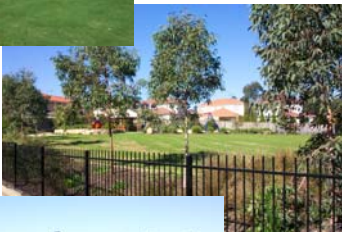


Hornsby Development Contributions Plan 2004 to 2010



November 2004 (Revision 1)

Hornsby Shire Council



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*Pictures: Front pages
Projects undertaken utilising S94 Funds*

*From top to bottom:
Hunter and Florence Malls Hornsby;
Darlington Park Cherrybrook;
Hastings Park Castle Hill;
Franklin Park Cherrybrook*

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Preamble

The Hornsby Local Government Area contains more than 150,000 residents and has an area of 50,990 hectares. Urban development is characterised by predominantly detached residential neighbourhoods within a leafy setting, with relatively few concentrated employment areas. Historic development of the area has led to most urban development being focused on plateau areas in the south of the Shire, and in a spine running between Hornsby and Cowan.

The scarcity of available greenfield sites for new urban development means that future population growth is likely to result from redevelopment and regeneration of existing areas. Population forecasts indicate that the population of the Shire is likely to grow by a further 10,590 persons between 2004 and 2010. This growth is likely to be unevenly shared between the Shire's planning districts. Over the same period, the number of employees within key employment areas in the Shire is also likely to grow. Apart from population growth, this plan also addresses the growth of employment in the Hornsby Town Centre, Epping Commercial Centre, Thornleigh Industrial Area, Dural Service Centre and Dural Village Centre.

New residents and workers will generate an increase in the demand for public facilities and services provided by Hornsby Shire Council. Population generated by new development should make a reasonable contribution toward the provision of these new and/or augmented facilities. The facilities for which Council will require development contributions include the following:

- *traffic and transport management facilities;*
- *open space and recreation facilities;*
- *library and community facilities;*
- *bushland and environmental works;*
- *civic improvements;*
- *stormwater management facilities; and*
- *bushfire protection facilities.*

This plan describes the forecast future demands for public facilities and amenities in the Shire of Hornsby, the program of works which will be implemented to meet these demands, the anticipated costs of these programs, and the basis for determining a reasonable apportionment of the costs to the new resident and worker populations.

This plan is the third in a series of development contributions plans which have been prepared for the Shire since the Environmental Planning and Assessment Act 1979 required such plans to be prepared in 1993. Although the plan operates independently from previous contributions plans prepared for the Shire - namely Development Contributions Plan 1998-2003 and Development Contributions Plan 1993-1998 - it adopts much of the philosophical basis underpinning those plans.

Part A - Summary

A1 Purpose of the Plan

The primary purpose of this plan is to enable Hornsby Shire Council to require a contribution towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of development in the Shire of Hornsby Local Government Area (LGA).

A2 Anticipated Development

It is anticipated that the Hornsby Local Government Area will accommodate increases to both its residential and worker populations over the period 2004 to 2010. These growth areas create the demand for new and augmented public facilities. This demand forms the basis for levying contributions on new development.

A3 Need for Services and Amenities

The new population emanating from new development in the Hornsby LGA will result in the need for augmented and/or additional:

- traffic and transport management facilities;
- open space and recreation facilities;
- library and community facilities;
- bushland and environmental works;
- civic improvements;
- stormwater management facilities; and
- bushfire protection facilities.

Related to this will be the need to regularly review and update the plan's assumptions and works. Therefore, new development will also generate the need for planning, administration and management activities associated with this contributions plan.

A4 Summary of Works Schedule

The new population will either partly or fully generate the need for new/augmented facilities. The facility delivery priorities of Council include:

Table 1: Facility Delivery Priorities

Facility Category	Facility Delivery Priorities
Traffic and Transport Management	Local area traffic management in Westleigh/Thornleigh and Hornsby Town Centre Bikeways Road upgrades generated by heavy haulage activities in rural areas Integrated land use and transport initiatives
Open Space and Recreation	Local parks District parks Sportsgrounds Regional Reserves Multi-purpose indoor sports facility Aquatic recreation facility Acquisition of land
Library and Community	Libraries Library resources New residents kits Multi-purpose community facilities Waste minimisation and education Centre Councils Online System
Bushland and Environmental	Bushland regeneration Bushwalking tracks
Civic Improvements	Hornsby Town Centre Epping Commercial Centre Dural Service Centre Dural Village Centre
Stormwater Management	Stormwater quality remediation facilities Aquatic degradation studies
Bushfire Protection	Fire advantage lines
Plan Management	Management of the development contributions program

More detail on the facilities and the program for delivery are included in *Sections E.2 and E.3* Works Schedule.

A5 Summary of Contribution Rates

Contribution Rates for Residential per person

Residential	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
Transport and Traffic Management	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Roads & Traffic – Urban Areas			4780						894	666
Bikeways	26	26	26	26	26	26	26	26	26	26
ILUTS	9	9	9	9	9	9	9	9	9	9
Open Space & Recreation										
Embellishment of Local Reserves	319	319	319	319	319	319	319	319	319	319
District & Sports Facilities	1559	1559	1559	1559	1559	1559	1559	1559	1559	1559
Regional Reserves	104	104	104	104	104	104	104	104	104	104
Aquatic Facilities	31	31	31	31	31	31	31	31	31	31
Acquisition of land	233	233	233	233	233	233	233	233	233	233
Library and Community										
Resident's Kit	2	2	2	2	2	2	2	2	2	2
Hornsby Library building(s)	51	51	51	51	51	51	51	51	51	51
Library Resources & Technology	124	124	124	124	124	124	124	124	124	124
Multi-Use Community Facilities	969	969	969	969	969	969	969	969	969	969
Waste Education Centre	13	13	13	13	13	13	13	13	13	13
Councils Online System	39	39	39	39	39	39	39	39	39	39
Bushland & Environmental Works	411	411	411	411	411	411	411	411	411	411
Civic Improvements										470
Stormwater Management										
Stormwater Quality Remediation	case by case	case by case	case by case	case by case	case by case	case by case	case by case	case by case	case by case	case by case
Aquatic Degradation Studies	12	12	12	12	12	12	12	12	12	12
Bushfire Protection										
Fire Advantage Lines	11	11	11	11	11	11	11	11	11	11
Sub-total to determine Admin cont.	3913	3913	8693	3913	3913	3913	3913	3913	4807	5049
Section 94 Administration	235	235	522	235	235	235	235	235	288	303
TOTAL per person	4148	4148	9215	4148	4148	4148	4148	4148	5095	5352

Contribution Rates for Non Residential per m2

Non-Residential	HTC Hornsby Town Centre	HTC Hornsby Town Centre	HTC Hornsby Town Centre	Thornleigh Industrial Area	Dural Service Centre	Dural Service Centre	Dural Service Centre	Extractive Industry	Epping Business Centre	Epping Business Centre	Dural Village Centre	Dural Village Centre
	commercial per m ²	retail per m ²	industrial per m ²	industrial per m ²	commercial per m ²	retail per m ²	industrial per m ²	per tonne	commercial per m ²	retail per m ²	commercial per m ²	Retail per m ²
Transport and Traffic Management	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Roads & Traffic Urban and Rural	33	17	13	35				0.75				
Bikeways	2	1	1	1	2	1	1		2	1	2	1
ILUTS	0.45	0.25	0.20	0.20	0.45	0.25	0.20		0.45	0.25	0.45	0.25
Open Space & Recreation												
Embellishment of Local Reserves												
District & Sports Facilities												
Multi-purpose Recreation/Aquatic Facilities												
Acquisition of land												
Library and Community												
Resident's Kit												
Hornsby Library building												
Library Resources & Technology												
Multi-Use Community Facility	48	24	19									
Waste Education Centre												
Councils Online	2	1	1	1	2	1	1		2	1	2	1
Bushland & Environmental Works												
Civic Improvements	24	12	9		41	20	16		64	32	67	33
Stormwater Management												
Stormwater Quality Remediation												
Aquatic Degradation Studies	0.60	0.30	0.25	0.25	0.60	0.30	0.25		0.60	0.30	0.60	0.30
Bushfire Protection												
Fire Advantage Lines	0.55	0.30	0.25	0.25	0.55	0.30	0.25		0.55	0.30	0.55	0.30
Sub-total to determine Admin cont.	110.60	55.85	43.70	37.70	46.60	22.85	18.70	0.75	69.60	34.85	72.60	35.85
Section 94 Administration	7	3	3	2	3	1	1	0.04	4	2	4	2
TOTAL	117.60	58.85	46.70	39.70	49.60	23.85	19.70	0.79	73.60	36.85	76.60	37.85

Contribution Rates for Low, Medium & High Density Development & Subdivision
Rates per net Additional Dwelling or Allotment

	Occupancy Rate	District 1	District 2	District 2(A)	District 3	District 4	District 5	District 6	District 7	District 8	District 9
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
SEPP Seniors Living Housing	1.5	6222	6222	13822.50	6222	6222	6222	6222	6222	7642.50	8028.00
Medium/ High Density Multi-Unit Housing	2.1	8710.80	8710.80	19351.50	8710.80	8710.80	8710.80	8710.80	8710.80	10699.50	11239.20
Low Density Housing (attached/detached dwellings) and Additional Allotments	3.1	12858.80	12858.80	28566.50	12858.80	12858.80	12858.80	12858.80	12858.80	15794.50	16591.20

A6 Structure of the Plan

The Plan is arranged into four parts:

This part, *Part A*, provides a summary of the essential components of the Plan, including the basis for preparing a development contributions plan, a summary of the public facilities and amenities which will be required and the current contribution rates for each of the public facility categories to be provided.

Part B of the Plan describes the Plan's management and administration. *Part B* defines the area affected by the Plan, its relationship to other plans, the operation of the Plan and the manner in which contributions are determined for each public facility category.

Part C of the Plan provides details of the need for the public facilities planned to be provided, including the expected development and population characteristics of the Hornsby LGA and the plan for the delivery of required facilities.

Part D of the Plan provides details on the strategies to deliver each of the categories of public facilities, including the causal, spatial and temporal link between expected development and the facilities required, and the philosophy, standards and manner of facility and service delivery.

Part E of the Plan contains information which support the contents of *Parts A, B, C and D*.

Part B - Management of the Plan

1. Introduction

1.1 What is the Name of This Plan?

This Plan is called the Hornsby Shire Council Development Contributions Plan 2004-2010.

This Contributions Plan has been prepared in accordance with the provisions of 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*.

1.2 When does this Plan take effect?

This plan takes effect on 1 January 2004. Development applications assessed on or after this date will be subject to the provisions of this plan.

1.3 What is the Purpose of the Plan?

The primary purpose of this plan is to enable Hornsby Shire Council to require a contribution towards the provision, extension or augmentation of public amenities and public services that will, or are likely to be, required as a consequence of development in the Hornsby Local Government Area (LGA).

Other purposes of this plan are to:

- provide the framework for the efficient and equitable determination, collection and management of development contributions towards the provision of public amenities and services;
- provide an overall strategy for the coordinated delivery of public amenities and services consistent with Council's Strategic intent and Management Plan;
- provide an adequate level of public facilities and services in the Hornsby LGA as development occurs and at a reasonable cost;
- 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;
- establish plan management arrangements (including monitoring of cash flow) which ensure that amenities and services nominated under the plan are provided in a timely and cost effective manner;
- ensure that the existing wider Hornsby community is not unreasonably burdened by the provision of public infrastructure required (either partly or fully) as a result of the ongoing development and re-development;

- provide a comprehensive and transparent strategy for the assessment, accounting and review of development contributions and minimise Council's exposure to legal and financial risk; and
- ensure Council's management of development contributions complies with relevant legislation and guidelines, and achieves best practice in plan format and management.

1.4 To What Areas and Types of Development Does This Plan Apply?

The contributions plan applies to the area known as the Hornsby LGA. This plan applies to land covered by the Hornsby Local Environmental Plan 1994, as amended.

For the purpose of this plan certain contributions are levied on development within a certain planning district or area. Development in each district or area will be subject to contributions for some or all of the public facilities and public amenities described in this plan, depending on the nexus between development and facilities. The extent of these areas is shown in *Figures 1 to 6*. The planning districts and areas include:

- Planning District 1;
- Planning District 2;
- Planning District 2A;
- Planning District 3;
- Planning District 4;
- Planning District 5;
- Planning District 6;
- Planning District 7;
- Planning District 8;
- Planning District 9 (includes the Hornsby Town Centre);
- Thornleigh Industrial Area;
- Epping Town Centre;
- Dural Service Centre; and
- Dural Village Centre.

The Works Schedule (*Sections E.2 and E.3*) identifies the land for which a contribution is required as a consequence of development taking place.

Contributions will be levied on:

- new residential development within the Shire of Hornsby; and
- new commercial, retail and other development within the Hornsby Town Centre, Thornleigh Industrial Area, Epping Town Centre, Dural Service Centre and Dural Village Centre.

Some 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. A unique contribution rate for the district has been determined for those facilities or services which will specifically address demand within that particular district. New development may also generate a demand for new/augmented Shire-wide and regional facilities and services, and contributions for these facilities have been separately determined.

Table 2 summarises the categories of public facilities and the sectors for which a contribution toward those facilities is payable:

Table 2: Summary of Contributing Areas

Facility Category	Residential Development	Retail, Commercial, Industrial and Other Development
Traffic and Transport Management		
Local area traffic management Westleigh/Thornleigh Hornsby Town Centre Cherrybrook traffic management	District 2A District 9 District 8	Thornleigh Industrial Area Hornsby Town Centre
Road upgrades generated by heavy haulage activities in rural areas	Nil	Extractive industries
Bikeways	Shire-wide	Shire-wide ⁽¹⁾
Integrated land use and transport initiatives	Shire-wide	Shire-wide
Open Space and Recreation		
Local parks, district parks, sportsgrounds and regional reserves	Shire-wide	Nil
Land acquisition for operational open space	Shire-wide	Nil
Multi-purpose indoor sports facility	Shire-wide	Nil
Aquatic recreation facility	Shire-wide	Nil
Acquisition of land open space	Shire-wide	Nil
Library and Community		
Library buildings	Shire-wide	Nil
Library resources	Shire-wide	Nil
New residents kits	Shire-wide	Nil
Multi-purpose community facilities	Shire-wide	Hornsby Town Centre
Waste minimisation and education Centre	Shire-wide	Nil
Councils Online Management System	Shire-wide	Shire-wide
Bushland and Environmental		
Bushland regeneration	Shire-wide	Nil
Bushwalking tracks	Shire-wide	Nil
Civic Improvements		
Hornsby Town Centre	District 9	Hornsby Town Centre
Epping Commercial Centre	Nil	Epping Commercial Centre
Dural Service Centre	Nil	Dural Service Centre
Dural Village Centre	Nil	Dural Village Centre
Stormwater Management		
Stormwater quality remediation facilities	Shire-wide	Nil

Facility Category	Residential Development	Retail, Commercial, Industrial and Other Development
Aquatic degradation studies	Shire-wide	Shire-wide
Bushfire Protection		
Fire advantage lines	Shire-wide	Shire-wide
Plan Management		
Management of development contributions	Shire-wide	Shire-wide and Extractive Industry
Note: 1. Shire-wide in Retail, Commercial and Other Development means the Thornleigh Industrial Area, Hornsby Town Centre, Epping Commercial Centre, Dural Service Centre and Dural Village Centre		

1.4.1 Development Under State Environmental Planning Policy Seniors Living

Development approved pursuant to State Environmental Planning Policy (Seniors Living) 2004, will be levied development contributions. This is in accordance with advice issued to Council by the Minister for Planning dated 3 May 2001.

The occupancy rates used for the purpose of determining contributions will be 1.5 persons per dwelling.

1.4.2 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.

1.4.3 Other Development not specified in the Plan

There may be other types of development not specified in this plan which generates a need for new/augmented public facilities and services. Such uses may include private hotels, cinemas, restaurants, civic buildings, car washes and so forth.

In these instances, the Council may use its discretion to determine an "equivalent demand" to levy a contribution based on the demand generated by the specific development for the facility categories nominated under this 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 specifically identified under this plan but where it will generate demand for public amenities and services, Council may attach a condition of consent on an approval requiring a contribution based on equivalent demand.

1.4.4 Exemption for Development permitted under Clause 18 of the Hornsby Shire Local Environmental Plan

Council provides an incentive in Clause 18 of the Hornsby Shire Local Environmental Plan to provide for continuity with the past by conserving the heritage of the Hornsby area and to ensure Aboriginal heritage is conserved wherever possible. Subclause II aims to encourage the conservation of heritage items within rural zones, by permitting the erection of a second dwelling on a heritage listed site.

The Council may exempt Section 94 levies to an application to carry out development involving the erection of a second dwelling on a site that contains a dwelling that is a heritage item, if:

- a) the item is located on land zoned Rural AA, AR, BA or BR; and
- b) the Council is satisfied that the erection of a second dwelling would not adversely affect the heritage significance of the item or its setting; and
- c) the conservation of the building depends on the granting of the consent; and
- d) the proposal does not involve subdivision.

