

# Infrastructure Services Delivery Plan

**[Development]**

[Date]

Works listed in Schedule 1 of the Planning Agreement between  
the City of Parramatta and [parties]

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## Purpose

The [Development] Infrastructure Services Delivery Plan (ISDP) is a document which details the items of work to be delivered by way of a Planning Agreement between [Developer parties] (the Developer) and the City of Parramatta (the Council). Landowners [Landowner parties] will also be parties to the agreement.

The physical and social renewal of the area will be supported by the appropriate provisions of infrastructure necessary to support the existing and new community. The works set out in the ISDP have been designed consistent with the [Concept Plan / Masterplan / Strategy] (refer to Figure A).

This ISDP has been prepared to assist in the preparation, negotiation, and implementation of the Planning Agreement. This ISDP includes:

- A more detailed description of the scope of works showing the general location and configuration of works on the site;
- A budget estimate (ex. GST) for the delivery of the item based on the scope of works and/or concept plans referenced; and
- A rationale for the staging of delivery of each item of works based on Development Area/Stage or lot threshold of works. An indication staging plan in Part E identifies the development stages/areas for the works.

In reading this document, the following should be noted:-

- The Description of the Works outlines the scope of works proposed to be delivered.
- These cost estimates include allowances for contingency, professions fees, approvals, maintenance and defects liability period.
- All hard landscaping works will be maintained by the Developer for a period no longer than 24 months from the completion of works. Soft landscaping works will be maintained by the Developer for a minimum of 60 months from the date of completion.
- Maintenance means works to bring an item to a state of reasonable condition and in accordance with relevant standards applicable at the time of construction of the item, including repairing any defects due to use of poor materials or due to poor workmanship, but does not include repairing normal wear and tear, removing graffiti or repairing any item damaged as a consequence of vandalism.
- The estimated budgets are outlined to give an understanding and context to the scope of works proposed. There is nothing to stop the same works being delivered at a reduced cost if efficiencies can be negotiated at tender or through the detailed design stage. Any cost savings achieved by the Developer do not need to be passed on to Council. Conversely any additional costs incurred shall be borne by the Developer.
- For the ISDP items, a scope of works has been defined as a performance specification (i.e. Roads, drainage, utilities etc.). An upper limit fixed price for all items is provided.

The following schedules provided in Part A, Part B and Part C of the ISDP detail the scope, budget and staging of all items of works consistent with Schedule 1 of the Planning Agreement. This document and its schedules will form an Annexure to the Planning Agreement. The terms in this document are subject to the more specific terms agreed between the parties under other parts of the Planning Agreement and if there is any inconsistency, the terms of the Planning Agreement (other than this document) prevail.

## Proposed development

[Description of development]

### Timing

The development is anticipated to begin within [x] months of the proposed amendment to the LEP, subject to development consents being granted. The development is anticipated to be delivered over [x] years; the timing will be dependent on market conditions. A high-level staging plan is provided in Part E of this ISDP.

### Planning Agreement Summary Table

No	Item	Public Purpose	Scope	Contribution Value	Timing
1	Road works	Road Works	[Insert description of works]	[Insert estimated value]	[Insert proposed timing]
2	Park works	Open Space/ Passive recreation / Community use	[Insert description of works]	[Insert estimated value]	[Insert proposed timing]
3	New Playing Field	Open Space/Active recreation	[Insert description of works]	[Insert estimated value]	[Insert proposed timing]
4	Wetland	Open Space	[Insert description of works]	[Insert estimated value]	[Insert proposed timing]
5	Affordable Housing Units	Housing affordability	[Insert description of works]	[Insert estimated value]	[Insert proposed timing]
6	Smart Cities Contribution	Smart Cities	[Insert description of works]	[Insert estimated value]	[Insert proposed timing]
7	[Public transport Contribution]	Public Transport	[Insert description of works]	[Insert estimated value]	[Insert proposed timing]
8	[Community facility Contribution]	Community Facilities	[Insert description of works]	[Insert estimated value]	[Insert proposed timing]

