Sackville Street Fairfield - construction of detention basin (including turf) & trunk drainage	Eastern	Fairfield		\$3,118,155	100.0%	\$3,118,155	\$0
Smart Street Fairfield Heights - construction of detention basin (including turf) & trunk drainage	Eastern	Fairfield Heights		\$2,902,506	100.0%	\$2,902,506	\$0
Belmore Street Villawood - construction of detention basin (including planting & maintenance)	Eastern	Villawood		\$652,773	100.0%	\$652,773	\$0
Total Cost (Stormwater Detention) Eastern Catchment				\$6,673,433		\$6,673,433	\$0
No stormwater projects in this catchment.	Central			\$0		\$0	\$0
No stormwater projects in this catchment.	Western			\$0		\$0	\$0
Plan Management & Administration		This works category includes repealed monies from Section 7.11 Direct Development Contributions Plan 2011					
Salary cost relating to contribution plan administration and management.	Eastern & Central	All suburbs		\$3,900,000	100.0%	\$3,900,000	\$0
Legal advice	Eastern & Central	All suburbs		\$400,000	100.0%	\$400,000	\$0
Review of Population Forecasts (id) - yearly subscription fee for Forecast.id	Eastern & Central	All suburbs		\$523,750	100.0%	\$523,750	\$0
Costs relating to preparatoin of new studies and strategies and monitoring and updating existing studies and strategies relating to local infrastructure planning.	Eastern & Central	All suburbs		\$350,000	100.0%	\$350,000	\$0
Total Cost (Plan Management & Administration) Eastern & Central Catchment				\$5,173,750		\$5,173,750	\$0

Table 39: Section 7.11 Local Infrastructure Works Schedule

Appendix 5: Section 7.12 levy – local infrastructure works schedule

Monies collected from s.7.12 levies will be allocated to the local infrastructure categories in the Section 7.12 Local Infrastructure Works Schedule (Table 39) below. Individual projects within the Works Schedule may also be part funded from a range of sources including (but not limited to) Federal and State Government grants, Council's general revenue and planning agreements under the EP&A Act.

A detailed list of individual projects within each of the local infrastructure categories below, and the amount of s.7.12 funds allocated to a project will be determined and reported at the beginning of the financial year as part of Council's annual Operational Plan. This annual allocation of s.7.12 funds will be based on money collected in the previous financial year and any unallocated funds, Council's priorities at the time and any alternative funding opportunities available for these projects.

At the commencement of this Plan, unexpended funds from the repealed s.7.12 Plan (Fairfield City Council Indirect (Section 7.12) Development Contributions Plan 2011) will be allocated within the accounts related to the s.7.12 provisions of this Plan.

Council may carry over any unfunded work items to the following year by Council resolution.

The following staging timeframes are included in this Works Schedule and provide an estimated of the timeframes for this Plan.

- Short term (Years 1-5) (2023/24 to 2027/28).
- Medium term (Years 6-10) (2028/29 to 2032/34).
- Long term (Years 11-20) (2033/34 to 2042/42).
- Ongoing – continuing works.

Description of Works	Staging
Community & recreation facilities	
Contribution to the cost of local infrastructure (community & recreation facilities) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).	Ongoing
Contribute funding to the redevelopment/development of community facilities throughout the City. Community facilities can include libraries, community centres, leisure centres etc.	Ongoing
Contribute funding to an Access Improvement Program in line with the Actions and Outcomes of the Disability Inclusion Action Plan (2022-2026) to ensure that Council facilities are accessible and meet legislative requirements. Upgrades to Council facilities include (but are not limited to) modifications to entrances and internal facilities, installation of hand rails and accessible toilets, access ramps and increased lighting.	Short-medium term
Contribute funding to the redevelopment/development of recreation facilities throughout the City. Recreation facilities can include (but is not limited to) leisure centres (Cabravale, Fairfield and Prairiewood), Aquatopia and Fairfield Showground.	Medium-long term
Open space acquisition	
Contribution to the cost of local infrastructure (open space acquisition) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).	Ongoing
Contribute funding to the acquisition of future open space sites across the City other than those identified in the s.7.11 Works Schedule in this Plan.	Medium-long term
Open space embellishment	
Contribution to the cost of local infrastructure (open space embellishment) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).	Ongoing
Contribute funding to the embellishment of existing open space sites across the City other than those identified in the s.7.11 Works Schedule in this Plan in response to community needs including landscaping, circuit walking paths, park furniture renewal, signage, playgrounds, fitness equipment and shade structures.	Medium-long term
Street tree removal and replacement as per Council's Street Tree Management Plan	Ongoing
Contribution to the cost of local infrastructure (creeklines embellishment) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).	Ongoing

Description of Works	Staging
Creeklines walkway connections – concept design and construction to promote connections to existing open space and improvements to connectivity throughout Fairfield City.	Short-medium term
Deliver Green Grid Priority 7 - Georges River Parklands and Chipping Norton Lakes by 2024 through an adopted master plan prepared in collaboration with adjoining Councils that creates a regional 'lakes run'.	Medium-long term
Undertake remnant bushland regeneration, creek bank stabilisation and creeklines corridor creation program (tree planting) on Council owned or managed land.	Ongoing
Public domain improvements	
Contribution to the cost of local infrastructure (public domain improvements) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).	Ongoing
Contribution to the cost of local infrastructure public domain improvements for town centres and local centres across the City identified in the Public Domain Plans including (but not limited to) landscaping and streetscaping, street furniture, pedestrian amenity treatments and public art.	Medium-long term
Provide additional street trees along road corridors and entrance / gateway to high traffic areas.	Short-medium term
Car parking, traffic management & access	
Contribution to the cost of local infrastructure (car parking) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).	Ongoing
<p>Traffic management projects to improve road safety for both pedestrians and motorists throughout the City, including (but not limited to) works associated with:</p> <ul style="list-style-type: none"> • Local Area Traffic Management (LATM) • Pedestrian Access & Mobility Plan (PAMP) • Black Spot Program. 	Ongoing
Mobility improvements throughout the City (including in industrial areas) including (but not limited to) bike plan implementation, accessibility ramps, pedestrian access, cycle improvements (including industrial areas), lighting and signage.	Short-medium term
Curb and gutter replacement program, footpath renewal and access, street name sign replacement, bus shelters, traffic management devices (various locations), bike parking infrastructure at community hubs.	
Contribute to the cost of local infrastructure improvements identified in the Fairfield City Transport Study (2021) once investigations are completed, including (but not limited to):	Short-medium term

