

# **Sydney Olympic Park Local Infrastructure Contributions Framework (ICF)**



**Sydney Olympic Park Authority**

Last Updated October 2017



**Sydney Olympic Park**  
**Local Infrastructure Contributions Framework**

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# 1. Introduction and summary schedules

## 1.1 Overview of Framework

Under Section 13 of the SOPA Act 2001, Sydney Olympic Park Authority (SOPA) is, amongst other matters, charged with responsibility for the functions of:

- (a) promoting, coordinating and managing the orderly and economic development and use of Sydney Olympic Park, including the provision and management of public infrastructure and other public purposes;
- (b) promoting, co-coordinating, organising, managing, undertaking, securing, providing and conducting cultural, sporting, educational, commercial, tourist, recreational, entertainment and transport activities and facilities; and
- (c) providing, operating and maintaining public transport facilities within Sydney Olympic Park.

SOPA has prepared the Sydney Olympic Park Master Plan 2030 (2017 Review) (**Master Plan 2030**) to control the future development of Sydney Olympic Park. This Local Infrastructure Contribution Framework (**ICF**) describes the administrative arrangements for local infrastructure contributions; the expected future development in Sydney Olympic Park; the local infrastructure that will be required to meet that development and its capital cost; the method used to equitably share the cost of infrastructure among developers of land in Sydney Olympic Park; and the contributions that SOPA will seek to include in planning agreements to be negotiated with developers of land in Sydney Olympic Park and which will be applied towards the provision of that infrastructure.

In the future, substantial new development of land in Sydney Olympic Park is expected to occur as a result of the implementation of Master Plan 2030. This new development will generate and support increasing resident, worker and visitor populations, along with an associated demand for infrastructure located both within and adjacent to Sydney Olympic Park. The infrastructure requirements will include modified, upgraded, and new: streets and walkways; open space, recreation, and public domain; community facilities; public transport; traffic management; and utility services.

Developers of land in Sydney Olympic Park will be responsible for the provision, extension or augmentation of local public infrastructure within Sydney Olympic Park that is required to support new development. The ICF is designed with the flexibility that (by agreement) direct or indirect infrastructure contributions, including works-in-kind, may be made to satisfy a developer's obligation to make infrastructure contributions.



The ICF is facilitated by the following:

- (a) A planning agreement under Division 6 of Part 4 of the *Environmental Planning and Assessment Act 1979* (EPA Act) entered into between SOPA and a developer will generally be taken to be evidence that satisfactory arrangements exist for the provision of infrastructure and services. Matters addressed by such planning agreement will include infrastructure contributions identified under the ICF.
- (b) Under *State Environmental Planning Policy* (State Significant Precincts) 2005 Schedule 3, Part 23 Sydney Olympic Park is defined as a state significant site. Development consent for residential development in Sydney Olympic Park cannot be granted unless the Secretary of the Department of Planning has first certified in writing, to the consent authority, that satisfactory arrangements have been made for the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.

SOPA is satisfied that the developments allowed under Master Plan 2030, if carried out, will or are likely to require the modification or provision of, expand the capacity of, or increase the demand for the infrastructure identified in the ICF.

In establishing the ICF SOPA has, with regards to development contributions, set out, given consideration to and is satisfied that the:

- (a) infrastructure that is proposed to be funded by a development contribution can be provided within a reasonable time;
- (b) impact of the proposed development contribution on the affordability of the proposed development is reasonable;
- (c) proposed development contribution is based on a reasonable estimate of the cost of proposed infrastructure; and
- (d) estimates of demand for each item of public infrastructure to which the proposed development contributions relate are reasonable.



## 1.2 Overview of infrastructure contribution rates

SOPA will seek both land and monetary contributions from developers of land to which the ICF applies. The total contribution that SOPA will seek from a developer under the ICF will depend on the following:

- the area of the site the subject of the proposed development;
- the development potential (measured in gross floor area) available for the site under Master Plan 2030; and
- the total amount of gross floor area proposed in the development.

The ICF is designed to take into account infrastructure contributions (including any land, money or other material public benefit that the applicant has elsewhere dedicated or provided free of cost within the area or previously paid to the consent authority in respect of development) on a notional basis. In this context, and for the purposes of determining monetary contributions under the ICF a contributions floor space 'credit' will apply to each site.

SOPA does not accept the dedication of land in part or in full satisfaction of a requirement for a monetary contribution under the ICF, as any requirement to dedicate land (whether under free-hold or lease-hold) includes the transfer of applicable development potential to the balance of the development site.