## Part A: Development Contribution – Carrying Out of Works

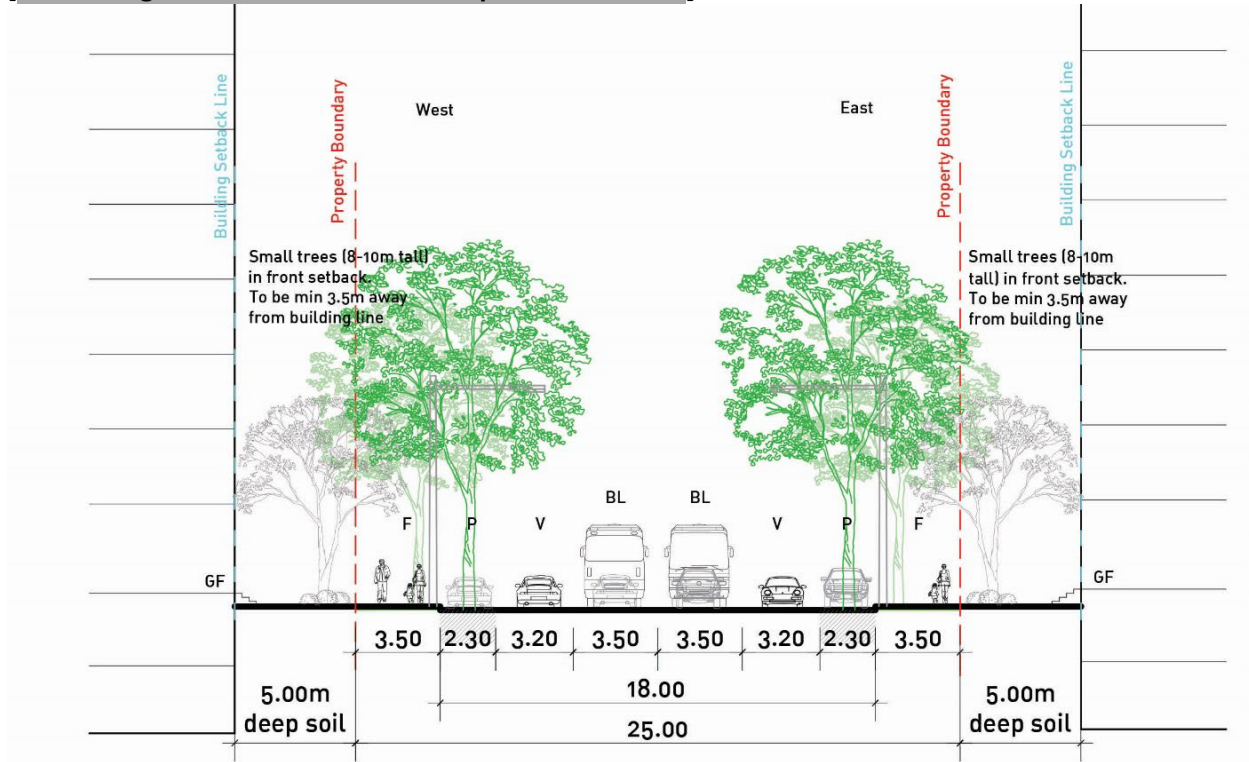
The following lists the items of works and a discussion on the scope, budget and staging in order as they appear in Schedule 3 of the Planning Agreement