Description of Works	Staging
<ul style="list-style-type: none"> • Provide more walking and cycling facilities around Fairfield and Cabramatta Town Centres in urban design studies and public domain studies. • Undertake safety improvements in high risk locations around Fairfield and Cabramatta Town Centres. • Walking links and pedestrian-only laneways at Fairfield and Cabramatta Town Centres. • Local cycling links to connect regional network to the centres and residential areas. • Walking and cycling facilities at Bonnyrigg and Prairiewood. • Separate cycling infrastructure leading towards all town centres and major bike routes. 	
Stormwater detention	
Contribution to the cost of local infrastructure (stormwater and drainage) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).	Ongoing
Local infrastructure contribution planning management & studies	
Contribution to the cost of local infrastructure (plan administration and management) identified in the s.7.11 Works Schedule in this Plan (refer Appendix 4).	Ongoing
<p>Contribution to the cost of updating existing studies which have informed this Plan (refer Appendix 4) and the preparation of new local infrastructure studies including (but not limited to):</p> <ul style="list-style-type: none"> • Parking strategy for public on-street and off-street parking and loading hubs. • Traffic modelling. • Flood studies. 	Short-medium term

Table 40: Section 7.12 Local Infrastructure Works Schedule

Appendix 6: Schedule of existing parks and creek lines

Open Space Embellishment (Existing Parks) – Additional Information

The areas of open space listed in the Table below include sites which are zoned RE1 Public Recreation or C2 Environmental Conservation (being utilised for open space) and which are in Council ownership or where Council has a care, control and management role. Sites which are subject to a licensing agreement (e.g. sportsgrounds managed by clubs and associations) or which have recently received significant grant funding have no embellishment costs (or reduced costs) identified in the Table.

The estimated embellishment cost (\$5M, \$2M, \$300k & \$200,000) identified in the Table below is based on the Open Space Embellishment Guide (April 2020) hierarchy, generally as follows:

Park Hierarchy	Park Size	Estimated Embellishment Cost
Regional Park	Greater than 5 hectares (excludes sportsgrounds managed by private clubs and associations)	\$5M
District Park	2 hectares to 5 hectares	\$2M
Local Park (Destination Park)* (park with higher level of embellishment)	0.1 hectares to 2 hectares	\$2M
Local Park	0.1 hectares to 2 hectares	\$300k (\$200k for connector park)

Note: The Open Space Strategy references 3,000sqm as minimum size for new purchasing of open space (p.37) (NSW Government Architect approach for park sizes) therefore existing parks less than 3000m² have been grouped together (by suburb) in the Table below and expenditure will be identified annually in Council's Operational Plan. An estimated embellishment cost of \$500k has been allocated, however where the combined area is less than 3000sqm the total embellishment value will be applied pro rata. It is noted that Councils Operational Plan will allocate annually the appropriate funds for specific park embellishments base on Open Space and Strategic Planning documents and the Open Space Embellishment Guide.

Note: Council may choose to fund up to 100% of the embellishment of an existing park in the respective catchment, if the park is identified in the Operational Plan.

Note: Council may also choose to embellish other parks and open spaces not listed in this Appendix if those works are identified in the annual Operational Plan.

EASTERN CATCHMENT			
Name	Address	Hierarchy²⁴	Area (m²) Approx.
Cabramatta			
Cabramatta Sportsground	Sussex Street	Regional	68,624
Cabravale Memorial Park	Railway Parade	Regional	32,597
McBurney Park	McBurney Road	Local*	4,865
Antonietta Street Reserve	Antonietta Street	Local	16,538
Bowden Park	59 Bowden Street	Local	8,359
Heather King Park	62E Vale Street	Local	8,091
Longfield Park	Longfield Street	Local	4,194
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Cabramatta	Local	6,952
Cabramatta West			
Cook Park	Cabramatta Road West	District	26,345
Sydney Luker Park	6-10 Sydney Luker Road	Local	4,570
Abercrombie Park	24A Pepler Street	Local	4,356
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Cabramatta West	Local	2,244
Canley Heights			
Chisholm Park	St Johns Road	District	50,839
Parkea Parade Reserve	13 Abel Street	Local	15,834
Peterlee Park	47 Peterlee Road	Local	4,656
Avonlea Street Reserve	37A Ferngrove Road	Local	4,490
Sappho Park	Sappho Street (Green Valley Creek)	Local	4,255
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Canley Heights	Local	5,816
Canley Vale			
Avenel Park	Avenel Street (Orphan School Creek)	District	335,908
Adams Park	Canley Vale Road	District	48,857
Cook Park	Cook Avenue (Orphan School Creek)	District	28,369
Johnston Park	Prospect Road	District	25,829

²⁴ Hierarchy of open space based on the Fairfield City Open Space Embellishment Guide (April 2020). Destination Parks (parks of a smaller size yet fulfilling a higher role) are identified with “*”.