1.5 What is This Plan's Relationship to Other Plans?

This Plan operates independently from previous contributions plans adopted by Council. However, previous plans are relevant and integrated with the production of this plan. Table 3 shows the history of the development of contributions plans in the Shire of Hornsby (including a record of amendments made to this plan).

Table 3: History of Hornsby Development Contributions Plans

Date	Name of Plan	Details of Plan or Amendment
1993-1998	Hornsby Council Contribution Plan – Initial Contributions Plan 1993 to 1998	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
January 2004	Hornsby Shire Council Development Contributions Plan 2004-2010	New plan prepared by Council to cover development within the period of 2004-2010
November 2004	Hornsby Shire Council Development Contributions Plan 2004-2010 Revision 1	Annual Review – Updating costs and contributions. Inclusion of Cherrybrook Traffic Management Works

Preparation of this plan has involved review of the works schedules contained in the previous contributions plans. Where individual works have not yet been completed and the works remain appropriate and relevant to Council's facility planning program, this plan has absorbed the works from the previous plans into the works schedule. Outstanding fund balances associated with these works items at the time of the plan's introduction, have also been accounted for in this plan.

Development approvals containing conditions requiring the payment of development contributions under the previous plans will only be required to pay the contribution amount identified in the consent, as adjusted by movements in the Consumer Price Index.

This Plan is consistent with Council's current Strategic Intent and Management Plan and provides a means of implementing priority facilities and strategies adopted by Council for the provision of public facilities and amenities in the Hornsby LGA.

This Plan complements Council's various development control plans and policies. However, developers and owners should check other relevant plans and policies for further information and development standards that may relate to their site.

2. Administration of the Plan

2.1 How Does This Plan Operate?

In determining a development application, Council may impose a condition requiring the payment of a monetary contribution and/or the dedication of land in accordance with the provisions of this plan. This plan identifies the quantum of contribution to be levied on an individual development, and what facilities the contribution may be directed towards. Such details are to be included in the respective development approval. The parameters and assumptions used to identify contributions and the works as a result of development occurring are dynamic. As a result, this plan will be reviewed regularly.

Information on the contributions received and monies expended on facilities described in this plan will be reported in Council's annual financial statements. A register of contributions received under this plan will be maintained and made publicly available by Council.

2.2 When Are Contributions Payable?

2.2.1 Timing of Payments

The development contributions will be determined as part of the assessment of a development application and will appear as a condition of approval on the respective development consent issued under Section 80 of the *Environmental Planning and Assessment Act 1979*. The notice will include a condition indicating the timing, amount of payment and the specific public amenity or service in respect of which the condition is imposed.

The time of payment of contributions shall be as follows:

- development applications involving subdivision - prior to the release of the 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.

Where a developer negotiates a material public benefit, works in kind or dedication of land in lieu of paying the monetary contribution required under this Plan, the developer must also pay Council's reasonable costs for the management of this contributions plan and its elements. Plan management costs are identified in *Section 2.6*.

The amount of any monetary contribution to be paid will be the contribution payable at the time of consent, and depending on when the development consent is acted upon, may be subject to reasonable adjustment due to movements in the financial indices and rates indicated in *Section 2.5*.

Where any self-certification or the like is undertaken the consent shall not operate unless and until the amount required by the consent under this contributions plan is paid to Council.

2.2.2 Deferred or Periodic Payment

Deferred or periodic payments may only be permitted in the following circumstances:

- where the applicant can demonstrate to the Council that the payment of contributions in accordance with this plan is unreasonable and Council accepts deferred or periodic payment; or
- where the developer intends to make a contribution by way of works-in-kind or land dedication in lieu of a cash contribution in a future stage of the development being levied and Council and the developer have a legally binding agreement for the provision of the works or dedication; or
- in other circumstances considered 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);
- the granting of the request will not adversely impact on the administration, operation or cash flows of the plan; and
- the granting of the request will not jeopardise the timely provision of works or land identified within the plan.

Where Council allows a deferral of contributions an appropriate bank guarantee shall be secured for the amount of contributions to be deferred. 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 thirteen (13) 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; and
- 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.

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 demand for the relevant facility being levied by the overall development, plus CPI if required.

2.3 Material Public Benefits and Works in Kind

Council may allow applicants to make a contribution by way of "in kind" contributions or by way of a material public benefit (MPB), in lieu of part or all of a cash contribution.

An offer to provide works in kind or MPB is to be made to the Council in writing prior to works commencing and should clearly state:

- what MPB, works in kind, or land dedication is proposed;
- the value of the MPB, works in kind, or land dedication;
- the timing of provision of the MPB, works in kind, 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 or greater benefit to the community compared to what has been identified under the plan.

Council may, but is not obliged to, accept material public benefits or works in kind when:

- agreement is reached between the developer and Council as to the proposed material public benefit or works in kind;
- a monetary contribution in accordance with the Development contributions plan is unnecessary or unreasonable in the circumstances;
- the value of the MPB or works in kind is at least equal to the value of the monetary contribution assessed in accordance with the plan; and
- the acceptance of the MPB or works in kind as an offset against monetary contributions which would otherwise be required will not prejudice the timing or the manner of the provision of the public facility for which the contribution was required, or the provision of items in the relevant contributions plan works schedule.

2.4 Dedication of Land

Subject to prior agreement of Council, land may be dedicated in lieu of making a contribution towards the acquisition of land. The land, the subject of the dedication must meet Council's requirements. Factors which Council will take into consideration when deciding whether to accept a dedication, in lieu of or as an offset against a monetary contribution, include:

- a) the ability of the land once dedicated to be used for the purpose for which the contribution was originally sought;
- b) area, location, configuration and topography of the site;
- c) environmental considerations e.g. vegetation cover, soil condition, flood liability, fire risk;
- d) accessibility, current use and improvements and availability of water supply and other utility services;
- e) ongoing costs, including maintenance, remedial or other site costs;
- f) the zoning of the land, and specifically whether it has been identified in any plan as being suitable for open space;
- g) whether the land is accessible and visible from a street frontage or other public access route;
- h) whether the land adjoins an existing or proposed area of open space and can readily and desirably be consolidated into that existing or proposed area at a later date;
- i) whether the land's location allows it to be used by the intended population (for example, local parks should be within walking access of residences);
- j) the extent to which any easements (drainage/transmission lines) substantially prejudice the intended purpose/enjoyment of the open space;
- k) the extent to which the open space area will enjoy casual surveillance where facilities for children are to be supplied;
- l) the extent to which the recreation activities likely to be carried out on the land is compatible with the private enjoyment of the adjoining properties; and
- m) Council considers the dedication appropriate in the circumstances of the case.

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.

2.5 Monitoring and Review of the Plan and Contribution Rates

2.5.1 General

The Contributions Plan will be reviewed at least on an annual basis. Annual reviews will canvass, where data is available:

- development activity in terms of latest information on net additional dwellings and the extent of employment growth;
- likely development activity to be experienced in the future (where fresh research establishes modified projections for resident and worker populations);
- progress in the delivery of public facilities and amenities identified in the Works Schedule;
- modifications of facility concepts, changes in anticipated facility costs, facility timing and englobo land values;
- annual contributions and expenditure information; and
- any other factors likely to affect the delivery of works identified in the plan.

Contributions will be adjusted, taking account of more recent information and, where relevant, the following:

- Consumer Price Index (BIS Shrapnel Forecast/ABS);
- annual increase in land values;
- actual costs of completed works;
- reviewed costs of planned capital works and land acquisitions;
- adjustments in projected project management costs associated with capital works (council costs for works); and
- management and legal costs associated with land acquisition.

Pursuant to Clause 32(3) of the Environmental Planning and Assessment Regulation 2000, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council.

2.5.2 Indexation

All contribution rates towards works required under this plan are to be indexed on a quarterly basis, utilising the Consumer Price Index (CPI) for All Groups - Sydney. The quarterly indexation will be undertaken on or about the first day of the month after the quarter using the CPI rate published by the Australian Bureau of Statistics as the "Consumer Price Index" (Catalogue No. 6401.0).

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

2.6 Administration and Management Costs

The administration of Section 94 is an expensive task. Council employs staff on both a part time and full time basis who coordinate the implementation of Development contributions plans and works. In addition, studies are undertaken to determine design and costings of works, as well as to review the development and demand assumptions of the contributions plan. The need to prepare this plan has been generated by the expected future development of Hornsby LGA.

Council considers that the costs involved with administering Section 94 are an integral and essential component of the efficient provision of facilities demanded by development throughout the Hornsby LGA. Therefore, the costs of staff time and studies attributable to understanding future demand, planning and delivery of works identified in the works schedule, and in managing and updating the contributions plan, should be recouped from development contributions.

Costs associated with the ongoing administration and management of the Contributions Plan will be levied on all applications occasioning a development contribution. These costs include the involvement by Council officers and Council representatives in the review, monitoring and updating procedures demanded by the plan. The costs for administration and management of the plan will be five percent of the apportioned costs of Works Schedule items. The costs appear as a separate element in the Rates Schedule.

Project management costs and the allocation of a contingency amount associated with the delivery of public facilities will also be recouped under this plan. Project management costs include professional fees and Council officer supervision (including the administration of contracts) associated with the planning and delivery of facilities and relate to both land acquisition and capital projects. Many of the projects identified in the Works Schedule are at pre-feasibility stage and it is therefore difficult to accurately quantify the cost of works. For this reason, an amount for contingencies, equivalent to 15 percent of total project cost, have been included. The costs are incorporated into each line item in the Works Schedule involving capital works delivery and/or land acquisition.

Where a Material Public Benefit (MPB) is negotiated between a developer and Council, the Plan Administration and Management levy will still apply. This amount will be deemed to cover not only plan review costs, but also Council's costs associated with negotiating the MPB and supervising work done by the developer related to the MPB facility.

2.7 Allowances for Existing Development

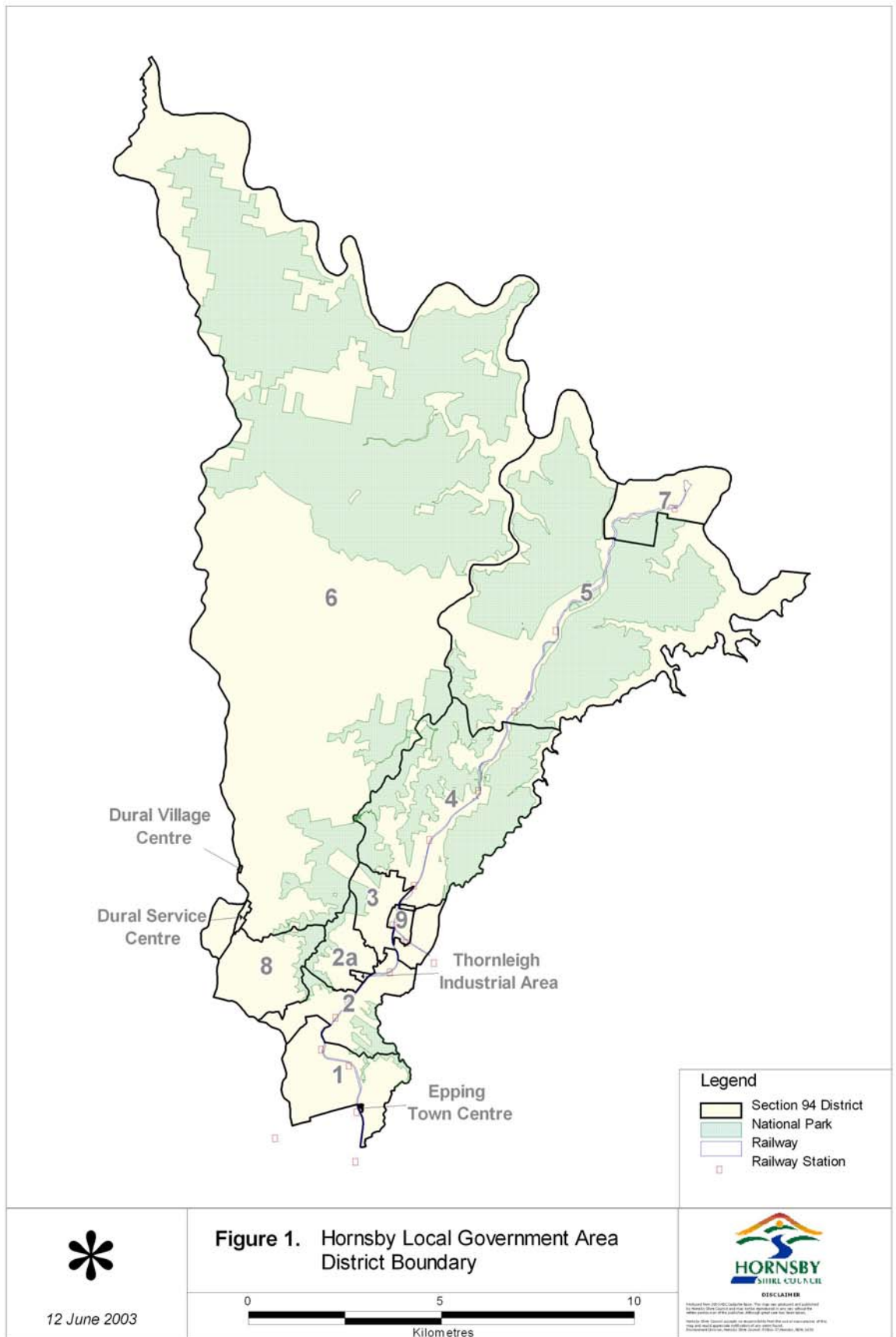
Contributions will be levied according to the estimated increase in residents or workers. An amount equivalent to the contribution attributable to any existing (or approved) development on the site of a proposed new development will be allowed for in the calculation of contributions. In assessing the contribution of existing development the following occupancy rates will be used:

- Dwelling houses and single vacant allotments – 3.1 persons per dwelling or lot.
- Other dwellings – 2.1 persons per dwelling.
- SEPP 5 dwellings – 1.5 persons per dwelling.
- Commercial/office space – one employee per 20 square metres of gross floor area.
- Retail space – one employee per 40 square metres of gross floor area.
- Industrial space – one employee per 50 square metres of gross floor space.

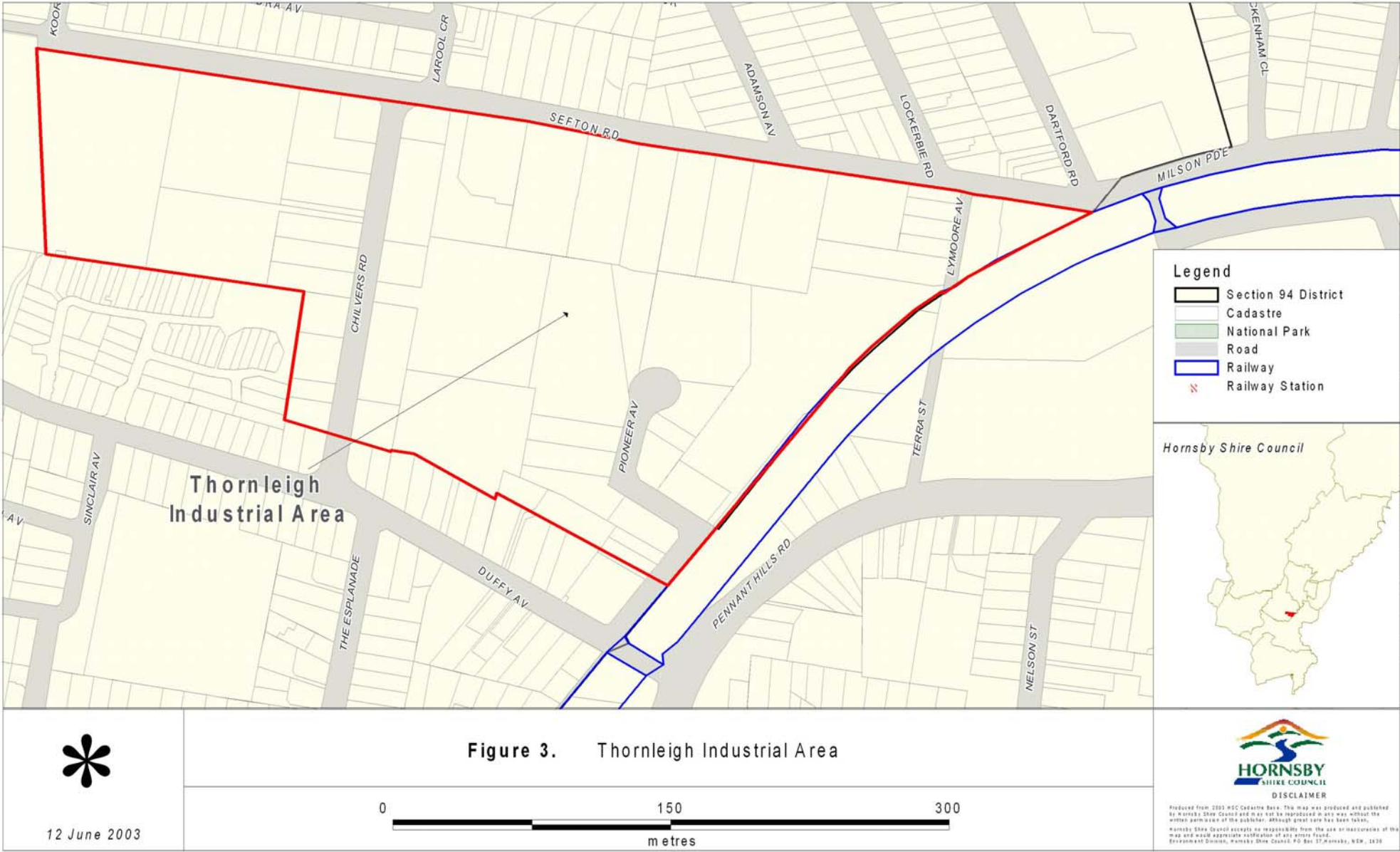
2.8 Goods and Services Tax

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.