### 1. Roads Works (incl. Cycleways and Bus Stops) and Intersection Upgrades

Public purpose	Roads, Traffic and Transport
Development Area/Staging Rationale	Various – refer to Planning Agreement Staging Plan.
Description of Works	<p><b>Road Works:</b> The road works include the demolition of redundant roads and underpasses, embellishment of retained existing roads and the construction of new roads, verges, cycleways, footpaths, bus stops and shelters.</p> <p><b>Cycleways and Shared Paths:</b> The bicycle network includes both on-street cycleways and off-street shared paths. On-street cycleways include standalone bicycle lanes or integrated with parking lanes with appropriate signage and line marking. Off-street shared paths are provided along the verge of roads or through public open space.</p> <p><b>Bus Stops and Shelters:</b> Bus stops are to be provided within easy walking distance (maximum 400m) from all residences. Bus stop signage shall be installed in accordance with City of Parramatta and the local bus authority requirements. The stops will be located generally in accordance with agreed bus routes. Works will include bus shelters where required by City of Parramatta, acting reasonably.</p>
Core Elements	<ul style="list-style-type: none"> <li>• Early earth works including batters</li> <li>• Road pavements</li> <li>• Stormwater drainage</li> <li>• Footpaths</li> <li>• Cycleways and shared pathways</li> <li>• Granite Cobble parking bays</li> <li>• Landscaping</li> <li>• Services including Smart Poles (where required)</li> <li>• Turf to verge</li> <li>• Traffic signs</li> <li>• Street furniture</li> <li>• Lighting</li> </ul> <p>All works should be design in accordance with site specific DCP and Public Domain Manual.</p>
Estimates Works Value:	The estimated cost for the works listed above is \$[Amount]

### Example Road Sections

[Remove figure below and insert example road sections]



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## 2. Park Works

Public Purpose:	Public Open Space / Passive recreation / Community use
Development Area/Staging Rationale:	[Insert proposed timing]
Description of Works:	<p>The Park Works will provide amenity and recreation opportunities for the existing culture and local community.</p> <p>[Insert description of Park Works].</p>
Core Elements:	<p>Works to be delivered include:</p> <ul style="list-style-type: none"> <li>• Soft and hard landscaping</li> <li>• Lighting</li> <li>• Pathways</li> <li>• Paving</li> <li>• Forming tiered seating</li> <li>• Bicycle racks</li> <li>• Amenities block</li> <li>• Children’s play area (Regional scale 0-3 &amp; 5-11)</li> <li>• Mature tree planting</li> <li>• Picnic Tables</li> <li>• Bench seats</li> <li>• Drinking fountain</li> <li>• Bins</li> <li>• Shelters and structures</li> <li>• Water features and other improvements</li> <li>• External services to park including stormwater drainage, water supply and irrigation system and lighting</li> </ul>
Estimated Works Value:	\$(Amount)
Area:	Approx. [Area]

## 3. New Playing Field

Public purpose:	Public Open Space/Active recreation
Development Area/Staging Rationale	[Insert proposed timing]
Description of works	The New Playing Field will provide amenity and recreation opportunities for the existing culture and local community. [Insert description of New Playing Field].
Core Elements	<ul style="list-style-type: none"> <li>• Earthworks</li> <li>• Grassing and fertilising</li> <li>• Flood lighting (50 Lux)</li> <li>• Amenities building including home &amp; away change facilities, referees room, public toilets, canteen, storage, and first aid</li> <li>• External services to park including stormwater drainage, water supply and irrigation system and lighting</li> </ul>
Estimates Works Value:	\$(Amount)
Area:	[Area]

## 4. Wetland

Public purpose:	Public Open Space
Development Area/Staging Rationale	[Insert proposed timing]
Description of works	<p>A park [describe location and proposed works] that will:</p> <ul style="list-style-type: none"> <li>○ assist in the management of stormwater</li> <li>○ increase the provision of deep soil</li> <li>○ be accessible to the public 24/7, through a formalised path separated from the stormwater management function</li> <li>○ designed to safe guarded against flooding in appropriate use</li> </ul>
Core Elements	<ul style="list-style-type: none"> <li>● Garden edging</li> <li>● Soft landscaping</li> <li>● Footpath</li> <li>● Bins</li> <li>● Bench seat</li> <li>● Mature Trees</li> </ul>
Estimates Works Value:	[\$Amount]
Area:	[Area]