EASTERN CATCHMENT			
Name	Address	Hierarchy²⁴	Area (m²) Approx.
Hartley's Oval	Lansdowne & Fraser Road	District	23,793
Parkes Reserve	2A Togil Street	Local	19,874
Hume Highway Reserve & Lennox Reserve (Prospect Creek)	23-33 Willowbank Crescent	Local	13,854
Bareena Park	Bareena & Vale Streets	Local*	11,385
Prince Park	2A-2F Prince Street (Orphan School Creek)	Local	6,785
(Open space – Unnamed)	110 Railway Parade	Local	8,871
Hampton Park	Hampton & Malabar Street	Local	4,131
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Canley Vale	Local	9,513
Carramar			
Carrawood Park	Quest Avenue & Prospect Creek	District	28,805
Studley Park	Corner Studley & Denison Street & Quest Avenue	Local	6,700
Sandal Crescent Reserve	Sandal Crescent	Local	4,088
Oakdene Park	Bland Street	Local	4,602
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Carramar	Local	0
Fairfield			
Fairfield Park	Lawson Street	Regional	163,884
Makepeace Oval	50-108 Vine Street	District	35,233
Ace Reserve	Ace Avenue & Prospect Creek	District	23,670
Bernadette Park	16 Bernadette Place	Local	11,733
Hemmingway Reserve	126 Granville Street	Local	4,930
Nelson Park	Nelson Street	Local	3,065
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Fairfield	Local	5,733
Fairfield East			
David Carty Park	217-243 Fairfield Street	Local	11,943
Lisbon Park	Lisbon Street	Local	6,243
(Open Space – Unnamed)	2-10 Jacaranda Court	Local	4,406
Cockburn Crescent Reserve	222-222A Fairfield Street	Local	4,251

EASTERN CATCHMENT			
Name	Address	Hierarchy²⁴	Area (m²) Approx.
Blackford Park	24A-24C Blackford Street	Local	3,372
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Fairfield East	Local	4,506
Fairfield Heights			
Fairfield Heights Park	Station Street & Camden Street	Local*	9,179
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Fairfield Heights	Local	3,317
Fairfield West			
Endeavour Sports Reserve	Maud Street	Regional	169,001
King Park	Humphries Road	Regional	69,596
Avery Park	Corner Thorney Road & Cumberland Highway	District	36,461
Goodacre Reserve	Goodacre Avenue (Orphans School Creek)	District	34,359
Tasman Park	Tasman Parade & Van Dieman Crescent	Local	14,581
Baragoola Reserve	Baragoola Street	Local	14,448
Quiros Avenue Reserve	89-93 Palmerston Road	Local	8,508
Hamilton Road Reserve	775-781 Hamilton Road	Local	7,529
Dwyer Park	9-17 Gurney Crescent	Local	5,948
Sadlier Park	Sadlier Crescent	Local	3,457
Dampier Crescent Reserve	1A-1B Van Dieman Crescent	Local	3,363
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Fairfield West	Local	18,129
Lansvale			
Hoy Park , Bradbury Wharf, Cherrybrook Park	45-51 Cherrybrook Road	District	60,481
Irelands Bridge Reserve	Old Liverpool Road	District	46,933
Lansvale Reserve	2-20 Hume Highway (Prospect Creek)	District	32,352
Willis Park	20-24 Day Street	Local	11,200
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Lansvale	Local	8,464
Mount Pritchard			

EASTERN CATCHMENT			
Name	Address	Hierarchy²⁴	Area (m²) Approx.
Joe Broad Reserve	Elizabeth Drive (Cabramatta Creek)	Regional	106,729
Prout Park	Oliphant Street	Local	10,464
Maggiotto Place Reserve	Maggiotto Place	Local	3,124
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Mount Pritchard	Local	13,086
Old Guildford			
Springfield Park	The Promenade	Regional*	81,404
Smithfield			
Rosford Street Reserve	Rosford Street	Regional*	205,118
Brenan Park	104-228 Smithfield Road	Regional*	193,430
Smithfield Reserve		District	28,445
Prospect View Park	Reserve & Polding Streets	District	27,803
Leah Close Reserve	3 Leah Close	Local	6,127
Rosemont Street Reserve	20A Rosemont Avenue & 11 Jessie Street	Local	6,116
Hinkler Park	Hinkler & Shamrock Streets	Local*	6,061
Tarrawarra Reserve	127 Granville Street	Local	6,043
McCarthy Memorial Park	99 Smithfield Road	Local	4,249
Thorley Park	51-57 Oxford Street	Local	4,189
Beaumont Park	Beaumont Street	Local	3,926
Reserve Street Reserve	Reserve Street	Local	3,374
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Smithfield	Local	7,523
Villawood			
Hilwa Park	16 Kamira Avenue	Local	4,231
Koonoona Park	Corner Koonoona Avenue & Karella Avenue	Local*	3,235
Yennora			
Knight Park	Bounded by Fairfield Street & Donald Street	Regional	134,379
Yennora Park	97-111 Fairfield Street	Local	7,419

CENTRAL CATCHMENT			
Name	Address	Hierarchy²⁵	Area (m²) Approx.
Abbotsbury			
Stockdale Reserve	Cowpasture Road	District*	90,934
Heysen Park	16A-16C Rooney Avenue	Local	11,246
No name	7-17 Rafter Crescent	Local	5,378
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Abbotsbury	Local	11,949
Bonnyrigg			
Lalich Reserve	Lalich & Amaroo Streets	District	93,778
Tarlington Reserve	24 Tarlington Parade	District	44,971
Henty Place Reserve & Diamond Crescent Reserve	14 Walan Place	Local *	26,494
Thesiger Park	16-20 Thesiger Road	Local	19,622
Echuca Park	155-159 North Liverpool Road & 35 Kincumber Road	Local	7,182
Bonnyrigg Town Centre Park	541 Elizabeth Drive	Local	3,733
Sindel Park	5A Collie Place	Local	3,001
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Bonnyrigg	Local	4,047
Bonnyrigg Heights			
Wilson Road Reserve & Bonnyrigg Park	Wilson Road	District *	55,315
Aplin Road Reserve	Elizabeth Drive & Tosich Place	District	42,381
Northumberland Street Reserve	Corner Northumberland & Middlehope Streets	Local	16,432
Chaffey Park	64 Aplin Road & 7X Gillen Close	Local	15,865
Marley Crescent Reserve	668-680 Elizabeth Drive, 65 Marley Crescent & 23 Garland Crescent	Local	13,086
Middlehope Park	60-62 Middlehope Street & 2 Barilla Place	Local	10,006
Homestead Park	15 Cartwright Street	Local	8,727
Kinghorne Park	33 Kinghorne Road & 28 Homestead Road	Local	4,549
Gosse Place Reserve	Gosse Place & Greer Street	Local	3,973

²⁵ Hierarchy of open space based on the Fairfield City Open Space Embellishment Guide (April 2020). Destination Parks (parks of a smaller size yet fulfilling a higher role) are identified with “*”.