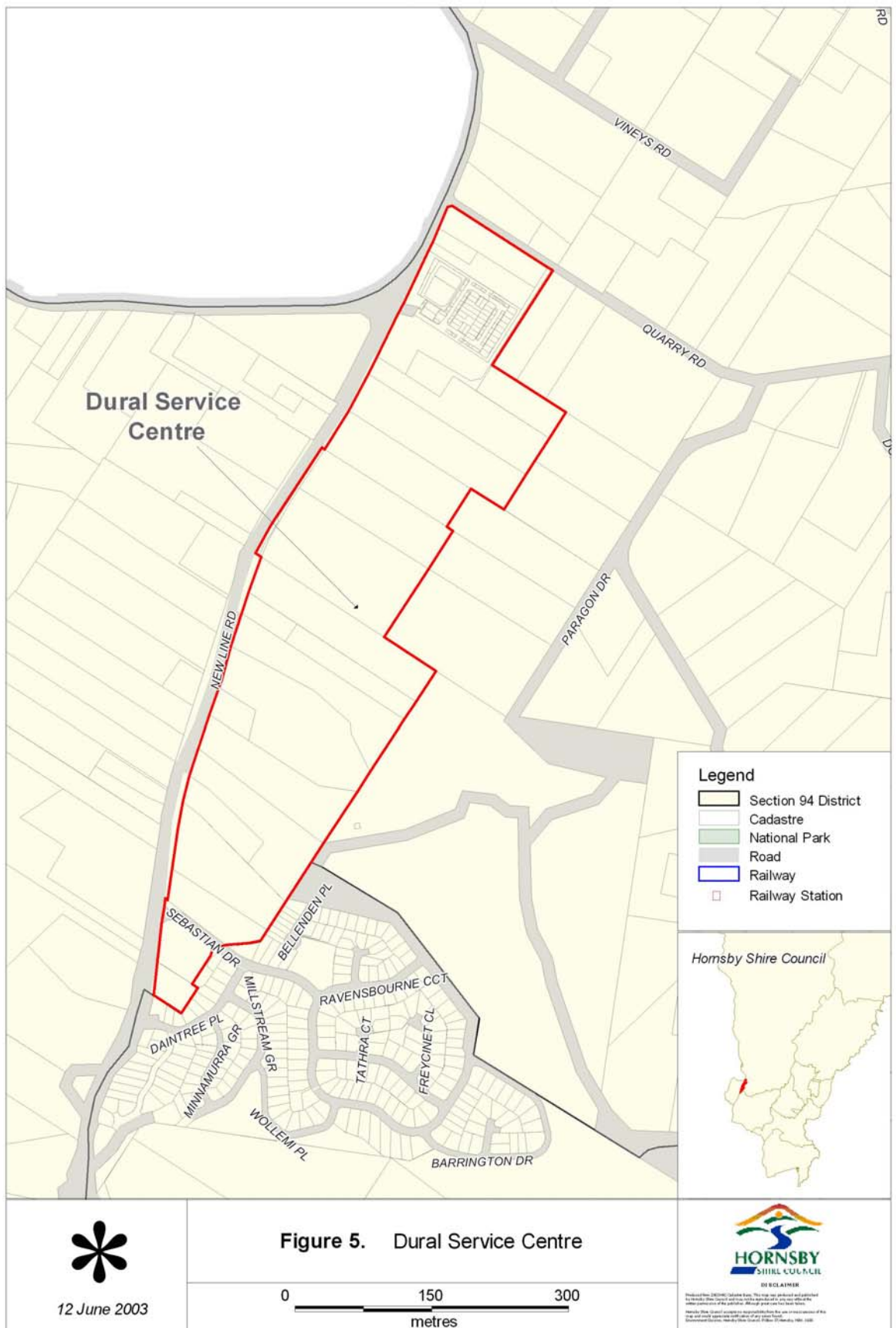
This exemption applies to both cash contributions or land or works in lieu of contributions.













Part C – Need for Public Facilities

3. Hornsby's Development

3.1 Urban Development Background

The Hornsby LGA contains more than 150,000 residents and has an area of 50,990 hectares. Urban development is characterised by predominantly detached residential neighbourhoods within a leafy setting, with relatively few concentrated employment areas.

The characteristics of development in the Hornsby LGA are very much tied to the existing topography and natural features. Historically, urban development proceeded along the ridgelines, with the steeper areas adjacent to the Hawkesbury River and its tributaries remaining undeveloped. Some former rural areas, such as in the Beecroft/Pennant Hills area were also developed for urban purposes, while other substantial areas, including Galston, Arcadia and Glenorie remained primarily rural, because of the lack of, and relatively high cost of providing new, urban infrastructure. The majority of the undeveloped areas of the Shire comprise natural bushland and are contained in public reserves.

These factors have led to most urban development being focused on plateau areas in the south of the Shire, and in a spine running between Hornsby and Cowan. Population growth is likely to only result from redevelopment and regeneration of existing areas.

3.2 Demographic Characteristics

Around 70 percent of the Shire's population resides in the older established urban areas between Epping and Hornsby. The population of the different planning districts and their recent growth characteristics differ substantially. The following table shows the distribution of the Hornsby population throughout the planning districts upon which this plan is based.

Table 4: Hornsby Shire Council - Planning Districts

Planning District No.	Areas Included	Population (2001)
1	Eastwood, Epping, North Epping, Carlingford, Cheltenham, Beecroft	31,618
2 and 2A	Pennant Hills, West Pennant Hills, Westleigh, Thornleigh, Normanhurst	26,966
3 and 9	Hornsby, Waitara, Wahroonga	21,634
4	Asquith, Berowra Creek, Hornsby Heights, Mt Colah, Mt Kuring-gai	20,634
5	Berowra, Berowra Waters, Milsons Island, Milsons Passage, Cowan, Berowra Heights	8,294
6	Glenhaven, Dural, Arcadia, Galston, Mid Dural, Berrilee, Maroota, Wiseman's Ferry, Glenorie, Forest Glen, Fiddletown, Canoelands, Singleton's Hill, Laughtondale	10,272
7	Brooklyn, Dangar Island	936
8	Cherrybrook, Castle Hill, Dural Urban	25,614
Shire		145,968

Aspects of the Shire's population correlate closely to the indicators for both Sydney and NSW as a whole, particularly in terms of age profile, family structure and ethnic diversity. Significant differences from these 'averages' in Hornsby are noted, particularly in terms of its relatively higher incomes, levels of education and labour force participation.

Distinguishing features of the Shire's population were documented in the Hornsby Leisure Strategic Plan. These features are based on 1996 data, however, in a relatively established area such as Hornsby, they are still considered to be valid:

- a slightly above-average proportion of children/youth (compared to the Sydney Region average);
- a below average proportion of adults up to 40 years;
- an average proportion of 'older' people (i.e. aged over 65 years);
- high proportion of couple families with children;
- lower than average proportions of 'one parent families' and 'lone person' households;
- an average proportion of couple families without children;
- a moderately high English proficiency;
- slightly above average *individual* incomes but well above average *household* incomes;
- high level of educational achievement (in terms of degree or diploma attainment);
- very high labour force participation rate;
- relatively low unemployment rate;
- high proportion of professional/managerial employees and a lower proportion of trades persons;
- relatively high levels of vehicle ownership;
- a high proportion of separate houses;
- a high rate of home ownership; and
- a higher than average occupancy ratio (at 2.7 people per dwelling).

The overall age profile results mask significant differences between the planning districts. Generally, districts 4, 5 and 8 have significant numbers of children and youth, while districts 1, 3, 7 and 9 have relatively large numbers of people aged over 65.

The data on older residents is important as it is likely that Hornsby, with a constrained supply of land for new detached 'family' housing, will experience further 'ageing' of the population.

In 2001, approximately 21.8 percent of people living in the Shire were aged 55 and over. People aged 65 and over made up approximately 12.4 percent of Hornsby Shire's population comparing to the NSW figure of 13.1 percent and the National estimate of 12.6 percent. The period between 1996 and 2001 has seen significant increases in most age cohorts throughout the Shire for people over 55 years of age. This aging process is the result of a number of factors including decreasing fertility and mortality rates, as well as the significant increase in births that occurred between 1946 and 1965.

The aging of Hornsby's population has implications for the delivery of many services which Council provides, particularly open space, recreation, community and library facilities.

The 'average' results for ethnicity mask a trend toward increasing numbers of new residents of a non-English speaking background to the Shire in recent years. Significant migrant groups include Korea, Malaysia, China, India, Italy, the Philippines and Sri Lanka.

3.3 Future Residential Development

Future residential development in Hornsby is to be guided by the Shire of Hornsby Residential Strategy (1997). The Strategy states that housing and population growth in the Shire can only be accommodated with an augmentation of infrastructure (including transport, water and sewer) and a commitment to Ecologically Sustainable Development, Total Catchment Management and heritage conservation principles.

Generally, infill development being targeted in specific locations and the conversion of the existing rural areas to urban areas is to be avoided. The Strategy promotes that the most efficient form of urban consolidation for Hornsby is a concentrated rather than a dispersed model, with fewer environmental effects and efficiencies in utility usage. The Shire is to retain its character of generally low density housing with some higher density precincts around town centres. Housing precincts have been nominated in the Strategy to provide additional housing opportunities. Beyond the identified precincts, additional housing is to continue to be encouraged in commercial precincts near transport infrastructure and under-utilised commercial and special use zones.

The Strategy encourages:

- Concentrated forms of housing;
- Development/rejuvenation of targeted precincts and sites;
- Shop top housing;
- Flexible accommodation for the aged; and
- Street front attached dwellings.

The Strategy identifies a target of 270 new infill residential dwellings to be provided annually up to 2021. Some additional dwellings will be accommodated in release areas in the western part of the Shire, although this form of growth is expected to be limited.

3.4 Anticipated Development and Population Increase

In the future, it is difficult to accurately predict in what ways the characteristics of the local population will change and evolve. Over the life of this plan however, it can be expected that the relative proportion of people in the middle age (45-64 years) and older age (65 plus years) will increase, with the proportion of younger age groups stabilising. Works schedules for local facilities address these demographic trends.

Hornsby has historically produced a significant and consistent amount of multi-unit housing, particularly in neighbourhoods well served by public transport. In the 1990s, Hornsby also produced a significant number of new dwelling houses, primarily due to the development of new urban release areas at Cherrybrook.

Based on the Census of Population and Housing, during the 1991-1996 period an average of 856 dwellings were added annually to the LGA's housing stock. The same figure for the more recent Census period (1996 – 2001) was 702 dwellings. Recent data collected by the Metropolitan Development Program (Planning NSW) shows that the average annual net dwelling creation for the years 1999-2000, 2000-01 and 2001-02 was 524, 552 and 676 dwellings respectively. More recent dwelling creation has been almost entirely within established areas as land in new urban releases becomes increasingly scarce.

These results indicate that Hornsby will continue to add substantially to its housing stock in the coming years. Dwelling approval projections suggest that recent levels of provision will be maintained well into the 2004 to 2010 period.

Occupancy rates have generally been declining since the 1970s. While this trend appears to be continuing for separate houses, overall occupancy rates within multi-unit dwellings increased during the 1996-2001 period. The overall occupancy rate for dwelling houses in 2001 was 3.1 persons per dwelling, while the rate for other private dwellings was 2.1 persons per dwelling.

Population projections provide an indication of the future demand for public facilities. Council has reviewed its projections for the future population of the Shire across its planning districts. In this plan, these projections are used as a basis for determining the appropriate contribution which should be levied on new development which generates increased population. Council's population projection by planning district, for the period 2004 to 2010, is shown in *Table 5*.

Table 5: Population projections

Planning District	2001 Census	2004 estimate	2010 estimate	Change 2004 - 2010
1	31,618	32,074	32,825	751
2 and 2(A)	26,966	27,695	28,929	1,234
3	15,793	16,228	18,234	2,006
4	20,634	21,174	22,505	1,331
5	8,294	8,650	9,071	421
6	10,272	10,747	11,946	1,199
7	936	990	1,141	151
8	25,614	26,710	27,963	1,253
9	5,841	7,577	9,821	2,244
Shire Total	145,968	151,845	162,435	10,590

The above projections are based on assumptions of future overall growth in the numbers of dwellings at recent levels and 2001 household occupancy rates being maintained. It is reasonable to assume that population will continue to rise given Hornsby's attractive living and natural environment and Council's commitment to accommodate some infill housing in the future.

A review of other sources and the historic dynamics of the local housing market suggests that these projections are reasonable. The projections indicate that Hornsby is likely to accommodate almost 7 percent more residents in 2010 than the projected number of residents predicted for 2004.

3.5 Employment Areas

Hornsby is predominantly a residential location, although major employment areas are located at Hornsby, Thornleigh Industrial Area, and, to a lesser extent, in the business centres which primarily serve the local population.

Hornsby town centre is the pre-eminent employment location in the LGA.

Council's planning policies, expressed through Hornsby Local Environmental Plan 1994 and other documents, is that future employment development will mainly be limited to the existing Business, Industrial and Special Use zoned areas.

Estimates of projected employment growth in the Shire's key employment areas is shown in *Table 6*.

Table 6: Projected Employment Growth 2004 - 2010

Employment Area	Type	Gross floor space (m ²)	Employee: Floor Space Ratio	Projected Employees
Hornsby Town Centre	Commercial/Retail	22,000	1 per 30m ²	733
Thornleigh Industrial Area	Industrial	15,000	1 per 50m ²	300
Epping Town Centre	Commercial/Retail	3,700	1 per 30m ²	123
Dural Service Centre	Industrial	65,000*	1 per 50m ²	1300
Dural Village Centre	Commercial/Retail	5,694	1 per 30m ²	190
Total				2646

* For works related to Dural Service Centre, this plan uses the figure for floor space (and therefore employment) projected to be added to the centre between 1998 and 2010. This is because the works schedule incorporates works which were listed in the 1998-2003 Development Contributions Plan. The forecast floor space growth in the centre for the 1998-2010 period is 75,000 square metres (or 1,500 employees).

4. Meeting the Needs of the Population

4.1 Council's Strategic Directions

Council's strategic directions, including its statement of intent, vision and outcomes, are contained in its current Management Plan. Council's statement of intent is 'Creating a Living Environment'.

Council's scope of service delivery includes roads and public works, flood mitigation, bushfire control, planning, building control and preservation, waste disposal, parks and bushland, weed control, community services, recreation and culture, and public health.

Council's future focus for delivery of facilities and services, and therefore its administration of development contributions, should accord with the 'Creating a Living Environment' vision and its component elements and outcomes.

4.2 Community Aspirations

A review of the aspirations, needs and priorities expressed by the Hornsby community was undertaken. The review collected data from recent consultations including those carried out as part of the preparation of the Social Plan and Leisure Strategy and the periodic community survey on Council's performance.

Key issues in regard to the future provision of public facilities to emerge from the analysis include:

- priority to be given to the protection of natural bushland and the provision of bushland reserves;
- provision of services and facilities for people with a disability and people aged over 55 years;
- provision and maintenance of high quality open spaces and children's playgrounds;
- both individuals and groups are concerned with the quality of leisure facilities;
- there is a strong demand for both upgraded and new leisure facilities, although there is clearly most concern in the community with upgrading or augmenting current facilities; and
- new and upgraded facilities desired include indoor sports facilities, modern pool facilities, a performing arts venue, more walking and cycling opportunities, ovals, youth centres and community centres.

The community aspirations have been used to inform the development of the Works Schedule (*Sections E.2 and E.3*).

