



*Development Contributions Plan*  
*1998-2003*



**March 2003 Amendment**

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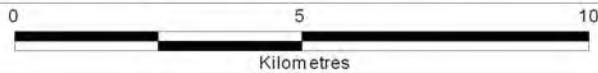
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**Figure 1. Hornsby Local Government Area District Boundary**

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12 June 2003

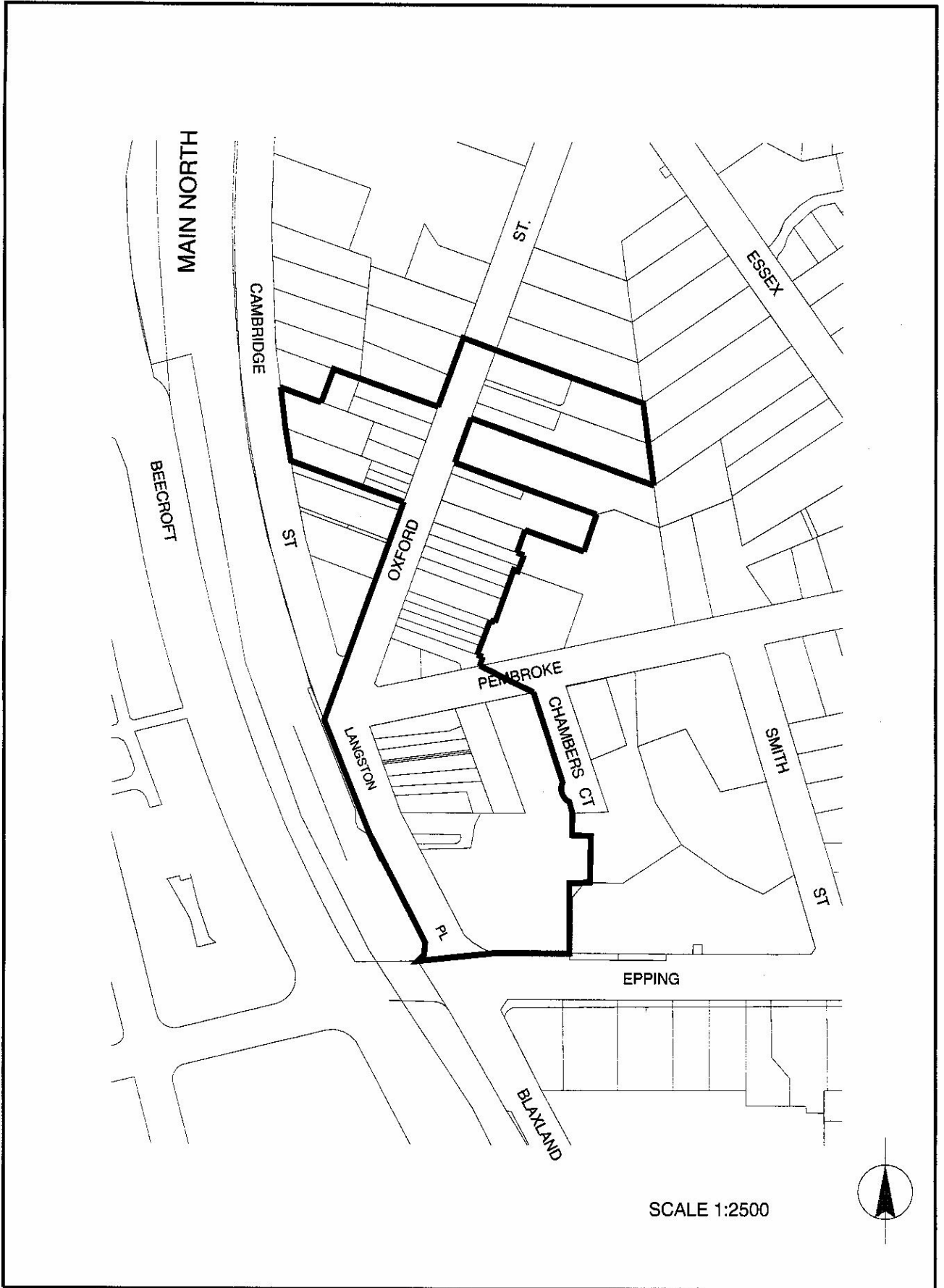


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**Inset to Figure 1**  
**PLANNING DISTRICT 9**



**Figure 2**  
**EPPING COMMERCIAL CENTRE**  
**SHOWING BOUNDS OF BUSINESS "A" ZONE**

## Hornsby Shire Council – Section 94 Plans - Chronology

<b>Date</b>	<b>Name of Plan</b>	<b>Details of Plan or Amendment</b>
1993-1998	Hornsby Council Contribution Plan – Initial Contributions Plan	Numerous amendments undertaken over life of plan.
Sept 1 1998	Hornsby Shire Council Development Contributions Plan 1998-2003	New plan prepared by Council to cover development within the period of 1998-2003
July 21 1999	As above	Amendment to Plan to index rates.
Feb 2001	As Above	Amendment to Plan – Indexation, Policy and Definitions, Layout Changes.
May 2002	As Above	Comprehensive Review of Contributions Plan
March 2003	As Above	Annual Review – Updating costs and contributions and new civic improvement works

Note: Projects throughout the Section 94 Plans are often stated as ‘future’ because they are planned to meet the future demand. However, some projects are able to be completed prior to the end of the plan due to Council bankrolling the project and recouping the costs from the development contributions.



## Summary Contribution Rates Schedule for 2003/2004

*This section has been prepared to satisfy the statutory requirements as provided under clause 26(1)(e) of the Environmental Planning and Assessment Regulation 2000.*

### Contribution Rates for Residential per person

<b>Residential</b>	District 1 Beecroft Carlingford Cheltenham Eastwood Epping & North Epping	District 2 Normanhurst Pennant Hills Thornleigh & West Pennant Hills	District 2(A) Westleigh & North Thornleigh	District 3 Hornsby excluding Town Centre  Wahroonga & Waitara	District 4 Asquith Hornsby Heights  Mt Colah & Mt Kuring-gai	District 5 Berowra Berowra Heights & Cowan	District 6 Arcadia Canoelands Dural (rural)  Galston Glenorie & Wisemans Ferry	District 7 Brooklyn & Dangar Island	District 8 Castle Hill Cherrybrook & Dural (Urban)	District 9 Hornsby Town Centre
	residential per person	residential per person	residential per person	residential per person	residential per person	residential per person	residential per person	residential per person	residential per person	residential per person
<b>Open Space &amp; Recreation</b>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Embellishment of Local Reserves	251.30	285.05	285.05	269.40	268.00	270.45	--	--	213.86	277.80
District & Shire Reserves & Sports Facilities	1183.60	1183.60	1183.60	1183.60	1183.60	1183.60	1183.60	1183.60	1183.60	1183.60
Acquisition of Edgeworth David House				327.55						327.55
Bushland & Environmental Works	427.32	427.32	427.32	427.32	427.32	427.32	427.32	427.32	427.32	427.32
<b>Civic Improvements</b>										
Hunter Mall										1620.75
Drainage										
Landscaping & Signage										145.62
<b>Community Facilities</b>										
Multi-Use Community Facility	725.65	725.65	725.65	725.65	725.65	725.65	725.65	725.65	725.65	725.65
<b>Library Facilities</b>										
Pennant Hills Library building	25.50	25.50	25.50						25.50	
Hornsby Library building	55.38	55.38	55.38	55.38	55.38	55.38	55.38	55.38	55.38	55.38
Library Resources & Technology	75.56	75.56	75.56	75.56	75.56	75.56	75.56	75.56	75.56	75.56
Resident's Kit	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38
<b>Bushfire Services</b>										
Shire-wide Facilities	5.92	5.92	5.92	5.92	5.92	5.92	5.92	5.92	5.92	5.92
Brooklyn Pontoon								30.25		
<b>Traffic Management</b>										
Roads & Traffic Management			1864.29						1179.49	891.29
Hornsby Bike Plan	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37	4.37
<b>Administration</b>										
Section 94 Officer	66.48	66.48	66.48	66.48	66.48	66.48	66.48	66.48	66.48	66.48
Traffic Study			12.01							
Cycle Study	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16
<b>TOTAL per person</b>	2822.62	2856.37	4732.67	3142.77	2813.82	2816.27	2545.82	2576.07	3964.67	5808.83

**Contribution Rates - Excluding Residential Development**

	<b>HTC Hornsby Town Centre</b>	<b>HTC Hornsby Town Centre</b>	<b>HTC Hornsby Town Centre</b>	<b>Thornleigh Industrial Area</b>	<b>Dural Service Centre</b>	<b>Extractive Industry</b>	<b>Epping Business Centre</b>	<b>Dural Village Centre</b>
	commercial per m <sup>2</sup>	retail per m <sup>2</sup>	industrial per m <sup>2</sup>	industrial per m <sup>2</sup>	industrial per m <sup>2</sup>	per tonne	per m <sup>2</sup>	per m <sup>2</sup>
<b>Open Space &amp; Recreation</b>	\$	\$	\$	\$	\$	\$	\$	\$
Embellishment of Local Reserves								
District & Shire Reserves & Sports Facilities								
Acquisition of Edgeworth David House								
Bushland & Environmental Works								
<b>Civic Improvements</b>								
Hunter Mall	81.04	40.52	32.42					
Drainage	15.33	15.33	15.33					
Landscaping & Signage	7.28	7.28	7.28		2.42			
<b>Community Facilities</b>								
Multi-Use Community Facility	36.28	18.14	14.51					
<b>Library Facilities</b>								
Pennant Hills Library building								
Hornsby Library building								
Library Resources								
Resident's Kit								
<b>Bushfire Services</b>								
Shire-wide Facilities								
Brooklyn Pontoon								
<b>Traffic Management</b>								
Roads & Traffic Management	44.56	22.28	17.83	37.31		0.73		
Hornsby Bike Plan								
<b>Administration</b>								
Section 94 Officer	3.32	1.66	1.33	1.33				
Traffic Study				0.25				
Cycle Study								
Civic Improvements							39.78	41.01
<b>TOTAL</b>	187.81	101.57	84.33	38.89	2.42	0.73	39.78	41.01
	per m <sup>2</sup>	per m <sup>2</sup>	per m <sup>2</sup>	per m <sup>2</sup>	per m <sup>2</sup>	per tonne	per m <sup>2</sup>	per m <sup>2</sup>

## Contribution Rates for Medium & High Density Development & Subdivision

□ **Rates per net Additional Dwelling or Allotment:**

	<b>Occupancy Rate</b>	<b>District 1</b>	<b>District 2</b>	<b>District 2(A)</b>	<b>District 3</b>	<b>District 4</b>	<b>District 5</b>	<b>District 6</b>	<b>District 7</b>	<b>District 8</b>	<b>District 9</b>
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1-bedroom	1.30	3669.41	3713.28	6152.47	4085.60	3657.97	3661.15	3309.57	3348.89	5154.07	7551.48
2-bedrooms	2.01	5673.47	5741.30	9512.67	6316.97	5655.78	5660.70	5117.10	5177.90	7968.99	11675.75
3-bedrooms	2.95	8326.73	8426.29	13961.38	9271.17	8300.77	8308.00	7510.17	7599.41	11695.78	17136.05
4-bedrooms	3.71	10471.92	10597.13	17558.21	11659.68	10439.27	10448.36	9444.99	9557.22	14708.93	21550.76
Single Allotment	3.62 *	10217.88	10340.06	17132.27	11376.83	10186.03	10194.90	9215.87	9325.37	14352.11	21027.96

\* This assumes occupancy rate is based upon a 30:50:20 mix of 3, 4 and 5 bedroom dwellings being erected on new allotments.

# Part A - Introduction & Section 94 Framework

## A.1 - Introduction

Section 94 of the New South Wales Environmental Planning and Assessment Act 1979 enables Council to levy development contributions towards the cost of providing public services and amenities which will meet demands generated by new development.

For Council to be able to levy contributions, a contributions plan must be adopted which has been prepared in accordance with the Act.

The Hornsby Contribution Plan has been prepared in four parts which address the following:

- Part A – Introduction and Section 94 Framework
  - Introduction
  - Name of Plan
  - Purpose & Objectives
  - Area of Plan
  - Relationship to Other Plans
  - General Nexus Issues
  - Population and Development Statistics
- +
  - Part B – Contribution Calculations
    - General Formula for Calculating Contributions
    - Policies etc for Exemptions or other Specific Development Related Issues
    - Detailed Calculations and Supporting Information for the specific Contributions levied under the plan by facility type, location etc
  - Part C - Policy and Definitions
  - Part D - Work Schedules and Cash Flow Projections

## A.2 - Citation / Name of Plan

This plan shall be referred to as the “Hornsby Shire Council – Section 94 Contributions Plan 1998 – 2003”, and has been prepared in accordance with Section 94 of the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning And Assessment Regulations 2000*, and the NSW Department of Planning’s *Section 94 Contributions Manual – Second Edition*.

## A.3 - Purpose & Objectives of the Plan

The purpose of the plan is to provide the necessary framework for the efficient and equitable determination, collection and management of developer contributions towards the provision of public amenities and services such as:

- ❑ Roadworks and Traffic Management;
- ❑ Cycleways;
- ❑ Community Facilities;
- ❑ CBD Improvements;
- ❑ Open Space including both Recreational and Environmental Open Space;
- ❑ Bushland Protection and walking tracks;
- ❑ Drainage and Water Quality Works;
- ❑ Section 94 Studies and Administration;
- ❑ Bushfire Protection.

The provision of such services and amenities is to be undertaken to ensure that appropriate and reasonable environmental, amenity and servicing standards are achieved within the Shire. The plan also provides that the facilities are designed and constructed to a standard that is commensurate with the needs of both existing and future population which will utilise them.

The plan will also enable the appropriate and accountable financial management of income derived from developer contributions in accordance with the provisions of the Environmental Planning and Assessment Act 1979, and Part 4 of the Environmental Planning and Assessment Regulation 2000.

*This section has been prepared to satisfy the statutory requirements as provided under clause 26(1)(a) of the Environmental Planning and Assessment Regulation 2000.*

The **objectives** of the plan include:

- ❑ To provide appropriate management of the cash flow resulting from developer contributions received under this plan and any previous income received pursuant to section 94 of the Act, and
- ❑ To provide cash flow management and expenditure priorities that best meet the demands generated by development and the identified servicing needs of the community, and that will ensure that amenities and services nominated under the plan are provided in a timely and cost effective manner;
- ❑ To minimise Council's exposure to legal and financial risk;
- ❑ To provide an overall strategy for the coordinated delivery of public amenities and services consistent with Council's Strategic intent and Management Plan;
- ❑ To provide a useful source of information on Council's Contribution Programme for the community, development industry and Council alike;
- ❑ To enable Council to require, as a condition of development consent, a fair and reasonable cash contribution and/or land dedication towards the provision of public amenities and services, in addition to specific development related works such as road widening or roadworks, footpaving, kerbing and guttering, street tree planting and drainage immediately adjacent to a development site;
- ❑ To enable Council to recoup funds which it has spent in the provision of amenities and services which will address the demands generated by new development;
- ❑ To comply with the relevant legislation, and achieve best practice in the plan format and management, and ensure provision of appropriate amenities and services within a reasonable time and at a reasonable cost;
- ❑ To enable the Council to be both publicly and financially accountable in its assessment and administration of the Contributions Plan.

## **A.4 - Land to which this Plan Applies**

This plan applies to all lands within the Shire of Hornsby. A map of the Shire and the specific contribution areas referred to under this plan are shown in Figure 1, page 1.

*This section has been prepared to satisfy the statutory requirements as provided under clause 26(1)(b) of the Environmental Planning and Assessment Regulation 2000.*

## **A.5 – Relationship to other Plans, Manuals & Policies**

This plan applies to land covered by the Hornsby Local Environmental Plan 1994 (and any subsequent amending or superseding LEP), and was prepared and adopted in accordance with the provisions of Section 94 of the *Environmental Planning and Assessment Act 1979* (as amended) and Part 4 of the *Environmental Planning and Assessment Regulation 2000*. Council has also had regard for the NSW Department of Planning's *Section 94 Contributions Manual* in the formulation of this plan.

The plan should also be read in conjunction with any relevant Development Control Plans and Council's Codes and Policies which apply to the subject lands. The plan has also been prepared to be consistent with the objectives of Council's Management Plan and the related strategic intent of Council.

This contribution plan takes precedence over any other Council plan, policy or charges in relation to the determination of Section 94 contributions. However this plan has been prepared having consideration for unexpended income under previous plans in addition to the outstanding works under those plans. Where appropriate this plan has absorbed the relevant income and works into the expenditure schedules which form part of this plan.

## **A.6 - Establishment of a General Nexus**

Many public services and amenities are likely to predominantly cater for residents of a specific locality. Where this is the case the provision of such has been dealt with on a district basis with a unique contribution rate for the district determined for those facilities or services which will specifically address demand within that particular district. New development also creates a demand on Shire-wide and regional facilities and services, and as an areas' population increases so does the demand for amenities and services that address the overall needs of the Shire.

A number of facilities and services that will meet the overall needs of the Shire in addition to specific areas have been identified within this plan. The justification for the provision of such facilities and services, and the standard for provision have been dealt with specifically in the respective section of the plan.

The plan also recognises that existing development may also benefit from the provision of such public infrastructure and services. As such, the formulae used to determine the contributions applicable to new development, have been formulated to apportion costs to both existing and new development on the basis of their relative proportional benefit where this may be appropriate.

## A.7 – Population & Development Statistics

The contributions levied under this plan are based on population and development yield projections for specific localities and types of development in addition to the projections on a Shire-wide basis where appropriate.

### A.7.1 - Population Projections

Development approved under this Plan (i.e. between September 1998 and August 2003) is anticipated to result in population growth over the period September 2000 and August 2005. This assumes that there will be, on average, a period of two (2) years between the issue of a development consent and the final occupation of the resultant dwelling. On the same basis, major expenditure under the works program of this Plan will not commence until the year 2000.

The following assumptions have been used to produce these population projections:

- no net demographic change, particularly with regard to dwelling occupancy was assumed to occur over the period 1996 - 2005; and
- average dwelling occupancy rates for high density, medium density and low density development over the period of this Plan were assumed (2.01, 2.95 and 3.62 persons per dwelling respectively).

Table A.1 provides details on the projected population increase for each district and the Shire.

	A	B	A – B
District	Year 2000 Population	Year 2005 Population	Projected Population Growth 2000-2005
1	30935	31706	771
2 & 2(A)	26706	29085	2379
3	13200	13725	525
4	20122	20657	535
5	9702	10139	437
6	9627	9899	272
7	1228	1282	54
8	26603	27056	453
9	7373	9835	2462
Shire Total	145496	153384	7888

Table A.1: Population Projections  
Source Hornsby Shire Council 1998

*Note: The population projections provided above provide an indication of the projected development trends for the Shire and Contribution Districts. The actual development rate may differ from these projections as a result of market fluctuations and the like. These population projections should be read in conjunction with the anticipated development yield information provided below. Actual population growth will be monitored over the life of the plan and the plan amended if necessary to reflect changes to projections.*

A specific contribution area has been required to address development within the North Thornleigh-Westleigh precinct. The timeframe for the development of this precinct is anticipated over a minimum of 1998-2008. Population projections for this precinct, District 2(A) are based on residential development approved over 10 years (1998 - 2008) resulting in a population growth of some 2443 persons over the period 2000 - 2010 (i.e. 330 standard lots @ 3.62 persons/lot, 106 small lot dwellings @ 2.95 persons/ dwelling and 367 medium density dwellings @ 2.01 persons/dwelling).

## A.7.2 - Development Projections

### A.7.2.1 – Residential Development

#### Estimated Development Approvals - 1998 - 2003

Table A.2 indicates the expected level of approvals for residential development by district and type of development over the period September 1998 - August 2003.

District	Medium - High Density Dwellings	Detached Dwellings / New Allotments
1	44	185
2 & 2(A)	501	341
3	162	50
4	84	90
5	49	90
6	-	75
7	-	15
8	-	125
9	1225	-
Shire	2065	971
Table A.2: Projected Residential Development Approvals 1998 – 2003		

#### District 2 (A) Development Approvals - 1998 - 2008

The following residential development yields are projected for the additional sub-district defined for the purposes of levying for major access improvements in District 2(A) over the ten year period 1998 – 2008. Projections are based on the following major residential sites being fully developed and as such would produce the following maximum net lot / dwelling yields:

- Ormond School site (approval before 2003) -
  - 63 standard lots
  - 88 small lot dwellings
  - 192 medium density multi-unit dwellings
- Formica site (approval before 2003) -
  - 7 standard lots
  - 18 small lot dwellings
  - 175 medium density multi-unit dwellings
- Water Board land (approval before 2008) -
  - 200 lots
- Resubdivision of existing lots (approval before 2008)
  - 60 lots
- A total of 803 new dwellings are expected to be developed in District 2(A) over the period 1998 - 2008.



## A.7.2.2 – Non-Residential Development

### Hornsby Town Centre

The following development projections for the Hornsby Town Centre have been adopted for the period September 1998 - August 2003:

New commercial and retail floor space	15,000 m <sup>2</sup>
Additional employment	500 persons @ ave.30m <sup>2</sup> per person
Table A.3: Hornsby Town Centre Development Projections 1998 – 2003	

### Thornleigh Industrial Area

The following development projections for the Thornleigh Industrial Area have been adopted for the period 1998 to 2008:

New Industrial floor space	24,600 m <sup>2</sup>
Additional employment	492 persons @ ave.50m <sup>2</sup> per person
Table A.4: Thornleigh Industrial Area Development Projections 1998 – 2008	

### Epping Town Centre

New commercial and retail floor space	3,682 m <sup>2</sup>
Additional employment	122 persons (@ ave.30m <sup>2</sup> per person)
Table A.5: Epping Town Centre Development Projections 2002 – 2012	

***Note:** The development yield information provides details on the expected development for the relevant districts or development types. Whilst the projections may vary in terms of the development rates achieved, the monies collected and any thresholds for provision will be determined on the basis of the actual development undertaken, not the initial projections. The projections as such are an anticipated scenario only. However the table above provides critical information as it outlines the total expected yields within the life of the plan and it is on this data that contributions income projections have been based.*

*As such the yields will be monitored over the life of the plan and amended if necessary.*

*This section has been prepared to satisfy the statutory requirements as provided under clause 26(1)(c) of the Environmental Planning and Assessment Regulation 2000.*

# Part B - Contribution Calculation

## B.1 – General Calculation Formulae & Application

### B.1.1 - General Formulae

The following general formulae provides a basis for the determination of developer contributions in accordance with this plan.