Monetary contribution (as at Base Date (2) March 2015)	\$205 per m <sup>2</sup> of GFA above 1:1 FSR* [Refer to <b>Attachment C</b> for indices adjustment]
Land contribution	Refer to <b>Attachment D</b>

\* excludes any GFA attributable to the types of development listed in clause 2.5 of the ICF

*The monetary contribution 'Base Date (1)' of March 2010 represents the date the Minister of Planning approved the ICF and the ICF came into effect (adopted). The monetary contribution 'Base Date (2)' of March 2015 represents the date the ICF was updated to reflect the Master Plan 2030 (2017 Review).*

## 1.3 Provision for Regional Infrastructure contribution

Monetary contributions will be sought from developers of land for regional infrastructure. Details of the monetary contributions for regional infrastructure and method of collection will be outlined in a Special Infrastructure Contribution Plan, which will apply to all new development in the Olympic Peninsula Special Infrastructure Contribution Area, and will be managed and coordinated by the NSW Department of Planning & Environment.



## 1.4 Summary of local infrastructure and costs

Item	Description	Total
<b>1</b>	<b>Roads and Road-like Places</b>	<b>\$75,000,000</b>
	Streets and Laneways Pedestrian Bridges and Footpaths	
<b>2</b>	<b>Parks, Recreation, &amp; Public Domain</b>	<b>\$54,000,000</b>
	Town Centre Public Domain. Parklands Spaces and Facilities Play Courts and Playing Fields.	
<b>3</b>	<b>Community Facilities</b>	<b>\$18,000,000</b>
	Branch Library; Cultural Hub; Multi-purpose Community Centre	
<b>4</b>	<b>Public Transport</b>	<b>\$ 20,000,000</b>
	Travel Demand Management Precinct Shuttle Bus Services Rail Station Access Infrastructure Local Bus Stops and Laybys Regional Bus Terminals	
<b>5</b>	<b>Traffic Management</b>	<b>\$25,000,000</b>
	Road Intersections; Road Closures Pedestrian Crossings Crowd Management	
<b>6</b>	<b>Environmental Infrastructure</b>	<b>\$26,000,000</b>
	Recycled Water Head-works Stormwater Control; Drainage	
		<b><u>\$218,000,000</u></b>



## 2 Framework Administration

### 2.1 Name

This framework is called the Sydney Olympic Park Local Infrastructure Contributions Framework 2030 (**ICF**).

### 2.2 Status

The ICF is a policy of the Sydney Olympic Park Authority. The ICF is NOT made under the provisions of the EP&A Act and has no legal force or effect under the EPA Act. It is however intended by SOPA that it will be a key reference point indicating the land and monetary contributions that SOPA will seek from developers through planning agreements negotiated under section 93F of the EPA Act - to demonstrate satisfactory arrangements for the provision of local infrastructure for developments at Sydney Olympic Park.

### 2.3 Purposes of the ICF

The purposes of the ICF are as follows:

- To facilitate the future development of Sydney Olympic Park being adequately supported by local infrastructure; and
- To define an infrastructure contributions framework that:
  - is equitable and transparent;
  - is based on a convenient infrastructure demand measure for the purpose of calculating the contributions amounts (that is, gross floor area);
  - enables the provision of the local infrastructure to appropriate levels that reflect and balance environmental standards, community expectations and funding priorities;
  - provides financial certainty to both SOPA and to developers of land in Sydney Olympic Park; and
  - includes contributions that are set at a level that encourages the orderly and efficient development of land in Sydney Olympic Park.

### 2.4 Commencement

The ICF applies to developments associated with Master Plan 2030 and may be amended from time to time to reflect significant changes to the Master Plan or the development potential of Sydney Olympic Park.

Applications involving development and land the subject of this ICF that are determined on or after this date will be subject to the provisions of the ICF.





## 2.5 Land to which the ICF applies

The ICF applies to the numbered or lettered sites located within the area that Master Plan 2030 applies, as shown on the map included in **Attachment A** to the ICF.

The ICF DOES NOT apply to the following categories of sites where they are specifically listed in the table included as **Attachment B** to the ICF:

- Any site the subject of a development consent (or the subject of a development proposal received and likely to be determined prior to the approval of Master Plan 2030) that utilises the maximum development potential under Master Plan 2030 and which is subject to infrastructure contributions arrangements other than those referred to in the ICF;
- Any site that has been identified in Master Plan 2030 for a level of commercial, retail, education, entertainment, residential or temporary accommodation gross floor area (GFA) that is less than the 'credit' GFA that applies to a particular site. Clause 4.4.1 of the ICF provides more detail on 'credit' GFA;
- Any site that has been identified in Master Plan 2030 exclusively for community, transport or venue GFA; and
- Any site that has not been ascribed any additional potential GFA under Master Plan 2030.