4.3 Development and Population Context

As alluded to in *Section 3* of this plan, the future development and population context of the Hornsby LGA, against which Council will need to plan and deliver facilities and services, may be expected to include the following components:

- relatively high proportion of couple families with children, although the trend is towards declining overall household sizes and more one and two person households as neighbourhoods 'mature';
- overall ageing of the population, with fewer young people and greater numbers of middle-aged and older people, as a percentage of total population (although there is a markedly different profile in certain planning districts – for example, districts 4 and 5 have fewer older people and more children and youth);

- continued strong demand for new dwellings, which is anticipated to be met by new infill development close to public transport services;
- community pressure to resist further urban expansion;
- relatively high household incomes with the potential for more community and leisure demands to be met by services provided by the private sector;
- continuing increasing land prices, which will limit Council's ability to purchase additional land for facilities and services; and
- given scarce resources, a requirement on Council's part to maximise the use of public facilities by incorporating flexible, multi-use space.

4.4 Demand of New Population

As a result of the review of Council's strategic intent, the Hornsby community's aspirations, and the anticipated characteristics of the new population, a range of public facilities and public amenities have been identified as being required to satisfy the anticipated demands of the expected population.

Such facilities and amenities will benefit both the current and future resident and worker populations of the Hornsby LGA and are required as a consequence of development taking place. Having regard to the level of facilities already available and the characteristics of the expected population, it will be necessary to provide additional and/or augmented:

- traffic and transport management facilities;
- open space and recreation facilities;
- library and community facilities;
- bushland and environmental works;
- civic improvements;
- stormwater management facilities; and
- bushfire protection facilities.

It will also be necessary to deploy staff, carry out studies and implement systems which monitor and update future resident and facility demands.

Strategies for the delivery of these facilities and amenities are detailed in *Part D* of this plan.

The programs of works related to these facility categories are detailed in *Sections E.2* and *E.3* of this plan.

Part D – Strategy Plans

5. Plan Objectives

The following facilities have been determined to be required to meet the new population to 2010:

Table 7: Facility Delivery Priority

Facility Category	Facility Delivery Priorities
Traffic and Transport Management	Local area traffic management in Westleigh/Thornleigh, Hornsby Town Centre and Cherrybrook Bikeways Road upgrades generated by heavy haulage activities in rural areas Integrated land use and transport initiatives
Open Space and Recreation	Local parks District parks Regional reserves Sportsgrounds Multi-purpose indoor sports facility Aquatic recreation facility Acquisition of land
Library and Community	Libraries Library resources New residents kits Multi-purpose community facilities Waste minimisation and education Centre Councils Online Management System
Bushland and Environmental	Bushland regeneration Bushwalking tracks
Civic Improvements	Hornsby Town Centre Epping Commercial Centre Dural Service Centre Dural Village Centre
Stormwater Management	Stormwater quality remediation facilities Aquatic degradation studies
Bushfire Protection	Fire advantage lines
Plan Management	Management of development contributions

The following Strategy Plans identify:

- the demand for the facility likely to be required as a result of the urban development and re-development in certain areas of the Hornsby LGA and in the LGA as a whole;
- the facility which will be required to meet those demands (for which development contributions could reasonably be charged); and
- the reasonable contribution which should be levied on new development to meet those demands.

6. Transport and Traffic Management

6.1 Nexus between Development and Demand

6.1.1 General Nexus and Apportionment Statement

Within the scope of the range of facilities proposed to be provided in a physically and geographically diverse area such as Hornsby, the nexus between development and demand will depend on the type of facility provided, whether it relates to new residents or workers (or both), and the reasonable contribution which new development as a whole should make toward the facility.

The Westleigh traffic management facilities are required to meet the increase in residents and workers from 1998 to 2008. The need for the facilities has been derived from traffic and transport studies prepared in response to anticipated new development. These studies assessed the need for traffic facilities assuming development takes place as envisaged, and that the new facilities are required to maintain the existing level of service on the surrounding road network. As a result, the full cost of facilities (less any monies received from grants and previous contributions) will be levied to new development.

Traffic management facilities are required to meet the new resident and worker population in the Hornsby Town Centre. Previous traffic management works have been implemented to cater for the previous population demand. Therefore, the full costs for the roadworks required to service the additional traffic generated by new development will be levied to new development.

The 1993-1998 and 1998-2003 Development Contribution Plans levied for various traffic management works in District 8 (Castle Hill, Cherrybrook and Dural Urban) to meet the additional demand generated by the new release areas. As new development occurs, additional traffic management works are required. The costs will be levied on new development. Costs for the acquisition of land for road widening works in the previous plans will be apportioned to new and existing development.

The calculation of the contribution rate (apportionment) for roads and traffic management facilities required as a result of the impact of heavy haulage from the Shire's rural areas has been derived by precedent established by the Land and Environment Court.

The need for bikeway facilities is generated by both the existing and new residential and worker populations. As a result, new development will only be levied a proportion of the total cost of bikeway facilities described in this plan.

In the case of integrated land use and transport facilities and studies described in this plan, it is considered that the need for these facilities is generated by both the existing and the new residential and worker populations.

6.1.2 Causal Nexus

New development in the form of new residential and employment-generating development is expected to occur in the Hornsby LGA in the future, resulting in additional traffic generation on the local road network. Studies have been undertaken for District 2A (Thornleigh/Westleigh including the Thornleigh Industrial Area) where additional development is expected to impact on the operation of

the network. The demand anticipated to be generated in this area, which will occasion the need for the new facilities, is discussed in *Section 6.3*.

Roads and traffic works for District 2A have been identified in previous contribution plans. The works have not yet been completed and have a nexus with the new population to this District.

The increased travel demand derived from the future development of District 2A will generate the need for:

- new and/or augmented traffic facilities to promote the permeability and connectivity of the road network to the surrounding arterial road system and within the local road network;
- the upgrading of road intersections and sections of roads to provide the required road network which promotes the efficient, safe and orderly movement of people and goods; and
- the provision of facilities which minimise the amount of through traffic and regulate the speed of vehicles within the Shire's residential neighbourhoods.

Modelling of traffic generated demand from the predicted new development within the Hornsby Town Centre has been undertaken. Traffic management works are required to ensure that the existing level of service is maintained.

Further traffic management works are required in District 8 to meet the demands of the predicted population growth to maintain existing levels of service.

New or augmented development in the form of extractive industries is expected to occur in the rural areas of the Hornsby LGA in the future, resulting in impacts on the condition of the road network serving these areas. 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. Further, any 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 basis for requiring a contribution for these facilities has been established 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 accepted that Section 94 is an appropriate mechanism for the levying of contributions for the upgrading and reconstruction of the public road system affected by transport generated by extractive industries.

An increase in population in the Hornsby LGA results in additional trip generation. Council is committed to providing a robust and sustainable transport system which provides choice of mode for the residents and workers of the Hornsby LGA. Council is preparing an Integrated Land Use and Transport Strategy which will provide opportunities for more sustainable and non-motorised transport modes, such as bicycles and walking. In keeping with Council's movement towards fostering non-car modes, it is anticipated that new development will generate demand for bikeways throughout the Shire.

The Integrated Land Use and Transport Study will set a course for the future management of the Shire's transport, and therefore has a nexus with the new population of Hornsby.

6.1.3 Physical Nexus

The roads and traffic management works will be undertaken in District 2A, District 8 and District 9 to maintain pre-existing levels of service, and therefore has a physical nexus with new development in these areas. The locations of roadworks to be provided are broadly described in the Works Schedule (*Sections E.2 and E.3*).

Old Northern Road and New Line Road have been identified for upgrading, partly based on the concentration of extractive industries located along that route. These, and perhaps other roads will be required to be progressively upgraded to meet the demands generated by heavy haulage vehicles serving the extractive industries in the rural areas. Extractive industry expansion is generally only likely to apply to the rural areas of the Shire, however the contribution will apply Shire-wide.

The locations of bikeway facilities have been derived from the Hornsby Bike Plan to meet the demands of both the existing and the new population of the Shire and are described in the Works Schedule (*Sections E.2 and E.3*). The works will be provided throughout the Shire and will therefore have a nexus with new development throughout the Shire.

The Integrated Land Use and Transport Study canvasses travel demand across the Shire as a whole, therefore contributions should be collected on a Shire wide basis.

6.1.4 Temporal Nexus

Council acts on the basis of making commitments to projects as funds are available. Council considers the merits of a set of alternative proposals as part of the annual Management Plan budget planning process, and priorities are established accordingly. The timing of projects in the Works Schedule are therefore indicative. Programs will be revised in light of policy reviews, development trends and availability of funds.

The roadworks for extractive industry are to be carried out on roads managed by the NSW Roads and Traffic Authority. Council therefore has no power in managing the program for the delivery of such works, but will work with the Authority to ensure their timely provision.

The Integrated Land Use and Transport Study is currently underway. The results of the study are anticipated to affect planning activities over the period of this plan. This plan may in future include works from the Study in the works schedule.

6.2 Facilities Strategy

6.2.1 Roads and Traffic – Urban Areas

Works for traffic management facilities in District 2A (Westleigh / Thornleigh) will be carried out in accordance with traffic assessments prepared by Connell Wagner (1998) and Masson Wilson Twiney (1999), and as amended by technical reviews subsequently undertaken by Council.

Modelling of the future population for District 9 has identified the works required to provide for the safe and efficient movement of vehicles within and through the Town Centre. In response to this demand, it is necessary to provide traffic signals, median construction and further modelling.

Previous development has contributed towards implementing traffic management facilities in District 8. The proposed works will maintain this existing level of service.

6.2.2 Roads and Traffic – Rural Areas

A study completed in 1991 by Resource Planning ('Plan of Management for Extractive Resources at Maroota, NSW') established that approximately \$12 million would be required to upgrade both Old Northern Road and Wisemans Ferry Road to withstand extractive industry traffic from the Maroota extractive industry operations. Contributions received from extractive industries could only contribute a proportion of the cost of the upgrades.

A broad outline of the proposed works to be undertaken have been identified by the NSW Roads and Traffic Authority in its Draft Strategic Route Development Study" for Old Northern Road and New Line Road, and these form the basis of the works schedule included in *Sections E.2 and E.3*. A more defined works schedule however can only be established in conjunction with each development application and EIS for new/expanded extractive industries. Further works in other areas of the Shire may also be identified where heavy haulage is shown in individual development applications as likely to have an impact on the Shire's roads.

6.2.3 Bikeways

Works will be implemented in accordance with the Hornsby Bike Plan prepared by Sinclair Knight Merz and adopted by Council in 1998. The works comprise both regional and local bikeway works. Works included in this plan relate to local works which are the responsibility of Council, rather than the Roads and Traffic Authority of NSW.

6.2.4 Integrated Land Use and Transport Facilities

Council in recent times has commenced work on investigating the links between land uses and transport demand, through its Integrated Land Use and Transport Study. The purpose of this work is to better align transport and land use planning activities, and to ultimately plan and implement works which reduce dependence on the private motor vehicle. This work is in keeping with State Government planning initiatives for more sustainable and compact cities.

6.3 Calculation of Contribution Rates

All rates are determined to the nearest dollar.

6.3.1 Roads and Traffic – Urban Areas

District 2A - Westleigh / Thornleigh

Previous studies have established that the need for the proposed works will be attributable to both residential and industrial development at the ratio of 82%:18%. Previous contributions plans have also established that the cost of facilities to be implemented for Westleigh / Thornleigh are to be fully funded by development which occurs between 1998 and 2008 in District 2A (that is, population growth which occurs between 2000 and 2010 in District 2A). Some of these works have been implemented while others have not. The respective contribution rates are thus determined as follows:

Residential

$$RCR = (TC \times RP) / RES$$

Where:

RCR = the residential contribution rate per person;

TC = the total cost of the works required (less any grants or reserves monies) (the total cost of works is \$4,594,500 and the contributions received amount to \$1,715,000);

RP = the proportion of the cost attributable to residential development (82 percent); and

RES = the number of residents of new dwellings approved in District 2A up to 2010 (494 persons).

$$= (\$4,594,500 - \$1,715,000) \times 0.82 / 494$$

$$= \$4,780 \text{ per person.}$$

Industrial

$$ICR = (TC \times IP) / IFS$$

Where:

ICR = the industrial contribution rate per m² of floor space;

TC = the total cost of the works required (less any grants or reserves monies) (the total cost of works is \$4,594,500 and the contributions received amount to \$1,715,000);

IP = the proportion of the cost attributable to industrial development (18 percent); and

IFS = the total projected additional industrial floor space up to 2010.

$$= (\$4,594,500 - \$1,715,000) \times 0.18 / 15,000$$

$$= \$35 \text{ per m}^2 \text{ of floor space}$$

Hornsby Town Centre

The cost of the traffic management facilities for the Hornsby Town Centre will be funded by the new population.

The contribution rate per person is calculated as follows:

$$CR = TC / (POP + EMP)$$

Where:

CR = the contribution rate per person;

TC = the total cost attributed to Hornsby Shire Council (less any grants or reserves monies);

POP = the total estimated population increase of District 9 between 2004 to 2010;

EMP = the total estimated employment increase in District 9 between 2004 to 2010.

$$CR = TC / (POP + EMP)$$

$$= \$1,982,002 / (2244 + 733)$$

$$= \$666 \text{ per person}$$

Calculations for non-residential development:

Retail (40m² per employee): \$17 per m²

Commercial (20m² per employee): \$33 per m²

Industrial (50m² per employee): \$13 per m²

District 8 – Castle Hill, Cherrybrook and Dural (Urban)

The cost of new traffic management facilities in District 8 will be funded by new development.

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 total estimated population increase in District 8 between 2004 to 2010.

$$\begin{aligned} CR &= TC / POP \\ &= \$1,100,550 / 1,253 \\ &= \$878 \text{ per person.} \end{aligned}$$

The cost of the acquisition of land for road widening will be funded by both the existing and new population.

The contribution rate per person is calculated as follows:

$$CR = TC / TPOP$$

Where:

CR = the contribution rate per person;

TC = the total cost attributed to Hornsby Shire Council;

TPOP = the total estimated population of District 8 of the Shire in 2010.

$$\begin{aligned} CR &= TC / TPOP \\ &= \$457,870 / 27,963 \\ &= \$16 \text{ per person.} \end{aligned}$$

6.3.2 Roads and Traffic – Rural Areas

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, it has been accepted practice to levy development contributions based directly upon the number and weight of laden truck movements.

Therefore a 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 contribution levies will be imposed.

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.

Council's adopted rate per tonne has been adjusted according to the original decisions handed down by the Land and Environment Court, the rate being charged by the adjoining council for road upgrades (Baulkham Hills Shire) and movements in the CPI. The rate moved from \$0.50 per tonne in 1993 to \$0.75 per tonne in 2004.

RATE = \$0.75 / tonne

6.3.3 Bikeways

The cost of local bikeways facilities will be funded by both the existing and new population.

The contribution rate per person is calculated as follows:

$$\text{CR} = \text{TC} / (\text{TPOP} + \text{TEMP})$$

Where:

CR = the contribution rate per person;

TC = the total cost attributed to Hornsby Shire Council (less any grants or reserves monies);

TPOP = the estimated population of the Shire in 2010;

TEMP = the total estimated employment in the Shire in 2010.

$$\begin{aligned} \text{CR} &= \text{TC} / (\text{TPOP} + \text{TEMP}) \\ &= (\$5,354,745 / (162,435 + 45,438)) \\ &= \$26 \text{ per person} \end{aligned}$$

Calculations for non-residential development:

Retail (40m² per employee): \$1.00 per m²

Commercial (20m² per employee): \$2.00 per m²

Industrial (50m² per employee): \$1.00 per m²

6.3.4 Integrated Land Use and Transport Facilities

The contribution rate per person is calculated as follows:

$$CR = CS / (TPOP + TEMP) + CM / (POP + EMP)$$

Where:

CR = the contribution rate per person;

CS = the cost of integrated land use and transport studies;

TPOP = the estimated population of the Shire in 2010;

TEMP = the total estimated employment in the Shire in 2010.

CM = the cost of traffic/transport modelling which is required to assess the impacts of population growth; and

POP = the estimated population increase in the Shire between 2004 and 2010.

EMP = the estimated employment population increase in the shire between 2004 and 2010

$$CR = CS / (TPOP + TEMP) + CM / (POP + EMP)$$

$$= \$153,150 / (162,435 + 45,438) + \$112,310 / (10,590 + 2,646)$$

$$= \$9 \text{ per person}$$

Calculations for non-residential development:

Retail (40m² per employee): \$0.25 per m²

Commercial (20m² per employee): \$0.45 per m²

Industrial (50m² per employee): \$0.20 per m²

7. Open Space and Recreation

7.1 Nexus between Development and Demand

7.1.1 General Nexus and Apportionment Statement

Within the scope of the range of facilities proposed to be provided in a physically and geographically diverse area such as Hornsby, the nexus between development and demand will depend on the type of facility provided, whether it relates to new residents or workers (or both), and the reasonable contribution which new development as a whole should make toward the facility.