- Costs Attributable to New Development:

$$\text{CN} = \text{TC} \times [\text{FP} / (\text{EBP} + \text{FP})]$$

where:

**CN** = Contribution Attributable to New Development

**TC** = Total Cost of Infrastructure (or services) to be Provided

**EBP** = Existing Benefit Population

*note: where the infrastructure to be provided is to meet the demands generated by the new development only, then the “Existing Benefit Population” will be nil.*

**FP** = Future Additional Benefit Population

- Contribution per Person:

$$\text{Contribution per person} = \text{CN} / \text{FP}$$

where:

**CN** = Contribution Applicable to New Development

**FP** = Future Benefit Population

### B.1.2 - Residential Development

For the purposes of levying contributions for residential development under this plan a rate will be calculated on the basis of an average occupancy rate for the various scales and types of development in accordance with the following:

Development Type	Occupancy Rate
<b>Medium &amp; High Density Residential Development</b>	
1 - bedroom	1.30
2 – bedroom	2.01
3 – bedroom	2.95
4 – bedroom	3.71
<b>Residential Subdivision</b>	
single allotment	3.62

Table B.1 – Occupancy Rates

Note: the occupancy rate for residential subdivision is based upon a 30:50:20 mix of 3,4 and 5 bedroom single dwellings being erected on new allotments.

### **B.1.3 - Development Under State Environmental Planning Policy No. 5 (SEPP 5) – Ministerial Exemptions**

Development approved pursuant to State Environmental Planning Policy No. 5 – Housing for Older People or People with a Disability, will be levied developer contributions in accordance with this contributions plan, noting Ministerial exemptions of 3 May 2001.

The occupancy rates for the purpose of determining contributions will be the same as that for other medium density development unless the applicant is able to justify a departure from these rates.

Where a departure from the adopted contribution or occupation rates is proposed, the applicant shall provide in writing, prior to the determination of the application, details of the proposed variation and the justification for such. This includes where a development is providing facilities for occupants on-site which may reduce the demands on facilities or services to be provided in accordance with this contributions plan.

### **B.1.4 - Commercial, Industrial and Retail Development**

Generally development projections and contribution rates for commercial, retail and industrial developments under the plan have been determined on the basis of gross floor space.

Where there is a departure from this approach justification is provided in the relevant section.

### **B.1.5 - Discretion Relating to Development Types Not Specified Elsewhere**

While the plan generally refers to residential dwellings and commercial, retail and industrial floor space, there may be certain uses, such as private hotels, cinemas, restaurants, civic buildings, car washes and so forth, which do not necessarily fall into these categories.

In these instances, the Council may use its discretion to determine an “equivalent demand” to apportion costs based on the demand generated by the specific development, if it will generate demand for facilities already nominated under the plan.

In general, such a determination would be based upon the development’s capacity in terms of the number of full-time employees, short and long-term residents, customers or equivalent.

Where a development is proposed that has not been considered under this plan but where it will generate demand for public amenities and services, Council may undertake to amend this contribution plan to address the specific contribution requirements of that development.

### **B.1.6 - Works attributable to a Single Development**

Development or redevelopment may necessitate works including:

- Road widening;
- Roadworks;
- Footpaving;
- Kerb and guttering;
- Street tree planting; and
- Drainage works
- Traffic management works

It is unreasonable for Council to provide definitive cost estimates or work schedules for such, given the difficulties of anticipating development which may necessitate works of this nature.

However, as part of this plan Council requires that where a development will generate a demand for provision or upgrade of roads, drainage or other infrastructure, the following will need to be addressed:

- ❑ Dedication at no cost to Council of any land required for road widening or provision of other public amenities or services;
- ❑ Provision of works as specified above, by the developer, to meet the demands generated within an agreed timeframe **or** where it is acceptable to Council the payment of a contribution which is equivalent to the construction cost of the works required as agreed by Council.

*Note: Where any cash contribution is paid to Council, works will be scheduled to be completed within a reasonable time having regard for the demands generated by the development.*

*This section has been prepared to satisfy the statutory requirements as provided under clause 26(1)(d) of the Environmental Planning and Assessment Regulation 2000.*

## **B.2 - Recreational Open Space & Facilities**

### **B.2.1 - Introduction and Area of Application**

The contributions for open space apply to the whole of Hornsby Shire.

In establishing an appropriate level for the future provision of open space through Section 94 contributions, it is important to consider the historical level and nature of provision and establish the capacity of the Shire to provide open space resources to meet the anticipated future demand.

Hornsby Shire has enjoyed a very high level of open space for its population size over the years. The great bulk of area can be characterised as bushland, constituting more than 5000 ha in total, most of which is considered of regional importance. An examination of non-regional open space in the Shire also indicates a substantial resource of open space, when compared to many outer-ring suburbs of Sydney, with more than 4.5 hectares per 1000 persons of non-regional open space.

It is clear from various Council studies that residents consider this to be an important reason for living in the Shire and that there is a community expectation that this level of resource will need to be maintained to meet the needs of the future population, without compromise to the existing population.

Council has developed an Open Space Plan (1997) which builds upon the Recreation Needs Study to plan for the future use and development of open space resources. A key objective will be to improve recreation opportunity by improving the quality of existing open space by increasing the range of settings and facilities in these reserves.

The Open Space Plan also gives priority to the development of open space areas already available to Council over the acquisition of additional open space to meet the needs of the community, although additional space may need to be acquired in some cases. This approach recognises the abundance of existing open space, of which a high proportion is not of useable and accessible quality. The Open Space Plan provides guidelines for the improvement of quality in existing reserves, leading to greater use capacity; and to the standard of quality to be required of any open space which is acquired in future. The approach to open space provision will thus shift from a traditional method of providing unit areas per head of population, to a qualitative approach which will yield useable open space.

The program to achieve the aims of the Open Space Plan is intended to run over a number of years. The proposals address the needs of both the existing and expected future population and thus must be funded from both Section 94 and other Council funding sources.

It is a purpose of this Plan to provide a sustainable and equitable basis for drawing together the findings of the Open Space Plan and the Recreation Needs Study with the expected levels of population increase and their anticipated needs for open space and recreation. A contribution rate per person/dwelling for future population will be derived that will meet the anticipated costs of facility and land provision.

## **B.2.2 - Anticipated Growth and Development**

In order to address the issues raised in Section B.2.1, and to meet the nexus requirements of the Section 94 legislation, it is the purpose of this Contributions Plan to take a strategic approach to the levying and apportionment of Section 94 contributions for recreation/open space provision. This approach is based on the following key criteria:

- ❑ Estimated future demand;
- ❑ Existing supply of land and open space recreation facilities by type and location;
- ❑ Recreation preferences and demands of the community;
- ❑ Relevant quality standards;
- ❑ Accessibility issues and standards;
- ❑ Compatibility with Council's corporate and strategic aims;
- ❑ Consistency of approach against current best practice in open space planning; and
- ❑ Comparison to existing levels of provision.

Having regard for the above, Council also acknowledges that it has significant open space land resources which are potentially available to embellish or augment to maintain an acceptable level of service and access for both existing and future residents for most open space functions. As such the strategy for the levying of contributions to meet the demands of new development for recreational open space has generally aimed to embellish or augment Council's existing land resources to increase their "carrying capacity".

Where specific development areas may not have sufficient land resources to meet the demand generated by new development for particular types of open space such as local parks, acquisition of additional land is warranted, and is detailed within this plan.

### **Anticipated Demand**

Current trends in open space planning in NSW and Australia are emphasising the need to establish a more demand-orientated, quality-driven rather than a simple standard-based, approach (refer to Hornsby Open Space Plan (1997) and Department of Planning publication "Outdoor Recreation and Open Space", 1992).

A demand and quality orientated approach still allows for the level and extent of open space and recreational provision (meeting the expressed demands of a relevant population) to be tested against standards. The principal advantages of the demand-orientated strategy over the standards based approach may be summarised as:

- ❑ More accurate targeting - takes account of population and community profile;
- ❑ Greater flexibility - can be revised when new information becomes available;
- ❑ More realisable - matches demand with location;
- ❑ More cost effective - maintains provision at appropriate levels.

The first step in assessing anticipated demand must necessarily involve analysis of expected growth and community type.

### **Growth Projections**

A summary of population growth projections by district is provided in Section A.7.

As indicated in section B.2.2, the need for new facilities has been assessed against the increase in district and Shire populations relative to the year 2000 population projection of the 1993 - 1998 Development Contribution Plan. However, per person contribution rates are based upon the number of residents of new dwellings projected to be approved under this Plan.

## **B.2.3 - Nexus**

### **Recreation Preference and Demand**

Council's Open Space Plan (1997) establishes existing demand and preference as a key component of recreation planning. This contributes significantly to the immediate issue of Section 94 in directing provision for community recreation and open space needs. The major findings of the study is summarised as:

1. Recreational activities preferred (in descending order):
  - ❑ Visiting parks and gardens
  - ❑ Picnics/BBQ's
  - ❑ Walking/walking the dog
  - ❑ Bushwalking
  - ❑ Swimming
  - ❑ Driving for pleasure
  - ❑ Taking the kids to the park, and
  - ❑ Tennis
  
2. The most preferred recreational setting (in descending order):
  - ❑ Bushland
  - ❑ Outdoor sports facilities
  - ❑ Parkland
  - ❑ Waterways
  - ❑ Indoor sports facilities
  - ❑ Playgrounds and
  - ❑ Formal gardens

3. Passive recreational activities, such as visiting parks and gardens, picnicking, walking for pleasure or bushwalking and swimming, are more popular than the organised team activities of cricket or soccer with the population as a whole. However, those involved with organised team activities (typically 5 - 24 year olds) participate often and indicated a preference for such activities over non-sporting pursuits.
4. Recreational opportunities for youths are important to the whole community and should be provided by Council. This was indicated by recreational organisations and those 25-39 years and over 64 years of age in particular.
5. Facilities for youths are biased towards organised sport activities. Multi-purpose informal play areas facilities such as skateboard ramps/roller skating areas, and basketball facilities are desired.
6. Residents are motivated to recreate in order to do something with family; to be with friends; get away from the usual demands of life; and to keep fit.
7. There are six distinct experience type user groups in the Shire. Council should consider the needs of these groups when planning recreational settings.
8. The provision of facilities needs to consider issues of equity to ensure there are no disadvantaged social groups.
9. Overall, analysis indicated a lack of facilities such as cycleways, aquatic/multi-purpose centre, basketball, softball, netball, baseball, facilities for non-organised recreation, facilities accessible by the aged and disabled and youth facilities.
10. The provision of a range of facilities at active areas, e.g. sports fields including courts, dog runs, skate facilities, picnic facilities and night lighting to extend hours of use would provide more opportunities for use by the community.
11. A bushland setting and the activities undertaken in such an environment are extremely popular throughout the community. Analysis indicated such a setting is appreciated for its recreational opportunities as well as scenic and natural qualities and should be preserved.
12. Current level of funding for recreational groups should be maintained and those aimed at specialised youth orientated activities should be increased, eg. skating, basketball.

The above findings must be considered the principal guidelines for the apportionment of Section 94 contributions when considered in association with projected growth and anticipated community profile.

### **Quality of Open Space**

In evaluating the suitability of a given site for an open space reserve dedication/acquisition, it is critical that the quality as well as the quantity of the site and the intended augmentation be appraised. When Council has established that the land to be acquired/dedicated is of adequate size and capable of matching the demand created by development, it should be satisfied that the qualitative aspects of that land and its augmentation are appropriate.

Criteria to be considered should include, but not be exclusive to, the following matters:

- ❑ Is the land of suitable size and/or gradient? Research has shown that small or steep reserves are poorly patronised.
- ❑ Is the land readily accessible and visible from a street frontage or other public access route?
- ❑ Is the land situated so that it is realistically useable for the intended population? Local parks should be within walking access of residences. Reserves should be able to incorporate cycle and walking pathways.
- ❑ Do any easements (drainage/transmission lines) substantially prejudice the intended purpose/enjoyment of the open space?
- ❑ Is the land bounded by the rear (rather than the side) of adjacent properties? (rear boundaries can cause dumping/access problems).
- ❑ Is the area readily supervisable where facilities for children are to be supplied?
- ❑ Is the intended purpose of facilities at the open space compatible with the private enjoyment of the adjoining properties?

The Hornsby Open Space Plan provides guidelines as to open space development.

### **Accessibility Criteria**

The publication "Outdoor Recreation and Open Space Planning" (Dept of Planning, 1992) recommends that the catchment for local and district reserves be based on accessibility criteria rather than population numbers:

- ❑ District facility - Typically comprising one local government area where users will normally not drive more than 15-30 minutes.
- ❑ Local facility - Catering to a local area where users predominantly walk or cycle to use the facility.

Given that travel times from boundary to boundary within the Shire on the longest north/south axis is generally less than 30 minutes (except in the extreme north of the Shire, where population growth is projected as minimal over the period of this Plan) it can be assumed that district facilities anywhere within the Shire are mostly capable of serving developments at any location in the Shire.

The Department of Planning's publication also indicates that local reserves should ideally be within 500 metres of any residence. However, where obstructions to direct access may occur (buildings, highways, railways etc), the criteria of a 10 minute walk may be a more appropriate approach (Just, 1989).

It is noted that the distinction between local, district and regional open space is not absolute, e.g. there will be users of local reserves attracted from a district catchment. Regional Reserves and sportsgrounds are considered to be separate categories of open space with a Shire wide catchment.

### **Compatibility with Existing Provision**

Where the extent of a Section 94 contribution has been contested, the Land and Environment Court has historically 'tested' the contribution against the current level of provision enjoyed by the existing community. It can be expected that, in the absence of any other substantiation for an increased level of provision for a future population, the court will continue to find on this basis. This Contributions Plan therefore applies existing levels of provision as the basis for future provision.



## **Compatibility with Current Open Space Guideline Documents**

This contributions Plan has been compiled with reference to the guidelines provided from two key documents:

1. Outdoor Recreation and Open Space Planning Guidelines for Local Government (NSW Dept of Planning, 1992).
2. Section 94 Contributions Plans Manual (NSW Dept of Planning, 1992)

Other references employed in developing open space strategies for this plan include:

- ❑ Hornsby Open Space Plan (Hassell 1997)
- ❑ Hornsby Recreation Needs Study (Manidis Roberts, 1991).
- ❑ Open Space in the Sydney region (Dept of Planning, 1982)
- ❑ Hornsby Shire Social Atlas (HSC 1995)
- ❑ Community Attitudes to the Service Provided by Hornsby Shire Council HVERF 1995
- ❑ Appropriate Amounts and Design of Open Space (Just, 1989)
- ❑ Local Government Sport and Recreation Provision in Australia (Carrol, 1995)
- ❑ Five Year Program of Improvement Works, Parks and Gardens Branch (Hornsby Shire Council 1992 and 1993)

### **B.2.4 - Open Space and Recreation Facilities Required**

#### **Methodology Basis**

As has previously been established, the principle upon which all contributions will be levied is that of existing provision of open space in the Shire. The methodology employed avoids complex formulae and is based on:

1. The ratio of existing population to the existing area of open space category (local, district and sportsgrounds).
2. By using the ratio determined in (1) above, deriving the area of new open space (local, district and sportsgrounds) required to meet the demand generated by the new population.
3. Converting the area required in each open space category to a number of reserves in each category, by using a standard average size for each component of the open space categories identified later within this plan.

The methodology is used to derive two components of contribution:

1. Acquisition of land for new local and district reserves and sportsgrounds.
2. Augmentation of existing local and district reserves and sportsgrounds.

The strategies and implementation proposals that follow are predicated on this approach. Also, adjustments to the contribution rates and apportionment, based on projected growth and community profile in the respective districts, have necessarily been made. Each step in the establishment of a contribution rate and the proposed apportionment considers the relevant key components as follows:

- ❑ Demand projections based on expressed demand of existing population (Recreation Needs Study, Open Space Plan) or, where unavailable, on accepted broad trends in recreational demand.
- ❑ Standards-used in two ways:
  - where currently considered appropriate by the Department of Planning; and
  - where demand information is not available.

- ❑ Existing provision - using current reserves and basic facility provision as a key element in establishing future requirement models.
- ❑ Demographics - projection of population increase/decrease and anticipated community profile to establish expected demand.
- ❑ Accessibility - based on travel times around and within the LGA.
- ❑ Costs - anticipated expenditure based on existing capital costs and appropriate indexing.

### **Existing Provision of Reserves**

Council has formulated an open space inventory as an appendix to its Open Space Plan. For simplicity, when formulating the Section 94 contributions plan, reserves in the inventory have been classified into regional (shire-wide) reserves, district reserves, local reserves and sportsgrounds. Only those existing reserves which have been augmented/embellished to allow them to function in the designated open space categories were included. The existing areas of open space within each of these categories, in May 1998, are:

Regional (shire-wide) reserves	4,141 hectares
District reserves	113 hectares
Sportsgrounds	104 hectares
Local reserves	88.6 hectares
Table B.2 – Open Space Area	

In several cases, such as Galston Reserve, where a large reserve has components of both a sportsground and a district park with non-sporting recreation settings, the reserve has been counted twice. However, to avoid 'double dipping' in the calculations, the areas of these reserves were apportioned between district reserves and playing fields.

It is considered that sufficient provision in area and number exists for regional parks to meet both existing demand and that generated by the new population. However, to meet the need identified in the Open Space Plan for a variety of recreation settings, a program of augmentation of these parks has been formulated.

For the purposes of this plan, the additional area of local and district reserves and sportsgrounds, equivalent to the demand generated by the anticipated additional population and based on proportional extension of the existing area and standard of open space was calculated. Based on the figures derived from the inventory in 1993 and the population, the area of existing open space in each of three categories per head of population is calculated as follows:

Category	Total area of existing augmented / embellished reserves (ha)	Area/person (m <sup>2</sup> )
Local reserve	85	6.7
District reserve	113	8.7
Sportsgrounds	101.6	8.0
Total	299.6	23.4
Table B.3: Area of existing open space per head of population (1993)		

These results were used to produce standards of open space provision in the 1993 - 1998 Development Contributions Plan and have been retained for use in this Plan.

In examining provision of open space throughout the Shire, a number of reserves were identified as being in a non-embellished/augmented state, of low quality which caused them to deliver reduced recreation opportunity. These reserves have not been embellished with the range of settings discussed in the Open Space Plan. However, many are assessed as having the necessary size, topography, ease of access and potential range of recreation settings to enable them to function within a designated open space category, subject to appropriate augmentation/embellishment. These existing reserves occur near to areas of projected population increase. This further enhances their potential to satisfy the open space and outdoor recreation demands of the population generated by future development. Therefore, it is anticipated that the majority of the demand for additional open space can be met by embellishing/augmenting existing non-embellished/augmented reserves as directed in the Open Space Plan.

### **Calculation of Open Space and Recreation Requirements**

The local and district reserves and sportsgrounds required for the projected increase in Shire population is calculated below:

Category	Area per person (m2)	Additional persons 2000 - 2005	Additional area required (ha)
<i>Local reserve</i>	<i>6.7</i>		
<i>District 1</i>		<i>771</i>	<i>0.52</i>
2 & 2(A)		<i>2379</i>	<i>1.59</i>
3		<i>525</i>	<i>0.35</i>
4		<i>535</i>	<i>0.36</i>
5		<i>437</i>	<i>0.29</i>
6		<i>272</i>	<i>0.18</i>
7		<i>54</i>	<i>0.04</i>
8		<i>453</i>	<i>0.30</i>
9		<i>2462</i>	<i>1.65</i>
Total		<i>7888</i>	<i>5.28</i>
District reserve (Shire-wide)	8.7	7888	6.86
Sportsground (Shire-wide)	8.0	7888	6.31
Table B.4: Area of Open Space Required			

To convert raw area figures to a relevant works program, the average size of local reserves, district reserves and sportsgrounds was calculated and converted to reserve numbers (see Table B.5):

Category	Required additional area (ha)	Average size of existing reserves (ha)	Number of reserves required
Local reserve		0.48	
<i>District 1</i>	0.52		1.08
2	1.59		3.31
3	0.35		0.73
4	0.36		0.75
5	0.29		0.61
6	0.18		0.38
7	0.04		0.08
8	0.30		0.63
9	1.65		3.44
Total	5.28		11.00
District reserve	6.86	3.66	1.87
Sportsground	6.31	2.70	2.34
Table B.5: Number of Reserves Required			

The above average sizes of existing reserves are also the size of reserves considered by Council's Environment Division to be practical in the provision of reserves which can adequately function in the relevant open space category.

As stated before, there will be an emphasis in this plan of embellishing existing reserves. It is emphasised that these existing unembellished reserves have not been included in the calculation of the existing provision of open space. Accordingly this approach will discount the provision of land for open space where the land exists but has not been sufficiently embellished to function within the designated open space categories.

The cost of a fully embellished local reserve has been calculated to a standard cost (see appendix). Where the need in a district justifies the full cost of reserve embellishment, this will be carried out. Otherwise, costs will be apportioned to allow the partial embellishment of local reserves, to be carried out judiciously so that the embellishments are of genuine value in meeting needs.

The cost of embellishing district reserves and sportsgrounds has also been calculated, based on recent precedent, and will be used as the basis for calculating contributions in this plan.