CENTRAL CATCHMENT			
Name	Address	Hierarchy²⁵	Area (m²) Approx.
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Bonnyrigg Heights	Local	8,381
Bossley Park			
Marconi Park	Sweethaven & Prairie Vale Roads	Regional	52,634
Terone Park	Restwell Road	District	40,713
Wewak Park	Wewak Place	Local *	30,962
Derwent Reserve	Derwent Place	Local	28,737
Coolatai Park	11-12 Belfield Road	Local	14,175
Warragamba Reserve	4 Warragamba Crescent	Local	12,784
Tallowood Park	Tallowood Crescent	Local	9,343
BurrAMY Park	14-20 BurrAMY Close	Local	8,902
Hope Park	Lawley Street	Local	8,487
Yakima Park	Yakima Avenue	Local	7,327
Choma Park	37-39A Rickard Road & 27 Pleasant Street	Local	7,290
Stromlo Street Reserve	Stromlo Street	Local	7,001
Jindabyne Park	Jindabyne Street	Local	6,967
Glen Logan Park	Glen Logan Road	Local	5,480
Wheller Park	Wheller & Roland Streets	Local	4,683
Falklands Park	Falklands Avenue	Local	4,183
Macedon Park	Macedon Street	Local	3,386
Dashmere Street Reserve	Dashmere Street & Glenfern Crescent	Local	3,118
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Bossley Park	Various	14,254
Edensor Park			
Bosnjak Park	Corner Edensor & Eldershaw Road	District	50,213
Allambie Road Reserve	Corner Belfield & Allambie Roads & Coonawarra Street	District	48,904
Bonnyrigg Town Centre Park	743 Smithfield Road & 545 Elizabeth Drive	Local	7,367
Fitzgerald Park	Fitzgerald Avenue	Local	5,902
Moorhouse Park	Eldershaw Road & Moorhouse Crescent	Local	5,357

CENTRAL CATCHMENT			
Name	Address	Hierarchy²⁵	Area (m²) Approx.
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Edensor Park	Various	2,866
Greenfield Park			
Powhatan Street Reserve	Powhatan Street & Mimosa Road	District	50,793
Wylde Park	Mimosa Road	Local	21,510
Hornet Park	35-51 Hornet Street	Local	11,982
Devenish Street Reserve	Devenish Street	Local	10,269
Natchez Park	Natchez Crescent	Local	10,127
Apex Park		Local	4,190
Blacksmith Park		Local	3,479
Prairiewood			
Fairfield Showground	Smithfield Road	Regional	30,0650
Deerbush Park	484-490 Smithfield Road	District *	28,353
Power Park	Power Street	Local	19,046
Dunleavy Park	16-17 Dunleavy Street	Local	12,370
Curran Park	29-33 Berry Street	Local	9,452
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Prairiewood	Various	1,369
St Johns Park			
St Johns Park	Edensor Road	District	79,255
Chisholm Park	St Johns Road	District	23,650
Homebush Street Reserve	Drummoyne Crescent	Local	11,310
Fitzroy Park	Fitzroy Close	Local	10,071
Ironside Park	Ironside Street	Local	8,337
Footscray Park	Footscray Street	Local	5,719
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	St Johns Park	Various	5,890
Wakeley			
King Park	Humphries & Avoca Road	District	80,431
Innisfail Park	Innisfail Road	Local	38,611
Burns Park	Burns Road	District	28,131

CENTRAL CATCHMENT			
Name	Address	Hierarchy²⁵	Area (m²) Approx.
Welcome Park Canley Vale-Richards Link	Welcome Street	Local	3,922
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Wakeley	Various	4,533
Wetherill Park			
Wetherill Park	Victoria Street	Regional	69,452
Emerson Street Reserve	Emerson Street	Regional	61,118
Shakespeare Park	Shakespeare Street	Local	12,863
Locke Park	Evelyn Close & Locke Street	Local	11,055
Victoria Street Reserve	Victoria Street	Local	10,691
Housman Park	Housman & Addison Streets	Local	8,699
Cobbett Close Reserve	61 Vidal Street	Local	5,160
Kipling Park	Kipling Road	Local	4,908
Areas of open space (less than 3,000m ²) zoned RE1 or C2 as shown on map.	Wetherill Park	Various	8,729

WESTERN CATCHMENT (subject to s.7.12 levy)			
Name	Address	Hierarchy²⁶	Area (m²) Approx.
Horsley Park & Cecil Park			
Horsley Park Reserve	The Horsley Drive & Arundel Road	Regional *	63,946

Table 41: Open space embellishment (Eastern, Central & Western Catchment) (existing parks)