The plan identifies the unit cost of certain types of open space and recreation facilities which Council intends to provide for its residents in the future. The location and design concepts for the facilities will be determined as part of the annual Management Plan process during the plan period. New residents will only be levied an amount for these types of facilities commensurate with the demand generated by new residents and the established standard of provision for the facility type.

7.1.2 Causal Nexus

New development in the form of new residential and employment-generating development is expected to occur in the Hornsby LGA in the future, resulting in additional demands for the provision of a range of Council-provided open space and recreation facilities, including:

- local parks;
- multi-purpose district parks;
- regional reserves;
- multi-purpose recreation facilities;
- sportsgrounds; and
- acquisition of land.

Open space can be considered to include those areas which are in public ownership (Council-owned or Crown land) which have been (or is to be) set aside for use for recreation purposes. Council is also investigating the use of other lands for open space including school sportsgrounds and land owned by National Parks and controlled by Council.

It is considered that the new population would require these facilities to be delivered to a standard at least equal to the level of service currently provided. Current general standards of provision and a review of expressed contemporary aspirations for the provision of facilities have been used as a basis for developing the Works Schedule to address cumulative future needs contained in this plan.

Hornsby's overall standard of non-regional open space provision (approximately 4.5 hectares per 1,000 residents) is a major positive asset contributing to the lifestyle of Hornsby residents, and this level of provision is to be maintained in the future.

7.1.3 Physical Nexus

The generic locations of open space and recreation facilities to be provided to meet the demands of the new population of the Hornsby LGA are described in the Works Schedule (*Sections E.2 and E.3*).

Facilities will be provided in locations where they can effectively meet the needs of the surrounding population. Open space and recreation facilities will be provided throughout the Shire in locations which are accessible to the contributing population.

For example, contributions collected for local parks in a certain planning district will be spent on the provision of new and/or augmented local parks in the same planning district. There may however be cause to pool the funds of two adjacent planning districts for the provision of new/augmented local parks which are accessible to both districts (that is, near the common boundary of the precincts).

Apart from local parks, other facilities have a nexus with development occurring in the Shire as a whole. New and augmented multi-purpose recreation facilities, multi-purpose district parks and sportsgrounds will therefore be provided in locations across the Shire, and levied Shire-wide.

7.1.4 Temporal Nexus

Council acts on the basis of making commitments to projects as funds are available. Council considers the merits of a set of alternative proposals as part of the annual Management Plan budget planning process, and priorities are established accordingly. The timing of projects in the Works Schedule are therefore indicative. Programs will be revised in light of policy reviews, development trends and availability of funds.

7.2 Facilities Strategy

7.2.1 Priority Areas

Council has historically responded to the expressed needs for open space and recreation facilities in the Shire by commissioning open space and leisure assessments at regular intervals. The latest assessment, the Hornsby Leisure Strategic Plan, provides the guidance for the planning and delivery of facilities identified in this plan. The following open space and recreation priority areas were identified in the Strategy:

- the enhancement of existing facilities was often seen as a higher priority than the provision of wholly new facilities;
- the protection of ecological and outdoor recreation values (that are present in many locations within Council's open space system) was seen as a high priority;
- additional sports grounds – particularly for cricket, senior soccer and netball;
- purpose built facilities for equestrian groups;
- various upgrading requirements at many parks and sports grounds;
- improved communication between Council and sports groups;
- additional passive parks in some areas;
- expansion, improvement or disposal of many low value small parks;
- more safe cycling and walking routes;
- a greater diversity of play spaces/facilities;
- more youth-specific leisure facilities;
- more activity options for older adults;
- more and/or better distributed leisure information;
- more access to/interpretation of natural areas;
- new and upgraded indoor sports courts; and
- upgraded and modernised aquatic centres.

Further details on the facility planning and delivery principles are contained in the Leisure Strategic Plan. Funds collected under this plan will generally be applied to the facility augmentation proposals contained in the Leisure Strategic Plan.

7.2.2 Local Parks, District Parks and Sportsgrounds

A list of local parks, district parks and sportsgrounds for which Council is responsible is contained in *Section E.4*. The list also identifies the planning district which the facility is located within. Where required, these existing open space lands will be augmented to meet the needs of the new population.

Generally, it is Council's preference that the open space needs generated by the new population should be met, where possible, by augmenting the facilities which are available within Council's current portfolio of parks, sportsgrounds and reserves. Most planning districts are well supplied with open space, however, the range and quality of facilities within those open spaces will need to be augmented over the coming years to meet future needs. Where future needs cannot be met through the embellishment of existing public land alone, Council will acquire land to meet these needs. This 'qualitative' as opposed to 'quantitative' provision approach is consistent with the approach adopted in previous open space strategies and development contributions plans.

Due to the shortage of suitable land for open space uses, it is also proposed that sites that are not owned by Council or are partly owned by Council are investigated as to its suitability to provide the open space. Such sites will include school sportsgrounds and land owned by the State Government and managed by Council.

Embellishment works components involving these facility types may include, but are not limited to, earthworks, turfing, drainage, planting, play equipment, sports equipment and installations, picnic facilities, amenities buildings, fencing, lighting, irrigation and bushland regeneration.

Council has developed over the years numerous plans of management for its parks. Funds collected via development contributions may be directed to capital projects which have been identified in these plans of management, and which have a nexus with the new resident population.

Council's Leisure Strategic Plan sets out the rationale and delivery options for upgrading and augmenting local parks, district parks, sportsgrounds and regional reserves. These include:

- provide new soccer, cricket and netball facilities according to demonstrated needs;
- continue to upgrade sportsgrounds – with floodlighting, improved playing surfaces, amenities, drainage, irrigation, car parks, and adjacent playground facilities;
- use and/or development of public land (ex pony club site on Schofield Parade, Old Man's Valley, Pacific Highway, Berowra; Warrigal Road, Westleigh; Dartford Road Thornleigh);
- joint ventures with schools with adequate land for sports field development and/or upgrading;
- reconfiguring of existing sports space;
- provide equestrian facilities;
- progressively develop new local and district parks in new development areas where suitable undeveloped land is available;
- progressively build upon the existing network of local and regional walking and cycling paths;
- review and update existing parks plans of management;
- subsequent to completion of the plans of management review and the disability access audit, develop a program of works to provide/improve seating, shade, signs, play facilities and access in major parks and other facilities.
- develop at least one high quality play area in a local or district park in each district – with (for example) playground, junior bike circuit, seating and shelters;

- provide a range of youth-oriented play facilities (including skate facilities, basketball rings and play facilities for youth at key accessible sites within the Shire; and
- further identification and promotion of both on and off-leash areas in accessible locations across the Shire.

7.2.3 Regional Reserves

It is considered that sufficient provision is made (in terms of area) for regional parks and reserves to meet existing demand. Hornsby's regional reserves include the following:

- Fagan Park;
- Pennant Hills Park;
- McKell Park;
- Crossland Reserve;
- Lisgar Gardens.

A program to address the quality of embellishment in Fagan Park has been implemented to maintain the existing level of service to existing and new residents. The Works schedule identifies regional reserves projects in the 2004-2010 period for which a contribution will be sought.

7.2.4 Indoor Recreation Facilities

Council's Leisure Strategic Plan sets out the rationale and delivery options for upgrading and augmenting multi-purpose recreation facilities. These include:

- upgrade and extend Council's three aquatic centres in accordance with prescribed standards and expressed needs;
- enhancement of Council's aquatic facilities (with options to include extension of existing facilities – with indoor leisure pools and/or larger gyms - and provision of a modern regional scale 'wet-dry' facility);
- provide equestrian facilities;
- construct the proposed indoor four-court sports hall at Thornleigh (Dartford Rd); and
- review the usage of the new sports hall (when it opens in 2003) and existing indoor sport facilities and, depending on need, commence feasibility work for the development of new indoor facilities between 2005-2010.

7.2.5 Acquisition of Land

Council also intends to acquire open space land within the Shire. Subject lands have been reserved for open space purposes since the 1960s. Currently this land is held in private ownership but is zoned Open Space A (Public Recreation – Local). The current cost for these land acquisitions is \$7,187,840.

There is currently an abundance of bushland open space available for recreation purposes in the Shire. However there is also a need to have bushland in public ownership to facilitate conservation of biodiversity. These acquisition costs will be apportioned to new and existing development.

Acquisition of land is also required to provide sporting facilities to meet the new demand. Only part of the sportsgrounds program can be met by embellishment of existing facilities including facilities that are not owned by Council. These acquisition costs will be levied on new development only.

7.2.6 Facility Demand Generated by New Development

Contributions for local and district parks and sportsgrounds (including land acquisition) are to be determined on the basis of the level of existing provision within the Shire. The logic used to determine these contributions is summarised as follows:

- calculate the ratio of existing population to the existing area of open space category (local, district and sportsgrounds); and
- use the above ratio together with population projections to determine the area of new open space (local, district and sportsgrounds) required to meet the demand generated by the new population, both on a local and Shire-wide basis.

Based on information contained in the Hornsby Leisure Strategic Plan (2002), Council will aim to provide local parks, district parks and sportsgrounds at the following rates:

- Local parks 5.4 square metres per person
- District parks 7.0 square metres per person
- Sportsgrounds 15.0 square metres per person

The open space and recreation facilities required for the projected increase in Shire population is calculated in Table 8.

Table 8: Local Parks, District Parks and Sportsgrounds Requirements

Open space category	Standard of provision (square metres per person)	Additional persons 2004-2010	Additional area required (ha)
Local park District	5.4 (1)	751	0.41
1 2 and 2(A)		1,234	0.67
3		2,006	1.08
4		1,331	0.72
5		421	0.23
6		1,199	0.65
7		151	0.08
8		1,253	0.68
9		2,244	1.21
Total		10,590	5.72
District park (Shire-wide)	7.0 (1)	10,590	7.41
Sportsground (Shire-wide)	15.0	10,590	15.9

Notes: (1) Standard derived by ascribing a combined local/district requirement of 12.4 square metres per person (Hornsby Leisure Strategic Plan Stage 3 Report, page 37) and then determining individual local and district requirements by applying the ratio used in the Development Contributions Plan 1998-2003, Table B.4, page 23.

It has also been established that many existing open space areas are currently in an underdeveloped state, delivering reduced recreation opportunity. 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 new population. Therefore, it is anticipated that some of the demand for additional open space can be met by embellishing/augmenting existing underdeveloped local parks, district parks and sportsgrounds. However, acquisition of some land will be required to provide these facilities.

Fagan Park has been embellished to provide a relevant facility standard to meet the needs of the population. Further embellishment of Fagan Park will be undertaken to retain the existing standard for the existing and new population. It is therefore considered that the schedule of works outlined in the Works Schedule is generated by new development.

Council will also seek to augment facilities associated with indoor and aquatic sports. The total cost for the indoor recreation facility is estimated at \$2,852,500 excluding land acquisition costs. It is proposed to extend the existing Indoor recreation facility. This facility will be undertaken in the Sportsground program. This cost will be levied on new development only.

The total cost of embellishing the aquatic centres is estimated at \$5,105,000. Such costs will be shared proportionally between the existing and new resident populations.

7.3 Calculation of Contribution Rates

All rates are determined to the nearest dollar.

7.3.1 Local Parks, District Parks and Sportsgrounds

The cost attributable to the new population for the embellishment of local parks, district parks and sportsgrounds is determined by:

- calculating the cost of provision for each type of facility;
- based on the average size of each facility type, calculate the cost per m² of each facility type;
- using information collected on the area of the facility types generated by the incoming population, calculate the total cost attributable to the new population.

This is shown in the Tables 9 and 10.

Table 9: Unit Cost of Facilities

Open space category	Cost of provision of each (Embellishment costs only) (\$)	Average facility size (m ²)	Cost per m ² (\$)
Local park	283,950	4,800	59.16
District park	1,031,900	36,600	28.19
Sportsground ⁽¹⁾	2,369,470	27,000	87.76

Note: (1) This is for the outdoor sportsground facilities only. The indoor sporting facility will be separately costed.

Table 10: Contribution Per Person for Embellishment of Local Parks, District Parks and Sportsgrounds

District and category	Standard of provision (square metres per person)	Additional persons 2004-2010	Additional area required (m ²)	New population contribution (\$)	Contribution per person (\$)
Local park					
All Districts	5.4	10,590	57,186	3,383,124	319.00
District park					
(Shire-wide)	7.0	10,590	74,130	2,089,725	197.00
Sportsground⁽¹⁾					
(Shire-wide)	15.0	10,590	131,850 ⁽¹⁾	11,571,156	1,093.00

Note: (1) The additional area required excludes one sportsground as the indoor facility is calculated separately below.

Sportsground (Indoor Stadium)

The contribution rate per person is calculated as follows:

$$CR = TC / POP$$

Where:

CR = the contribution rate per person;

TC = the total cost of embellishment works for the Indoor Stadium

POP = the total estimated population increase in the Shire between 2004 and 2010

$$\begin{aligned} CR &= TC / POP \\ &= \$2,852,500 / 10,590 \\ &= \$269 \text{ per person} \end{aligned}$$

7.3.2 Regional Reserves

The contribution rate per person is calculated as follows:

$$CR = TC / POP$$

Where:

CR = the contribution rate per person;

TC = the total cost of embellishment works for Fagan Park

POP = the total estimated population increase in the Shire between 2004 and 2010

$$\begin{aligned} CR &= TC / POP \\ &= \$1,103,840 / 10,590 \\ &= \$104 \text{ per person} \end{aligned}$$

7.3.3 Aquatic Centres

The contribution rate per person is calculated as follows:

$$CR = TC / TPOP$$

Where:

CR = the contribution rate per person;

TC = the total cost of the aquatic centres;

TPOP = the estimated population of the Shire in 2010.

$$\begin{aligned} CR &= TC / TPOP \\ &= \$5,105,000 / 162,435 \\ &= \$31 \text{ per person} \end{aligned}$$

7.3.4 Land Acquisition

Open Space – Private ownership

The contribution rate per person is calculated as follows:

$$CR = TC / TPOP$$

Where:

CR = the contribution rate per person;

TC = the total cost of land acquisitions for passive open space;

TPOP = the total population in the Shire at 2010.

$$\begin{aligned} CR &= TC / TPOP \\ &= \$7,187,840 / 162,435 \\ &= \$44 \text{ per person} \end{aligned}$$

Open Space – Local and District Parks and Sportsgrounds

The contribution rate per person is calculated as follows:

$$CR = TC / POP$$

Where:

CR = the contribution rate per person;

TC = the total cost of acquisition for provision of open space (less any previous contributions);

POP = the total estimated population increase in the Shire between 2004 and 2010.

$$\begin{aligned} CR &= TC / POP \\ &= (\$3,000,000 - \$1,000,000) / 10,590 \\ &= \$189 \text{ per person} \end{aligned}$$

8. Library and Community

8.1 Nexus between Development and Demand

8.1.1 General Nexus and Apportionment Statement

Within the scope of the range of facilities proposed to be provided in a physically and geographically diverse area such as Hornsby, the nexus between development and demand will depend on the type of facility provided, whether it relates to new residents or workers (or both), and the reasonable contribution which new development as a whole should make toward the facility.

In the case of library and community facilities described in this plan, the need for most facilities is likely to have a relationship with both the existing and the new population.

The plan identifies both individual facility concepts and the unit cost of certain types of library and community facilities which Council intends to provide for its residents in the future. Further detail on design concepts for the facilities will be determined as part of the annual Management Plan process during the plan period. New residents will only be levied an amount for these types of facilities commensurate with the demand generated by new residents and the established standard of provision for the facility type.

8.1.2 Causal Nexus

Council's library and community facilities are operating at capacity and new development will increase the demand for the provision of a range of Council-provided library and community facilities, including:

- additional library floor space;
- augmented library facilities, including the provision of library materials and technology upgrades to meet the evolving information access needs of the community;
- new resident kits;
- multi-purpose community facilities, comprising services and facilities for senior citizens, arts, culture and youth;
- waste minimisation and education facilities; and
- Councils Online Management System.

It is considered that the new population would require these facilities to be delivered to a standard at least equal to the level of service currently provided. Current general standards of provision and a review of expressed contemporary aspirations for the provision of facilities have been used as a basis for developing the Works Schedule to address cumulative future needs contained in this plan.

8.1.3 Physical Nexus

The locations of library and community facilities to be provided to meet the demands of the new population of the Hornsby LGA are described in the Works Schedule (*Sections E.2 and E.3*). In the case of multi-purpose community floor space, locations for the provision of these facilities are yet to be identified, however, it is envisaged that, primarily, existing facilities with good access to transport links, will be augmented to meet the needs of the new population.

Council's community facilities and services network addresses demands generated Shire-wide and across all age and socio-economic groups in the community. Facilities will be provided in a manner or location which enables them to be accessed by residents across the Shire. As such contributions towards future provision of community facilities will be levied on a Shire-wide basis.