## 2.6 Development to which the ICF applies

The ICF applies to any development the subject of a project application, development application or application for a complying development certificate, except the following types of development:

- Recreation and community facilities provided by or on behalf of SOPA.
- Venue additions – confined to uses that support the prime purpose and activities of the venue.
- Transport (including public car parking and coach parking).
- Public utility undertakings.
- Adaptive reuse of an item of environmental heritage.
- Exempt development, as defined in Subdivision 3 of Division 3 of Part 14 of Schedule 3 of the SEPP (State Significant Precincts).

## 2.7 Relationship to other plans and strategies

The ICF repeals Development Contributions Strategy Briefing Note for Developers V11 November 2002 (the pre-existing Contributions Strategy). Uncommitted funds collected under the pre-existing Contributions Strategy will be directed towards the provision of infrastructure in Sydney Olympic



Park.

## 2.8 Indexing of monetary contributions

Monetary contribution rates identified in the ICF will be indexed quarterly to reflect movements in the Producer Price Index.

The contribution rates will be indexed as follows:

$$\text{Indexed contribution rate} = \frac{\$CA \times \text{Current Index}}{\text{Base Date (x) Index}}$$

Where:

<b>\$CA</b>	is the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the ICF expressed in dollars.
<b>Current Index</b>	is the Producer Price Index - Roads and Bridges PPI (3101) NSW - as published by the Australian Statistician at the time of the review of the contribution rate.
<b>Base Date (1) Index</b>	is the Producer Price Index - Roads and Bridges PPI (3101) NSW - as published by the Australian Statistician at the Base Date of March 2010.
<b>Base Date (2) Index</b>	is the Producer Price Index - Roads and Bridges PPI (3101) NSW - as published by the Australian Statistician at the Base Date of June 2015.

Note: The contribution rates will not be less than the contribution rates specified at the date of the adoption of the ICF.

Refer to **Attachment C** for the monetary contribution calculation including further guidance on the method of calculation and locating the indices figures.

## 2.9 Modifications to the infrastructure requirements

The design of the infrastructure included in the ICF may be modified over time in response to:

- new legislation or standards which apply to the planning, specification and delivery of a particular item;
- better meet the evolving facility and service demands of residents, workers and visitors in Sydney Olympic Park; or
- respond to site and budgetary constraints revealed as components of the development move from concept to detailed design phase.



Any major modification to or adjustment of infrastructure requirements and their costs will be reflected in SOPA amending the ICF.

## 2.10 Contributions for affordable housing not addressed in the ICF

Infrastructure contributions sought under the ICF do not include contributions for any affordable housing that the consent authority may seek, through a consent condition, from developers of land to which the ICF applies.

SOPA may, at its discretion and by agreement with a developer, however choose to address contributions for affordable housing at the same time as contributions identified under the ICF through a single planning agreement.

## 2.11 Utility infrastructure addressed by the ICF

The ICF provides only for reticulation of the following utility infrastructure from existing service supply to the property boundary::

- Potable water
- Stormwater
- Electricity supply
- Gas supply
- Communications

The ICF provides for reticulation and head works for recycled water utilities.

Notwithstanding, the developer will need to make satisfactory arrangements for the provision of utility infrastructure as part of the development approval process (refer to clause 4.1).

SOPA may, at its discretion and by agreement with a developer, choose to address contributions for additional utility infrastructure at the same time as contributions identified under the ICF through a single planning agreement.

## 2.12 Definitions

In the ICF:

**EPA Act** means the Environmental Planning and Assessment Act 1979.

**Floor space** ratio means the ratio of the gross floor area of all buildings within the site to the site area.

**FSR** means floor space ratio.

**GFA** means gross floor area.



**Gross floor area** has the same meaning as that contained in the Standard Instrument (Local Environmental Plans) Order 2006, that is:

**"gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above."

**Local Infrastructure** means local streets and traffic management devices, parklands and urban spaces, recreation facilities, major event infrastructure, multi-purpose community centres, utility reticulation, and transport services to required to be built or modified to serve the local community while preserving major event precinct capability.

**SEPP (State Significant Precincts)** means State Environmental Planning Policy (State Significant Precincts) 2005.

**Master Plan 2030** means Sydney Olympic Park Master Plan 2030 (2017 Review), which is a master plan prepared under section 18 of the Sydney Olympic Park Authority Act 2001, and which is deposited in the office of the Sydney Olympic Park Authority.

**Regional Infrastructure** means regional road networks (including arterial corridors), public transport networks, and regional open space serving broad subregional communities.

**SOPA** means the Sydney Olympic Park Authority.



**Utility infrastructure** means water, sewerage, gas, electricity and communications or similar infrastructure, services and facilities, including infrastructure, services and facilities located outside the Sydney Olympic Park site that relate to development within the Sydney Olympic Park site.