## 5. Affordable Housing

Public purpose:	Affordable Housing
Development Area/Staging Rationale	[Insert proposed timing]
Description of works	<p>Dedication of [x] affordable housing units with a maximum of [x] bedrooms. Finishing to include all fixtures and fittings to enable occupation include but not limited to:</p> <ul style="list-style-type: none"> <li>• Air conditioning (split system)</li> <li>• Floor coverings</li> <li>• Window dressings</li> <li>• Dishwasher</li> </ul>
Core Elements	<ul style="list-style-type: none"> <li>• Carry out works to provide [x] affordable housing units (with a maximum of [x] bedrooms).</li> <li>• Each unit must have been issued an Occupation Certificate prior to transfer to Council.</li> </ul>
Estimates Works Value:	[\$[Amount]]

## 6. Smart Cities

Public purpose:	Smart Cities
Development Area/Staging Rationale	[Insert proposed timing]
Description of works	[Description of contribution works / monetary contribution]
Core Elements	<ul style="list-style-type: none"> <li>• Implementation of Smart City projects/initiatives within the Land recommended by Council, to a maximum cost of \$[x] to be delivered in an integrated manner as the relevant part of the Land associated with the project/initiative is developed.</li> <li>• Indicative budget for items: <ul style="list-style-type: none"> <li>○ Smart Poles = \$[x]</li> <li>○ Smart Wayfinding = \$[x]</li> <li>○ Sensor technology = \$[x]</li> </ul> </li> </ul>
Estimates Works Value:	\$[Amount]

7. [Public transport contribution]

Public purpose:	Public Transport / Community Transport
Development Area/Staging Rationale	[Insert proposed timing]
Description of works	[Describe service to be provided]. Service to be provided for [x] years or until direct public transport to and from [Development] is available, whichever occurs first.
Core Elements	<ul style="list-style-type: none"> <li>• Provide [transport] service for current and future residents.</li> <li>• Service to connect residents to [public transport terminals].</li> <li>• Service to cease on the commencement of [State public transport initiatives].</li> </ul>
Estimates Works Value:	\$(Amount)

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## Part B: Development Contributions – Monetary Contributions

### 8. Community Hub

Public purpose:	Community Use
Development Area/Staging Rationale	[Insert proposed timing].
Description of Works:	Capital contribution towards upgrade works for the [community facility].
Core Elements:	Capital contribution towards cost of updating building.
Estimated Works Value:	[\$Amount] towards the capital construction of a new building.

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## Part C: Land Dedication and Acquisitions Provisions

A significant amount of Public Land exists within the project site. Much of that land will remain as public land during and after the redevelopment process, while additional public land will also be created. There are three types of land proposed to be dedicated to City of Parramatta upon the completion of the works identified in this plan. These are:

- Public Roads (in accordance with the provisions of the Roads Act, 1993);
- Community Land for use as Parks and Open Space (in accordance with the provisions of the Local Government Act 1993); and
- Operational Land to be used for Community Facilities (in accordance with the provisions of the Local Government Act 1993).

### 1. Associated Costs

It is important to recognise that the cost estimates do not include any costs associated with the acquisition or dedication of land to Council for the purposes of roads and public open space.

Compensation for the Developer's compulsory acquisition of land is to be based on a 'peppercorn' payment, to reflect the future dedication of land at no cost to Council as public road, public open space and community land.

### 2. Dedication Timing

Following the completion of construction and embellishment works in accordance with this ISDP, all public roads and open space areas shall be dedicated to Council as part of the relevant subdivision certificate process for that stage of development.

### 3. Public Roads

In order to facilitate the construction of new road connections and intersections, the proposed redevelopment will require that new public roads built and dedicated in accordance with the new subdivision layout.

### 4. Parks and Open Space

The proposed master plan provides approximately [x] hectares of new open space which includes [describe park works / playing field]. The open space will be dedicated to Council as public reserves in accordance with the timing reflected in this ISDP or at a mutually agreeable time.

### 5. Land Remediation

During the redevelopment process, localised existing areas of contaminated ground may become disturbed. As part of the redevelopment works, contaminated lands will require validation before handover / dedication in line with [relevant provisions of planning agreement].

## Part D Indicative Land Dedication Plan

[Insert indicative land dedication plan]

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## Part E: Indicative Staging Plan

[Insert indicative land dedication plan]

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