These reserves are located where the greatest population growth is expected. The properties identified to be embellished or augmented are listed in Council's works program included as Appendix A to this report. It is noted that sites to be acquired will also be required to be embellished or augmented to the existing Shire standard.

## ❑ **Development of Regional Reserves**

Hornsby Shire has five Regional (Shire-wide) parks. These are Pennant Hills Park, Berowra Valley Bushland Park, McKell Park, Fagan Park and Berowra Waters. Included in the works program are programs to further embellish and augment these parks to meet community needs as identified in the Recreation Needs Survey. It is noted that the provision of Regional (Shire wide) reserves is resource based and therefore cannot be appropriately calculated on an area basis. Notwithstanding the extent of Regional (shire wide) reserves to be provided by proposed embellishment/augmentation works, it is considered contribution rates are at a low and reasonable level.

It is considered that the additional projected population will place demand on the resources in the shire-wide parks, creating at least part of the need for the new embellishment/augmentation. These works are dealt with in Section B.3 Bushland and Environmental Works. However, Fagan Park which has facilities currently at capacity will be 100% funded from Section 94 contributions. Fagan Park was developed in the late 1980s as the Shire's main shire-wide leisure facility. Development was funded by the General Fund, State and Federal Bicentennial Grants and Section 94.

Development at Fagan Park consists primarily of picnic facilities with the attraction of a large, well-developed garden area. The picnic facilities, including shelters, tables, barbecues, toilets and car parking have reached saturation use at peak periods. It is considered that an increase in the Shire's population will lead to an increased need for picnic facilities or else diminution of the recreational opportunities will occur. Therefore, a program to expand picnic and other facilities has been included in the five year program, to be funded fully from Section 94, divided proportionally across all new residential development.

## ❑ **Development of Local Reserves**

Using the above calculations, 11 local reserves are required across the Shire. Therefore, the following 11 local reserves (or similar) are to be embellished:

- |   |                         |
|---|-------------------------|
| ❑ Ray Park, Epping                                | (located in District 1) |
| ❑ Eucalyptus Drive Reserve, Westleigh             | (District 2)            |
| ❑ Headen Park, Thornleigh                         | (District 2)            |
| ❑ Charles Curtis Park, Thornleigh                 | (District 2)            |
| ❑ Campbell Park, West Pennant Hills               | (District 2)            |
| ❑ Mildred Avenue / Jersey Street Reserve, Hornsby | (District 3)            |
| ❑ Edgeworth David House, Hornsby                  | (District 3)            |
| ❑ Reddy Park, Hornsby                             | (District 3)            |
| ❑ Hopeville Park, Hornsby Heights                 | (District 4)            |
| ❑ Cowan Park                                      | (District 5)            |
| ❑ Rotary Park, Waitara                            | (District 9)            |

These local reserves are located near the areas of expected major residential development. The cost of these embellishments is \$167,000. Individual costs will be established when detailed designs are available for each site.

Opportunities to embellish existing open space in District 9 are limited. On this basis, District 9 will contribute to the cost of Mildred Avenue/Jersey Street Reserve, Rotary Park Waitara, Reddy Park and Edgeworth David Reserve. All of these local reserves are within District 3 and near the boundaries of District 9. District 3 will also contribute to part of these reserves as indicated below.

Similarly, development in District 8 will contribute to the cost of Campbell Park, which is located within District 2 but near the boundary of District 8.

Components of such embellishment would include earthworks, turfing, planting, play equipment, picnic facilities, fencing, lighting, irrigation, bushland regeneration where necessary, and at 2 of the 11 reserves, sites to be identified on detailed investigation, an active sports facility such as a tennis court or skate facility.

The costs of embellishing these various reserves have been allocated approximately in accordance with the demand for local reserves by individual districts (as indicated in Table 2.5). The allocation of costs to districts is as follows:

<input type="checkbox"/> Eucalyptus Drive, Westleigh	District 2 - 100%
<input type="checkbox"/> Headen Park, Thornleigh	District 2 - 100%
<input type="checkbox"/> Charles Curtis Park, Thornleigh	District 2 - 100%
<input type="checkbox"/> Ray Park, Epping	District 1 - 100%
<input type="checkbox"/> Campbell Park, West Pennant Hills	District 2 - 50%; District 8 - 50%
<input type="checkbox"/> Cowan Park	District 5 - 61%; Shire - 39%
<input type="checkbox"/> Hopeville Park, Hornsby Heights	District 3 - 26%; District 4 - 74%
<input type="checkbox"/> Mildred Ave/Jersey St Reserve, Hornsby	District 9 – 100%
<input type="checkbox"/> Rotary Park, Waitara	District 9 – 100%
<input type="checkbox"/> Edgeworth David Reserve, Hornsby	District 9 – 100%
<input type="checkbox"/> Reddy Park, Hornsby	District 3 – 47%; District 9 – 53%

The need for additional local reserve open space in the vicinity of Hornsby Town Centre (District 9) was identified in the December 1997 amendment of the previous (1993 - 1998) development contributions plan. No reserves suitable for further embellishment currently exist adjacent to the eastern part of the Town Centre, where majority of medium-high density residential development has and will continue to occur.

On this basis, the Edgeworth David House property was identified for acquisition. The cost of acquiring this property, with an area of around 8500m<sup>2</sup>, was \$985,000 in 1999. Under the previous (1993 - 1998) Contributions Plan, around \$159,700 (\$141,700 for acquisition and \$18,000 for embellishment) is expected to have been collected for this project. As this site is larger than the average local reserve, the cost of embellishment will include that money collected under the previous Plan (ie \$167,000 + \$18,000 = \$185,000). The cost of acquiring the site will similarly be shared between development under this Plan and the previous (1993 - 1998) Plan (\$843,300 and \$141,700 respectively). Acquisition of Edgeworth David House will be levied to new development in both Districts 3 and 9 as the Reserve is located in District 3 and will also benefit District 9.

#### **Development of District Reserves**

Calculations in Table B.5 demonstrate the need for 1.87 district reserves. Such embellishment and augmentation may include active recreation facilities such as tennis courts or a skate facility and may include bushland walking tracks or bushland rehabilitation.

Because district parks are accessed by car, there is a more than district-wide benefit to any such given park. The additional district parks to be provided will ensure that the anticipated new population does not cause overuse of existing district parks. However, there is a clear link between the siting and provision of new (ie non-embellished at present) district parks and new development.

A district reserve may be developed in Old Man's Valley, Hornsby, an existing reserve which is currently unembellished. A Plan of Management and masterplan is being prepared for this site. Again, detailed costings are as yet unavailable. Components are likely to include an access road, car parking, earthworks, turfing and landscaping, skate facility, cycleway and community facilities. The cost is likely to be approximately \$1,000,000. This will be fully funded from developer contributions. Should this reserve be unable to be developed, the \$1,000,000 would be expended on other regional/district reserves.

On the basis that the cost of embellishing an existing reserve to a district reserve standard is \$1,000,000, some \$870,000 is also available to partially embellish another reserve. Dartford Road Park will therefore be embellished as a district reserve at the cost of \$870,000. This work will be carried out in conjunction with the development of an indoor stadium on the site (see below).

#### **□ Development of Shire Sportsgrounds and Sports Facilities**

Sportsgrounds have a similar user catchment to district parks as already discussed. They are generally far more expensive to provide at the existing Shire standard than district reserves and, for that reason, are treated separately in the works program (Appendix A). In general, the works program provides conservative cost estimates.

The analysis of existing provision and derivation of additional playing field requirements produced 2.34 playing fields. The equivalent of one sportsground can be provided at an existing non-embellished/augmented site at the Dartford Road site, Thornleigh, on land zoned industrial and classified as operational. This zoning and classification permits recreation development. The masterplan which Council has adopted for this land and the adjoining community land/public reserve(see above under district park) sets aside the land for construction of a major stadium for indoor sport. This would provide for recreation activities most at need as identified in the Shire's recreation and open space studies referred to earlier, that is, basketball, netball and other sports such as volleyball, gymnastics, swimming and aerobics.

The demands for such a facility are considered greater than that for a sportsground catering for cricket, soccer etc. The opportunity provided is expected to reduce demands on existing sports grounds and thus provide capacity for the additional population. The site is also planned to contain a golf facility to be constructed through private investment. Based on recently developed facilities at Dural Park and James Henty park, the cost of providing an additional sportsground would be \$2,500,000.

Thus, a contribution towards the cost of the sport stadium of \$5,000,000 is sought, equivalent to the provision of two (2) sportsgrounds. This contribution is inclusive of land acquisition. Although the land is in Council ownership, because of the zoning and classification of the land, there is an opportunity cost to Council in using the land for this purpose. This opportunity cost is considered to justify the inclusion of land acquisition costs in the above contribution.

Following the policy in the Open Space Plan of providing for most future open space needs by improving quality of existing reserves, it is proposed to embellish a number of existing facilities to a better standard. This will increase the use and carrying capacity of sports grounds across the shire to meet increased use from additional population. As indicated above, Shire-wide population growth will require an additional 0.34 units of sportsground capacity after provision of the Dartford Road indoor stadium.

Ordinarily, the provision of an outdoor sportsground to meet demand would cost \$2,500,000, inclusive of land acquisition. On this basis, funding from development contributions towards a wider sportsground improvements program is proposed, valued at \$850,000 over five years. Several sportsgrounds will be improved, including provision for irrigation systems, drainage, floodlighting and visitor facilities such as seating, picnic facilities and cycleways. As part of Council's scheduled annual review of this Plan, details of works and expenditure proposed at each sportsground will be incorporated in this section of the Plan and in the works program (Appendix A).

### B.2.5 - Calculation of Contribution Rate

Open space and recreation contribution rates are calculated in accordance with the following formula:

$$CR = (CLR/RESD) + (CSWF/RESS)$$

Where:

- CR** = the per person contribution rate
- CLR** = the cost of local reserves attributed to that district
- RESD** = the number of residents of in newly developed dwellings in that district (which may be lesser or greater in number than the net population growth of the district);
- CSWF** = the cost of works and facilities attributed to the entire Shire; and
- RESS** = the number of residents of newly developed dwellings in the Shire (which is greater than the net population growth of the Shire).

Table B.6 indicates the base contribution rates, per person, in each of the Districts based on the 1998 cost estimates.

District	Costs	Residents of New Development	Contribution per person
<b>Local Reserves</b>			
1	\$167,000	771	\$216.60
2 & 2(A)	\$584,500	2379	\$245.69
3	\$121,910	525	\$232.21
4	\$123,580	535	\$230.99
5	\$101,870	437	\$233.11
6	\$0	272	\$0.00
7	\$0	54	\$0.00
8	\$83,500	453	\$184.33
9	\$589,510	2462	\$239.44
<b>Acquisition of Edgeworth David House</b>			
3	\$843,300	2987	\$282.32
9	\$843,300	2987	\$282.32
<b>Shire-wide Facilities</b>			
1 - 9	\$8,047,130	7888	\$1,020.17
Table B.6: Open Space & Recreation Contribution Rates (per person)			



The following provides details of the contribution rates indexed to June 2003:

District	Indexed Rates for 2002/2003 Financial Year
	<b>Local Facilities</b>
<b>1</b>	\$ 251.30
<b>2 &amp; 2(A)</b>	\$ 285.05
<b>3</b>	\$ 269.40
<b>4</b>	\$ 268.00
<b>5</b>	\$ 270.45
<b>6</b>	\$ 0
<b>7</b>	\$ 0
<b>8</b>	\$ 213.86
<b>9</b>	\$ 277.80
	<b>Acquisition of Edgeworth David House</b>
3	\$327.55
9	\$327.55
	<b>Shire Facilities</b>
<b>Shire-Wide Rate</b>	\$1,183.60
Table B.7: Open Space & Recreation Contribution Rates (per person) Indexed to June 2003	

## B.3 - Bushland & Environmental Works

### B.3.1 - Introduction

The provision of open space for bushland, environmental protection or other like purposes is largely based on qualitative factors rather than simply an area per head of population.

As such provision under this plan of open space for these purposes has been based on identifying appropriate acquisitions, embellishments or regeneration works which will maintain Hornsby Council's commitment to protecting the Bushland Shire in which we live.

The acquisitions proposed to meet new development demands may be potentially less than the current area per head of existing population, however the contributions levied will address the regeneration and protection of natural areas for the benefit of future residents.

The Hornsby Recreational Needs Study lists bushland as the most preferred recreational setting above six other categories - ie. Outdoor sports facilities, parkland, waterways, indoor-sports facilities, playgrounds and formal gardens. The scenic and natural qualities and the recreational pursuits available in Hornsby Shire's Bushland setting are extremely popular throughout the community.

It is clear from community surveys and various council studies that there is a community expectation that Hornsby Shire's large bushland resource will need to be protected. Bushland is an asset which needs active management to enable future residents to experience the bushland amenity as a natural heritage item. Minimisation of residential impacts by bushland restoration works on this asset will reduce a growing rate of long term degradation and inherent costs to the community.

The Community Satisfaction Survey for Hornsby Shire Council 2000 (conducted by OWL Research) indicates that public satisfaction with requests for bushland works is low. This is due to the inherent large bushland area that Council is responsible to manage and the current amount of Council funds dedicated per hectare to on ground works. Council's environmental levy-(Catchment Remediation Rate) is not used for bushland restoration and recreational facilities, as this fund is only expended on water quality control devices and landscaping around the direct construction area.

### **Asset Quality**

Even though there is a relative abundance of existing open space bushland, a large proportion of this recreational resource is not useable and accessible. Embellishment of bushland reserves and formalised access into and through the reserves will lead to greater use capacity and increased environmental protection.

Hornsby Shire Council's Strategic Intent –'Creating a Living Environment' lists one of its objectives as 'protecting the natural environment' and Council has clearly identified the Shire as the 'Bushland Shire'

### **B.3.2 - Nexus**

Most residences in Hornsby Shire are within one kilometre of bushland and new development, situated largely on fringe areas, has an inherent nexus with bushland.

In 1999/2000 approximately seven hectares of bushland was cleared by approved development (State of the Environment Report-The Bushland Shire 1999-2000) and an unknown amount has been cleared illegally. It can be clearly demonstrated that urban development causes degradation to adjacent and downstream bushland areas, - urban runoff kills native vegetation and promotes weed growth especially along riparian areas which spreads deeply into bushland reserves via creeks. Illegal clearing of bushland, nutrient rich runoff from gardens, uncontrolled weeds and exotic plants, dumping of vegetation and household rubbish from adjacent dwellings are all factors which directly affect the quality and quantity of bushland.

Development which takes place away from bushland reserves also has a significant adverse affect on bushland through the cumulative impact of several factors which have long term impacts on the Shire's bushland asset.

- Increased storm water runoff by the creation of additional impervious surfaces from new development. This delivers extra volumes of bushland pollutants which drain into bushland reserves and degrade their condition. As every development will impact (either directly or indirectly) on the general health of bushland every development should continue to contribute to bushland restoration.
  
- Any increase in population within the Shire will impact on the recreational use of the major bushland reserves. Council manages bush walk tracks within these reserves most of which require augmentation and embellishment to meet future recreational needs. The Shire's bush tracks can be considered regional facilities as they are capable of serving developments across most suburban areas. Where bush walk tracks connect streets and residential areas, levels of usage are particularly high. Additionally, people often travel from outside of the immediate locality to use these facilities hence contributions should be considered on a Shire wide basis.

Examining the main areas of expected population growth, it has been estimated that 84 hectares will be adversely affected by proposed development if improvement works are not carried out. These affected areas are outlined below:

<b>Bushland Areas</b>	<b>Area Affected</b>
Upper Tunks Creek	1 ha
Upper Pyes Ck	3 ha
Upper Georges Creek	5 ha
Cowan Catchment	2 ha
Calna Creek	18 ha
Lower Berowra Creek	21 ha
Middle Berowra Creek	6 ha
Upper Berowra and Zig Zag Creeks	10 ha
Devlins and Byles Creek	6 ha
Upper Lane Cove River	1 ha
Old Man's Valley Hornsby	6 ha
Waitara and Jimmy Banks Creeks	5 ha
Total	84 ha

Bushland restoration cost per hectare in Council's experience, from figures derived from Urban Bushland Management Pty Ltd. and from discussions with other professional land managers, is estimated at \$34,100. The area of affected bushland being 84 hectares, totalling \*\$2,864,400 (May 2002 figure) over 5 years.

*Note: \*This figure does not include the total cost of compensatory planting for the documented seven hectares of cleared bushland by approved development, as a conservative measure only a small proportion of this cost has been factored into the above figure.*

**Bush Walking Tracks (total length):**

Bluegum Track-	4.3 km
Callicoma Walk-total length	5.1 km
Bryan Ave Track	500 metres
Mambarra Track	800 metres
Link Tracks to Great North Walk	3 km
Beecroft Reserve Track	2.1 km
Brooklyn's River and Foreshore Boardwalk	200 metres
Total	16 km

From the 16 km of track, the total metres of track requiring embellishment and augmentation from above is estimated at 2,850 metres. In Council's experience track formalisation and augmentation including works such as signage, steps, boardwalks and erosion control on average costs an estimated \$64 per linear metre which would results in a total cost of \$182,400 (May 2002 figure) over 5 years, the funds would be best apportioned yearly as below:

<b>Year <sup>(1)</sup></b>	<b>Costing</b>
2003/04	\$50,000
2004/05	\$40,000
2005/06	\$35,000
2006/07	\$35,000
2007/08	\$22,400

Table B.8: Proposed Funding Distribution for Bush Walk Tracks

Note 1: The years allocated for the funding are approximate only and dependent upon development.

Council also intends to acquire further bushland in the Byles Creek (Cheltenham – Beecroft) area. The subject land has been reserved for open space purposes since the 1960s. It is currently in private ownership but is zoned Open Space A (Public Recreation – Local). The land has been identified as a significant fauna corridor and “core bushland” in the Bushland in Hornsby Shire Study (May 1994). It has been valued at \$2,530,000.

No quantitative standard exists for the provision of bushland open space. Nonetheless, it is considered that new development increases usage and other pressures on the bushland open space in the Shire.

On this basis, it is considered reasonable that additional bushland open space be purchased and that new development contribute to the cost of acquisition. Existing bushland open space is considered to be Shire-wide open space. Given this and despite the current zoning of the land, contributions will be sought from Shire-wide development. As existing residents and development will also benefit from the Byles Creek bushland only 5.35% of the total costs of acquisition (\$135,400) will be apportioned to and sought from new development.

### **B.3.3 - Calculation of Contribution Rates**

#### Bushland Restoration and Track Augmentation

$$\begin{aligned}\text{Contribution} &= \frac{(\text{cost of bushland restoration} + \text{cost of track augmentation})}{\text{Residents of new dwellings approved over 2001-2006}} \\ &= \frac{\$2,864,400 + 182,400}{7888} \\ &= \$386.26 \text{ per person} \\ &= \mathbf{\$407.40 \text{ per person (indexed to June 2003)}}\end{aligned}$$

#### Acquisition of Byles Creek

$$\begin{aligned}\text{Contribution} &= 5.35\% \text{ of } \$2,530,000 \\ &= \frac{\$135,400}{7888} \\ &= \$17.17 \text{ per person} \\ &= \mathbf{\$19.92 \text{ per person (indexed to June 2003)}}\end{aligned}$$

## **B.4 - Community Facilities**

### **B.4.1- Multi-Purpose Community Facilities**

#### **B.4.1.1 – Area of Application**

Council’s community facilities and services network addresses demands generated Shire-wide and across all age and socio-economic groups in the community.

As such contributions towards future provision of community facilities will be levied on a Shire-wide basis.

### B.4.1.2 – Nexus

Hornsby Council has traditionally utilised Section 94 to levy contributions to provide specific community facilities to address the demands generated by new development. The demand for these facilities has been verified through Council's adopted Social Plan. For example contributions have been levied towards the construction of childcare, youth and neighbourhood centres.

Council has provided a number of these facilities under previous contribution plans to meet the demands generated by development at that time.

A multi-purpose floorspace approach and greater emphasis on the social plan and demand driven facility provision has been adopted by Council in an effort to:

- achieve more appropriate servicing;
- provide increased flexibility to address changing community needs over time;
- address shifts in government policy and funding programs; and
- provide more innovative, economical and effective models of provision.

As such this plan has adopted the approach of levying contributions based on a demand for generic or multi-purpose community facility floorspace generated by additional population.

Through ongoing community consultation and needs analysis Council will identify the specific projects to be funded and works schedules will be amended to reflect such.

The adoption of a "multi-purpose" approach will also enable:

- facilities to be provided which meet a range of community needs in one centre – increasing levels of community access and service;
- provision of facilities within a reasonable time, with the potential to stage facilities;
- achievement of increased economies of scale in both terms of initial construction and ongoing operating and maintenance costs;
- augmentation of existing facilities to increase their capacity to meet the demands generated by new development, whilst providing cost savings through the use of Council's existing land and building assets – and ongoing cost savings through a manageable community facility asset base;
- greater flexibility in providing facilities through joint-venture programs;
- provision of a manageable community facility asset base – where the number of facilities is optimised to achieve increased economies of scale, minimised maintenance budgets, and better patronage of facilities; and,
- the establishment of focal point for community services delivery and the potential to co-locate community services and amenities which may provide benefits in community development terms as well as potential cost benefits through the sharing of resources between community groups.

Council's community facilities detailed in Table B.9 are operating at capacity and new development will increase the demand for the provision of facilities to address these community services.

Council has previously levied for specific facilities on the basis of accepted standards of provision which address the incremental demand resulting from new development. Council has achieved this through the adoption of relevant standards such as those of the Department of Community Services (DOCs) and current standards of provision within Hornsby Shire and other Local Government Areas.