## 3. Infrastructure demands and proposed works

### 3.1 Development, infrastructure and contributions context

In 2002 the Sydney Olympic Park Authority prepared the Sydney Olympic Park Master Plan 2002 as the initial means by which to progress the NSW Government's commitment to Sydney Olympic Park in its multiple roles as:

- the premier major venue events precinct in NSW;
- one of the world's great urban regional parks; and
- a modern, sustainable new town in metropolitan Sydney.

It was recognised at the time that further investment in infrastructure was required to support the additional residents and daily workers envisaged under Sydney Olympic Park Master Plan 2002, and that developers should make a reasonable contribution to that infrastructure.

The pre-existing contributions strategy, adopted in 2002, catered for the following development in Sydney Olympic Park:

- 1,300 residential dwellings housing up to 3,000 people;
- 110,000 square metres of commercial GFA accommodating up to 6,110 workers;
- 104,000 square metres of other employment GFA accommodating up to 1,100 workers; and
- 25,000 square metres additional GFA in the Australia Centre accommodating up to 1,250 workers.

The pre-existing contributions strategy:

- acknowledged that there was existing infrastructure (particularly open space and recreation facilities) that had some spare capacity that could be absorbed by the demands of Sydney Olympic Park development. Consequently, no contribution was sought for these facilities; and
- included the following additional infrastructure that would be needed to serve, and for which contributions would be imposed on, new development:
  - child care centre, community centre and a contribution to other community services and facilities to be provided by Auburn Council;
  - an additional railway station entry;
  - a transit-way station;



- intersection upgrades and other traffic management works;
- travel demand management initiatives; and
- streetscape embellishment works.

At the time that the ICF came into effect, only some of the infrastructure from the pre-existing contributions strategy have been provided.

### 3.2 What future development is expected to occur in Sydney Olympic Park?

Sydney Olympic Park Master Plan 2002 and the pre-existing Contributions Strategy had a life of up to 10 years.

In 2005, the State Government's Metropolitan Strategy, City of Cities, identified Sydney Olympic Park as a 'specialist centre'. In 2009 Sydney Olympic Park was identified in State Environmental Planning Policy (State Significant Precincts (2005) as a 'State Significant Site'.

A longer term plan guiding the development of land beyond the Sydney Olympic Park town centre was required if a more sustainable and vibrant urban place was to be created and the Government's planning objectives for the area were to be achieved.

The initial Master Plan 2030 was approved by the Minister for Planning on the 8<sup>th</sup> October 2009. This 2017 Review builds on the directions established under previous plans and provides a broader and longer term development vision. Significantly, this master plan proposes a greater scale and intensity of development than previous plans.

The updated Master Plan 2030 provides for:

- maximum development potential of 1.96 million square metres GFA;
- a mix of land uses comprising commercial, retail, residential, hotel/accommodation, education, venue and entertainment; and
- a projected daily population of over 34,600 workers, 23,500 residents, 15,000 visitors, and 5,000 students.

Master Plan 2030 apportions the total maximum development potential on a site by site basis.

A map showing the location of these sites is shown as **Attachment A** to the ICF.

A schedule showing each site's current (2016) level of development and maximum development potential is shown as **Attachment B** to the ICF.



### **3.3 What infrastructure is required to meet expected development?**

#### **3.3.1 Future infrastructure requirements**

Much of the infrastructure existing in and around Sydney Olympic Park at the time the ICF commenced was provided prior to 2000 to meet the demands of the Olympic and Paralympic Games and to support the existing commercial, residential, accommodation and venue developments.

Infrastructure in Sydney Olympic Park has been designed to meet the current needs, reflecting its overriding role as a nationally significant event node and its current, more limited role as a residential area and commercial or employment node.

This infrastructure includes both key items that serve a broad user catchment (for example, the rail loop line, access roads and recycled water systems) and public domain and smaller parks that serve a more localised catchment.

While acknowledging that some of the existing Sydney Olympic Park infrastructure has capacity to meet some of the infrastructure needs generated by future development, it will not meet all of those needs.

The future development of Sydney Olympic Park as a growing community of residents, workers and students using the area will necessitate the modification of existing and/ or provision of additional local infrastructure to:

- ensure satisfactory access and movement to and through the area during and outside of events;
- provide a safe, attractive and usable public domain that promotes the enhancement of a distinctive sense of place;
- provide access to recycled water to minimise use of potable water;
- create opportunities for social interaction and community well being; and
- meet the local sports and recreation needs of the growing community.

#### **3.3.2 Local Infrastructure schedule**

The following categories and sub-categories of new and augmented infrastructure are required to meet future local development demands and are included in this ICF. It should be noted however that this list of local infrastructure components is subject to change over time dependent upon the type of development and the resulting community needs at Sydney Olympic Park.