8.1.4 Temporal Nexus

Council acts on the basis of making commitments to projects as funds are available. Council considers the merits of a set of alternative proposals as part of the annual Management Plan budget planning process, and priorities are established accordingly. The timing of projects in the Works Schedule are therefore indicative. Programs will be revised in light of policy reviews, development trends and availability of funds.

8.2 Facilities Strategy

8.2.1 Priority Areas

Council's Leisure Strategic Plan identified the following priority areas for the provision of library and community facilities:

- the enhancement of existing facilities was often seen as a higher priority than the provision of wholly new facilities;
- additional meeting places in some districts;
- upgrading of some community centres;
- improved promotion and programming of community centres and seniors' centres;
- improved access – to a range of facilities – for aged and disabled people;
- community cultural development initiatives;
- improved spaces for performing and visual arts; and
- additional library materials and floor space.

Further details on the facility planning and delivery principles are contained in the Leisure Strategic Plan. A Civic/Cultural Feasibility Study is currently being undertaken to provide further information.

Funds collected under this plan will generally be applied to the facility augmentation proposals contained in the Leisure Strategic Plan, Council's Review of Community Centres and Halls, the Social Plan 2000-2005, the Revised Social Plan 2005-2010, Council's Strategic Plan 2005-2010 for Older People and the Youth Services Strategic Plan 2005-2010.

8.2.2 Library

It is proposed that this plan will levy new development for the cost of a new library at Hornsby, and for the augmentation of facilities at Pennant Hills and Epping.

The range of facilities offered at these three locations are such that the proposed upgrades would have a nexus with development occurring throughout the Shire. Consequently, library capital works will be levied on a Shire-wide basis.

Council will also levy new development for the cost of adding to 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, at 3 items per head of population and one personal computer for each 5,000 people.

8.2.3 New Resident Kits

Council will provide new resident kits to each new dwelling across the Shire. The kit provides information on 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 costs 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.

8.2.4 Multi-Purpose Community Centres

Council's Strategic Plans have identified the following strategies to deliver a range of services:

- develop and implement an Asset Improvement Program for Council's community centres, seniors' centres halls and libraries;
- continue to implement existing strategies for improving the relevance, appeal, accessibility and use of seniors' centres;
- investigate opportunities for increasing public meeting/activity space in the Hornsby CBD, Cherrybrook and Pennant Hills;
- investigate the feasibility of developing a regional-scale youth entertainment and drop-in facility within the Hornsby CBD; and
- investigate the feasibility of providing a multi-purpose cultural facility within the Shire.

Council will respond to these priorities by providing multi-purpose floor space. A multi-purpose approach will achieve the following objectives:

- 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.

The multi-purpose floor space approach is also expected to have the following benefits:

- facilities can 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 would provide 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.

This plan adopts the approach of levying contributions based on a demand for multi-purpose community facility floor space generated by additional population. Specific project concepts will be identified through ongoing community consultation and needs analysis.

Previous contributions plans have used the standard of 0.3164 square metres per person for the provision of multi-purpose community floor space. This plan also adopts that standard.

Given the current extent of land resources in Council's control and potential capacity of existing sites it is proposed that Council provide for future facilities under this plan on these lands. This will allow Council to optimise the use of its community land portfolio and avoid the need for land acquisitions in a high-cost, competitive land market. 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.

The rate for the provision of multi-purpose community floor space has been determined to cost approximately \$3,063 per square metre.

With an additional population of 10,590, under the term of this plan, a total of 3,350 square metres of floor space is required for multi-purpose community facilities.

8.2.5 Waste Minimisation and Education

Council as part of its Waste Minimisation and Management Strategy, is to establish a Recycling and Waste Minimisation Depot and Demonstration Site. The centre may be established at the existing recycling facility located at Beaumont Road, Mount Kuring-gai.

The project is intended to continue waste education activities initiated by the now-defunct Regional Waste Boards, and continue service priorities established in Council's Management Plans in recent years. Council has determined that waste education will need to be increased or enhanced to ensure that other areas of waste management are also addressed. The availability of accessible facilities is essential to ensure adequate service and training can be provided to the whole Shire.

The development concept for the centre will include the following components:

- a depot for the cleansing unit;
- demonstration worm farms, composting, mulching;
- administration facilities;
- demonstration gardens or community ecogarden;
- demonstrations of best practice for water capture and reuse;
- demonstrations for energy saving techniques such as solar energy (which could be used to operate some of the other demonstrations)
- an education centre; and
- receipt and recycling of white goods, tyres and green waste.

The site will include a number of working demonstrations. The demonstrations that are envisaged will include:

- small scale mulching, worm farming, & compost, which would not be taken from the current green waste service. That material would continue to be reprocessed at Kimbriki;
- reuse of materials (for example, for retaining walls made of items such as tyres);
- water retention, reuse and efficiency;

- solar energy;
- community eco garden; and
- the possibility of wind energy.

It is also envisaged that a community garden is established to demonstrate sustainable gardening practices, including reuse of materials and no dig gardening. The garden would also house public facilities such as a composting toilet, picnic and BBQ facilities possibly powered by solar energy, made from recycled material, as well as an information board.

The education facility would be used as a means of demonstrating waste reduction and reuse right from the outset with activities such as eco garden training and promotion of on-going programs such as Clean up Australia Day. The building would be large enough to seat approximately 25 people and contain displays, demonstrations, videos, presentations etc on recycling, waste avoidance, and the effect of waste on the environment. This facility would be made available to schools and community groups. The education facility would also be used to provide and promote education and training to industry in regards to construction and demolition. It is anticipated that the site will take up to three years to become fully established.

8.2.6 Councils Online Management System

In 1999, a Syndicate of Councils in NSW joined together and developed a vision for setting a new standard in Local Government in the areas of efficiency and customer interaction, by implementing a top-quality, share IT solution. This is a comprehensive integrated solution that will be implemented as a single, common solution to support the Council's end-to-end processes.

The following outlines some of the key benefits for the community and Council from undertaking the project:

- An improved customer and staff self-service capability across a wide range of activities from payments to enquiries and requests;
- Complete end-to-end processing and tracking of most, if not all, customer transactions and interactions;
- Automatic escalation and tracking of Councillor and customer action requests and contact;
- Quicker access to information for decision making and business intelligence purposes;
- Greater access to inter-active web services at times that suit our customers and across a wider range of services;
- Quicker and more effective customer 'problem' resolution through a total customer interactive view of all transaction data simultaneously;
- A total customer view of all data covering all transactions for each customer and better management of customer relationships;
- Similarly, a total property view of all data covering all transactions for each property and therefore better management of property related matters;
- An ability to develop an "intimate" relationship with customers through the integrated customer names and address register that will put all prior interactions with customers at the finger tips of staff;
- Access to modern, state of the art applications will empower staff, provide them with upskilling opportunities and motivate staff to a level not previously experienced. This will provide unparalleled levels of customer service;
- The ability to easily tailor reports to meet specific information/data needs at all levels;
- Identification of areas where problems may be occurring and take effective remedial action; and
- The ability to communicate more effectively with staff/customers on line.

8.3 Calculation of Contribution Rates

All rates are determined to the nearest dollar.

8.3.1 New Resident Kits

The cost of preparing the new resident kits is \$5.00 per unit.

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. The contribution per person is assessed using the overall gross household occupancy rate across the Shire.

$$CR = UC / OR$$

Where:

CR = contribution rate per person

UC = the unit cost for each resident kit;

OR = the gross occupancy rate (currently 2.7 persons per dwelling)

$$\begin{aligned} CR &= UC / OR \\ &= \$5.00 / 2.7 \\ &= \$2 \text{ per person} \end{aligned}$$

8.3.2 Library Buildings

The contribution rate per person is calculated as follows:

$$CR = TC / TPOP$$

Where:

CR = the contribution rate per person;

TC = the total cost of proposed upgrades at Pennant Hills, Epping and Hornsby libraries;

TPOP = the total population of the Shire in 2010.

$$\begin{aligned} CR &= TC / TPOP \\ &= \$8,246,662 / 162,435 \\ &= \$51 \text{ per person} \end{aligned}$$

8.3.3 Library Resources

The contribution rate per person is calculated as follows:

$$CR = (UCR \times IPP) + (TCT / POP)$$

Where:

CR = the contribution rate per person;

UCR = the average unit cost per resource item;

IPP = the number of items per person;
TCT = the total cost of technology items;
POP = the estimated population increase in the Shire between 2004 and 2010.
CR = $(UCR \times IPP) + (TCT / POP)$
 = $(\$41 \times 3) + (\$12,252 / 10,590)$
 = \$124 per person

8.3.4 Multi-Purpose Community Facilities

The contribution rate per person is calculated as follows:

$$CR = FPP \times COST$$

Where:

CR = contribution rate per person
FPP = the amount of multi-purpose floor space required per person (0.3164 square metres)
COST = per square metre floor space cost.
CR = $FPP \times COST$
 = $0.3164 \times \$3,063$
 = \$969 per new resident/employee

Calculations for non-residential development:

Retail (40m ² per employee):	\$24 per m ²
Commercial (20 m ² per employee):	\$48 per m ²
Industrial (50 m ² per employee):	\$19 per m ²

8.3.5 Waste Minimisation and Education

The contribution rate per person is calculated as follows:

$$CR = TC / TPOP$$

Where:

CR = the contribution rate per person;
TC = the total cost of proposed works;
TPOP = the total population of the Shire in 2010.
CR = $TC / TPOP$
 = $\$2,042,000 / 162,435$
 = \$13 per person

8.3.6 Councils Online Management System

The cost of the system will be funded by both the existing and new population.

The contribution rate per person is calculated as follows:

$$CR = TC / (TPOP + TEMP)$$

Where:

CR = the contribution rate per person;

TC = the total cost attributed to Hornsby Shire Council (less any grants or reserves monies);

TPOP = the total population of the Shire in 2010;

TEMP = projected total employment in the Shire in 2010.

$$\begin{aligned} CR &= TC / (TPOP + TEMP) \\ &= \$8,097,760 / (162,435 + 45,438) \\ &= \$39 \text{ per person} \end{aligned}$$

Calculations for non-residential development:

Retail (40m² per employee): \$1.00 per m²

Commercial (20m² per employee): \$2.00 per m²

Industrial (50m² per employee): \$1.00 per m²

9. Bushland and Environmental

9.1 Nexus between Development and Demand

9.1.1 General Nexus and Apportionment Statement

Protection, maintenance and enhancement of the Shire's bushland have been identified as key facility priorities in Council's most recent customer satisfaction survey. The scenic and natural qualities and the recreational pursuits available in the Shire's bushland setting are significant contributors to Hornsby's quality of life. 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.

Bushland and environmental works described in this plan have been determined from analysis of the projected impacts resulting from new residential development in the city.

The extent of required works is based on qualitative factors rather than quantity standards. Hornsby has a relative abundance of bushland reserves however many of these areas are not usable or are not accessible as a recreational resource. This plan identifies appropriate acquisitions, embellishments or regeneration works which will maintain Council's commitment to protecting the 'Bushland Shire'.

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.

The plan identifies certain types of bushland and environmental works which Council intends to implement to safeguard the environmental quality of the Shire. Further detail on design concepts for the facilities will be determined as part of the annual Management Plan process during the plan period. The range of works has been determined based on assessment of the impacts of new development only.

9.1.2 Causal Nexus

Most residences in Hornsby Shire are within one kilometre of bushland. Therefore, new development has an inherent nexus with bushland.

Actions which impact on bushland, and which are associated with residential use and development in the Shire, include:

- increased storm water runoff by the creation of additional impervious surfaces from new development delivers extra volumes of bushland pollutants which drain into bushland reserves and degrade their condition. 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.
- Increased population within the Shire will impact 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.

New development will generate the need for the following works:

- bushland rehabilitation and regeneration;
- augmentation of bush walking tracks; and
- acquisition of bushland.

Council has quantified the impact on, and required works to address, bushland and biodiversity issues. These works are a component of a wider program of bushland and environmental works which Council provides.

9.1.3 Physical Nexus

The locations of bushland and environmental works to be provided to meet the demands of the new population of Hornsby are described in the Works Schedule (*Sections E.2 and E.3*).

The works are located throughout the Shire. Contributions will therefore be collected on a Shire-wide basis.

9.1.4 Temporal Nexus

Council acts on the basis of making commitments to projects as funds are available. Council considers the merits of a set of alternative proposals as part of the annual Management Plan budget planning process, and priorities are established accordingly. The timing of projects in the Works Schedule is therefore indicative. Programs will be revised in light of policy reviews, development trends and availability of funds.

9.2 Facilities Strategy

9.2.1 Bushland Rehabilitation

Council has examined the likely impacts of new development on the Shire's bushland resource. This examination has concluded that approximately 82 hectares of bushland will be adversely affected by proposed development if improvement works are not carried out. These bushland (catchment) areas affected are listed below:

- Berowra Valley;
- Pyes and Georges Creek;
- Upper Lane Cove;
- Cowan Catchment; and
- Colah Creek.

Based on an average bushland restoration cost of \$48,909 per hectare over the six years of this plan, the total cost for rehabilitation of bushland generated by new development is \$4,010,538. This amount does not include the total cost of compensatory planting for cleared bushland on private land emanating from development approvals.

9.2.2 Bush Walking Tracks

Council has also assessed the need generated by new development for the augmentation of bush walking tracks. Based on an average bush walking track cost of \$92 per linear metre over the six

years of this plan, the total cost for rehabilitation of bushland generated by new development is \$340,400 for 3,700 linear metres.

9.3 Calculation of Contribution Rates

All rates are determined to the nearest dollar.

The contribution rate for bushland and environmental works is determined as follows:

$$CR = (CBR + CTA) / POP$$

Where:

CR = the contribution rate per person;

CBR = the cost of bushland restoration works;

CTA = the cost of track augmentation works;

UCT = the cost of land acquisitions; and

POP = the estimated population increase in the Shire between 2004 and 2010.

$$\begin{aligned} CR &= (CBR + CTA) / POP \\ &= (\$4,010,538 + \$340,400) / 10,590 \\ &= \$411 \text{ per person} \end{aligned}$$

10. Civic Improvements

10.1 Nexus between Development and Demand

10.1.1 General Nexus and Apportionment Statement

Within the scope of the range of facilities proposed to be provided in a physically and geographically diverse area such as Hornsby, the nexus between development and demand will depend on the type of facility provided, whether it relates to new residents or workers (or both), and the reasonable contribution which new development as a whole should make toward the facility.

The plan identifies a range of facilities which will be required as a consequence of growth in and around the Shire's key commercial centres and employment areas. The facilities in the Hornsby Town Centre are intended to enhance the amenity of the centre as a place to do business and to live. Given this dual role, these works have a nexus with all users of the centre i.e. workers, visitors and surrounding residents. In this instance, both workers and residents generated by new development in the centre and the surrounding planning district will be levied a reasonable contribution to help fund the proposed works. Civic improvement works in other centres are required to meet the demands of the future development.

10.1.2 Causal Nexus

Council has identified a need to provide an upgraded civic environment or public domain for its key commercial centres. This has been done through the preparation of a range of streetscape master plans for various locations. Civic improvements to be delivered under this plan include the following:

- street trees;
- service lane (Dural Service Centre only);
- street furniture (such as bins and seats); and
- pedestrian pavements.

10.1.3 Physical Nexus

Council will provide civic improvements in a range of locations. The locations, together with a description of which communities will have a nexus with the proposed works, are shown below:

Table 11: Civic Improvement Location and Nexus

Centre/Area	New resident population nexus	New worker population nexus
Hornsby Town Centre	District 9	District 9
Epping Town Centre	N/A	District 1
Dural Service Centre	N/A	District 6
Dural Village Centre	N/A	District 6

New resident and worker populations in the areas indicated above will be the only populations levied for civic improvements.

10.1.4 Temporal Nexus

Council acts on the basis of making commitments to projects as funds are available. Council considers the merits of a set of alternative proposals as part of the annual Management Plan budget planning process, and priorities are established accordingly. The timing of projects in the Works Schedule is therefore indicative. Programs will be revised in light of policy reviews, development trends and availability of funds.

10.2 Facilities Strategy

10.2.1 Hornsby Town Centre

An Urban design and landscaping program in Hornsby Town centre will augment the recent program of works focused on the Florence Street and Hunter Malls. Works to be carried out will reinforce links between the Florence Street Mall and other parts of the Town Centre. This will also involve continued augmentation of facilities in Florence Street and Hunter Street malls.

Proposed works involve the development of greenspace linkages involving 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.

The total cost of these works is \$7,992,333. The combined resident and worker populations in and immediately surrounding Hornsby town centre in 2010 is estimated to be 17,026.

10.2.2 Dural Service Centre

The Dural Service Centre comprises the land zoned Business E (Service Centre) under Hornsby Local Environmental Plan 1994 along New Line Road and Old Northern Road at Dural.

Council has estimated that 65,000 square metres of floor space could be developed in the Dural Service Centre during the seven year period from 2004 to 2010, at an average of 9,286 square metres per annum.