In order to provide an acceptable standard of provision for baseline community facilities to meet the demands generated by incoming development, a comparison of standards is provided in Table B.9:

Facility	Proposed Facilities <sup>(Note 1)</sup> (District Level – 22,000 population)				PlanningNSW D2 Circular <sup>(Note 2)</sup>		
	Standard	Size m <sup>2</sup>	No	Total m <sup>2</sup>	Size m <sup>2</sup>	No	Total m <sup>2</sup>
Local Neighbourhood / Community Centre	1 : 3,500 – 6,000	400 – 600m <sup>2</sup>	5	2,500m <sup>2</sup>	180m <sup>2</sup>	8	1,440m <sup>2</sup>
		Average – 500m <sup>2</sup>			300m <sup>2</sup>	4	1,200m <sup>2</sup>
District Community Centre	1:10,000 – 20,000	600-1,000m <sup>2</sup> Average – 800m <sup>2</sup>	2	1,600m <sup>2</sup>	N/a	N/a	Nil
Children's Centre	No of places 1:10	250-450m <sup>2</sup> Average – 350m <sup>2</sup>	4 (160 places)	1,400m <sup>2</sup>	300m <sup>2</sup>	12	3,600m <sup>2</sup>
Youth Centre/Annexe	1:10,000 – 20,000	300 – 500m <sup>2</sup> Average – 400m <sup>2</sup>	2	800m <sup>2</sup>	180m <sup>2</sup>	4	720m <sup>2</sup>
Cultural / Arts Facilities	N/a	Average – 600m <sup>2</sup>	1	600m <sup>2</sup>	N/a	N/a	Nil
<b>TOTAL FLOORSPACE</b>				<b>6,900m<sup>2</sup></b>			<b>6,960m<sup>2</sup></b>
<b>Table B.9: Multi-purpose Facilities Baseline Standards</b>							

Notes

1: The comparative standards are derived from work by Briggs (1992), MAV (1990) and SAULT (1994) provide an updated assessment of benchmarks for provision.

2. The Department of Planning Circular D2 has been used as a benchmark and reference by local government consistently since it was developed by the Department in 1982.

It is emphasised that these standards are for the provision of baseline facilities only and reflect only a proportion of the total demands for community amenities and services by the community. However, in the interests of arriving at a reasonable contribution rate for new development, Council has adopted these baseline standards for the determination of contributions under this plan.

For a catchment population of 22,000 persons the D2 guidelines provided for a floorspace of 6960 m<sup>2</sup>. As such the level of provision of additional community floorspace under this plan (excluding that for libraries which are determined separately) is as follows:

- Multi-purpose Community Facilities Floor Space: 0.3164 m<sup>2</sup> per additional person

The D2 Guidelines also provide a standard baseline provision for land to facilitate the provision of the abovementioned baseline facilities. This standard was in the order of 1.5 m<sup>2</sup> per person.

Given the current land resources of Council and potential capacity of existing sites it is proposed that Council provide for future facilities under this plan on lands currently under Council control or where other suitable arrangements may be available. This will also avoid Council committing to further land acquisitions in a competitive land market.

Where appropriate Council would be in a position to augment existing facilities to provide additional community facility floorspace.

As such, no contribution towards land acquisition for community facilities has been identified under this plan. However, the supply of suitable land holdings will be monitored to ensure that Council can appropriately address the provision of facilities to meet the demands of new development. Additional land acquisitions may need to be included within the plan in future reviews.

### **B.4.1.3 – Works Details and Expenditure Program**

With an additional population of 7,888, under the term of this plan, a total of 6,960 square metres of floor space is required for multi-purpose community facilities.

Current contributions in hand and outstanding income amounts committed in development consents issued prior to preparation of this Plan will enable this floor space to be increased by an additional 2,495 square metres making a total of 9,455 square metres of constructed floor space.

This community facilities floorspace is to be provided in accordance with needs identified within Council's Social Plan and through ongoing community consultation and needs analysis.

Community facility floorspace will be utilised to provide Multi-Purpose Community Centres incorporating such facilities as childcare, neighbourhood centres, youth centres, senior citizens facilities, cultural centres and the like.

Wherever it may be feasible existing facilities will be augmented where these works will serve to increase the capacity of the existing facility to cater for demand generated by new development.

The timing for the provision of the floorspace will generally be driven by the rate of future development in the locality, and the demand generated by such. As such, ongoing monitoring and review of the plan will provide details on the works completed and those works which will be scheduled for completion as the plan progresses. An indicative expenditure program is provided in the Works and Expenditure Schedule attached to this plan.

The location of facilities will be determined to best meet the needs of the community having regard for the location of transport links and areas of new development. However, through the co-location of facilities and the location of facilities near transport, the needs of new residents across the Shire will be met.

An indicative cost for the provision of additional floorspace is provided below:

Item/Component	Rate/Cost	Total Amount	
		400 m <sup>2</sup> Local	600 m <sup>2</sup> District
Building construction <sup>(3)</sup>	\$1,380 /m <sup>2</sup>	\$ 552,000	\$ 828,000
Site works & service adjustments <sup>(4)</sup>	\$60,000 per site	\$ 60,000	\$ 60,000
On-site Car parking <sup>(5)</sup>	\$2,200 per space	\$ 33,000 (15 spaces)	\$ 66,000 (30 spaces)
Landscaping <sup>(6)</sup>	\$77 / m <sup>2</sup>	\$ 30,000	\$ 46,000
Fencing <sup>(7)</sup>	\$7,500	\$ 7,500	\$ 7,500
Shade structure & sandpit <sup>(8)</sup>	\$9,500	\$ 9,500	\$ 9,500
Security <sup>(9)</sup>	\$10,000	\$10,000	\$ 10,000
	Sub-total	\$ 702,000	\$ 1,027,000
Architect/Consultant <sup>(10)</sup>	12%	\$ 84,240	\$ 123,240
Contingency <sup>(11)</sup>	10%	\$ 70,200	\$ 102,700
Public Art <sup>(12)</sup>	1%	\$ 7,020	\$ 10,270
Fitout & establishment <sup>(13)</sup>	2.5%	\$ 17,550	\$ 25,675
	Sub-total	\$ 179,010	\$ 261,885
	<sup>(2)</sup> TOTAL	\$ 881,010	\$ 1,288,885
	<sup>(1)</sup> Rate m <sup>2</sup>	\$ 2,203	\$ 2,148

Table B.10: Estimated Costs - Multipurpose Local & District Community Centres

Notes:

1. Average cost per m<sup>2</sup> = \$2,175 per m<sup>2</sup>.
2. These costs are based on May 2002 estimates.
3. Building Construction - Includes construction costs of building and access
4. Site Works & Services - Includes earthworks, service relocations and the like.
5. Carparking - Cost of provision of on-site carparking.
6. Landscaping - Site landscaping – including turf, trees and other planting.
7. Fencing - Provision of appropriate security fencing for the site or part thereof.
8. Shade Area - Where outdoor use required.
9. Security System - Building security system – where required.
10. Architect /Consultant - Fees associated with design and preliminary consultancy required.
11. Contingencies - Includes both contingency on design and construction components.
12. Public Art - Provision of appropriate public art – either internal or external to building.
13. Fitout - Includes floor coverings, blinds, basic furniture, kitchen etc.

#### B.4.1.4 – Calculation of Contribution Rates

An additional 0.3164 m<sup>2</sup> of multi-purpose community floorspace is required per person in accordance with the standard adopted by Council.

At an average estimated cost of \$2,175 per m<sup>2</sup> the cost of providing additional floorspace per additional person is:

$$\begin{aligned} \text{Contribution per person} &= 0.3164 \text{ m}^2 \times \$2,175 \\ &= \$688.00 \text{ per person} \end{aligned}$$



The actual contribution rates are calculated as follows:

#### Residential Development

Contribution is \$688.00 per person  
= **\$725.65 per person (indexed to June 2003)**

#### Non-residential Development

Contribution / m<sup>2</sup> = contribution per person / m<sup>2</sup> floor space per employee

**Retail (40m<sup>2</sup> per employee)** = \$17.20 per m<sup>2</sup>  
= **\$18.14 per m<sup>2</sup> (indexed to June 2003)**

**Commercial (20m<sup>2</sup> per employee)** = \$34.40 per m<sup>2</sup>  
= **\$36.28 per m<sup>2</sup> (indexed to June 2003)**

**Industrial (50m<sup>2</sup> per employee)** = \$13.76 per m<sup>2</sup>  
= **\$14.61 per m<sup>2</sup> (indexed to June 2003)**

## **B.4.2 - New Resident Kits**

### **B.4.2.1 – Area of Application**

The contribution towards the provision of New Resident Kits will be levied on all new residential development across the Shire on the basis of one kit for each new residence.

### **B.4.2.2 – Nexus**

Over recent years Hornsby Shire Council has been providing a service to new residents which includes the circulation of a “New Residents Kit” to incoming residents of Hornsby Shire.

The kit provides new residents with a guide to the various services and amenities within Hornsby Shire and is an invaluable source of information to enable them to settle into the community. The kit is continuously being updated to ensure its currency and relevance for the community. The kits are primarily circulated through real estate agencies and relocation companies to ensure that new residents are provided with the information in a timely manner.

The cost recovered under this plan will only be for residents in new developments, with Council continuing to meet the costs from other sources for residents moving into existing housing.

### **B.4.2.3 – Expenditure Program**

Approximately 2000 kits are circulated to new residents every year. However only a proportion of the cost of the total number of kits will be recovered from section 94 contributions. The level of expenditure on residents accommodated within new development will be based solely on the income received from new developments.

Expenditure on residents moving into existing developments will be met by other sources.

Yearly expenditure from section 94 funds will generally be based on expenditure of the total funds for this purpose.

The cost of preparing the new resident kits is \$ 4.75 (November 2001 costs).

#### **B.4.24 – Calculation of Contribution Rate**

The contribution rate will be determined based on one kit per new dwelling, regardless of the number of bedrooms within or the type of dwelling. That is, single detached dwellings, dual occupancy dwellings, residential units etc.

Contribution rate:     \$4.75 per residential dwelling,  
                          ie.     \$1.31 per person.  
                                  = **\$1.38 per person (indexed to June 2003)**

### **B.4.3 - Library Resources**

#### **B.4.3.1 - Area of Application**

Council's library resources and services addresses demand generated Shire-wide and across all age and socio-economic groups in the community. Contributions towards future provision of library resources will be levied on a Shire-wide basis.

#### **B.4.3.2 - Nexus**

The anticipated increase in the Shire's population over the five (5) year period, 2000 - 2005, will lead to an increase in demand for library services. It is expected that the increase in demand will be proportional to the population increase. Council therefore seeks to levy new development to recoup the cost it has incurred towards augmenting its system of libraries. Council also seeks to levy for an increase in its stock of library resources and public access computers in order to maintain its existing standard of provision for the increased population of the Shire.

The provision of library facilities in the Hornsby Shire potentially serves all residents of the Shire. Accordingly, an increase in the residential population of the Shire will generate an additional need for library facilities.

Library & Information Services are delivered to the Hornsby Shire Community through a network consisting of a central Library at Hornsby, and four branch Libraries providing targeted services to smaller population catchments. Council is also seeking to make greater use of technology to access remote electronic information services from within the library and to deliver information services directly to homes and workplaces.

Data from Council's annual Community Satisfaction survey consistently indicates that a library service is of high importance to the Hornsby Shire Community.

The Library contributes to Council's strategic intent by facilitating increased social well being by providing access to information and recreational services. The provision of services to the ethnic community, children, the aged and people with disabilities directly supports and validates Council's Social Plan.

### B.4.3.3 - Standards

#### Buildings

Hornsby Central Library was relocated to a refurbished facility in 1995 and Stage 1 of a purpose built library at Pennant Hills Library opened in 1999. The significant increase in visitors and loans at both libraries following their opening is indicative of the community's demand and need for adequate library facilities and services.

Based on formula published by the Library Council of NSW in People places; a guide for public library buildings in New South Wales (2000), the gross floor area target for Hornsby Shire Library network will rise from 6,064 square metres in 2000 to 6,387 square metres in 2005.

#### Library Resources

Two or three items, including books, CD ROMs, VCRs, DVDs and periodicals, is the generally accepted per capita standard for library stock, but this may vary depending on population, usage rates and special needs. It is necessary to have a higher per capita rate for libraries serving small populations to provide an adequate range of titles. The NSW average per capita book stock (1999) was 2.5 items. Based on a per capita rate of 3 items for Epping, Galston and Berowra and a per capita rate of 2 for Hornsby and Pennant Hills, Hornsby Shire Libraries target collection size will rise from 347,000 items in 2000 to 369,030 items in 2005 and mean at 2.8 items per person for the increased population over the five year period.

The average cost per item for purchased materials for the Hornsby Shire Library in 2000/2001 was \$35.00.

#### Technology

People places: a guide for public library buildings in New South Wales (2000) recommends that the number of public access computers in a library service is 1 per every 5000 people. Using this standard Hornsby Shire Libraries should provide 29 computers in 2000, with an additional 2 computers being provided by 2005.

### B.4.3.4 - Works and Expenditure Program

The redevelopment and augmentation of the Central Library is estimated to have cost \$7,037,650. Of this, 5.35% is attributable to new development. Similarly, the final cost of Pennant Hills Library is estimated at \$1,850,000, of which 4.28% is attributable to new development.

### B.4.3.5 - Calculation of Contribution Rates

The contribution rates may be calculated as follows:

#### **Central Library - all districts**

$$CR = (TCH \times PI_S) / RES_S$$

Where:

**TCH** = the total cost of Hornsby Central Library

**PI<sub>S</sub>** = the proportional population increase of Shire (5.35%)

**RES<sub>S</sub>** = the number of residents of new dwellings approved in the Shire during 1998 - 2003

$$\begin{aligned}
\text{CR} &= (\text{TCH} \times \text{PI}_S) / \text{RES}_S \\
&= (\$7,037,650 \times 0.0535) / 7888 \\
&= \$ 47.73 \text{ per person} \\
&= \mathbf{\$ 55.38 \text{ per person (indexed to June 2003)}}
\end{aligned}$$

### **Pennant Hills Library - Districts 1, 2, 2(A) and 8**

$$\text{CR} = (\text{TCP} \times \text{PI}_P) / \text{RES}_P$$

Where:

- TCP** = the total cost of Pennant Hills Library;
- PI<sub>P</sub>** = the proportional population increase of Districts 1, 2, 2(A) & 8 (4.28%); and
- RES<sub>P</sub>** = the number of residents of new dwellings approved in the Districts 1, 2, 2(A) & 8 during 1998 - 2003.

$$\begin{aligned}
\text{CR} &= (\text{TCP} \times \text{PI}_P) / \text{RES}_P \\
&= (\$1,850,000 \times 0.0428) / 3603 \\
&= \$ 21.98 \text{ per person} \\
&= \mathbf{\$ 25.50 \text{ per person (indexed to June 2003)}}
\end{aligned}$$

### **Resources**

To be useful the library requires the provision of books, magazines, periodicals, VCRs, CD ROMs and DVDs. There are currently 258,000 items in Shire libraries. This equates to 1.9 items average per library user. The average cost per item is \$35.00 (1999/2000 Figure).

To maintain this level of service, contributions are to be levied as follows:

$$\begin{aligned}
\text{Contribution} &= \text{Cost of item} \times \text{no. of books per person} \\
&= \$ 35.00 \times 1.9 \\
&= \$ 66.50 \text{ per person} \\
&= \mathbf{\$ 74.36 \text{ (indexed to June 2003)}}
\end{aligned}$$

### **Technology**

To enable library user access to data and information stored electronically within a library, it is necessary to provide computer hardware and cabling to the network.

To maintain the existing level of service of one computer per 5,000 people, contributions will be levied as follows:

$$\begin{aligned}
\text{Contribution} &= \text{Cost of computer hardware and ancillaries} \\
&= \underline{2 \times \$4,500 \text{ (2001/02 figure)}} \\
&\quad 7,888 \text{ persons} \\
&= \$1.14 \text{ per person} \\
&= \mathbf{\$1.20 \text{ per person (indexed to June 2003)}}
\end{aligned}$$

## **B.5 - Roads & Traffic Management Facilities**

### **B.5.1 - Westleigh / Thornleigh Traffic Management Facilities**

#### **B.5.1.1 - Area of Application**

This section of the Plan applies to District 2 (A) and the Thornleigh Industrial Area. It is anticipated that development over a 10 year period (approvals between 1998 and 2008) will generate 803 additional dwellings in this area and a potential population increase of 2,243 persons. Industrial development in the Thornleigh Industrial Area is anticipated to be in the order of 24,600m<sup>2</sup> of floor space, resulting in an additional 492 workers / employees @ 50m<sup>2</sup> floor space per worker.

#### **B.5.1.2 - Nexus**

The development identified above will generate considerable additional traffic, having an adverse effect on the road network throughout wider District 2. A traffic study was carried out by Connell Wagner for Council between November 1997 and May 1998 to identify roadworks that will be required to facilitate this development. In particular, it assessed the need for works in the vicinity of Duffy Avenue and Sefton Roads, Thornleigh. It determined that major development of this scale would not be acceptable without significant improvements to certain roads which provide access to this area.

As part of the Westleigh Local Environmental Study (LES), further traffic assessment was carried out by Masson Wilson Twiney (1999). This assessed the impact of slightly lower development projections. While it recommended a reduced roadworks program for the area, the principle that major development will require significant road improvements was confirmed.

The proposed roadworks are the minimum practical to maintain the pre-existing levels of service, assuming full development in the area. However, the actual intersection capacity required is less than provided by these roadworks, as lesser works are impractical. For example, Council cannot provide an additional 0.5 approach lanes at an intersection. As a result, the proposed roadworks will result in future improvements to the levels of service at various intersections. Nonetheless, as these are the minimum practical works to maintain the pre-existing levels of service, the full cost of these works has been apportioned to new development.

Council will therefore seek to levy contributions from both residential and industrial development in District 2 (A) to fund the works identified.

#### **B.5.1.3 - Works Details and Expenditure Program**

A roadworks program was identified by the Connell Wagner traffic study of 1998 and later refined by the Masson Wilson Twiney input to the Westleigh LES. This program is required to facilitate development in District 2 (A) and the Thornleigh Industrial Area. The total cost of roadworks attributed to development in District 2 (A) and the Thornleigh Industrial Area is \$6,400,000 made up of the following works:

- Re-alignment of the intersection of Chilvers Road, Duffy Avenue and The Esplanade, inclusive of land acquisition, service relocation and property acquisition (\$3,800,000);
- Widening of the Duffy Avenue rail overbridge and improvement of the Duffy Avenue - Pennant Hills Road intersection (\$1,970,000);
- Signalisation of the intersection of Sefton and Chilvers Roads (\$630,000).

### **B.5.1.4 - Calculation of Contribution Rates**

The above works are to be funded fully by residential and industrial development in District 2(A) over ten years 1998 - 2008. It is anticipated that within the ten year period, the major residential sites will be fully developed. The cost of the traffic management works (\$6,400,000 less grants and restricted monies of \$1,420,000 equals \$4,980,000) are to be shared between residential development and the anticipated full development of the Thornleigh Industrial Area. The Connell Wagner study has attributed the need for these works being residential 82% and industrial 18%. The costs of the various works will be similarly apportioned. The respective contribution rates for residential and industrial development are calculated as follows:

#### Residential Contribution

$$\mathbf{RCR} = (\mathbf{TC} \times \mathbf{RP}) / \mathbf{RES}$$

Where:

**RCR** = the residential contribution rate per person;

**TC** = the total cost of the works required;

**RP** = the proportion of the cost attributable to residential development; and

**RES** = the number of residents of new dwellings approved in District 2 (A) over ten years.

$$\begin{aligned} \text{RCR} &= (\$4,980,000 \times 0.82) / 2243 \\ &= \$4,083,600 / 2243 \\ &= \$1,820.60 \text{ per person} \\ &= \$1,864.29 \text{ per person (indexed to June 2003).} \end{aligned}$$

#### Industrial Contribution

$$\mathbf{ICR} = (\mathbf{TC} \times \mathbf{IP}) / \mathbf{IFS}$$

Where:

**ICR** = the industrial contribution rate per m<sup>2</sup> of floor space;

**TC** = the total cost of the works required;

**IP** = the proportion of the cost attributable to industrial development; and

**IFS** = the total projected additional industrial floor space over 10 years.

$$\begin{aligned} \text{ICR} &= (\text{TC} \times \text{IP}) / \text{IFS} \\ &= (\$4,980,000 \times 0.18) / 24,600 \\ &= \$896,400 / 24,600 \\ &= \$ 36.44 \text{ per m}^2 \text{ of floor space} \\ &= \$ 37.31 \text{ per m}^2 \text{ of floor space (indexed to June 2003).} \end{aligned}$$

## B.5.2 - Cherrybrook Traffic Management

### B.5.2.1 - Introduction And Area of Application

The provision of transport and, in particular road facilities, are an important facility provided by Local Government for developing areas. The 1993 - 1998 Development Contributions Plan levied for various road and traffic works in District 8 - Cherrybrook Release Area. That Plan indicated that as development within the Cherrybrook Release Area continued, further traffic studies would indicate additional works. This Plan seeks to recoup part of the cost of the works previously identified and carried out, and to fund additional works now identified as necessary. This section of the Plan applies to residential development in District 8.

### B.5.2.2 - Nexus

The works previously carried out were outlined in the "Cherrybrook Development Contributions Program Section 94 - Environmental Planning and Assessment Act 1979" (Hornsby Shire Council, April 1991) and are consistent with the proposed development contained within the Cherrybrook Precinct Development Control Plan (Hornsby Shire Council December, 1992). They were identified as being necessary to permit full development of the area. Recoupment of these costs will be funded from development approved over the period 1993 - 2003.

In 1997, the County Drive Traffic Study, carried out by Masson Wilson on behalf of Council, identified that development beyond 1998 would require the provision of additional traffic signals on County Drive. The cost of these works will be funded solely from development approved over the life of this Plan (ie 1998 - 2003).