Category	Local Infrastructure Components
<b>Roads &amp; Road Like Places</b>	Upgrade Existing Streets – as shown in <b>Attachment E</b> - Master Plan 2030 (2017 Review) Street Type Key
<b>Roads &amp; Road Like Places</b>	Build New Streets - as shown in <b>Attachment E</b> - Master Plan 2030 (2017 Review) Street Plans & <b>Attachment F</b> - Master Plan (2017 Review) Proposed New Infrastructure.
<b>Parks, Recreation, &amp; Public Domain</b>	Upgrade Existing & Build New Town Centre Public Domain – as shown in <b>Attachment G</b> - Master Plan 2030 (2017 Review) Public Spaces Key
<b>Parks, Recreation, &amp; Public Domain</b>	Upgrade Sydney Olympic Parkland Spaces and Facilities – including Bicentennial Park, Woo-la-ra Park & other Infrastructure Upgrades.
<b>Parks, Recreation, &amp; Public Domain</b>	Build New & Enhance Existing Playing Fields and Play Courts: including Playing Fields and Sports Courts.
<b>Community Facilities</b>	Provide a branch library & multipurpose community centre in the Town Centre – as shown in <b>Attachment F</b> - Master Plan 2030 (2017 Review) Proposed New Infrastructure.
<b>Public Transport</b>	Enhance the sustainability of travel mode demand.
<b>Public Transport</b>	Upgrade bus services and facilities within the Town Centre - including new Precinct Shuttle Bus Services, Regional Bus Terminals and Bus Shelters.
<b>Public Transport</b>	Support rail services access and information within the public domain – including Olympic Park and Lidcombe Station.
<b>Traffic Management</b>	Upgrade Local Road Intersections and vehicle / crowd control messaging systems – as shown in <b>Attachment F</b> - Master Plan 2030 (2017 Review) Proposed New Infrastructure.
<b>Environmental Infrastructure</b>	Expand Recycled Water reticulation network infrastructure and connections to meet SOP user demand
<b>Environmental Infrastructure</b>	Upgrade stormwater drainage and water sensitive urban design infrastructure to manage impacts from new MP development and public domain – including Brickpit, Bennelong Pond, Lake Belvedere & Boundary Creek

### 3.3.3 Infrastructure sequencing

Development will be ideally sequenced in successive phases. This sequence of phasing will arise by facilitating development in the town centre in the Central, Parkview and Stadia precincts initially, then progressively developing towards the outer edges. Figure 3.15 in Master Plan 2030 shows, indicatively, the location of short, medium and long term development phases.



Infrastructure delivery will as far as possible, and responding to fluctuations in the cash balance of the infrastructure contributions fund, be synchronised with the roll-out of the development phases for the various Sydney Olympic Park precincts described in Master Plan 2030.

Other factors affecting the program for delivery of infrastructure identified in the ICF include the following:

- 3.3.3.1 Wherever practicable and appropriate, infrastructure will be provided as part of, or in conjunction with, new development.
- 3.3.3.2 Construction of streets and public spaces associated with adjoining development within a development phase and precinct are to be coordinated to enable the public domain to be built simultaneously.
- 3.3.3.3 New and upgraded infrastructure constructed within each development phase is to be largely completed prior to the commencement of subsequent phases.

The full program of infrastructure work identified in the ICF will only be adequately funded when and if the maximum allowable and levy able gross floor area set out in Master Plan 2030 is fully developed. To the extent that development is less than the maximum allowable floor space, and hence the corresponding infrastructure funding not collected, lower priority infrastructure projects will either be delayed or not delivered. A projected implementation plan is provided below based on October 2015 dollars and assumed stages of delivery of development.