Previous plans have estimated growth and ascribed a program of works for the centre. Development has not proceeded at the rate that was earlier envisaged. The proposed works program consolidates works items which were not completed under those earlier plans with new items.

The basis of the works schedule is the Dural Service Centre Development Control Plan. This plan identified facilities including bus shelters, landscaping, signage, water monitoring and a service lane within the Centre.

In determining the cost of the works attributable to new development, the following assumptions have been made:

- that only bus shelters immediately adjacent to the service centre will be paid for by new development;
- that the landscaping of individual sites will be the responsibility of developers, while 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 new development; and
- that the works are generally required as a result of development occurring in and surrounding the service centre, and should be paid for by new development.

10.2.3 Dural Village Centre

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 land uses established along both sides of Old Northern Road.

The Hornsby Local Environmental Plan 1994 has been amended to permit nominated commercial uses within the Dural Village Centre. The effect of the changed planning controls will potentially result in an increase of floor space within the centre of 5,694 square metres, giving a total potential commercial floor space of 11,236 square metres.

A master plan has been prepared to identify civic improvements in the centre. The master plan provides for upgrading of Old Northern Road with tree planting, paving, signage and a bus shelter. The identified improvements will be implemented as the centre grows.

It is intended that contributions be sought from future development within the centre to fund a proportion of the civic improvements. The cost of the improvements has been estimated at \$500,300.

10.2.4 Epping Commercial Centre

Epping Commercial Centre is located within both Parramatta and Hornsby Local Government Areas. Council's 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 master plan for the future of the Epping Commercial Centre. The effect of the master plan will be to potentially increase the current floor space on land zoned Business A within the centre by 3,682 square metres over a ten (10) year period.

The recommendations of the master plan included traffic management and other works within the road reserve, including upgraded footpaving and landscaping. The master plan provides for upgrading of Langston Place with further tree planting and improved bus shelters, and upgrading of Oxford, Cambridge and Pembroke Streets by footpaving and tree planting.

Development contributions are levied on a proportional basis relating to existing and future employment growth. It is considered that the portion to be collected via contributions should be levied on new development occurring in the centre up to 2010. The upgrading and improvements to the centre as recommended in the master plan have been costed at \$673,900.

It is intended that contributions be sought from future development within the centre on land zoned Business A under Hornsby Local Environmental Plan 1994 to fund the proposed improvements.

10.3 Calculation of Contribution Rates

All rates are determined to the nearest dollar.

10.3.1 Hornsby Town Centre

The contribution rate per person for civic improvements in Hornsby Town Centre is determined as follows:

$$CR = TC / (TEMP + TPOP)$$

Where:

CR = contribution rate per person;

TC = total cost of proposed works;

TEMP = projected total employment for Hornsby Town Centre in 2010

TPOP = projected total population for planning district 9 in 2010

$$CR = COST / (TEMP + TPOP)$$

$$= 7,997,393 / (6,600 + 10,426)$$

$$= \$470 \text{ per new resident/employee}$$

Calculations for non-residential development:

Retail (40m² per employee): \$12 per m²

Commercial (20m² per employee): \$24 per m²

Industrial (50m² per employee): \$9 per m²

10.3.2 Dural Service Centre

The contribution rate per person for civic improvements in Dural Service Centre is determined as follows:

$$CR = TC / TEMP$$

Where:

CR = contribution rate per person;

TC = total cost of proposed works;

TEMP = projected total employment for Dural Service Centre in 2010

$$CR = TC / TEMP$$

$$= \$1,225,200 / 1,500$$

$$= \$817 \text{ per new employee}$$

Calculations for non-residential development:

Retail (40m² per employee): \$20 per m²

Commercial (20m² per employee): \$41 per m²

Industrial (50m² per employee): \$16 per m²

10.3.3 Dural Village Centre

The contribution rate per person for civic improvements in Dural Village Centre is determined as follows:

$$CR = TC / TEMP$$

Where:

CR = contribution rate per person;

TC = total cost of proposed works;

TEMP = projected total employment for Dural Village Centre in 2010

$$\begin{aligned} CR &= TC / TEMP \\ &= \$500,300 / 375 \\ &= \$1,334 \text{ per new employee} \end{aligned}$$

Calculations for non-residential development:

Retail (40 m² per employee): \$33 per m²

Commercial (20 m² per employee): \$67 per m²

10.3.4 Epping Commercial Centre

The contribution rate per person for civic improvements in Dural Village Centre is determined as follows:

$$CR = TC / TEMP$$

Where:

CR = contribution rate per person;

TC = total cost of proposed works;

TEMP = projected total employment for Epping Commercial Centre in 2010

$$\begin{aligned} CR &= TC / TEMP \\ &= \$673,900 / 530 \\ &= \$1,272 \text{ per new employee} \end{aligned}$$

Calculations for non-residential development:

Retail (40 m² per employee): \$32 per m²

Commercial (20 m² per employee): \$64 per m²

11. Stormwater Management

11.1 Nexus between Development and Demand

11.1.1 General Nexus and Apportionment Statement

Council is to provide the Hornsby community a trunk stormwater drainage network which:

- protects life and property from water inundation; and
- maintains and enhances the biophysical environment, particularly along watercourses.

New residential and employment development can result in an increase in impervious surfaces, leading to higher levels of urban stormwater runoff, increased stormwater velocities, and increased transfer of pollutants from urban to natural environments.

This plan describes stormwater drainage works which Council proposes to implement to address the impacts created by new development and to safeguard life, property and the natural environment in Hornsby. The range of works has been determined based on assessment of the impacts of new development only.

The proposed works are in addition to works funded under Council's environmental levy (Catchment Remediation Rate).

11.1.2 Causal Nexus

New development on vacant or underdeveloped land will likely affect existing water quality and quantity conditions in Hornsby's catchments. New drainage structures, including pipes, gross pollutant traps and detention storages will be required to be implemented as a result of new development.

While individual site development impacts on downstream drainage systems are unlikely to be significant, the cumulative effect of redevelopments 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 have been identified.

Council, through this plan, has identified circumstances where development may be required to contribute to stormwater quality remediation facilities off site, where appropriate facilities are not able to be provided, or not desirable, on site. The objective of these works is to reduce the cumulative impact of new development on the water quality of estuarine receiving waters downstream.

Council is also identifying the impacts of new development through aquatic degradation studies. Future development in the Shire will impact upon the extent of aquatic degradation in the Shire, including erosion and sedimentation of waterways. As there is insufficient information currently available to provide such an assessment, the costs of undertaking degradation studies to identify the costs required to implement capital works to rectify the problems associated with new development, will be sought by way of development contributions.

11.1.3 Physical Nexus

This plan identifies stormwater quality remediation works for which a contribution may be required under this plan, where the location of the works cannot be determined. In these circumstances, Council will collect and spend contributions on facilities which are in the same sub-catchment as the subject development.

The aquatic degradation studies will assess all of the Shire's catchments, therefore contributions will be collected on a Shire-wide basis.

11.1.4 Temporal Nexus

Council acts on the basis of making commitments to projects as funds are available. Council considers the merits of a set of alternative proposals as part of the annual Management Plan budget planning process, and priorities are established accordingly. The timing of projects in the Works Schedule is therefore indicative. Programs will be revised in light of policy reviews, development trends and availability of funds.

11.2 Facility Strategy

11.2.1 Stormwater Quality Remediation

Studies commissioned by Council have identified that significant levels of sediments, nutrients and bacteria (of sewage and diffuse urban origin) originating from the urban areas of the Shire, are adversely affecting water quality in the Shire's major watercourses (Australian Water Technologies 1993, HSC 1996).

Council is currently collecting funds through the Catchment Remediation Rate 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 subdividing land for residential use to install water quality improvement devices on-site, to at least partially remediate the quality of stormwater originating on-site.

In some cases, however, the installation of such devices on-site is either impossible or undesirable to the developer. It is proposed that where it is acceptable to Council, such devices may be installed off-site on community land and the developer will make a contribution towards Council's remediation program in lieu of on-site provision.

Council will accept contributions in the following circumstances:

- the proposed 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 80A 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 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).

11.2.2 Aquatic Degradation Studies

The need for aquatic degradation studies has been predicated upon previous research into pollutant loads in the Berowra Creek catchment between 1995 and 1997. The investigations concluded that the influence of new development and construction on receiving water quality could be seen in Pyes Creek where the event mean concentrations and dry weather concentrations of suspended solids were significantly greater than those at the other monitored sites. Council aims to address aquatic environment degradation throughout the Shire, however there is currently insufficient information available to determine what works are required. The cost of undertaking such studies may be levied from all future developments.

Aquatic degradation control works would include both a rectification of past erosion and sedimentation problems or other related degradation impacts, as well as the establishment of necessary structures and measures to prevent further degradation of the environment. Accordingly, the first stage requires Council to reassess the extent of the problem through further pollutant load monitoring studies in development impacted catchments. The initial study of 1995-97 will form the basis to which the current level of degradation can be gauged across the Shire with the focus on all contributing development, including commercial, retail, industrial and residential (high and low density). The findings of the study will include the identification of infrastructure required to address the problems associated with land degradation resulting from new development.

11.3 Calculation of Contribution Rates

All rates are determined to the nearest dollar.

11.3.1 Stormwater Quality Remediation

Conditions attached to development approvals requiring the payment of a monetary contribution for stormwater quality remediation will be based on the cost of installing the facilities required as a result of the development. Indicative costs of various facilities are shown in the Works Schedule E.3. It should be noted that Council may seek to use such contributions to carry out works identified in its current 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 Development Control Plan 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 Development Control Plan and, where appropriate, this Contributions Plan.

11.3.2 Aquatic Degradation Studies

It is estimated that the cost of the studies will be \$53,350 per year over three years. This equates to approximately two sites per year. Accordingly, total costs associated with this study would be \$160,050.

The contribution rate per person is calculated as follows:

$$CR = TC / POP + TEMP$$

Where:

CR = the contribution rate per person;

TC = the total cost of aquatic degradation studies;

POP = the estimated population increase in the Shire between 2004 and 2010.

TEMP = the total estimated employment increase in the Shire between 2004 and 2010

$$CR = TC / (POP + TEMP)$$

$$= \$160,050 / (10,590 + 2,646)$$

$$= \$12 \text{ per person}$$

Calculations for non-residential development:

Retail (40m² per employee): \$0.30 per m²

Commercial (20m² per employee): \$0.60 per m²

Industrial (50m² per employee): \$0.25 per m²

12. Bushfire Protection

12.1 Nexus between Development and Demand

12.1.1 General Nexus and Apportionment Statement

Hornsby is known as the Bushland Shire and most residences within Hornsby Shire are within one kilometre of bushland. The Shire's bushland resource is a significant contributor to the high quality of life enjoyed by Hornsby residents, and its ongoing protection has been shown in resident surveys as a high priority for the community.

The positive attributes of the Shire's bushland are countered by the periodic threat of bushfire attack. The threat is pronounced during the spring and summer months and is exacerbated by many communities being located on and alongside ridgelines and within close proximity to bushland. These factors mean that significant resources are invested in bushfire protection by Council.

The plan identifies bushfire protection which Council intends to implement to safeguard life and property from the risk of bushfire attack.

12.1.2 Causal Nexus

Most residences in Hornsby Shire are within one kilometre of bushland and new development therefore has an inherent nexus with bushland. Weather conditions can occur which places all residential areas within the Shire of Hornsby under threat of fire.

New development will generate the need for the construction of fire advantage lines (i.e. fire trails, fire breaks and asset protection zones).

The fire advantage lines will benefit both the existing and future population, and accordingly development contributions will be levied on a proportional basis for new development.

12.1.3 Physical Nexus

The locations of the fire advantage lines will be provided to meet the demands of the new population of the Hornsby LGA are described in the Works Schedule (*Sections E.2 and E.3*).

12.1.4 Temporal Nexus

Council acts on the basis of making commitments to projects as funds are available. Council considers the merits of a set of alternative proposals as part of the annual Management Plan budget planning process, and priorities are established accordingly. The timing of projects in the Works Schedule is therefore indicative. Programs will be revised in light of policy reviews, development trends and availability of funds.

12.2 Facility Strategy

Council will construct/augment fire advantage lines to effectively manage bushfire hazard reduction on lands under its control. This includes many of the Council-owned bushland parks throughout the Shire.

12.3 Calculation of Contribution Rates

All rates are determined to the nearest dollar.

The contribution rate for bushfire protection facilities is determined as follows:

$$CR = TC / (TPOP + TEMP)$$

Where:

CR = the contribution rate per person;

TC = the total cost of bushfire protection facilities required to be funded by Council;

TPOP = the estimated total population of the Shire in 2010;

TEMP = projected total employment population of the Shire in 2010.

$$\begin{aligned} CR &= TC / (TPOP + TEMP) \\ &= \$2,324,817 / (162,435 + 45,438) \\ &= \$11 \text{ per person} \end{aligned}$$

Calculations for non-residential development:

Retail (40m² per employee): \$0.30 per m²

Commercial (20m² per employee): \$0.55 per m²

Industrial (50m² per employee): \$0.25 per m²

13. Plan Management and Administration

13.1 Nexus between Development and Demand

The administration of Section 94 is an expensive task. Council employs staff on both a part time and full time basis that coordinate the implementation of contributions plans and works. In addition, consultant studies are often commissioned in order to determine design and costings of works, as well as to review the development and demand assumptions of the contributions plan.

Council considers that the costs involved with administering Section 94 are an integral and essential component of the efficient provision of facilities demanded by development throughout the Hornsby LGA. The new resident and worker populations of Hornsby should pay a reasonable contribution towards costs associated with the management and administration of this plan.

At the time of preparation of this plan, it was determined that six percent of all development contributions payable over the life of the plan is a reasonable contribution toward management of administration activities.

Management and administration of this plan will be ongoing throughout the life of the plan. Resources will be required to be expended to undertake an annual review of key assumptions as well as to commission facility planning and demand studies from time to time. The indicators/assumptions to be considered in the regular review of the plan are identified in *Section 2.2*.

13.2 Facility Strategy

Council staff accountable for facility/service planning and delivery, or their delegates, will be involved in reviewing/updating the plan. This may include the annual review of assumptions or review of the Works Schedule or latest information on community attitudes to ensure that facility planning best reflects contemporary community needs. From time to time, this may extend to engaging specialist consultants (such as planning and valuation specialists) to carry out studies in order to either research changes in the plan's assumptions or better understand the changing community profile of Hornsby.

13.3 Calculation of Contribution Rates

All rates are determined to the nearest dollar.

The contribution rate for plan management and administration is calculated by determining an amount equivalent to six percent of the total contribution applicable to a development under the preceding sections of this plan.

Part E – Supporting Documents

E1. List of Relevant Background Information

Australian Bureau of Statistics Census of Population and Housing 1996 and 2001

Epping Commercial Centre Master Plan, prepared by Jackson Teece Chesterman Willis, 1999

Hornsby Bike Plan prepared by Sinclair Knight Merz and adopted by Council in 1998

Hornsby Leisure Strategic Plan, prepared by Recreation Planning Associates, 2002

Hornsby Shire Council Commercial Centres Paper

Hornsby Shire Council Creating a Living Environment Management Plan 2002/2003 to 2004/2005

Hornsby Shire Council Development Contributions Plan 1993-1998

Hornsby Shire Council Development Contributions Plan 1998-2003

Hornsby Shire Council Dural Village Centre Planning Report

Hornsby Shire Council Housing Strategy, 1997

Hornsby Shire Council Social Plan 2000-2005

Hornsby Shire Council Social Plan 2005-2010

Hornsby Shire Council Strategic Plan for Older People 2005-2010

Hornsby Shire Council Submission to Planning NSW for exemption from State Environmental Planning Policy No. 5 – Housing for Older People or People with a Disability, Stage 1, 2002

Hornsby Shire Council Youth Services Strategic Plan 2005-2010

Hornsby Shire Employment Lands Review, prepared by Hirst Consulting Services Pty Ltd, 1998

Hornsby Shire Local Environmental Plan 1994

Land and Environment Court proceedings: Colin C. Donges & Assoc. v. Baulkham Hills Council (1989) and Capital Quarries P/L v. Gunning and Yass Shire Councils (1987).