### B.5.2.3 - Works and Expenditure Program

Following is the program for roadworks and traffic management facilities:

Location	Works	Year of Completion	Cost
David Road West	Road closure	1998	\$361,000
Robert Road South	Road reconstruction	1996	\$288,000
County Drive & John Rd	Intersection improvement	1994	\$85,700
Hastings Road	Road reconstruction	1998	\$960,000
New Line Rd & Boundary Rd	Road reconstruction (proportion of total cost)	1992	\$566,600
New Line Rd/James Henty Drive	Intersection improvement	1994	\$304,600
Local Area Traffic Management	Slow-ways, thresholds, pedestrian refuges, minor roundabouts & minor road closures	1999	\$205,000
Bus routes	Bus shelters	1998	\$51,300
-	Traffic Analysis	1997	\$51,300
<i>Total of previous works to be recouped from development approved 1993 -2003</i>			<i>\$2,873,500</i>
County Drive/John Rd	Traffic signals	2001	\$130,000
County Dve/Woodgrove Rd	Traffic signals	2001	\$130,000
<i>Total of new works to be funded from development approved 1998-2003</i>			<i>\$260,000</i>

Table B.11: Roads & Traffic Management Works in District 8

## B.5.2.4 – Calculation of Contribution Rate

The contribution rate for roads and traffic management works in District 8 has two components - one for the recoupment of costs of the works previously carried and the other for funding the new works required.

### Recoupment Contribution

$$\text{CR} = \text{TCR} / \text{PI}$$

Where:

- CR** = the contribution rate per person for recoupment;  
**TCR** = the total cost to be recouped; and  
**PI** = the population increase for District 8 between 1995 and 2005, resulting from residential development approved under the 1993 - 1998 Plan and this Plan.

$$\begin{aligned}\text{CR} &= \text{TCR} / \text{PI} \\ &= \$2,873,500 / 6491 \\ &= \$442.69 \text{ per person}\end{aligned}$$

### Contribution to Fund New Works

$$\text{CN} = \text{TCN} / \text{RES}$$

Where:

- CN** = the contribution rate per person for funding the new works;  
**TCN** = the total cost of the new works to be funded; and  
**RES** = number of residents of new dwellings/allotments approved under this Plan over 1998 - 2003.

$$\begin{aligned}\text{CN} &= \text{TCN} / \text{RES} \\ &= \$260,000 / 453 \\ &= \$573.95 \text{ per person}\end{aligned}$$

### Total Contribution

The total contribution rate is \$1,016.64 per person.  
**= \$1,179.49 per person (indexed to June 2003)**

## B.5.3 - Hornsby Bike Plan

### B.5.3.1 - Introduction and Area of Application

In July 1998, Council adopted the Hornsby Bike Plan prepared by consultants Sinclair Knight Merz. The Plan identifies works required to develop a comprehensive cycle network through the Shire. The cost of this network is estimated to be \$2,061,500 over 10 years. This is to be shared between Council, the Roads and Traffic Authority and the State Rail Authority. Some \$611,500 has been attributed to local works to be funded by Council. This Plan seeks to recoup an appropriate proportion of the cost of these local works. This section of the Plan applies to residential development throughout the Shire over 9<sup>1</sup>/<sub>2</sub> years from March 1999.



### B.5.3.2 - Nexus

The additional population of the Shire resulting from development over the 9<sup>1</sup>/<sub>2</sub> years from March 1999 will generate additional demand for cycle facilities. It will also benefit from the provision of a comprehensive cycle network. Consequently, Council will seek proportional funding of its expenditure on the network from new development.

### B.5.3.3 - Works Details and Expenditure Program

The program of works, funded by Hornsby Shire Council, as part of the comprehensive cycle network is indicated in Table B.12.

### B.5.3.4 - Calculation of Contribution Rate

The contribution rate per person is calculated as follows:

$$CR = TC / POP$$

Where:

- CR** = the contribution rate per person;  
**TC** = the total cost attributed to Hornsby Shire Council;  
**POP** = the estimated population of the Shire in 2010.

$$CR = TC / POP$$

$$= \$ 611,500 / 162,301$$

$$= \$ 3.77 \text{ per person}$$

$$= \$ 4.37 \text{ per person (indexed to June 2003)}$$

Location	District(s)	Works	Priority	Cost
Hornsby Trail Stewart Ave - Quarry Rd	3 & 9	Off-road cycle trail	Long-term (by 2010)	\$200,000
Turner Rd, Berowra (Berowra Waters Rd/Alston Drive)	5	Off-road cycle trail	Medium-term (by 2005)	\$5,000
Royston Pde & Railway Ave, Hornsby (Sherbrook Rd - Stephen St)	3 & 9	On-road cycle route	Medium-term (by 2005)	\$5,000
Edgeworth David Ave, Hornsby	3 & 9	On-road cycle Route	Medium-term (by 2005)	\$5,000
Duffy Ave, Thornleigh - Westleigh	2	On-road cycle route	Short-term (by 2000)	\$5,000
Quarter Sessions Rd, Westleigh	2	On-road cycle route	Short-term (by 2000)	\$7,500
Somerville Rd, Hornsby Heights	4	On-road cycle route	Short-term (by 2000)	\$5,000
Norfolk Rd, Epping	1	On-road cycle route	Medium-term (by 2005)	\$2,000
Ray Rd, Epping	1	On-road cycle route	Medium-term (by 2005)	\$4,000
Pennant Pde, Epping	1	On-road cycle route	Medium-term (by 2005)	\$3,000
Murray Farm Rd, Carlingford	1	On-road cycle route	Medium-term (by 2005)	\$5,000

<b>Various streets in Cherrybrook</b>	8	On-road cycle route	Short-term (by 2000)	\$5,000
<b>Various streets in Cherrybrook</b>	8	On-road cycle route	Medium-term (by 2005)	\$110,000
<b>Traffic calming throughout the Shire</b>	All	Signage	Long-term (by 2010)	(**Shared 50:50 with RTA) \$250,000
<b>Total</b>				<b>\$ 611,500</b>
Table B.12: Cycle network works to be funded by Council.				

*Note: \*\* \$250,000 represents Councils share of traffic calming works – under a 50/50 funding arrangement with the Roads & Traffic Authority.*

## **B.5.4 - Extractive Industries & Heavy Haulage**

### **B.5.4.1 - Area of Application**

The Section 94 contributions for extractive industries will apply Shire wide from new or existing developments requiring further development approvals for expansions or continuation of existing operations. Such extractive industry proposals will be confined to those areas within which this development will be permissible with Council's consent under the current zoning controls or as existing uses, but the extent of roadworks will be dependent upon the travel route of haulage vehicles.

### **B.5.4.2 - Introduction and Nexus**

Development that generates heavy vehicle movements leads to an increased burden on the existing road system, and may also create the need for new roadworks to be undertaken.

An increase in heavy vehicle usage on existing roads results in a reduction of the reasonably expected road life. This necessitates increased construction standards and maintenance work beyond that which could have been previously expected.

The combination of axle loadings (i.e. number of wheels on the road surface) and the payloads (i.e. gross transport weight of the loaded vehicle) involved in heavy vehicle traffic have an impact on the rate of deterioration of the road. As such, any formula utilised to determine a contribution rate should take into account these two factors.

Furthermore an increase of heavy vehicles using the road system also has an impact on road safety and amenity, and may require additional works to ensure that such are maintained at an acceptable standard.

The Roads and Traffic Authority's "Guide to Traffic Generating Development" also identifies the cost impacts of increased heavy vehicle usage, thereby providing further professional recognition and technical support for the nexus adopted by this plan.

The legal justification of this nexus has also been recognised by the Land and Environment Court in a number of judgements including, *Colin C. Donges & Assoc. v. Baulkham Hills Council* (1989) and *Capital Quarries P/L v. Gunning and Yass Shire Councils* (1987).

The court has recognised the significant impact that road haulage vehicles associated with extractive industries have on the public road system, beyond the normal usage by the general public, and accordingly has accepted Section 94 is an appropriate mechanism for the levy of contributions for the upgrading and reconstruction of the public road system affected by such transport generated by extractive industries.

The Hornsby Shire has extensive areas of potential extractive industry development primarily within the rural areas of the northern extent of the Shire. In particular, Sydney Regional Environmental Plan No. 9 (Extractive Industry) has identified a significant sand and clay/shale resource in the Maroota area, which is subject to a Plan of Management (prepared by Resource Planning Pty Ltd, June, 1991).

While each truck movement associated with extractive industries will contribute to the volume of traffic within the public road system actual damage to the road surface and the need to upgrade roads is substantially and directly associated with laden trucks. Accordingly, there has been accepted practice to levy Section 94 contributions based directly upon the number and weight of laden truck movements.

Therefore a direct relationship to the demand for an upgraded road system can be related directly to the volume of material leaving an extractive industry site. This will be the basis upon which Section 94 contribution levies will be imposed.

#### **B.5.4.3 - Works Details and Expenditure Program**

The "Plan of Management for Extractive Resources at Maroota, NSW" (Resource Planning, June 1991, page 25) identifies that in the order of \$12 million would be required to upgrade both Old Northern Road and Wisemans Ferry Road to withstand adequate extractive industry traffic from the Maroota operation.

Additionally this report outlines that the revenue being received at that time from extractive industry contributions (ie in the order of \$100,000 per year) combined with funding from fuel tax would be adequate to service a loan that financed upgrading of the road system, but would not be of sufficient magnitude by itself to upgrade the road to a satisfactory standard in the foreseeable future.

Extractive industries are "designated development" for the purposes of the EP & A Act and therefore require the preparation of an environmental impact statement (EIS) to accompany a development application. Such a development application and EIS will need to identify and evaluate the road travel route of haulage vehicles, the existing standard of the routes of the proposed public roads on the travel routes, and the necessary extent of road upgrading. Accordingly, this would provide a means by which Council, and at times in association with the Road and Traffic Authority (RTA) and adjoining Council's, can establish a works program for the upgrading of the effected public road system.

The Roads and Traffic Authority have also recently completed a "Draft Strategic Route Development Study" for Old Northern Road and New Line Road.

As Old Northern road forms part of the primary haulage routes for extractive industry development in the Maroota area, the "proposed route improvement strategy" included in this document will form part of the future estimated expenditure strategy for this plan.

A summary of the proposed works is shown below:

<b>Road Section</b>	<b>Identified Works</b>	<b>Programmed</b>
<b>River/Singleton Rd to Laughtondale Gully Rd</b>		
	nil s94	n/a
<b>Laughtondale Gully Rd to Wisemans Ferry Rd</b>		
full length of section	increase pavement width - shoulder seal	medium-term
full length of section	provision of edge lines	medium-term
full length of section	vegetation removal etc.	medium-term
intersection Wisemans Ferry Rd	right turn lane at Wisemans Ferry Rd	short-term
<b>Wisemans Ferry Rd to Canoelands Rd</b>		
new cutting to Wisemans Ferry Rd	carriageway widening - shoulder seal	1995/96
new cutting to Wisemans Ferry Rd	provision of edge lines & RRPMS	1995/97
new cutting to Canoelands Rd	carriageway widening - shoulder seal	1997/98
new cutting to Canoelands Rd	provision of edge lines & RRPMS	1997/99
<b>Canoelands Rd to Mount View Rd</b>		
past kiosk to Canoelands Rd	increase pavement width - shoulder seal	1999/00
past kiosk to Canoelands Rd	provision of edge lines	1999/00
past kiosk to Canoelands Rd	vegetation removal etc.	1999/00
Mount View Rd to Spur Place	increase pavement width - shoulder seal	2000/01
Mount View Rd to Spur Place	provision of edge lines	2000/01
Mount View Rd to Spur Place	vegetation removal etc.	2000/01
<b>Mountview Rd to Cattai Ridge Rd</b>		
Sermelfi Dr to Mount View Rd	increase pavement width - shoulder seal	1997/98
Sermelfi Dr to Mount View Rd	provision of edge lines	1997/98
Sermelfi Dr to Mount View Rd	vegetation removal etc.	1997/98
Cattai Ridge Rd to Sermelfi Dr	increase pavement width - shoulder seal	medium-term
Cattai Ridge Rd to Sermelfi Dr	provision of edge lines	medium-term
Cattai Ridge Rd to Sermelfi Dr	vegetation removal etc.	medium-term
Glenorie	40 kph zone & shoulder seal/drainage	short-term
<b>Cattai Ridge Rd to Mid Dural Rd</b>		
Wylds Rd to Cattai Ridge Rd	provision of edge lines & RRPMS	medium-term
Wylds Rd to Cattai Ridge Rd	increase pavement width - shoulder seal	medium-term
Wylds Rd	intersection widening - right turn lane	medium-term
Mid Dural Rd to Wylds Rd	provision of edge lines & RRPMS	medium-term
Mid Dural Rd to Wylds Rd	increase pavement width - shoulder seal	medium-term
<b>Mid Dural Rd to Galston Rd</b>		
nth section - Coppabella Rd/Cranstons Rd	shoulder resheet/overlay/drainage	1995/96/97
mid section - Wyoming Rd	shoulder resheet & seal	1999/00
mid section - Wyoming Rd	line mark & edgelines etc	1999/00
sth section - to Galston Rd	shoulder resheet & seal	2000/01
sth section - to Galston Rd	line mark & edgelines etc	2000/01
Galston Rd	RAB access to Dural Village	long-term

<b>Galston Rd to New Line Rd</b>		
nth section	shoulder resheet/overlay/drainage	1998/99
Quarry Rd to Galston Rd	widen carriageway - 4 lanes/centre median	long-term
Quarry Rd	traffic lights	short-term
Old Nth Rd - New Line Rd	incr. deflection nth approach to RAB	short-term
Table B.13 – Proposed Works		

It should be noted that this schedule is only a draft prepared for the RTA and will need to be reviewed upon adoption of the strategy.

The plan will also be revised at this time to reflect the outcomes and cost estimates contained within this strategy.

#### **B.5.4.4 - Calculation of Contribution Rate**

Section 94 Contributions will be required to be paid on a monthly basis to Council based on a fee for each tonne of extractive resource leaving the extractive industry site by road transport. This levy will be calculated as follows:

$$\text{MCR} = \text{TONNES} \times \text{RATE}$$

Where:

**MCR** = the monthly contributions required;  
**TONNES** = tonnes of resource removed from site per month by road transport; and  
**RATE** = the rate per tonne.

In 1993, Council adopted a rate to be \$0.50 per tonne to be applicable to the Maroota area. This rate is derived from the findings of the Land & Environment Court in the case *Dongés & Associates v Baulkham Hills Shire Council*, in May 1989, which concerned a site in the Maroota area. Subsequently, Council in 1997 indexed this rate using the ABS Non-dwelling Construction Cost Deflator to \$0.51 per tonne.

In comparison, Baulkham Hills Shire Council adopted the \$0.50 per tonne rate in 1989 and has subsequently use the Consumer Price Index (CPI) for indexation since that time. Baulkham Hills' current rate is \$0.65 per tonne.

During 1997, the Local Government and Shires Associations of NSW examined the need for legislative change to allow for cross-boundary Section 94 development contribution plans. The Associations suggested that a joint Baulkham Hills - Hornsby contributions plan for Maroota extractive industries would be of benefit. However, until amendments are made to Section 94 of the EP&A Act, such a joint plan is not possible.

Nonetheless, it is considered reasonable that a single contribution rate should be used by both Councils. As Hornsby Council will now index contribution rates using the CPI and as road construction costs have increased by more than 26% over the last 10 years, it will now levy contributions in the Maroota area at the same rate as Baulkham Hills, ie. **\$0.73 per tonne** (indexed to June 2003). Extractive industries in other areas would be subject to individual assessment in line with the comments above.

# B.6 - Civic Improvements – Hornsby Town Centre

## B.6.1 – Introduction and Area of Application

The Hornsby Town Centre includes the land which is zoned Business F (Town Centre), Business G (Town Centre Support), Special Uses A (Community Purposes) and Residential C and D (medium and high density), and generally located in and around the Hornsby railway station and commercial district.

Development in and around the Town Centre will place demands on the services and facilities provided within the Town Centre. Although certain facilities may be located in the Town Centre, developer contributions for some of these facilities may be drawn from the immediately surrounding planning district but only where zoned Residential C or D.

The following development, population and employment projections for the Hornsby Town Centre have been adopted for the period July 1998 - July 2003:

New commercial and retail floor space	15,000 m <sup>2</sup>	
Additional employment	500 persons	@ 30m <sup>2</sup> per person average
New residential development	1,225 dwellings	
Additional net population	2,462 persons	
Table B.14: Development, Population and Employment Projections for Hornsby Town Centre		

Future residents, workers and visitors (including shoppers) to the Hornsby Town Centre will create a demand for a range of public facilities. These include the following:

- ❑ Hunter Street Mall Extensions;
- ❑ Town Centre Street Landscape Improvement Program; and
- ❑ Traffic Management.

The following contribution rates for commercial, retail and industrial development have been calculated on the basis of an average floor area per employee of 30m<sup>2</sup>, 40 m<sup>2</sup> and 50 m<sup>2</sup> respectively. Council reserves the right to apply the higher, per person rates, where it can demonstrate that the proposed commercial or residential development will involve a greater number of employees than would be indicated by the above figure for floor area per employee. Council will accept lower contributions only where the applicant can demonstrate to Council's satisfaction that a development will result in less floor area per employee than the figures indicated in this Plan.

## B.6.2 - Hunter Street Mall Extensions

### B.6.2.1 - Nexus

The present Florence Street Mall has an area of approximately 3800m<sup>2</sup>. This pedestrian and passive recreation area has previously been attributed to development over a 10-year period and some 6,700m<sup>2</sup> of commercial and retail floor space (or 213 employees) provided over the 10-year period prior to 1993. Average provision of pedestrian mall area per Town Centre resident or worker is calculated as follows:

$$\begin{aligned}\text{PMA} &= \text{FMA} / (\text{PEMP} + \text{ARES} + \text{AEMP}) \\ &= 3800\text{m}^2 / (213 + 2526 + 1880) \\ &= 0.82 \text{ m}^2 \text{ per person.}\end{aligned}$$

Where:

- PMA** = the area of the mall and passive recreation area per person in m<sup>2</sup>;  
**FMA** = the area of Florence Street Mall in m<sup>2</sup>;  
**PEMP** = employment growth before 1993;  
**ARES** = additional residents 1993 - 1998; and  
**AEMP** = additional employees 1993 - 1998.

The higher than expected level of development over the 1993 -1998 period will result in some 917 additional residents and workers in Hornsby Town Centre. This necessitates the provision of additional pedestrian mall area. It is proposed to carry out small extensions of the existing mall in Florence Street and major extensions north and southwards in Hunter Street to provide additional area of approximately 3200 m<sup>2</sup>.

This will provide sufficient additional mall area to cater for the above 917 persons and for a net additional 2462 residents and 500 workers due to development now projected to occur over the 1998 - 2003 period.

### B.6.2.2 – Calculation of Contribution Rate

On the basis of similar provision of pedestrian mall space per Hornsby Town Centre employee or resident, Council will now levy contributions towards the cost of extensions to the existing mall into Hunter Street.

This cost will be shared between development over the life of this Plan and some development during the previous 1993 - 1998 period. The cost of construction for these extensions is considerably greater than for the original mall. This is due to inflation since 1991 and the significant costs related to the gradient of Hunter Street north.

The contribution rate is calculated as follows:

$$\text{CR} = (\text{COST} - \text{MOP}) / (\text{EMP} + \text{RES})$$

Where:

- CR** = the contribution rate per person (new resident or employee);
- MOP** = the total estimated, in February 1998, to be collected under the 1993 - 1998 Development Contributions Plan, including any contributions imposed under development consents granted up to July 16 1998 but not yet received at the commencement of this contributions plan;
- EMP** = the number of additional Hornsby Town Centre employees projected due to the development of a further 15,000m<sup>2</sup> of floor space over the 1998 - 2003 period; and
- RES** = the number of additional District 9 residents due to residential development over the 1998 - 2003 period.

$$\begin{aligned}\text{CR} &= (\text{COST} - \text{MOP}) / (\text{EMP} + \text{RES}) \\ &= (\$4,750,000 - \$612,200) / (500 + 2462) \\ &= \$1,396.96 \text{ per resident or employee.}\end{aligned}$$

The actual contribution rates are calculated as follows:

#### Residential Development -

**Contribution is \$1,620.75 per person (indexed to June 2003)**

#### Non-Residential Development -

Contribution per m<sup>2</sup> = (contribution per person) / (floor space (m<sup>2</sup>) per employee)

Retail (40m<sup>2</sup> per employee) - \$ 34.92 per m<sup>2</sup>  
**\$ 40.52 per m<sup>2</sup> (indexed to June 2003)**

Commercial (20m<sup>2</sup> per employee) - \$ 69.85 per m<sup>2</sup>  
**\$ 81.04 per m<sup>2</sup> (indexed to June 2003)**

Industrial (50m<sup>2</sup> per employee) - \$ 27.94 per m<sup>2</sup>  
**\$ 32.42 per m<sup>2</sup> (indexed to June 2003)**

## **B.6.3 - Town Centre Street Landscape Improvement Program**

### **B.6.3.1 - Works and Expenditure**

The Town Centre urban design/landscaping program is an extension of the current program which is focused on the Florence Street Mall. The program will enhance the quality of the town centre for pedestrians, the workforce, customers and others who visit and use the services of the centre. It is intended to reinforce links between the Florence Street Mall and other parts of the Town Centre, particularly the area bounded by Bridge Street, Coronation Street and the Pacific Highway (west of the railway line).



The objective of urban improvement will be achieved through the development of greenspace linkages involving detailed street planting, upgraded street furniture and thematic footpaving to improve the visual quality of the precinct, provide appropriate embellishment and emphasise linkages with existing open space and parks within the precinct.

With respect to the Florence and Hunter Street Malls, the demand for upgraded or additional public facilities is due to the continuing development of the centre as a sub-regional centre for commercial and retail activity and a focus for medium and higher residential development activity. Such development will continue to place pressure on existing facilities. The Town Centre urban improvement program will enhance the centre's viability.