<b>LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN - PROJECTED IMPLEMENTATION PLAN</b>				
	<b>Stage 1</b>	<b>Stage 2</b>	<b>Stage 3</b>	<b>Total</b>
	<b>(2015 -2020)</b>	<b>(2021-2024)</b>	<b>(2025-2030)</b>	<b>(Stages 1 to 3)</b>
<b>ROADS AND ROAD-LIKE PLACES</b>				
<i>Upgrades to Existing Streets</i>	\$6,500,000	\$4,800,000	\$2,200,000	\$13,500,000
<i>Delivery of New Streets</i>	\$12,000,000	\$31,500,000	\$18,000,000	\$61,500,000
<b>PARKS, RECREATION, &amp; PUBLIC DOMAIN</b>				
<i>New Open Space</i>	\$3,000,000	\$11,500,000	\$5,500,000	\$20,000,000
<i>Upgrades to Existing Open Space</i>	\$6,500,000	\$14,600,000	\$4,500,000	\$25,600,000
<i>New Playing Fields</i>	\$2,500,000	\$4,400,000	\$1,500,000	\$8,400,000
<b>COMMUNITY FACILITIES</b>				
<i>New Community Hub including Library and Community Centre</i>	\$9,000,000	\$9,000,000	NIL	\$18,000,000
<b>PUBLIC TRANSPORT</b>	\$12,000,000	\$4,300,000	\$3,700,000	\$20,000,000
<b>TRAFFIC MANAGEMENT</b>				
<i>Local Infrastructure Upgrades</i>	\$5,700,000	\$19,300,000	NIL	\$25,000,000
<b>ENVIRONMENTAL INFRASTRUCTURE</b>				
<i>Recycled Water Scheme Upgrades</i>	\$5,800,000	\$8,500,000	NIL	\$14,300,000
<i>Stormwater and WSUD Upgrades</i>	\$4,000,000	\$4,000,000	\$4,700,000	\$12,700,000
<b>TOTALS</b>	<b>\$66,000,000</b>	<b>\$111,900,000</b>	<b>\$40,100,000</b>	<b>\$218,000,000</b>



## **4. Infrastructure contributions calculations**

### **4.1 Satisfactory arrangements to be made for the provision of infrastructure**

SOPA is the lead agency responsible for promoting and co-ordinating the orderly and economic use and development of land within Sydney Olympic Park.

This responsibility extends to ensuring that supporting infrastructure is planned, designed and constructed in an integrated and coordinated way. The cost of providing future infrastructure represents a major funding commitment.

Developers of land for the purposes of residential accommodation in Sydney Olympic Park will be required to fund the provision of State public infrastructure that is attributable to the extra demands brought about by future residential accommodation through infrastructure contributions. The arrangements for designated State public infrastructure are to satisfy the needs that arise from development on the land, if the land is developed intensively for urban purposes

Development consent for development for the purposes of residential accommodation in an intensive urban area in Sydney Olympic Park (as identified in the State Environmental Planning Policy (State Significant Precincts) 2005 Sydney Olympic Park Intensive Urban Development Map) cannot be granted unless the Secretary of the Department of Planning and Environment has certified in writing, to the consent authority, that satisfactory arrangements have been made to contribute towards the provision of State public infrastructure in relation to the land on which the development is to be carried out.

A planning agreement under Division 6 of Part 4 of the EP&A Act entered into between SOPA and a developer will generally be taken to be evidence that satisfactory arrangements exist for the provision of State public infrastructure.

### **4.2 What are the Local Infrastructure contributions that SOPA will seek from developers?**

SOPA will seek both land and monetary contributions from developers of land to which the ICF applies.

### **4.3 What land is required under the ICF?**

SOPA will require land to be dedicated free of cost for the provision of the following infrastructure as part of any development proposal:



- Public school
- Civic streets
- Local streets
- Park edge streets
- Local Parks (Town Centre Local Park 1 and Parkview Local Park 2)

The location of lands to be dedicated is shown in **Attachment D**.

No value will be ascribed to these land dedications in the calculation of any monetary contribution sought under the ICF. This is because the maximum development potential under Master Plan 2030 (in terms of gross floor area) ascribed to the land to be dedicated can be transferred to the residual of the development site.

#### 4.4 What are the monetary contributions that are required under this Framework and how are they determined?

##### Formula

Monetary contributions identified in the ICF are calculated in accordance with the following formula:

$$\begin{aligned} \text{Contribution per m}^2 \text{ of GFA} &= \frac{\text{Infrastructure cost}}{\text{Total GFA above floor space credit}} \\ \text{Above 1:1 FSR (\$)} &= \frac{\$218,000,000}{1,064,654 \text{ m}^2 \text{ of GFA}} \\ &= \mathbf{\$205 \text{ per m}^2 \text{ (rounded)}} \end{aligned}$$

Where:

**GFA** is gross floor area, expressed in square metres

**FSR** is floor space ratio

**Infrastructure cost** is the total projected procurement cost of local infrastructure included in the ICF expressed in dollars and as shown in the table included in section 1.4 thereof.

**Total GFA above floor space credit** is the planned total gross floor area that could be constructed under Master Plan 2030 on all of the land to which the ICF applies less:



- the total gross floor area that could be constructed assuming all of the land to which the ICF applies was developed up to a floor space ratio of 1:1, expressed in square metres; and
- the planned gross floor area to be developed for community, transport or venue purposes, expressed in square metres.

Total and site-specific calculations of GFA are shown in the table in **Attachment B** to the ICF.