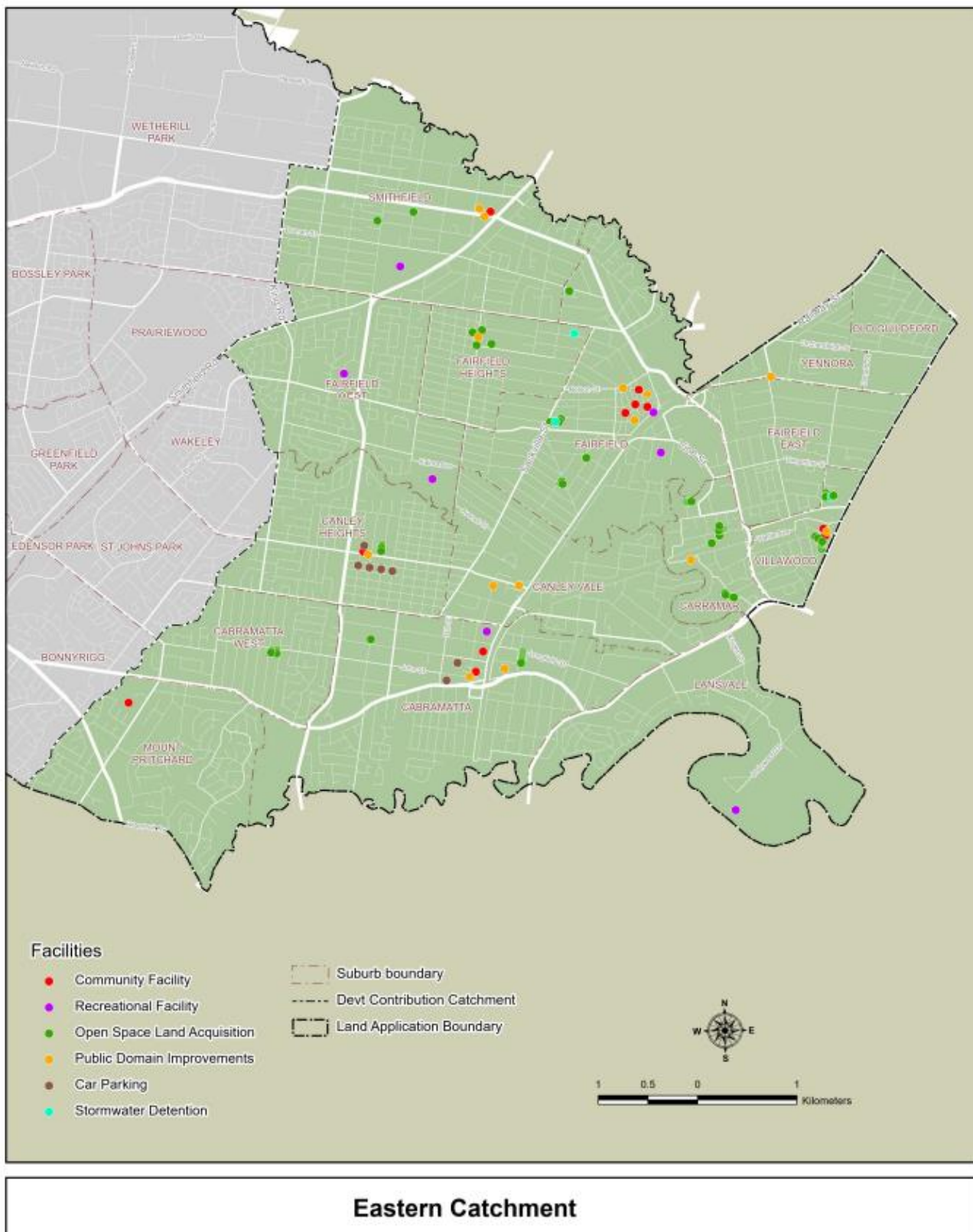
Creek line Embellishment (Eastern Catchment)		
Name	Suburbs	Waterway length (Total metres)
Georges River	Refer to Existing Open Space and Creek lines Maps in Appendix 7	4,400
Prospect Creek	As above	21,800
Cabramatta Creek	As above	7,900
Green Valley Creek	As above	1,700
Orphan School Creek	As above	7,200

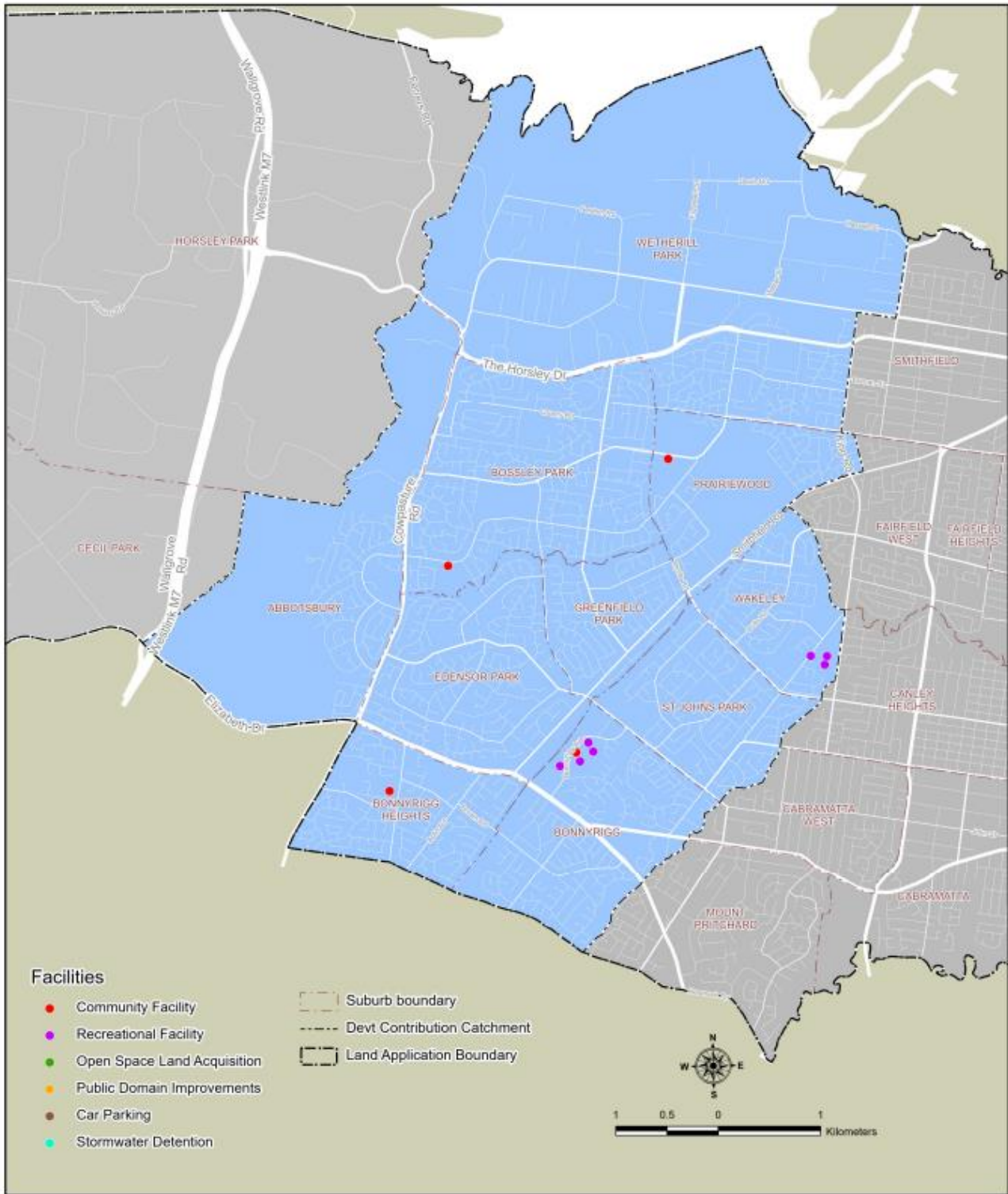
²⁶ Hierarchy of open space based on the Fairfield City Open Space Embellishment Guide (April 2020). Destination Parks (parks of a smaller size yet fulfilling a higher role) are identified with “*”.