### B.6.3.2 – Calculation of Contribution Rate

The contribution rate for District 9 is calculated on the basis of the proportion of the total program cost that is attributable to new development. The total program cost is in the order of \$3 million. Originally, under the 1993 - 1998 contributions plan, Council sought to collect a proportion of the cost from development over a ten year period (1993 - 2003). Accordingly, a proportion of the cost will continue to be met by new development over the 1998 - 2003 period. On the same pro-rata basis, Council seeks a contributions from new development over 1998 - 2003 of \$371,800. Contributions rates are calculated as follows:

$$\begin{aligned} \text{CR} &= \text{COST} / (\text{EMP} + \text{RES}) \\ &= \$371,800 / (500 + 2462) \\ &= \$125.52 \text{ per resident or employee.} \end{aligned}$$

The actual contribution rates are calculated as follows:

#### Residential Development -

**Contribution is \$145.62 per person (indexed to June 2003)**

#### Non-Residential Development -

Contribution per m<sup>2</sup> = contribution per person / floor space (m<sup>2</sup>) per employee

Retail (40m <sup>2</sup> per employee) -	\$ 3.14 per m <sup>2</sup> <b>\$ 3.64 per m<sup>2</sup> (indexed to June 2003)</b>
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Commercial (20m <sup>2</sup> per employee) -	\$ 6.28 per m <sup>2</sup> <b>\$ 7.28 per m<sup>2</sup> (indexed to June 2003)</b>
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Industrial (50m <sup>2</sup> per employee) -	\$ 2.51 per m <sup>2</sup> <b>\$ 2.91 per m<sup>2</sup> (indexed to June 2003)</b>
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## B.6.4 - Traffic Management

### B.6.4.1 - Works and Expenditure Details

This includes the preparation of local area traffic management plans and traffic management facilities required to protect residential areas from intrusion of non-residential traffic, traffic signals, roundabout, channelisation, bridges and road reconstruction.

Development approved over 1993 - 1998 period within the Town Centre will generate additional traffic. Based on generation rates of the Roads and Traffic Authority ("Policies Guidelines and Procedures for Traffic Generating Developments"), development in the Town Centre under the original development projections for the 1993 - 1998 period was expected to generate an additional 10,850 trips daily and an additional 1,375 vehicle trips to the evening peak. The higher level of development identified in mid-1997 is expected to generate even greater levels of additional traffic. Further development projected to be approved over 1998 - 2003 will generate yet more additional traffic. At present there are no deficiencies in existing traffic system nor is there capacity to cater for the anticipated growth. Given this, the roadworks required to service the additional traffic generated by new development may be fully funded through Section 94.

In response to the demands of additional traffic and to cater for further development, it is necessary to provide pedestrian spaces and improve vehicular access and movement into and within the Town Centre. In addition, care must be exercised to ensure that as a result of future development, traffic is not displaced into surrounding residential areas.

A variety of roadworks have been identified to cater for the projected increase in traffic generated by Hornsby Town Centre. In February 1998, traffic modelling carried out by consultants identified the following works:

- reconstruction of the Romsey Street bridge approaches and construction of a roundabout at the intersection of Romsey Street with Alexandria Parade.
- traffic signals at the intersections of Edgeworth David Avenue and Romsey Street, and Albert Street and Edgeworth David;
- replacement of the roundabout at the intersection of Sherbrook Road and Burdett Street with traffic signals;
- construction of roundabout at intersection of Burdett Street and Muriel Street;
- conversion of centre lane in Edgeworth David Avenue at intersection with Myra Street to shared lane;
- widening of Sherbrook Road at Edgeworth David Avenue for a right turn lane and traffic signals;
- a traffic median in Edgeworth David Avenue between Romsey Street and Albert Street;
- an additional northbound traffic lane to George Street;
- replacement of and reconstruction of Thomas Street to provide access to the Town Centre;
- improvements at the intersection of the Pacific Highway and Bridge Road;
- the half closure of Railway Parade at its intersection with Bridge Road;
- extension of the right turn bay lane into Pretoria Parade; and
- intersection improvements corner Bridge Road and Jersey Street South.

A number of these works were included in the 1993 - 1998 contributions plan but have not yet been constructed. Money collected under that plan for these works will now part-fund their construction under this Plan's works program. The estimated cost of the traffic management works is provided below:

<b>Works</b>	<b>Location</b>	<b>Estimated Cost</b>
Reconstruction of Railway Bridge and Approaches	Romsey Street & Thomas Street	\$ 1,312,000
Traffic Signals	Edgeworth David Ave & Romsey Street	\$ 160,000
	Albert Street & Edgeworth David Ave	\$ 240,000

	Sherbrook Road & Burdett Street	\$ 240,000
Roundabout	Burdett Street & Muriel Street	\$ 105,000
Convert Centre Lane at intersection to Shared Lane	Edgeworth David Avenue & Myra Street	\$ 34,900
Widening of Sherbrook Road for a Right-turn Lane & Traffic Signals	Sherbrook Road & Edgeworth David Avenue	\$ 850,000
Traffic Median in Edgeworth David Avenue	Romsey Street to Albert Street	\$ 40,000
Additional Northbound Traffic Lane	George Street	\$ 2,710,000
Replace and Reconstruction	Thomas Street Access to Town Centre	\$ 146,800
Intersection Improvements	Pacific Highway & Bridge Road	\$ 340,000
Half Road Closure	Railway Parade at intersection with Bridge Road	\$ 80,000
Extension of Right Turn Bay	Pacific Hwy, College Cres & Pretoria Pde (Total Cost \$75,000 \$40,000 attributable to a single development)	\$ 35,000
Jersey Street South Left in Left out	Bridge Road & Jersey Street	\$ 13,000
Total		\$6,306,700

Table B.15: Traffic Management Works for Hornsby Town Centre

### B.6.4.2 – Calculation of Contribution Rate

Contributions rates are calculated as follows:

$$\begin{aligned}
 CR &= (\text{COST} - \text{MOP}) / (\text{EMP} + \text{RES}) \\
 &= (\$6,306,700 - \$4,031,200) / (500 + 2462) \\
 &= \$768.23 \text{ per resident or employee.}
 \end{aligned}$$

The actual contribution rates are calculated as follows:

Residential Development -

**Contribution is \$891.29 per person (indexed to June 2003)**

Non-Residential Development -

Contribution per m<sup>2</sup> = contribution per person / floor space (m<sup>2</sup>) per employee

Retail (40m<sup>2</sup> per employee) - \$ 19.21 per m<sup>2</sup>  
**\$ 22.28 per m<sup>2</sup> (indexed to June 2003)**

Commercial (20m<sup>2</sup> per employee) - \$ 38.41 per m<sup>2</sup>  
**\$ 44.56 per m<sup>2</sup> (indexed to June 2003)**

Industrial (50m<sup>2</sup> per employee) - \$ 15.36 per m<sup>2</sup>  
**\$ 17.83 per m<sup>2</sup> (indexed to June 2003)**

## **B.7 - Drainage & Stormwater**

### **B.7.1 - Stormwater Drainage – Hornsby Town Centre**

#### **B.7.1.1 - Anticipated Growth and Development**

Studies undertaken on behalf of the Council (refer "Hornsby Town Centre Drainage Strategy", October 1989, prepared by Bewsher Consulting) indicate that the existing drainage system for the Hornsby Town Centre has inadequate capacity to cater for future development. The existing system has a typical capacity of between 30-50% of the Council's design standard for commercial areas for the 50 year average recurrence interval (ARI) flow.

The analysis and approach adopted by the Council's consultants was to achieve the design standard. Through modelling of the existing system, the deficiencies were identified and alternative measures to increase capacity investigated. The approach does not relate necessarily to any particular development scenario. Rather, it is based on satisfying a desired minimum standard of stormwater drainage throughout the entire Town Centre.

#### **B.7.1.2 - Nexus**

Future development, where the drainage regime of the site will be altered by site works or an increase in the impervious surface area, will have an impact on the drainage pattern of the catchment. Drainage characteristics are influenced by many factors including slope, topography, soil type/erodability, vegetation cover and the nature of existing development upstream of the catchment.

The Council's adopted Urban Stormwater Management Code, June 1991, establishes the goals, objectives, principles and policies for the management of the stormwater arising from development throughout the Shire. This document establishes the broad parameters under which Council will provide, maintain and manage stormwater drainage facilities. The goals and objectives establish the desired standards to be achieved throughout the entire Shire.

For new development, Council shall have regard to the likely affect of development on the volume and rate of stormwater runoff from the property and the capacity of the drainage system to cater for the additional runoff. In response, Council shall consider what conditions of development consent should be imposed to deal with drainage matters including the carrying out drainage works (which may not necessarily be limited to the site subject of the proposed development), provision and future maintenance of a stormwater detention system on the subject land and/or payment of a contribution towards the cost of drainage works to be carried out by Council. In undertaking its assessment, Council also needs to be cognisant of the additional volume and rate of discharge from other properties in the catchment.

The specific works required to give effect to the Code have not as yet been documented. Of these, only a proportion will relate to new development with the remainder being required to cater for existing development. The basis of the current policy is that for new developments, detention and water quality control basins would be incorporated within the development to mitigate adverse impacts on the downstream drainage systems.

While the impact of redevelopment of individual sites on downstream drainage systems is unlikely to be significant, the cumulative effect of redevelopment of large areas within a catchment would adversely affect downstream drainage capacity and runoff water quality. In many areas this may lead to an exacerbation of existing flooding problems and possible further deterioration in receiving water quality. On this basis, it is reasonable to require a contribution in these areas once the extent of anticipated development and required drainage facilities has been identified.

Within the Hornsby Town Centre, future development will lead to an increase in the stormwater runoff. Therefore, it will be necessary to augment the existing trunk drainage system in order to reduce risk to person and property, reduce erosion and to minimise the risk of pollution in receiving waters. For catchments which have flooding problems in existing conditions, improvements need to be formulated to overcome these existing problems. The cost of additional improvements required for future development may be sought from Section 94 contributions.

### **B.7.1.3 - Calculation of Contribution Rate**

The ultimate development for the Town Centre may be comprised of various land use scenarios. The projected development scenario outlined in the "Hornsby CBD Long Term Traffic Strategy" prepared by TEC, December 1991, provides for an additional floor space of 210,000 sq.m of commercial development#. The actual land use mix is likely to change in response to market forces as has been witnessed by the recent high levels of residential development within the Town Centre.

For the purposes of calculating the development contribution for drainage works, it has been assumed that the design standard adopted by the Council is required to satisfy the stormwater drainage requirements of the ultimate development of the Town Centre. However, it is acknowledged that different development scenarios will impact the drainage requirements and therefore the contribution rate.

On the basis of the projected development, existing development, at the time Council adopted its 1993 - 1998 contributions plan, represented approximately 62% of the ultimate development scenario. The costs associated with achieving the Council's design standard were estimated in March 1997 at \$7,139,000\*\*\*. This figure has in turn been further indexed in accordance with CPI to \$7,297,800##. Therefore, \$2,773,100 (1999 Figure ie \$7,297,800 x 38%) may be sought through Section 94 contributions from new development as follows:

Contribution per m<sup>2</sup> = Attributable Cost / Projected Floor Space #

$$\begin{aligned} &= \$ 2,773,100 / 210,000 \\ &= \$ 13.21 \text{ per square metre} \\ &= \mathbf{\$ 15.33 \text{ per square metre (indexed to June 2003)}} \end{aligned}$$

# The projected floor space is based on a commercial development scenario of the Town Centre and has been estimated as being a further 210,000 sq.m. This figure and the ultimate development scenario is currently under review.

\*\*\* 1993 cost of \$6.8 million indexed by ABS Non-dwelling Construction Cost Deflator for June 1993 - March 1997 (115.8/110.3), or by 4.9864%, and rounded to nearest \$100.

## Underlying CPI, as indicated in Shrapnel's April 1998 Economic Outlook, for March 1997 - July 1998 is estimated as 2.225% and the total rounded to nearest \$100.

## **B.7.2 - Stormwater Quality Remediation**

### **B.7.2.1 - Introduction**

Recent studies have identified that significant levels of sediments, nutrients and bacteria (of sewage and diffuse urban origin) are originating from the urban areas of the Shire, adversely affecting water quality in the Shire's major watercourses (Australian Water Technologies 1993, HSC 1996). Over the next five years, a Catchment Remediation Rate will generate approximately \$10,000,000 for water quality improvement works. This is a 5% special purpose rate levy under the Local Government Act, 1993. These funds will be used for the retrospective installation of devices to remediate the existing pollution problems in the four major water bodies within the Shire, namely Berowra and Cowan Creeks and the Lane Cove and Hawkesbury Rivers.

Future development in the Shire will result in a greater need for nutrient and sediment control. Council currently requires developers / landowners engaging in subdivision of non-urban land for residential use to install water quality improvement devices on-site, through its Sustainable Water Development Control Plan (adopted 14 April 1998). This is in order to at least partially remediate the quality of stormwater originating on-site. In some cases, the installation of such devices on-site is either impossible or undesirable to the developer / landowner. It is proposed that where it is acceptable to Council, such devices may be installed off-site, on community land and developers / landowners will make a contribution towards Council's remediation program in lieu of on-site provision.

It should be noted that these on-site devices do not necessarily improve stormwater quality to levels equivalent to those prior to development. Nor do such devices necessarily remediate stormwater quality such that Council's water quality targets are met. Also, continuing redevelopment of existing urban land will adversely affect water quality. Given these factors, future development will continue to degrade water quality in the Shire's major water bodies.

### **B.7.2.2 - Application**

Council will accept development contributions, in lieu of on-site provision of stormwater quality remediation devices, wholly at its discretion and only where:

- ❑ development involves conversion of land from non-urban (agriculture, forestry, grazing, bushland, broadacre landholdings in general) to urban (residential, commercial, industrial and the like) use;
- ❑ such devices would ordinarily be required as a condition of consent under Section 91 of the Environmental Planning & Assessment Act, 1979;
- ❑ Council's targets for water quality will not be compromised by off-site provision;
- ❑ it is physically possible to construct similar devices on Council land on the same watercourse or in the same general water catchment;
- ❑ a better planning solution is arrived at; and
- ❑ Council is not financially disadvantaged by the provision of such devices on land under its control, including by way of any costs related to the structural repair and maintenance of the devices (above any cost Council is ordinarily liable for).

### B.7.2.3 - Nexus

New development that intensifies the use of land (eg conversion from non-urban to urban use or the redevelopment of low density residential land) results in both short and long-term increases in stormwater flows and stormwater-borne sediments and nutrients. Such increases in turn affect water quality in major watercourses in the Shire. Water quality load and concentration monitoring has been carried out by Council (1998) and AWT (1993). This monitoring clearly demonstrates that newly developed sub-catchments within the Berowra Creek catchment (eg Pyes and Georges Creeks) carry significant loads and concentrations of water pollution during wet weather events.

Council requires the provision of on-site stormwater quality remediation devices, where it is considered that the impact on water quality will be unacceptable on environmental grounds. Where on-site provision is either impossible or undesirable, Council has the discretion to accept a development contribution for such works on Council land, in lieu of on-site provision, where those works meet the demand generated by the subject development. The overall effect of these works will be to reduce the cumulative impact of new development on the water quality of estuarine receiving waters downstream.

### B.7.2.4 - Calculation of Contribution Rate

Development contributions in lieu of on-site provision of stormwater quality remediation devices will be based upon the indicative costs of devices provided on land under Council control, as indicated in Table B.16. It should be noted that these are only indicative costs and that actual costs will depend upon specific site conditions and detailed design estimates.

Device	Cost
Wetland >100 hectare catchment	\$400,000
Wetland 100ha > x >20ha catchment	\$300,000
Wetland <20ha catchment	\$120,000
Gross pollutant Device > 5ha catchment	\$100,000
Gross Pollutant Device <5ha catchment	\$50,000
Sediment Trap <5 hectare catchment	\$50,000
Sediment Trap >5 hectare catchment	\$150,000
Stream Remediation > 100 metre length	\$150,000
Stream Remediation 100m > x >25 metre length	\$100,000
Stream Remediation < 25 metre length	\$30,000

Table B.16: Indicative Costs of Provision of Stormwater Quality Remediation Devices

It should be noted that Council may seek to use contributions received under this section to carry out works previously identified in its five (5) year works program under its Catchment Remediation Plan. Where it does so, that Plan will be amended to indicate alternative works or increased recurrent expenditure. Neither the works under the Catchment Remediation Plan nor those required under the Sustainable Water DCP are likely to result in water quality standards equal to those prior to urban development, let alone prior to European settlement. Given this, it is considered reasonable that improvements to water quality be sought through the Catchment Remediation Plan, the requirements of the Sustainable Water DCP and, where appropriate, this Contributions Plan.

# **B.8 - Bushfire Protection**

## **B.8.1 - Introduction**

The Hornsby Shire has vast areas of bushland which are subject to potential bushfire hazards. Bushland areas are widely distributed throughout the shire adjoining the outer fringes of the urban areas and within remnant bushland areas central to the urban areas. Works include:

1. Training facilities for the shire bushfire personnel;
2. Fire spotting tower;
3. Upgrading of fire trails; and
4. Pontoon facilities at Brooklyn.

## **B.8.2 - Area of Application**

The works proposed, except the Brooklyn pontoon, will benefit development in all planning districts and, therefore, contributions will be levied Shire-wide. The Brooklyn pontoon will be levied from District 7 development.

## **B.8.3 - Nexus**

The need to provide additional bushfire control facilities is directly related to the increase in population of an area and the need to provide for an expanded range and level of facilities to ensure adequate bushfire protection of such development. The proposed facilities will provide service to both the existing and additional population associated with future development, and accordingly Section 94 contributions will be levied on a proportional basis for new development.

The construction of a new fire spotting tower is required to accurately plot fires overall within the Shire when used in conjunction with the existing fire spotting tower at Galston. This facility will facilitate the early detection of fires throughout the Shire in order to assist in protecting existing and future development.

Upgrading of fire trails by constructing concrete drains and crossings is required throughout the Shire. This upgrading allows for safe entry of fire crews, the minimisation of the environmental impact of the trails and the long term reduction of maintenance costs.

The demand for the use of training facilities for volunteers increased significantly with a 60% increase in 1994 of local residents volunteering for the bushfire brigade. Such an increase placed enormous pressure on existing facilities, including training facilities. Accordingly, these services and resources would not be able to meet any future demand placed on them by any future growth in population. The future population of the Shire over a five year period is expected to increase by 5.35 %.

## **B.8.4 - Works Details and Expenditure Program**

Council's works program has identified the following costs associated with the proposed additional facilities.

1. Training facilities for bushfire personnel - \$586,200\*\*\*
2. Fire Spotting Tower - \$5,300\*\*\*
3. Fire Trails - \$159,800\*\*\*
4. Pontoon facilities at Brooklyn - \$32,000\*\*\*.



Note: \*\*\* 1993 construction cost estimates indexed by ABS Non-dwelling Construction Cost Deflator for June 1993 - June 1996 (113.2/110.3), or by 2.62919%, then indexed by the underlying CPI, as indicated in Shrapnel's April 1998 Economic Outlook, for July 1996 - July 1998 (3.836%) and rounded to nearest \$100.

## B.8.5 - Calculation of Contribution Rates

The contribution rates may be calculated as follows.

### Shire-wide (all districts)

$$\begin{aligned}\text{Contribution} &= \frac{\text{Total cost of facilities} \times \text{proportional increase in Shire population}}{\text{residents of new dwellings approved over 1998-2003}} \\ &= \frac{(\$586,200 + \$5,300 + \$159,800) \times 0.0535}{7888} \\ &= \$ 5.10 \text{ per person} \\ &= \mathbf{\$ 5.92 \text{ per person (indexed to June 2003)}}\end{aligned}$$

### District 7

$$\begin{aligned}\text{Contribution} &= \frac{\text{Cost of facility} \times \text{proportional increase in District 7 population}}{\text{residents of new dwellings approved over 1998-2003}} \\ &= \frac{\$32,000 \times 0.044}{54} \\ &= \$ 26.07 \text{ per person} \\ &= \mathbf{\$ 30.25 \text{ per person (indexed to June 2003)}}\end{aligned}$$

## B.9 - Dural Service Centre

### B.9.1 - Area of Application

The Dural Service Centre comprises the land zoned Business E (Service Centre) along New Line Road and Old Northern Roads at Dural. In 1991, the Dural Service Centre Management Plan examined and revised the planning controls that apply to the Centre.

### B.9.2 - Anticipated Growth and Development

The Dural Service Centre Management Plan (Hornsby Shire Council, 1990) estimated that 150,000m<sup>2</sup> of floor space could be developed during the ten (10) year period from 1991 to 2000, at an average of 15,000m<sup>2</sup> per year. Consequently, the 1993 - 1998 Development Contributions Plan estimated that 75,000m<sup>2</sup> of floor space would be developed over that five (5) year period.

Development has not proceeded at the rate indicated in those earlier plans. In May 1998, it was estimated that around 16,000 m<sup>2</sup> of floor space had been developed over the previous five years. Nonetheless, it is considered that the works indicated in the 1993 - 1998 Development Contributions Plan will still be necessary to serve industrial development at Dural. On this basis, the works from that Plan are also included in this Contributions Plan.

### B.9.3 - Nexus and Works Program

The Dural Service Centre Management Plan (Hornsby Shire Council, 1990) identified the need to provide facilities for the future workforce and visitors to the Centre. Identified facilities included bus shelters, landscaping, signage and water monitoring within the Centre.

Although the majority of the workforce will travel by car, a proportion of the workforce will travel by bus. Associated with the Roads & Traffic Authority's reconstruction and re-alignment of New Line Road will be the provision of four bus bays immediately serving the Centre, two for northbound buses and two for southbound buses. The provision of shelters at these bays will be required by the workforce of the Centre to provide protection from wind and rain while waiting for the bus.