*Note: formula calculations of GFA do not include any floor area proposed to be used for the purposes of affordable housing.*

#### 4.4 Example of Local Infrastructure Contributions

In this hypothetical example, the Sydney Olympic Park Site No. X in the Central precinct has an area of 3,250 square metres.

Under Master Plan 2030 the site has a maximum development potential of 16,600 square metres. This is made up of 4,500 square metres of commercial GFA, 10,100 square metres of residential GFA, 1,000 square metres of community GFA and 1,000 square metres of retail GFA.

##### **Local Infrastructure (Monetary) contribution**

The contributions floor space credit is 3,250 square metres, so the total monetary contribution calculation applicable to this site is based on the residual GFA less any community, transport or venue GFA, i.e.

$$16,600 - 3,250 - 1,000 = 12,350 \text{ square metres}$$

The total monetary contribution assuming the site is developed to its maximum development potential is therefore:

$$12,350 \times \$205^* \text{ per square metre} = \mathbf{\$2,531,750}$$

\*The monetary contribution rate of \$205 per m<sup>2</sup> used in this example is the rate as at the date of this document. However, this rate will be adjusted in accordance with Producer Price Index (PPI).

#### 4.5 Application of FSR credits for existing development rights.

The maximum credit applicable to each development site will be equivalent to the full site being developed at a floor space ratio of 1:1. That is, the maximum credit available (where applicable\*) is equal to the area of the site (in square metres) multiplied by the contribution rate.

The floor space credit is applied in the calculation of contributions under the ICF for the following reasons:

- Recognition of the historic investment in existing infrastructure made by development in Sydney Olympic Park through development



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contributions previously made by development on land to which the ICF applies under the pre-existing Contributions Strategy (many of these developments were subject to a maximum floor space ratio of 1:1 under Sydney Olympic Park Master Plan 2002).

- Encouragement of the timely development and redevelopment of land in accordance with Master Plan 2030.

*(\*NOTE: FSR Credits are not applicable to sites that have not been previously developed. These sites are the Coach Parking Site, and Sites 70 to 78 inclusive)*

## 5. Implementation strategy for infrastructure contributions

SOPA will track new development and associated transport demand generation within the precinct and endeavour to match this to the capacity within the existing and planned transport networks.

This implementation strategy will involve developers of land to which the ICF applies demonstrating satisfactory arrangements for the provision of infrastructure.

- Planning agreements under section 93F of the EP&A Act will be the principal mechanism used to implement the ICF and that will be supported by SOPA policy and procedures setting out:
- SOPA's strategic objectives and fundamental principles with respect to the use of planning agreements;
- circumstances in which a planning agreement is required;
- the process by which developers may negotiate, prepare, exhibit and enter into planning agreements.
- arrangements for the provision of security and the settlement of contributions included in planning agreements;
- arrangements for the pooling of contributions;
- requirements in relation to the provision of works-in-kind or other material public benefits in lieu of monetary contributions;
- credits and offsets policy;
- circumstances in which an implementation agreement may be required to be entered into between the developer and SOPA;
- the procedure for monitoring and review of developer obligations, and discharge of those obligations, under planning agreements;
- the procedure for modifying planning agreements;
- dispute resolution procedures;
- the standard-form planning agreement that SOPA will use as a basis for drafting the agreement; and
- other policy and operational matters with respect to the use of planning agreements relating to development on land within Sydney Olympic Park.



Sydney Olympic Park Master Plan 2030 (2016 Review)

dwg,title  
date

Site Boundaries Plan  
9th October 2015

Key

 150	Site Number	 Land Dedicated to Support Major Events
	New Site Boundary	 Car Parking, Coach Parking and Rail Uses
	Public Domain	 Land Dedicated for ICF Funded Streets
	Existing Event Related Structure	 Land Dedicated for Development Funded Streets





# ATTACHMENT C

## SYDNEY OLYMPIC PARK LOCAL INFRASTRUCTURE CONTRIBUTION FRAMEWORK (ICF) DEVELOPERS CONTRIBUTION CALCULATION

### Guidance Notes:

The ICF Developers Contribution Calculation is based on the Australian Bureau of Statistics (ABS) Produce Price Index (PPI) 3101 Roads and Bridges, NSW Index.

The ICF Base Date (1) is March 2010 where the ABS PPI 3101 Roads and Bridges, NSW index is 92.2  
The ICF Base Date (2) is June 2015 where the ABS PPI 3101 Roads and Bridges, NSW index is 108.7.  
The Base Date (1) represents the Minister of Planning's approval of the final version of the ICF and the date at which the ICF was adopted. Base Date (2) of June 2015 represents the date the ICF was updated to reflect the 2015 five –year Master Plan 2030 review.