Creek line Embellishment (Central Catchment)		
Name	Suburbs	Waterway length (Total metres)
Green Valley Creek	Refer to Existing Open Space and Creek lines Maps in Appendix 7	3,900
Orphan School Creek	As above	4,400
Clear Paddock Creek	As above	3,600
Prospect Creek	As above	2,200

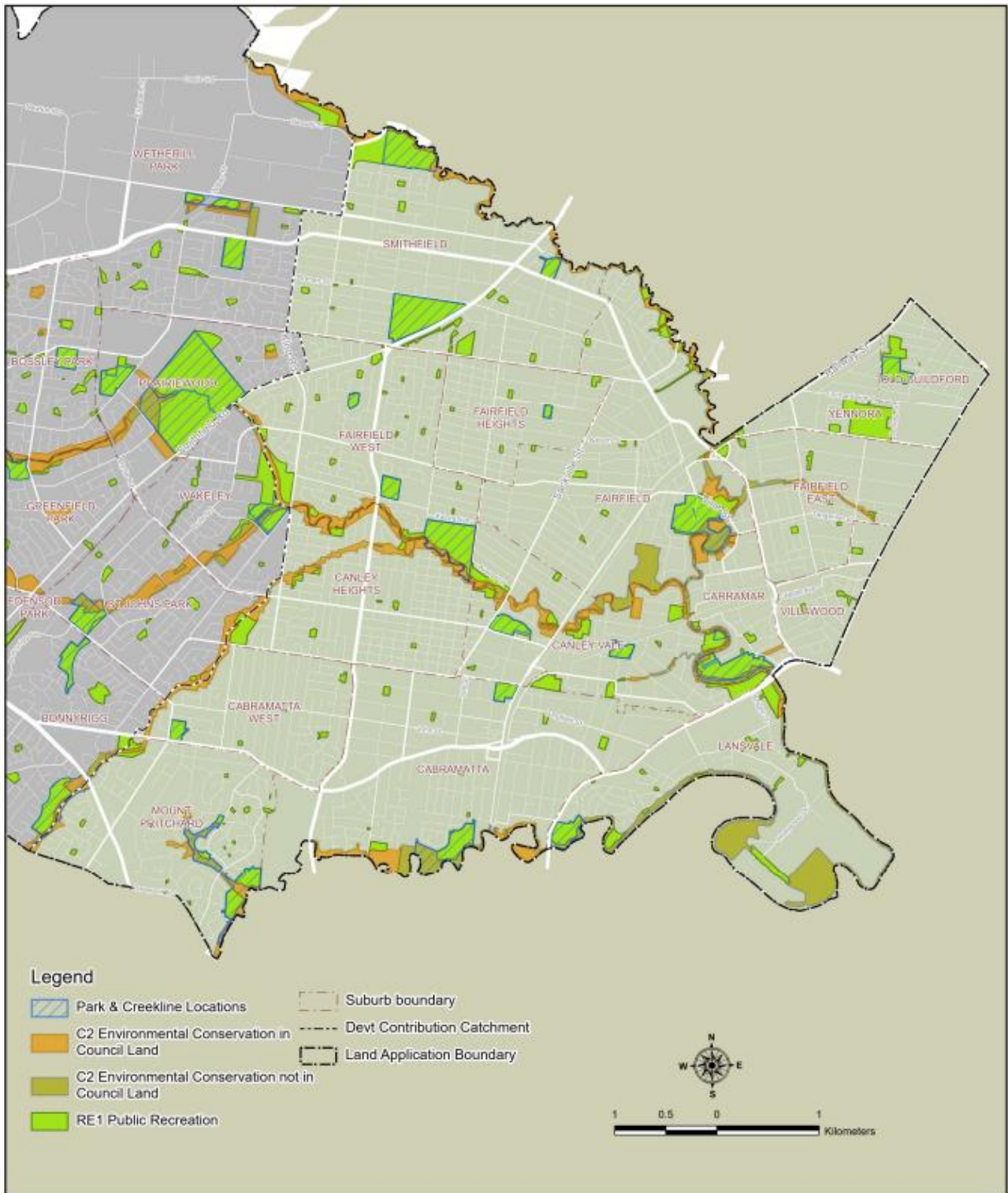
Table 42: Creek line embellishment (Eastern & Central Catchment)