A proportion of the usage of the shelters can be attributed to residents in the rural area on the opposite side of New Line Road and the Service Centre. As the majority of the workforce that will travel to the Centre by bus will be from the south, there is a direct nexus between the demand for the two southbound bus shelters on the eastern side of New Line Road immediately adjacent to the Service Centre. The two northbound bus shelters will be utilised primarily by residents in the rural area or any future residential release area and the costs of these shelters should be borne by these users. The average cost for the construction of a bus shelter is \$7,490\*\*\*. The cost of the provision of the two southbound shelters should be proportioned on the basis of development within the Centre.

The landscaping of individual sites will be the responsibility of individual developers. The landscaping of public areas and provision of identification signs for the Centre is a responsibility that should be shared between the various proponents of development within the Centre. To raise the profile and identity of the Centre, a co-ordinated landscape theme and identification signs are to be provided along the road verges. It is proposed to provide an avenue of native trees, understorey planting and three identification signs along the alignment of New Line Road. The landscaping works are proposed to consist of two stages, namely the planting of 170 trees to form an avenue and understorey planting. The avenue of trees is estimated to cost \$54,550\*\*\* and the understorey planting \$84,730\*\*\*.

There are three car park identity signs proposed to be erected with lettering "Dural Service Centre". The cost of each sign is \$490\*\*\*, therefore the total cost is \$1,470\*\*\*.

### B.9.4 - Calculation of Contribution Rate

The above items were incorporated into a contribution program for the Dural Service Centre. Within the next 5 years it is proposed to undertake Stage 1 of the landscaping works (\$139,280), construct 2 bus shelters (\$14,980) and erect corporate identity signs (\$1,470).

A total expenditure of \$155,730 is proposed. The contribution required can be calculated by dividing the total expenditure by the projected floor space, i.e.

$$\begin{aligned}\text{Contribution} &= \frac{\$155,730}{75,000\text{m}^2} \\ &= \$ 2.08 \text{ per square metre.} \\ &= \mathbf{\$ 2.42 \text{ per square metre (indexed to June 2003)}}\end{aligned}$$

\*\*\* 1993 construction cost estimates indexed by ABS Non-dwelling Construction Cost Deflator for June 1993 - June 1996 (113.2/110.3), or by 2.62919%, then indexed by the underlying CPI, as indicated in Shrapnel's April 1998 Economic Outlook, for July 1996 - July 1998 (3.836%) and rounded to nearest \$10.

## **B.10 - Administration & Studies**

### **B.10.1 - Plan Administration & Section 94 Officer**

#### **B.10.1.1 - Nexus**

Given the significant income received under the developer contribution process, and the need to manage the process to provide the best possible outcomes for the community, Council and the Department of Urban Affairs and Planning has recognised the need for larger or high growth Councils to appoint dedicated contribution management staff.

The effective co-ordination and administration of this plan necessitates work being undertaken by the Council which is outside that it would normally program or which it has undertaken in the past. No spare resources exist within the Council which may be directed to this role and therefore it has been determined that the employment of a Section 94 officer is essential for its effective monitoring, implementation and management.

The role of the officer includes:

- administer the contributions plan and ensure that the contributions are used to provide the public facilities for which they were intended;
- monitor the receipt and expenditure of cash contributions in respective accounts and the recoument of costs already spent;
- monitor the dedication and development of land contributions;
- recommend to Council the appropriate management and expenditure of funds in accordance with the adopted works program;
- recommend to Council the appropriate interim use and ultimate development of dedicated land, the acquisition of appropriate land for the identified public purpose or the re-use of existing Council property for an alternate public purpose under the terms of the contributions plan;
- prioritise and program the works schedule;
- regularly review the works schedule in accordance with levels of contributions received and expended and seek Council's adoption of these;
- regularly review the rates for contribution in accordance with construction costs, levels of demand, population/workforce changes and review procedures included in the plan, seek Council's adoption of these and amend the plan accordingly;
- determine the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds and alternative funding sources;
- monitor the implications arising from development including the demands created for additional facilities for which contributions are not currently sought, the needs of specific "one-off" developments, the costs of development and land acquisition, the extent and type of development and the effect of this on the works program;
- advise Council of appropriate management, expenditure and policy implications regarding development contributions including those arising from legal decisions and State Government policy making;
- determine the extent of recurrent costs and assess the implications for Council;
- consider and assess the appropriateness of requests from applicants to defer payment of contributions or to settle the contributions by way of a material public benefit;

- determine appropriate guarantees for deferred or periodic payments and ensure they are obtained;
- assess whether a credit or re-assessment of the contribution may be appropriate and how that may be determined;
- prepare and make available the necessary information required by the Regulations including the contributions register, input to the Council's annual report and the annual statement; and
- liaise with Councillors and report on a quarterly basis to ensure that the Development Contributions Plan reflects ongoing changes in community expectations and to present financial reports on fund movements.

### **B.10.1.2 - Calculation of Contribution Rate**

Due to extent of duties required the role of the Section 94 officer would need to be a full time position. The level of skill and qualifications required have been determined to be equivalent to a senior level planner or a contract planner at a cost to Council of approximately \$55.91 per hour (inclusive of on-costs and costs of management etc). It is assumed that 35 hours per week will be worked for 52 weeks per year.

As the administration of the plan is of benefit to the Shire, it is appropriate that the cost of the officer be levied over the whole Shire. Costs are also to be apportioned between residential development and commercial retail development within Hornsby Town Centre. This apportionment is upon the basis of the number of additional residents and employees due to development approved over the 5 year (1998 - 2003), assuming:

- 7888 residents of new dwellings approved (Shire wide);
- 500 additional employees in Hornsby Town Centre due to commercial, retail and industrial development; and
- a maximum of 492 additional employees in Thornleigh industrial area.

The contribution per resident or employee is calculated as follows:

$$C = (\text{NHC} \times \text{HRS} \times \text{WKS} \times \text{YRS}) / (\text{RES} + \text{EMP})$$

Where:

- C** = the contribution per person;
- NHC** = the nominal hourly cost (\$55.91\*\*\*);
- HRS** = the number of hours per week (35);
- WKS** = the number of weeks per year (52);
- YRS** = the number of years of the Plan (5);
- RES** = the number of residents; and
- EMP** = the number of employees.

$$\begin{aligned}
 C &= (\$55.91 \times 35 \times 52 \times 5) / (7888 + 992) \\
 &= \$508,781 / 8880 \\
 &= \$57.30 \text{ per person.}
 \end{aligned}$$

Contribution rates for different types of development are as follows:

#### Residential Development:

**Contribution is \$66.48 (indexed to June 2003)**

## Non-residential Development

### (Hornsby Town Centre and Thornleigh Industrial Area)

Retail (40m <sup>2</sup> per employee) -	\$1.43 per m <sup>2</sup> <b>\$1.66 per m<sup>2</sup> (indexed to June 2003)</b>
Commercial (20m <sup>2</sup> per employee)	\$2.87 per m <sup>2</sup> <b>\$3.32 per m<sup>2</sup> (indexed to June 2003)</b>
Industrial (50m <sup>2</sup> per employee)	\$1.15 per m <sup>2</sup> <b>\$1.33 per m<sup>2</sup> (indexed to June 2003)</b>

\*\*\* 1993 cost of \$50.00 per hour indexed by movements in the Local Government State Award between June 1993 and June 1996 (approximately 11.82%).

## **B.10.2 - Shire-wide Cycle Study**

### **B.10.2.1 - Nexus**

In the first half of 1998, Council carried out a Cycle Study for the whole Shire. The Study's recommendations were adopted by Council in July 1998. The Study identifies works to improve the Shire's cycle network. A proportion of the cost of these works will be funded from development contributions.

### **B.10.2.2 - Calculation of Contribution Rate**

The total cost of the study was approximately \$40,000, shared equally between Council and the Roads & Traffic Authority. Council will seek to recoup a proportion of its own costs through development contributions imposed upon residential development. The contribution rate is calculated as follows:

$$\text{CR} = (\text{TC} \times \text{PG}) / \text{RES}$$

Where:

- CR** = the contribution rate per person;
- TC** = the cost to Council of the study;
- PG** = population growth expressed as a proportion of total Shire population;
- RES** = the number of residents of new dwellings approved over 1998 - 2003.

$$\begin{aligned}\text{CR} &= (\$20,000 \times 0.0535) / 7888 \\ &= \$0.14 \text{ per person.}\end{aligned}$$

$$= \mathbf{\$0.16 \text{ per person (indexed to June 2003)}}$$

## **B.10.3 - Thornleigh/Westleigh Traffic Study (District 2A)**

### **B.10.3.1 - Nexus**

Significant additional residential development is anticipated in District 2 (A). It is projected that up to 803 new dwellings may be approved in this area between 1998 and 2008, involving the rezoning and reuse of various industrial and special use lands.

Such development will generate considerable additional traffic, having an adverse effect on the road network throughout District 2. A traffic study was carried out between November 1997 and May 1998 to identify roadworks that will be required to facilitate this development. In particular, it assessed the need for works in the vicinity of Duffy Avenue and Sefton Roads, Thornleigh. The works identified have now been included in this Plan (see Section B.5).

### **B.10.3.2 - Calculation of Contribution Rate**

The traffic study cost \$31,900. A proportion of the cost of the study was attributed to population growth and development during 1993 - 1998 Contributions Plan period. As a result, that Plan was amended to include contributions towards this study.

The contribution is calculated as follows:

$$\text{CR} = (\text{TC} - \text{MC}) / (\text{RES} + \text{EMP})$$

Where:

**TC** = the total cost of the study;

**MC** = the money collected under the 1993 - 1998 Contributions Plan\*;

**RES** = the number of residents of new dwellings projected to be approved in District 2 (A) over 10 years;

**EMP** = the number of employees accommodated in new industrial floor space approved in Thornleigh industrial area over 10 years.

$$\begin{aligned}\text{CR} &= (\$31,900 - \$1,515*) / (2443 + 492) \\ &= \$30,385 / 2935 \\ &= \$ 10.35 \text{ per person}\end{aligned}$$

\* Council estimate, May 1998.

The actual contribution rates are:

#### Residential Development

**Contribution is \$12.01 per person (indexed to June 2003)**

#### Industrial Development

Contribution = Contribution per person / m<sup>2</sup> per employee

$$\begin{aligned}&= \$10.35 / 50 \\ &= \$0.21 \text{ per m}^2\end{aligned}$$

**= \$0.25 per m<sup>2</sup> (indexed to June 2003)**

## **B.10.4 – Landscape and Civic Improvements**

### **B.10.4.1 – Epping Commercial Centre**

#### **B.10.4.1.1 – Introduction & Area of Application**

Epping Commercial Centre is located within two Local Government areas and is physically bisected by the Great Northern Railway line, main roads and a transport interchange.

Hornsby Shire Council component of the Centre is located generally east of the railway line adjacent to Epping Railway Station.

To create cohesiveness and synergy within the centre and a more attractive and viable environment, Hornsby and Parramatta Councils jointly prepared and adopted a masterplan for the future of the Epping Commercial Centre.

Hornsby Local Environmental Plan No. 60 (HLEP 60) dated 29 June 2001 was notified giving effect in part to a recommendation contained in the masterplan.

Recommendations of the masterplan are broadly based and include increased floor space ratios within part of the centre and changes to traffic management and other works within the road reserve, including upgraded footpaving and landscaping.

The effect of the existing and changed environmental planning controls will be to potentially increase the current floor space within the Centre from 12,225m<sup>2</sup> to a projected 15,907m<sup>2</sup> over a ten (10) year period on land zoned Business A under HLEP 1994.

Within the public domain, the masterplan provides for upgrading of Langston Place with further tree planting and improved bus shelters, and upgrading of Oxford, Cambridge and Pembroke Streets by footpaving buildouts and tree planting.

The upgrading, over a ten (10) year period, is to be funded by a special rate and section 94 contributions on a proportional basis related to existing and future floor area. The upgrading and improvements to the centre as recommended in the masterplan has been costed at \$600,000 (May 2002 Figure).

It is intended that contributions be sought from future development within the centre on land zoned Business A under HLEP 1994, as shown on figure 2.

#### **B.10.4.1.2 – Nexus**

Whilst the Business A zoned component of Epping Commercial Centre contains an area of 25,950 m<sup>2</sup>, the total gross floor space is calculated at 12,225 m<sup>2</sup>.

It is projected over the next 10 years that this business/retail floor space will increase by 3,682 m<sup>2</sup>, giving a total floor area of 15,907 m<sup>2</sup>. This calculation takes account of bonus floor space offered by reason of HLEP No. 60.

The calculation of contribution rate for the Commercial Centre is detailed as follows:

$$\text{CR} = \text{TC} \times \text{PR} / \text{NFS}$$

Where:

- CR** = the contribution rate per additional m<sup>2</sup> floor area;  
**TC** = total cost of the upgrading program;  
**PR** = proportion of new floor area to total floor area;  
**NFS** = new floor area attributed to future development.

$$\begin{aligned} \text{CR} &= \$600,000 \times .23147/3682 \\ &= \$37.72 \text{ per m}^2 \text{ of floor area} \\ &= \mathbf{\$39.78 \text{ per m}^2 \text{ (indexed to June 2003)}} \end{aligned}$$

## B.10.4.2 – Dural Village Centre

### B.10.4.2.1 – Introduction & Area of Application

Dural Village Centre is located within the Shires of Baulkham Hills and Hornsby. The Village Centre has developed lineally along Old Northern Road, the boundary between both Shires and provides services to the surrounding rural district. The Village Centre contains a mix of landuses which have established along both sides of Old Northern Road to take advantage of passing trade.

The Hornsby Local Environmental Plan has been amended to permit nominated commercial uses within the Dural Village Centre. The effect of the changed planning controls will potentially increase the current floor space within the Centre from 5542m<sup>2</sup> to a projected 11,236m<sup>2</sup> on land identified in the Dural Village Centre under HLEP 1994.

Within the public domain, the masterplan provides for upgrading of Old Northern Road with tree planting, paving, signage and a bus shelter. The upgrading is to be funded by section 94 contributions on a proportional basis related to existing and future floor area. The upgrading and improvements to the centre as recommended in the masterplan has been costed at \$450,000 (September 2002 Figure).

It is intended that contributions be sought from future development within the centre on land identified in the Dural Village Centre under HLEP 1994.

### B.10.4.2.1 – Nexus

Whilst the Dural Village Centre contains a land area of 28,090m<sup>2</sup>, the total gross floor space is calculated at 11,236m<sup>2</sup>.

The proposed works will provide facilities for the future workforce and visitors to the Centre. Identified facilities include bus shelters, landscaping and signage within the Centre.

The landscaping and civic improvement to public areas and provision of identification signs for the Centre is a responsibility that should be shared between the various proponents of development within the Centre. To raise the profile and identity of the Centre, a co-ordinated landscape theme including street furniture, lighting, bus shelter, paving and identification signs are to be provided. The total estimated cost for these works is \$450,000 (September 2002 figure) and will be proportionately levied on new development.



It is projected over the next 10 years that the commercial floor space will increase by 5,694m<sup>2</sup>, giving a total possible commercial floor area of 11,236m<sup>2</sup>. The calculation of contribution rate for the Village Centre is detailed as follows:

$$\text{CR} = \text{TC} \times \text{PR} / \text{NFS}$$

Where:

- CR** = the contribution rate per additional m<sup>2</sup> floor area;  
**TC** = total cost of the upgrading program;  
**PR** = proportion of new floor area to total floor area;  
**NFS** = new floor area attributed to future development.

$$\begin{aligned} \text{CR} &= \$450,000 \times .50676/5694 \\ &= \mathbf{\$41.01 \text{ per m}^2 \text{ of floor area (indexed to June 2003)}} \end{aligned}$$

## Section C - Contribution Policy & Definitions

### C.1 - Estimated Costs

The following points should be noted in relation to the cost estimates contained within the Plan:

Unless stated otherwise cost details contained within this plan are based on 1998 estimates and will be adjusted periodically as detailed in section C.3.

### C.2 - Timing of Works

Council is not generally able to bankroll works required as a consequence of development proposed under this Plan and will only be able to provide works and services when sufficient funds have been provided by way of contributions.

Priority spending of contributions may however be directed to particular items identified in this Plan and will be considered in the formulation and review of works schedules.

The provision of any item will be dependent on the availability of funding and other relevant threshold criteria established for the particular item, and not necessarily any date identified within the plan. Any dates provided are indicative only with the timing of provision impacted upon by rates of development and the like.

## C.3 - Indexation

All contributions rates towards works required under this plan are to be indexed on an annual basis, utilising the Consumer Price Index (CPI) for Sydney. The annual indexation will be undertaken on or about July 1 each year using the CPI rate published by Australian Bureau of Statistics as the "Consumer Price Index" (Catal. No. 6401.0).

*Note: Where contributions have been levied under an existing consent but not yet paid, these contributions will continue to be indexed on an annual basis in accordance with the above until such time as they are paid.*

## C.4 - Section 94 Contributions and the Goods and Services Tax

Pursuant to the Division 81 determination made under the *Goods and Services Tax Act 1999* by the Federal Treasury, no Goods and Services Tax (GST) is applicable to the payment of contributions made under Section 94 of the Environmental Planning and Assessment Act 1979.

This exemption applies to both cash contributions or land or works in lieu of contributions in accordance with section 94 of the EP & A Act.

## C.5 - Method and Timing of Payments

Contributions are to be levied in accordance with this plan. The amount of such development contributions shall be calculated on the basis of the adopted rate, indexed to the time of payment.

Any consent issued requiring the application of this plan shall contain appropriate conditions stating the timing, form and amount of payment to be made.

### **Timing of Payments**

The time of payment of contributions made in accordance with this plan is to be in accordance with the following:

- ❑ development applications involving subdivision - prior to the release of the any construction certificate related to site works or the release of the subdivision plan, whichever occurs first;
- ❑ development applications involving building work - prior to the release of the construction certificate;
- ❑ development applications involving both subdivision and building work (e.g. integrated housing developments) - prior to the release of the construction certificate or the release of the subdivision plan, whichever occurs first;
- ❑ development applications where no construction certificate is required - at the time of issue of notification of consent or prior to commencement of the approved use, or prior to occupation of the premises, as may be determined by Council.

*Note: Where any self-certification or the like is undertaken, pursuant to section 80(3) of the Environmental Planning and Assessment Act 1979 (as amended) the consent shall not operate unless and until the amount is paid to Council to comply with the requirements of Council's Section 94 Contributions Plan.*

### **Deferred Payments**

Deferred or periodic payments may only be permitted in:

- ❑ circumstances where the applicant can demonstrate to the Council that the payment of contributions in accordance with Section C.5 ("Timing of Payments") is unreasonable, and Council accepts deferred or periodic payment; or,
- ❑ circumstances where the developer intends to make a contribution by way of works-in-kind or land dedication in lieu of a cash contributions in a future stage of the one development and Council and the developer have a legally binding agreement for the provision of the works or dedication; or,
- ❑ in other circumstances determined to be reasonable by Council.

All requests for deferred or periodic payment of contributions are required to be made in writing and may only be accepted where:

- ❑ there are valid reasons for the deferral or periodic payment (as outlined above);
- ❑ they will not adversely impact on the administration or operation of the plan;
- ❑ they will not jeopardise the timely provision of works or land identified within the plan; and,
- ❑ they will not adversely impact on the cash flows of the plan.

Should a deferred or periodic payment be accepted by Council, a suitable bank guarantee, to the value of the outstanding contributions is to be lodged.

The conditions under which the Council may accept payment by way of **periodic payment** for a staged development are that:

- ❑ the instalment be paid before the work commences on the relevant stage of the development;
- ❑ the amount to be paid at each stage is to be calculated on a pro-rata basis in proportion to the overall development.

The conditions under which the Council may accept **deferred settlement** by way of lodgement of a bank guarantee are that:

- ❑ the bank guarantee be by an Australian Bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to twelve (12) months interest;
- ❑ the Bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work whichever occurs first;
- ❑ the Bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent;
- ❑ the Bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the Bank in writing that the guarantee is no longer required;

## **Method of Payment**

Developer contributions made in accordance with this plan will usually be in the form of monetary payments, however alternative "in kind" contributions may be accepted if they are deemed by Council to represent an "equivalent material public benefit (MPB)". In the case of alternative payments being proffered, a developer is required to make prior written representations to Council at which time the proposal may be considered or negotiated. Any offer for the provision of an MPB should be made in writing prior to the works commencing and where possible at the time the application is being assessed.

The request should clearly state:

- ❑ what MPB or land dedication is proposed;
- ❑ the value of the MPB or land dedication;
- ❑ the timing of provision of the MPB or land dedication;
- ❑ what cash contributions it is proposed to offset; and,
- ❑ if the work has not been identified under the plan, why it is of an equivalent benefit to the community compared to what has been identified under the plan.

An assessment of the proposed MPB is then to be undertaken by Council. This assessment will include such considerations as:

- ❑ the impact the proposal will have on the levels of amenities and services for the community, compared to what has been identified under the existing plan;
- ❑ the impact on provision of other essential services and amenities; and
- ❑ the impact on work schedules and cash flows that will result.

## **Dedication of Land**

Subject to prior agreement of Council, land may be dedicated in lieu of making a contribution towards the acquisition of land.

In some circumstances, where the land dedicated exceeds the contribution due for the provision of this type of land, this excess value may (at the sole discretion of Council) be offset against other contributions in a similar manner to works-in-kind.

The value to be attributed to the land dedicated will be the estimated value shown within the plan for that particular parcel of land if relevant, or the Council agreed value of the land determined through the normal acquisition procedures.

## **C.6 - Monitoring and Review of the Plan**

Council undertakes to review this contributions plan on at least an annual basis.

The review will generally address such matters as:

- ❑ Changes in cost estimates and works schedules;
- ❑ Indexation of contributions rates;
- ❑ Monitoring of development and population statistics; and
- ❑ Other matters as warranted.

*This section has been prepared to satisfy the statutory requirements as provided under clause 26(1)(f) of the Environmental Planning and Assessment Regulation 2000.*

## C.7 - Definitions under the Plan

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

**"Civic improvement"** means a work carried out to improve the appearance or use of public areas, such as streets, malls, footpaths and the like.