The Calculating Date is the quarter immediately before the Committed Development Agreement date between the Developer and SOPA Contracts.

### Developers Contribution Calculation:

$$\frac{\text{Base Date Index} - \text{Calculating Date Index}}{\text{Base Date Index}} + 1 \times \$250/\text{m}^2 = \text{Developers Contribution } \$/\text{m}^2$$

<i>Dates</i>	<i>Quarter</i>	<i>Index</i>	<i>Years</i>	<i>Months</i>	<i>% Increase</i>	<i>Developers Contribution \$</i>
Base Date (1)	Mar-10	92.2	-	-	0.00%	\$250/m <sup>2</sup>
Calculating date	Mar-15	108.7	5	0	17.90%	\$295/m <sup>2</sup>
Base Date (2)	Jun-15	108.7	0	3	0.00%	\$205/m <sup>2</sup>
Calculating date	Jun-15	108.7	0	0	0.00%	\$205/m <sup>2</sup>

### ***Notes :***

- 1. This table is an example of the Developers Contribution based on calculating date.*
- 2. The last updated calculating date Index in June **2015***
- 3. Developers Contribution figure is rounded to the nearest dollar.*
- 4 Base Date (2) Developer Contribution Rate allows for uplift from MP2030 review.*

### **Australian Bureau of Statistics (ABS) Index**

The ABS PPI 3101 Roads and Bridges, NSW Index can be found on the ABS Website.

Click on the link and follow the website tabs below:

- Statistics
- Inflation Produce Price Index
- Downloads
- Table 17
- Select indices "3101 Road and Bridge Construction NSW".

<http://www.abs.gov.au/>

The ABS PPI Indices are updated quarterly, with data released one month after each quarter.

ROO LAMER DRIVE



 New Community Facilities (Optional Location)

Figure C Street Type Key



Civic Streets	Perimeter Avenues	Town Streets	Local Streets	Park Edge Streets
1 Olympic Boulevard (North)	8 Australia Avenue	14 Herb Elliott Avenue	19 Central Shopping Street	29 Bennelong Parkway
2 Olympic Boulevard (South)	9 Kevin Coombs Avenue	15 Shane Gould Avenue (East)	20 Median Street	30 Marjorie Jackson Parkway
3 Dawn Fraser Avenue (East)	10 Edwin Flack Avenue	16 Shane Gould Avenue (West)	21 Figtree Drive	31 Shirley Strickland Avenue
4 Dawn Fraser Avenue (Central)	11 Sarah Durack Avenue	17 Showground Road	22 Parkview Drive	32 Park Edge Street Haslams
5 Dawn Fraser Avenue (West)	12 Pondage Link	18 Grand Parade	23 North South Street	33 Park Edge Street Boundary Creek
6 Murray Rose Avenue (East)	13 Old Hill Road		24 Verge Street	34 Rod Laver Drive
7 Murray Rose Avenue (Central)			25 Pedestrian Street	35 Central Park Edge Street
			26 Shared Way	
			27 Service Street	
			28 Coach Parking Street	




  





3.14 Proposed New Infrastructure



Key

ICF - Local Infrastructure

-  New Streets/Utilities
-  New Open Space
-  Possible Location for New Community Facilities

-  New Intersection
-  New Intersection Upgrades
-  New Pedestrian Links

Regional Infrastructure



-  New Intersection Upgrades
-  M4 Motorway Widening
-  Light Rail

Figure B1 Public Spaces Key



- |   |  |   |   |                         |
|---|--|---|---|-------------------------|
| <p><b>Events Places</b></p> <ul style="list-style-type: none"> <li>1 Olympic Plaza</li> <li>2 Cathy Freeman Park</li> <li>3 Yulang Square</li> <li>4 Fig Grove</li> </ul> <p><b>Urban Parks</b></p> <ul style="list-style-type: none"> <li>5 Station Square</li> <li>6 Jacaranda Square</li> <li>7 Stockroute Park</li> <li>8 Abattoir Garden</li> <li>9 Venue Forecourt</li> <li>10 Brickpit Park</li> <li>11 Central</li> </ul> | <p><b>Local Parks</b></p> <ul style="list-style-type: none"> <li>12 Parkview</li> <li>13 Haslams</li> <li>14 Central Sports</li> <li>15 Central Linear Park</li> </ul> | <p><b>Public Space Shared with Venues</b></p> <ul style="list-style-type: none"> <li>16 Athletics Centre</li> <li>17 Warm Up Track</li> </ul> | <p><b>Landscape Corridor</b></p> <ul style="list-style-type: none"> <li>18 Boundary Creek</li> <li>19 Parkview</li> </ul> | <p><b>Forecourt</b></p> |
|---|--|---|---|-------------------------|
- New public spaces