Appendix 7: Location maps for local infrastructure schedules

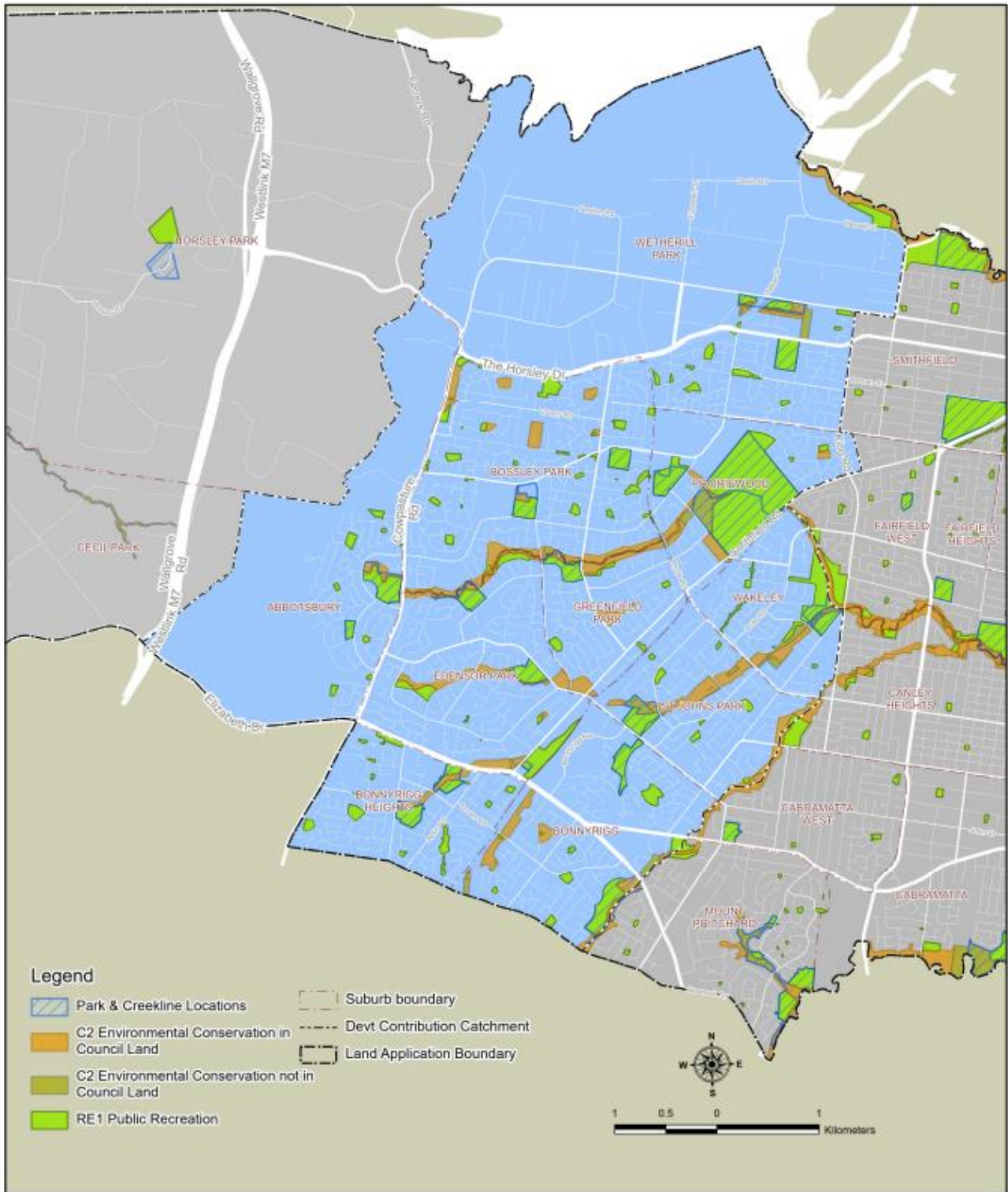




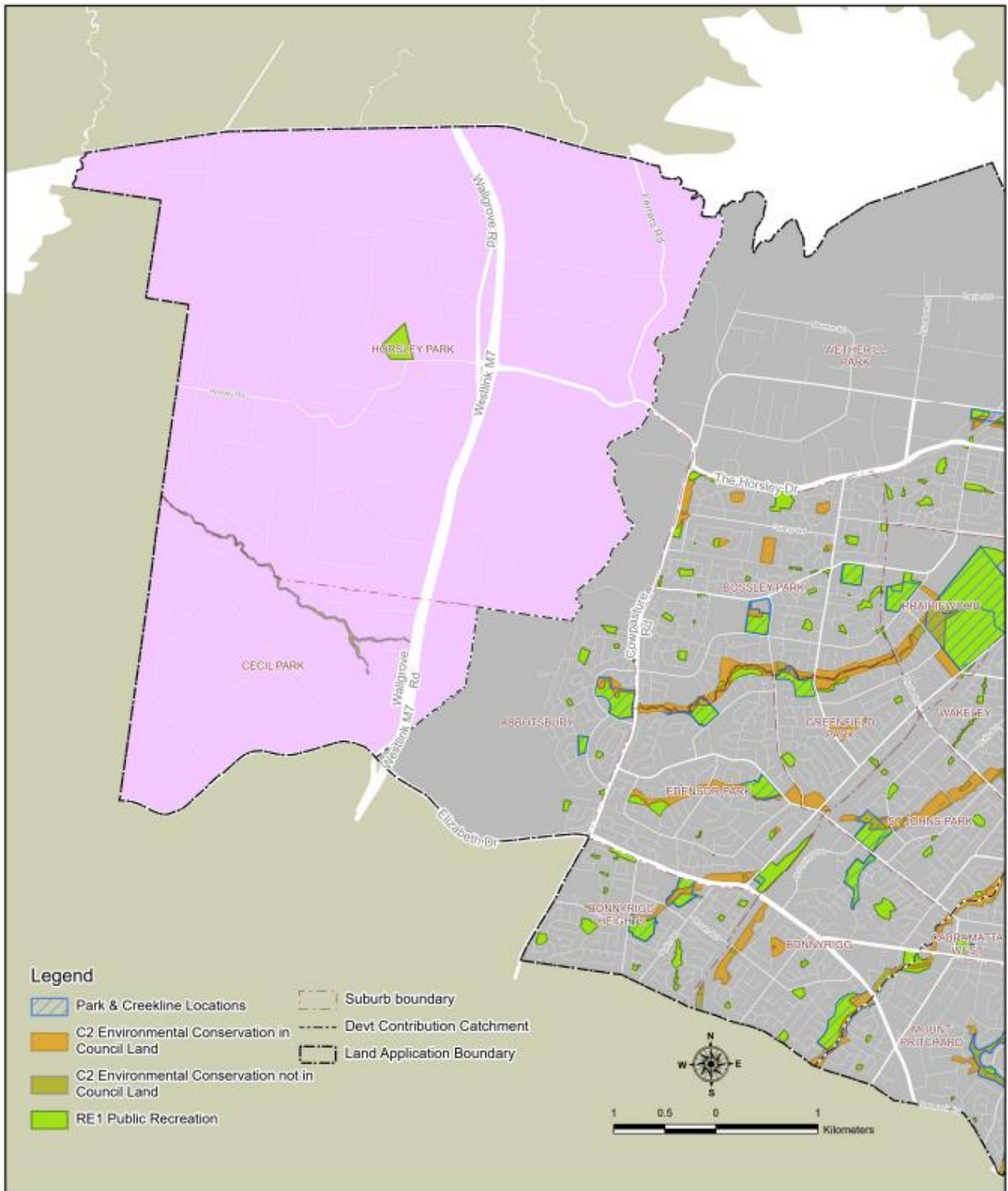
Central Catchment



Existing Open Space and Creeklines - Eastern



Existing Open Space and Creeklines - Central



Existing Open Space and Creeklines - Western

Appendix 8: Reporting and accounting procedures

The EP&A Act and Regulation requires Council to maintain a contributions register (“Register”). The Register will be made available for inspection upon request and will be updated at regular intervals and include:

- Particulars sufficient to identify each development consent or CDC for which a condition has been imposed, including:
 - The development application to which the development consent relates
 - The relevant consent authority
 - The date on which the development consent was granted.
- The nature and extent of the s.7.11 contribution or s.7.12 levy required by the condition for each category of local infrastructure, including:
 - The purpose for which the contribution or levy was received
 - The value and location of any land dedicated
 - The total of the contribution or levy payable
 - The total of the contribution or levy received
- The contributions plan under which the condition was imposed.
- The date or dates on which any s.7.11 condition or s.7.12 levy required by the condition was received, and its nature and extent.

Council must maintain accounting records that allow monetary s.7.11 contributions and s.7.12 levies to be distinguished from all other money held by Council. The accounting records must also identify all contributions received by Council under this Plan and for the contributions:

- The monetary amount or value of the contribution
- Whether the contributions were in the form of money or land or combination.

The accounting records for a contribution plan must show:

- All s.7.11 contributions or s.7.12 levies received under the Plan, by reference to the various kinds of local infrastructure (public amenities or services) for which they have been received and for which expenditure is authorised by this Plan
- For s.7.11 contributions paid for different purposes, the pooling or progressive application of contributions for those purposes, in accordance with:
 - the requirements of the Plan, or
 - a ministerial direction under Division 7.1 of the Act.
- The amounts spent in accordance with the Plan, by reference to the various kinds of local infrastructure (public amenities or services) for which they have been spent.

Council is also required to publish annual statements for this Plan (and include such details in its annual report), disclosing:

- The opening and closing balances of account.
- The total amounts received by way of monetary contributions, by reference to the various kinds of local infrastructure (public amenities or services) for which they have been received.
- The total amount spent in accordance with the Plan, by reference to the various kinds of local infrastructure (public amenities or services) for which they have been spent.

- The outstanding obligations of Council to provide local infrastructure (public amenities or services).

Any member of the public can view these records free of charge and upon request with reasonable notice at Fairfield City Council during normal office hours. This Plan and Council's Annual Report are also available on Council's website.

Appendix 9: Section 7.12 allocations

The Table below will be updated annually (or as required) and will identify the allocation of Section 7.12 monies collected towards individual local infrastructure projects.

1. At the (*insert date*) Council Meeting, Council resolved to make the following allocation of Section 7.12 monies collected until (*insert date*), towards the following projects:

Council resolution	Description	Allocation of s.7.12 monies
[insert meeting date and report no.]	[site location & work description]	[insert \$]

Table 43: Section 7.12 allocations

Appendix 10: Contribution rates updates (CPI)

Index	Time period (quarterly)	Index	Rate of increase	Effective date
Base Index	December Quarter 2023	136.4	n/a	<i>26 February 2024</i>
Indexation No.1	March Quarter 2024	137.7	1.3%	17 June 2024
Indexation No.2	June Quarter 2024	139.1	1.4%	30 August 2024
Indexation No.3	September Quarter 2024	139.8	0.5%	27 November 2024
Indexation No.4	December Quarter 2024	139.7	-0.1%	17 February 2025

Table 44: Quarterly contribution rates updates in line with CPI