**"Community facility"** means a building or place owned or controlled by the Council or a body of persons which may provide for the physical, social, cultural or intellectual development or welfare of the local community, but does not include a building or place elsewhere defined in this section.

**"Contribution"** means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in Section 94 of the EP & A Act.

**"Contributions Plan"** means a contributions plan referred to in Section 94AB of the EP & A Act.

**"Council"** means the Council of the Shire of Hornsby.

**"DUAP"** means the NSW Department of Urban Affairs and Planning (or its predecessor bodies).

**"EP & A Act"** means the Environmental Planning & Assessment Act, 1979, as amended.

**"EP & A Regulations"** means the Environmental Planning & Assessment Regulation, 1980, as amended.

**"Floor Space" or "Gross Floor Space" Area:**

for the purposes of this plan means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at 1.4 metres above each floor level, excluding:

- (a) columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external wall; and
- (b) lift towers, cooling towers, machinery and plant rooms, ancillary storage space and air-conditioning ducts; and
- (c) car parking needed to meet any requirements of the Council and any internal designated vehicular or pedestrian access; and
- (d) space for the loading and unloading of goods; and
- (e) internal public arcades and thoroughfares, terraces and balconies and outer walls less than 1.4 metres high.

**"LEP"** means a local environmental plan made by the Minister under Section 70 of the EP & A Act.

**"LGA"** means the local government area.

**"Public facilities"** means any public amenity or public service, as referred to in Section 94 of the EP & A Act, including a "community facility" and a "recreation facility", the need for which has increased or been created by development.

**"Recreation facility"** means a building or place used for sporting activities, recreation or leisure activities, whether or not operated for the purpose of gain, but does not include a building or place elsewhere defined in this section.

**"Recoupment"** means the payment of a monetary contribution to the Council to offset the cost (plus any interest) which the Council has already incurred in providing public facilities in anticipation of development.

**"Settlement"** means the payment of a monetary contribution, the undertaking of a work in kind or the exchange of documents for the dedication of land required as a result of new development.

**"Works in kind"** has the same meaning as a "material public benefit" as referred to in Section 94(2C) of the EP & A Act and means the undertaking of any work associated with the provision of a public facility.

**"Works program"** means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources.

## C.8 - Works Schedules

The following works schedules are indicative only and provide an estimate of the amount and timing of expenditure in accordance with this contributions plan.

The timing of expenditure may be affected by numerous factors such as:

- rates of development and income receipts;
- offers of alternative material public benefits in lieu of cash contributions;
- changes in priorities for provision of amenities and services;
- unanticipated development;
- changes to expected development patterns; and
- variations in expected costs.

As such the ongoing review and monitoring of the plan will take any variations into account and amend the work schedules to best reflect current development and expenditure priority scenarios.

*This section has been prepared to satisfy the statutory requirements as provided under Clause 26(1)(g) of the Environmental Planning and Assessment Regulations 2000.*

## Part D - Work & Cash Flow Schedules





## Part D - Work & Cash Flow Schedules



## Development Contributions Plan 1998 - 2003 (March 2003)

**Table 2: Schedule of Works: Open Space Acquisition**

Item			Est Cost \$ x 1000	Forecast Development (persons)											
				0	179	358	537	716	895	1074	1253	1432	1611	1793	
<b>Works Expenditure</b>				<b>( \$ x 1000)</b>											
Edgeworth David Reserve - Hornsby (Districts 3 and 9)	98-05	recoup	985	0	0	0	0	0	0	0	0	0	0	0	985
<b>Total Expenditure</b>			985	0	0	0	0	0	0	0	0	0	0	0	985
<b>Income ( \$ x 1000)</b>															
Developer Contributions Under This Plan					54	54	54	54	54	54	54	54	54	54	54
Council Contribution Required				0	0	0	0	0	0	0	0	0	0	0	0
Local Park - Rotary Park - Waitara (D9)				0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan				390	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan					0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents				0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>				390	54	54	54	54	54	54	54	54	54	54	54
<b>Contribution Cash Flow</b>				-595	-541	-487	-433	-379	-325	-271	-217	-163	-109	-15	-15
<b>Council Bankrolling</b>				0	0	0	0	0	0	0	0	0	0	0	15
<b>Developer Bankrolling</b>				0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Bankrolling</b>				0	0	0	0	0	0	0	0	0	0	0	15
<b>Adjusted Period Balance</b>				-595	-541	-487	-433	-379	-325	-271	-217	-163	-109	0	0
<b>Contribution Rate ('000s) per person</b>	0.3199														
<b>Current/Approved persons (if applic)</b>	1194														
<b>Remaining Persons</b>	1793														
<b>Total Scheme Persons</b>	2987														
			2500											1200	1300

### Development Contributions Plan 1998 - 2003 (March 2003)

Table 3: Schedule of Works: Multi-Purpose Facilities													
Item	S94 Plan	Est Cost \$ x 1000	Forecast Development (persons)										
			0	900	1800	2700	3600	4500	5400	6300	7000	8100	9002
<b>Works Expenditure</b>			(\$ x 1000)										
Multi-purpose Centre	98-03		0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenditure</b>			0	0	0	0	0	0	0	0	0	0	0
<b>Income (\$ x 1000)</b>													
Developer Contributions - Residential Dev.			0	619	619	619	619	619	619	619	69	619	619
Council Contribution Required			0	0	0	0	0	0	0	0	0	0	0
Local Park - Rotary Park - Waitara (D9)			0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan			0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan			0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents			0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>			0	619	619	619	619	619	619	619	69	619	619
<b>Contribution Cash Flow</b>			0	619	1238	1857	2476	3095	3714	3783	4402	5021	5640
<b>Council Bankrolling</b>			0	0	0	0	0	0	0	0	0	0	0
<b>Developer Bankrolling</b>			0	0	0	0	0	0	0	0	0	0	0
<b>Total Bankrolling</b>			0	0	0	0	0	0	0	0	0	0	0
<b>Adjusted Period Balance</b>			0	619	1238	1857	2476	3095	3714	3783	4402	5021	5640
<b>Contribution Rate ('000s)</b>	0.70864												
<b>Current/Approved persons (if applic)</b>	0												
<b>Remaining Persons</b>	9002												
<b>Total Scheme Persons (Residential and Non-residential)</b>	9002												
			2500						1200			1300	

## Development Contributions Plan 1998 - 2003 (March 2003)

**Table 4: Schedule of Expenditure: Library Facilities**

Table 4: Schedule of Expenditure: Library Facilities													
Item	S94 component \$ x 1000	Forecast Development (persons - Pennant Hills Catchment then Hornsby Catchment)											
		0	238	476	714	952	1190	1428	1666	1904	2142	2308	
		0	550	1100	1650	2200	2750	3300	3850	4400	4950	5501	
				(\$ x 1000)									
<b>Expenditure (Recoupment)</b>													
Pennant Hills Library (recoupment)	79	0	0	0	20	0	0	0	20	0	0	0	39
Hornsby Library (recoupment)	377	0	0	0	50	0	0	0	120	0	0	0	207
<b>Total Expenditure</b>	<b>456</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>140</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>246</b>
<b>Income (\$ x 1000)</b>													
Local Park - Rotary Park - Waitara (D9)		0	6	6	6	6	6	6	6	6	6	6	6
Developer Contributions - Hornsby Facility		0	28	28	28	28	28	28	28	28	28	28	28
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan		222	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan		14	0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>		<b>236</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>
<b>Contribution Cash Flow</b>		<b>236</b>	<b>270</b>	<b>304</b>	<b>268</b>	<b>302</b>	<b>336</b>	<b>370</b>	<b>264</b>	<b>298</b>	<b>332</b>	<b>120</b>	
<b>Council Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Developer Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Adjusted Period Balance</b>		<b>236</b>	<b>270</b>	<b>304</b>	<b>268</b>	<b>302</b>	<b>336</b>	<b>370</b>	<b>264</b>	<b>298</b>	<b>332</b>	<b>120</b>	
<b>Pennant Hills Facility - Contribution Rate</b>													
Contribution Rate ('000s)	0.0249												
Current/Approved persons (if applic)	1295												
Remaining Persons	2308												
<b>Total Scheme Persons</b>	<b>3603</b>												
				2500					1200				
<b>Hornsby Facility - Contribution Rate</b>													
Contribution Rate ('000s)	0.0548												
Current/Approved persons (if applic)	2387												
Remaining Persons	5501												
<b>Total Scheme Persons</b>	<b>7888</b>												

## Development Contributions Plan 1998 - 2003 (March 2003)

Table 5: Schedule of Expenditure: Library Resources														
Item	sq m Area	\$ Rate	Est Cost \$ x 1000	Forecast Development (persons)										
				0	549	1098	1647	2196	2745	3294	3843	4392	4941	5498
				(\$ x 1000)										
Expenditure														
Library Resources (Books, IT, CDs, Videos, etc - Shire)				122	0	0	140	0	0	67	0	0	0	156
<b>Total Expenditure</b>			485	122	0	0	140	0	0	67	0	0	0	156
<b>Income (\$ x 1000)</b>														
Developer Contributions Under This Plan				0	39	39	39	39	39	39	39	39	39	39
Council Contribution Required				0	0	0	0	0	0	0	0	0	0	0
Local Park - Rotary Park - Waitara (D9)				0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan				80	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan				15	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents				0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>				95	39	39	39	39	39	39	39	39	39	39
<b>Contribution Cash Flow</b>				-27	12	51	-50	-11	28	0	39	78	117	0
<b>Council Bankrolling</b>				0	0	0	0	0	0	0	0	0	0	0
<b>Developer Bankrolling</b>				0	0	0	0	0	0	0	0	0	0	0
<b>Total Bankrolling</b>				0	0	0	0	0	0	0	0	0	0	0
<b>Adjusted Period Balance</b>				-27	12	51	-50	-11	28	0	39	78	117	0
<b>Contribution Rate ('000s)</b>	0.07262													
<b>Current/Approved persons (if applic)</b>	2390													
<b>Remaining Persons</b>	5498													
<b>Total Scheme Persons</b>	7888													
				2500						1200			1300	









## Development Contributions Plan 1998 - 2003 (March 2003)

**Table 9: Schedule of Expenditure: CBD Drainage**

Item	Est Cost \$ x 1000	Forecast Development (by square metres floorspace)										
		0	20531	41063	61594	82125	102657	123188	143719	164250	184782	205313
<i>Note: Income and expenditure projections are based on an "ultimate" or long-term development scenario for the CBD - expenditure under this plan will only be a proportion of the total shown.</i>												
<b>Works Expenditure</b>		<b>( \$ x 1000)</b>										
<i>CBD Drainage</i>	2774	15	600	0	0	0	0	0	0	0	0	0
<b>Total Expenditure</b>	<b>2774</b>	<b>15</b>	<b>600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Income ( \$ x 1000)</b>												
Developer Contributions under this plan		0	290	290	290	290	290	290	290	290	290	290
Local Park - Rotary Park - Waitara (D9)		0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan		126	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan		28	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>		<b>154</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>	<b>290</b>
<b>Contribution Cash Flow</b>		<b>139</b>	<b>-171</b>	<b>119</b>	<b>409</b>	<b>699</b>	<b>989</b>	<b>1279</b>	<b>1569</b>	<b>1859</b>	<b>2149</b>	<b>2439</b>
<b>Council Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Developer Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Adjusted Period Balance</b>		<b>139</b>	<b>-171</b>	<b>119</b>	<b>409</b>	<b>699</b>	<b>989</b>	<b>1279</b>	<b>1569</b>	<b>1859</b>	<b>2149</b>	<b>2439</b>
<b>Commercial Retail &amp; Industrial Development</b>												
Contribution Rate ('000s)	0.01497											
Current/Approved Floorspace (if applic)	4687											
Remaining Floorspace Persons	205313											
<b>Total Scheme Floorspace</b>	<b>210000</b>											
		2500						1200			1300	

## Development Contributions Plan 1998 - 2003 (March 2003)

Table 10: Schedule of Expenditure: Dural Service Centre													
Item	Est Cost \$ x 1000	Forecast Development (by square metres floorspace)											
		0	7500	15000	22500	30000	37500	45000	52500	60000	67500	75000	
<b>Works Expenditure</b>												<b>(\$ x 1000)</b>	
South-bound bus shelters x 2	15	0	0	0	15	0	0	0	0	0	0	0	0
Tree Planting - avenue of trees	55	0	0	0	0	0	0	55	0	0	0	0	0
Tree Planting - understorey planting	85	0	0	0	0	0	0	0	0	85	0	0	0
Carpark Signage	1	0	1	0	0	0	0	0	0	0	0	0	0
<b>Total Expenditure (Base Figure)</b>	<b>156</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>0</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Local Park - Rotary Park - Waitara (D9)</b>													
Developer Contributions under this plan		0	18	18	18	18	18	18	18	18	18	18	18
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan		17	0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>		<b>17</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>
<b>Contribution Cash Flow</b>		<b>17</b>	<b>34</b>	<b>52</b>	<b>55</b>	<b>73</b>	<b>91</b>	<b>54</b>	<b>72</b>	<b>5</b>	<b>23</b>	<b>41</b>	<b>41</b>
<b>Council Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Developer Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Adjusted Period Balance</b>		<b>17</b>	<b>34</b>	<b>52</b>	<b>55</b>	<b>73</b>	<b>91</b>	<b>54</b>	<b>72</b>	<b>5</b>	<b>23</b>	<b>41</b>	<b>41</b>
<b>Commercial &amp; Retail Development</b>													
Contribution Rate ('000s)	0.00236												
Current/Approved Floorspace (if applic)	0												
Remaining Floorspace	75000												
<b>Total Scheme Floorspace</b>	<b>75000</b>												
	2500							1200			1300		





## Development Contributions Plan 1998 - 2003 (March 2003)

Table 13: Schedule of Expenditure: Administration - s94 Officer

Item	Est Cost \$ x 1000	Forecast Development (by persons)												
		0	650	1300	1950	2600	3250	3900	4550	5200	5850	6508		
		(\$ x 1000)												
<b>Expenditure</b>														
Section 94 Officer & Administration Costs	509	101	0	0	101	0	0	101	0	101	0	101	0	101
<b>Total Expenditure</b>	<b>509</b>	<b>101</b>	<b>0</b>	<b>0</b>	<b>101</b>	<b>0</b>	<b>0</b>	<b>101</b>	<b>0</b>	<b>101</b>	<b>0</b>	<b>101</b>	<b>0</b>	<b>101</b>
<b>Income (\$ x 1000)</b>														
Developer Contributions under this plan		0	40	40	40	40	40	40	40	40	40	40	40	40
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Park - Rotary Park - Waitara (D9)		0	0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan		49	0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan		58	0	0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>		<b>107</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>
<b>Contribution Cash Flow</b>		<b>6</b>	<b>46</b>	<b>86</b>	<b>25</b>	<b>65</b>	<b>105</b>	<b>44</b>	<b>84</b>	<b>23</b>	<b>63</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>Council Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Developer Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Bankrolling</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Adjusted Period Balance</b>		<b>6</b>	<b>46</b>	<b>86</b>	<b>25</b>	<b>65</b>	<b>105</b>	<b>44</b>	<b>84</b>	<b>23</b>	<b>63</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>All development types - by equivalent persons</b>														
Contribution Rate ('000s)	0.06492													
Current/Approved persons (if applic)	2372													
Remaining Persons	6508													
<b>Total Scheme Persons</b>	<b>8880</b>													
		2500										1200	1300	

## Development Contributions Plan 1998 - 2003 (March 2003)

Table 14: Schedule of Expenditure: Cycle Study

Item	Est Cost \$ x 1000	Forecast Development (by persons )											
		0	551	1102	1653	2204	2755	3306	3857	4408	4959	5516	
		( \$ x 1000)											
<b>Expenditure</b>													
Cycle Study	20	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenditure</b>	20	0	0	0	0	0	0	0	0	0	0	0	0
<b>Income ( \$ x 1000)</b>													
Developer Contributions under this plan		0	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0
Local Park - Rotary Park - Waitara (D9)		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan		0.8	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan		0	0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>		0.80	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
<b>Contribution Cash Flow</b>		0.80	0.89	0.98	1.06	1.15	1.24	1.33	1.42	1.51	1.59	1.68	1.68
<b>Council Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Developer Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Adjusted Period Balance</b>		0.80	0.89	0.98	1.06	1.15	1.24	1.33	1.42	1.51	1.59	1.68	1.68
<b>All development types - by equivalent persons</b>													
Contribution Rate ('000s)	0.00016												
Current/Approved persons (if applic)	2372												
Remaining Persons	5516												
<b>Total Scheme Persons</b>	7888												
		2500									1200	1300	

## Development Contributions Plan 1998 - 2003 (March 2003)

Table 15: Schedule of Expenditure: North Thornleigh - Westleigh Traffic Study													
Item	Est Cost \$ x 1000	Forecast Development (by persons )											
		0	177	354	531	708	885	1062	1239	1416	1593	1770	
		(\$ x 1000)											
<b>Expenditure</b>													
North Thornleigh - Westleigh Traffic Study (District 2A)	32	32	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenditure</b>	32	32	0	0	0	0	0	0	0	0	0	0	0
<b>Income (\$ x 1000)</b>													
Developer Contributions under this plan		0	2	2	2	2	2	2	2	2	2	2	2
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0
Local Park - Rotary Park - Waitara (D9)		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan		8	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan		1	0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>		9	2	2	2	2	2	2	2	2	2	2	2
<b>Contribution Cash Flow</b>		-23	-21	-19	-17	-15	-13	-11	-8	-6	-4	-2	-2
<b>Council Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Developer Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Adjusted Period Balance</b>		-23	-21	-19	-17	-15	-13	-11	-8	-6	-4	-2	-2
<b>All development types - by equivalent persons</b>													
Contribution Rate ('000s)	0.01173												
Current/Approved persons (if applic)	1165												
Remaining Persons	1770												
<b>Total Scheme Persons</b>	2935												
		2500							1200			1300	



## Development Contributions Plan 1998 - 2003 (March 2003)

Table 16: Schedule of Expenditure: Resident Kit													
Item	Est Cost \$ x 1000	Forecast Development (by persons )											
		0	788	1576	2364	3152	3940	4728	5516	6304	7092	7888	
<b>Expenditure</b>		<b>( \$ x 1000)</b>											
<i>Resident Kit</i>	10	0	1	1	1	1	1	1	1	1	1	1	1
<b>Total Expenditure</b>	10	0	1	1	1	1	1	1	1	1	1	1	1
<b>Income ( \$ x 1000)</b>													
Developer Contributions under this plan		0	1	1	1	1	1	1	1	1	1	1	1
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0
Local Park - Rotary Park - Waitara (D9)		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan		0	0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>		0	1	1	1	1	1	1	1	1	1	1	1
<b>Contribution Cash Flow</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Council Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Developer Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Adjusted Period Balance</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>All development types - by equivalent persons</b>													
Contribution Rate ('000s)	0.00135												
Current/Approved persons (if applic)	0												
Remaining Persons	7888												
<b>Total Scheme Persons</b>	7888												
		2500							1200			1300	

## Development Contributions Plan 1998 - 2003 (March 2003)

Table 17: Schedule of Expenditure: Civic Improvement Works

Item	Est Cost \$ x 1000	Forecast Development (by persons )											
		0	368	736	1104	1472	1840	2208	2576	2944	3312	3682	
<b>Expenditure</b>		( \$ x 1000)											
		0											
<i>Dural Village Centre</i>	450												450
<i>Epping Commercial Centre</i>	600	0	0	0	0	0	0	0	0	0	0	0	600
<b>Total Expenditure</b>	600	0	0	0	0	0	0	0	0	0	0	0	1050
<b>Income ( \$ x 1000)</b>													
Local Park - Rotary Park - Waitara (D9)		0	36	36	36	36	36	36	36	36	36	36	36
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0
Other Income (interest/grants etc.)		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan		0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan		0	0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>		0	36	36	36	36	36	36	36	36	36	36	36
<b>Contribution Cash Flow</b>		0	36	72	108	144	180	216	252	288	324	-690	
<b>Council Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	467
<b>Developer Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	467
<b>Adjusted Period Balance</b>		0	36	72	108	144	180	216	252	288	324	-223	
<b>All development types - by equivalent persons</b>													
Contribution Rate ('000s)	0.0789												
Current/Approved persons (if applic)	0												
Remaining Persons	0												
<b>Total Scheme Persons</b>	0												
		2500						1200			1300		

## Development Contributions Plan 1998 - 2003 (March 2003)

Table 18: Schedule of Expenditure: Bushland & Environmental Works

Item	Est Cost \$ x 1000	Forecast Development (by persons)												
		0	788	1576	2364	3152	3940	4728	5516	6304	7092	7888		
		( \$ x 1000)												
<b>Expenditure</b>														
<i>Bushland Remediation</i>	3046	204	0	609	0	609	0	609	0	609	0	609	0	609
<b>Total Expenditure</b>		204	0	609	0	609	0	609	0	609	0	609	0	609
<b>Income ( \$ x 1000)</b>														
Developer Contributions under this plan		0	304	304	304	304	304	304	304	304	304	304	304	304
Council Contribution Required		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Park - Rotary Park - Waitara (D9)		0	0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1998-2003 Plan		154	0	0	0	0	0	0	0	0	0	0	0	0
Contributions on Hand - 1993-1998 Plan		50	0	0	0	0	0	0	0	0	0	0	0	0
Contributions From Existing Consents		0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>		204	304	304	304	304	304	304	304	304	304	304	304	304
<b>Contribution Cash Flow</b>		0	304	-1	303	-2	302	-3	301	-4	300	-5	-5	-5
<b>Council Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Developer Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Bankrolling</b>		0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Adjusted Period Balance</b>		0	304	-1	303	-2	302	-3	301	-4	300	-5	-5	-5
<b>All development types - by equivalent persons</b>														
Contribution Rate ('000s)	0.38626													
Current/Approved persons (if applic)	0													
Remaining Persons	7888													
<b>Total Scheme Persons</b>	7888													
		2500									1200	1300		