Plan of Management for Extractive Resources at Maroota, NSW, by Resource Planning, 1991

Section 94 Contributions Manual – Second Edition, prepared by Department of Planning, 1996

Westleigh Local Environmental Study and Masterplan, prepared by CMPS&F Environmental, 1998

Westleigh/Thornleigh traffic studies, prepared by Connell Wagner (1998) and Masson Wilson Twiney (1999)

Hornsby Shire Industrial Lands Development Control Plan (2002)

Review of Community Centres and Halls, Morrison Lowe Consulting

Review of Industrial Lands in the Hornsby Local Government Area, prepared by Pittendrigh Shinkfield & Bruce Pty Limited, 2001

E2. Works Schedule

Facility Category and Works	Estimated Total Cost	Adjustments(1)	Spatial Nexus	Portion of adjusted cost to be levied on new populations	Timing	Comments
Transport and traffic management facilities						
Roads and traffic - urban areas						
Westleigh/Thornleigh	\$6,014,500	\$1,715,000	District 2A	100%	2004-2006	See Table E3.1 for details of works
Hornsby Town Centre	\$1,982,002	Nil	District 9	100%	2004-2007	See Table E3.2 for details of works
Cherrybrook	\$1,100,550	Nil	District 8	100% & 6.97%(2)	2007	See Table E3.3 for details of works
Roads and traffic - rural areas	Note (3)	Note (3)	Note (3)	Note (3)	as per RTA's program	See Table E3.4 for details of works
Bikeways	\$5,354,745	\$20,000		6.97% (4)	Annual program	See Table E3.5 for details of works
Integrated land use and transport facilities	\$265,460	Nil	Shire	6.97% (5)	2004	
Open space and recreation facilities						
Local parks	\$283,950 per park	Nil	District	100%	Annual program	Contributions are determined based on the unit cost of providing new local parks. See Table E3.6 for details of works
District parks	\$1,031,900	Nil	Shire	100%	2004-2015	Contributions are determined based on the unit cost of providing new district parks. See Table E3.7 for details of works
Sportsgrounds (Outdoors)	\$2,369,470	Nil	Shire	100%	2006-2013	Contributions are determined based on the unit cost of providing new sportsgrounds. See Table E3.8 for details of works
Sportsground (Indoor Stadium)	\$2,852,500	Nil	Shire	100%	2010-11	See Table E3.9 for details of works
Regional reserves	\$1,103,840	Nil	Shire	100%	2009-2010	See Table E3.10 for details of works
Aquatic centres	\$5,105,000	Nil	Shire	6.97%	2006-2008	
Land acquisition of private open space	\$7,187,840	Nil	Shire	6.97%	Annual program	
Land acquisition for Sportsgrounds	\$3,000,000	\$1,000,000	Shire	100%	2004-2007	
Library and community facilities						
New residents kits	\$5.00 per kit	Nil	Shire	100%	Annual program	
Library buildings	\$8,246,662	Nil	Shire	6.97%	2004-2014	See Table E3.11 for details of works

Facility Category and Works	Estimated Total Cost	Adjustments(1)	Spatial Nexus	Portion of adjusted cost to be levied on new populations	Timing	Comments
Library resources	\$41 per item; \$12,252 for technology	Nil	Shire	100%	Annual program	
Multi-purpose community facilities	\$3,063 per square metre of floor space	Nil	Shire	100%	2004-2015	See Table 3.12 for preliminary schedule
Waste minimisation and education	\$2,042,000	\$675,000	Shire	6.97%	2004-2010	
Councils Online	\$8,097,760	Nil	Shire	6.97%	2004-2010	See Table E3.13 for details of works
Bushland and environmental works						
Bushland rehabilitation	\$4,010,538	Nil	Shire	100%	2004-2011	See Table E3.14 for details of works
Bush walking tracks	\$340,400	Nil	Shire	100%	2004-2011	See Table E3.14 for details of works
Civic Improvements						
Hornsby Town Centre	\$7,997,393	Nil	District 9	proportional (cost shared between existing and new employees/residents)	2004-2007	See Table E3.15 for details of works
Dural Service Centre	\$1,225,200	\$60,000	Dural Service Centre	proportional (cost shared between existing and new employees)	2009-2010	
Dural Village Centre	\$500,300	Nil	Dural Village Centre	proportional (cost shared between existing and new employees)	2010-2012	
Epping Commercial Centre	\$673,900	Nil	Epping Commercial Centre	proportional (cost shared between existing and new employees)	2009-2011	
Drainage and stormwater facilities						
Stormwater quality remediation	Note (6)	Nil	Note (6)	100%	as development occurs	See Table E3.16 for details of works
Aquatic degradation studies	\$160,050	Nil	Shire	100%	2004-2007	

Facility Category and Works	Estimated Total Cost	Adjustments(1)	Spatial Nexus	Portion of adjusted cost to be levied on new populations	Timing	Comments
Bushfire protection facilities						
Fire advantage lines	\$2,324,817	Nil	Shire	6.97%	Annual program	See Table E3.17 for details of works
Plan management and administration						
Plan management and administration	Note (7)	Nil	Shire	100%	2004-2010	

Notes

(1) Adjustments include any existing income available from current/superseded development contributions plans, plus any projected income to be received from grants.

(2) Costs are fully leviable whilst only part of the land acquisition costs is leviable.

(3) Contributions for rural areas roadworks relate specifically to development proposals for extractive industry. Proposed works are subject to programming by the Roads and Traffic Authority. The amount levied on new development has been set by court precedent.

(4) The amount 6.97% constitutes the projected rate of resident population growth within the whole Shire between 2004 and 2010.

(5) The 6.97% apportionment relates to the study component. The full cost of modelling activities will be charged to new development.

(6) Contributions for stormwater quality remediation will be determined on a case-by-case basis, as discussed in the development contributions plan. Sheet 9 shows indicative costs for different types of facilities which may be constructed.

(7) The contribution for plan management and administration activities is calculated to be 6 percent of all contributions paid.

E3. Works Schedule – Cost Breakdowns

The following tables provide indicative schedule of works only and may be amended dependent of locality, access, etc.

Table E3.1 Roads and Traffic – Urban Areas – District 2A (Westleigh/Thornleigh)

Works	Cost
Re-alignment of the intersection of Chilvers Road and Duffy Avenue, inclusive of land acquisition, service relocation and property acquisition	\$2,200,000
widening of the Duffy Avenue rail overbridge and improvement of the Duffy Avenue - Pennant Hills Road intersection	\$2,400,000
signalisation of the intersection of Sefton and Chilvers Roads	\$630,000
Contingency 15%	\$784,500
TOTAL	\$6,014,500

Table E3.2 Roads and Traffic – Urban Areas – Hornsby Town Centre

Works	Cost
Traffic Signals, intersection George & Linda Streets	\$255,000
Traffic Signals, intersection Linda & Hunter Streets	\$255,000
Traffic Signals, intersection Hunter Street and Bridge Road	\$255,000
Widen Hunter Lane, Burdett Street to Linda Street	\$188,000
Median construction, Linda Street, George to Hunter Street	\$22,500
Median construction, George Street, Bridge Road to south of Hunter Lane	\$14,300
Hornsby CBD Traffic modelling	\$138,000
Share way in Hunter Lane between Florence & Linda Streets	\$439,000
Project Management 10%	\$156,680
Contingency 15%	\$258,522
TOTAL	\$1,982,002

Table E3.3 Roads and Traffic – Urban Areas – District 8 (Castle Hill, Cherrybrook and Dural Urban)

Works	Cost
Hastings Road and drainage works at Newline Road end	\$210,000
Hastings Road and drainage works at Old Northern Road end	\$310,000
Cycleway along Hastings Road and Old Northern Road	\$350,000
Project Management 10%	\$87,000
Contingency 15%	\$143,550
TOTAL	\$1,100,550

Table E3.4 Roads and Traffic – Rural Areas

Facility	Timing
River/Singleton Rd to Laughtondale Gully Rd	
nil s94	Nil
Laughtondale Gully Rd to Wisemans Ferry Rd	
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
Wisemans Ferry Rd to Canoelands Rd	
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
Canoelands Rd to Mount View Rd	
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
Mountview Rd to Cattai Ridge Rd	
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
Cattai Ridge Rd to Mid Dural Rd	
Wyls Rd to Cattai Ridge Rd	provision of edge lines & RRPMS medium-term
Wyls Rd to Cattai Ridge Rd	increase pavement width - shoulder seal medium-term
Wyls Rd	intersection widening - right turn lane medium-term
Mid Dural Rd to Wyls Rd	provision of edge lines & RRPMS medium-term
Mid Dural Rd to Wyls Rd	increase pavement width - shoulder seal medium-term
Mid Dural Rd to Galston Rd	
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

Table E3.5 Bikeways

Works	Cost
Bicycle Lockers at Various Train Stations	\$30,000
Bike Racks at Identified Areas of Need	\$55,000
Carlingford Local	\$18,000
Carlingford-Beecroft	\$8,000
Carlingford-Cheltenham	\$24,000
Castle Hill Local	\$40,000
Castle Hill-Wisemans Ferry (including shared path along Old Northern Rd from Castle Hill Rd to Gilbert Rd) North of Hastings Road	\$70,000
Cheltenham-Epping	\$34,000
Cherrybrook Local	\$100,000
Duffy Ave	\$34,000
Epping Local	\$8,000
Epping-Marsfield	\$50,000
Galston Local	\$6,000
Galston-Brooklyn via Berowra Waters	\$260,000
Hornsby Heights Local	\$17,000
Hornsby Heights-Hornsby	\$95,000
Hornsby West	\$77,000
Hornsby-Asquith	\$130,000
Hornsby-Berowra	\$28,000
Kenley Park-Dartford Park	\$60,000
M2 Links	\$5,000
Normanhurst-Hornsby Shops	\$25,000
Parramatta-Beecroft	\$10,000
Pennant Hills Park (signage and trail maintenance)	\$10,000
Pennant Hills-Cherrybrook	\$125,000
Pennant Hills-Dural (including shared paths along Boundary and New Line Rds)	\$500,000
Pennant Hills-Hornsby (including various sections shared path)	\$345,000
Pennant Hills-Marsfield	\$160,000
Pennant Hills-Vimiera Rd	\$6,000
Pennant Hills-Westleigh	\$190,000
Pennant Hills-Castle Hill	\$155,000
Sefton Rd	\$10,000
W Pennant Hills-Beecroft	\$13,000
Wahroonga-Hornsby	\$37,000
West Pennant Hills Local	\$35,000
Beecroft and Pennant Hills Road Shared Path Sections	\$165,000
Berowra Heights Local including Shared Path Sections	\$52,000
Cycle Tracks at Various Local Parks	\$200,000
Galston – Carters Road to Old Northern Road to Quarry Road Shared Path	\$255,000
Galston Local	\$82,000
Glenorie Local	\$5,000
Hornsby Heights Local including Shared Path Sections	\$86,000
Mt Colah Local including Shared Path Sections	\$50,000
Normanhurst Local including Shared Path Sections	\$60,000
Pennant Hills Park (crushed sandstone paths)	\$192,000
Recreational Fire Advantage Line Maintenance	\$50,000
Thornleigh Local including Shared Path Sections	\$15,000
Thornleigh-Westleigh	\$145,000
Waitara Local	\$11,000
Wisemans Ferry (Shared Path from Community Centre to Park)	\$95,000
Project Management 10%	\$423,300
Contingency 15%	\$698,445
TOTAL	\$5,354,745

Table E3.6 Local Parks

Works	Cost
Earthworks	\$30,600
Topsoil	\$10,200
Turfing	\$13,300
Landscape Planting	\$20,400
Playground	\$45,900
Pathways	\$20,400
Mini Cycleway	\$15,300
Picnic Facilities	\$15,300
Drainage works	\$5,100
Fencing	\$10,200
Landscape establishment	\$8,200
Design documentation and supervision	\$29,600
Project management, consultation, approvals 10%	\$22,450
Contingency 15%	\$37,000
TOTAL	\$283,950

Table E3.7 District Parks

Works	Cost
Earthworks	\$81,700
Topsoil	\$30,600
Turfing	\$51,100
Drainage	\$20,400
Fencing	\$30,600
Amenities Building	\$102,000
Car park – 20 spaces	\$16,300
Pathway/cycleway/skate facility	\$153,000
Playground	\$61,000
Picnic facilities	\$30,600
BBQ & electricity supply	\$10,200
Water, sewer & electricity connection	\$40,800
Landscape Planting	\$61,000
Landscape establishment	\$20,400
Design documentation and supervision	\$106,000
Project management, consultation, approvals 10%	\$81,600
Contingency 15%	\$134,600
TOTAL	\$1,031,900

Table E3.8 Sportsgrounds (Outdoors)

Works	Cost
Earthworks	\$255,200
Topsoil	\$153,000
Turfing	\$102,000
Drainage	\$30,600
Irrigation	\$71,500
Fencing	\$30,600
Floodlighting	\$102,000
Amenities	\$408,000
Sewer, water & electricity supply	\$61,000
Car park – 50 spaces	\$153,000
Landscape Planting	\$51,100
Landscape establishment	\$20,400
Pathways	\$25,500
Playground	\$45,900
Picnic Facilities	\$15,300
Cycle track or skate facilities	\$102,000

Design documentation and supervision	\$246,000
Project management, consultation, approvals 10%	\$187,310
Contingency 15%	\$309,060
TOTAL	\$2,369,470

Table E3.9 Sportsgrounds (Extension to Indoor Stadium)

Works	Cost
Design, Construction including consultants	\$2,400,000
Carparking	\$300,000
Project management and Contingency	\$152,500
TOTAL	\$2,852,500

Table E3.10 Regional Reserves

Works for Fagan Park	Cost
Directional and Interpretive Signage	\$81,700
Embellishment of access	\$61,200
Bridleway works	\$51,000
Carpark	\$224,600
Playground development	\$102,100
Toilet facilities	\$102,100
Picnic/BBQ shelters	\$40,800
Event facilities	\$25,500
Fencing	\$20,400
Trail development	\$153,000
Native planting to wildlife corridor links	\$10,200
Project management 10%	\$87,260
Contingency 15%	\$143,980
TOTAL	\$1,103,840

Table E3.11 Library Buildings

Works	Cost
Hornsby Library	
Architect and consultancy	\$306,300
Construction and fitout	\$3,573,500
Car spaces	\$510,500
Subtotal	\$4,390,300
Pennant Hills Library Stage 2	
Architect and consultancy fees	\$102,100
Construction and fitout	\$1,633,600
Subtotal	\$1,735,700
Epping Library Stage 2	
Construction and fitout	\$393,100
Project management 10%	\$651,910
Contingency 15%	\$1,075,652
TOTAL	\$8,246,662

Table E3.12 Multi-purpose Community Facilities

Preliminary Schedule of Works	Cost
Willow Park Community embellishment	\$200,000
Youth Entertainment Facility	\$60,000
Multi-purpose Childcare Facility	\$2,100,000
Visitor Information Centre	\$200,000
Arts and Cultural Centre	\$9,000,000
Seniors Leisure and Learning Centres	\$1,200,000
TOTAL	\$12,760,000

Table E3.13 Councils Online Management System

Works	Cost
Inception or Program	\$93,800
Program Charter, Quality Plan and Communications Strategy	\$23,600
Establishment of Project Facilities and Training	\$87,000
Technical Architecture and Future State Application Definition	\$84,800
Proof of Concept	\$307,400
Development test software and hardware	\$1,862,800
Testing requirements Infrastructure	\$305,500
Functional and Technical Design Specifications	\$310,200
Data Conversion and Conference Room Pilots	\$378,800
Mapping and Testing	\$318,100
Integration and Transition	\$212,600
System test scripting and User Guides	\$572,800
Pilot and System Training	\$445,500
User Acceptance Testing and Production System	\$429,900
End User Pilot Sites and Data Conversion	\$281,600
Configuration and System Live	\$111,400
Installation	\$116,400
Phase 2 Integration	\$135,900
Modification Unit test and rollout	\$133,600
Workflow Configuration	\$85,400
Phase 2 Rollout	\$64,700
Phase 3 Rollout	\$43,000
Applications Management and Infrastructure	\$956,800
Project management 10%	\$736,160
TOTAL	\$8,097,760

Table E3.14 Bushland Regeneration

Works	Cost
Bushland Regeneration	\$4,010,538
Bush walking Tracks	\$340,400
TOTAL	\$4,350,938

Table E3.15 Hornsby Town Centre Civic Improvements

Works	Cost
Dural North from Pacific Hwy westerly (67.5m)	\$92,000
Dural South from Pacific Hwy westerly (65m)	\$89,000
High West from Pacific Hwy to south (55m)	\$76,000
High East from Pacific Hwy to south (90m)	\$123,000
William North from Pacific Hwy to West (110m)	\$300,000
William South from Pacific Hwy to West (80m)	\$109,000
Pacific Hwy West from Dural to Hornsby Park (75m)	\$205,000
Pacific Hwy West from Tech Frontage (160m)	\$278,000
Pacific Hwy East from Coronation to Tech (197m)	\$342,000

Pacific Hwy from Tech Frontage (160m)	\$278,000
Hornsby East Side	
Albert West from Westfield to Florence (66.3m)	\$91,000
Burdett North from George to Hunter (122m)	\$167,000
Burdett South from George to Hunter (122m)	\$167,000
Burdett North from Hunter to Albert (108m)	\$148,050
Burdett North from Albert to Muriel (110.5m)	\$151,000
Burdett South from Hunter to Muriel (214.5m)	\$293,000
Edgeworth David South from Thomas to Pacific Hwy (300m)	\$410,000
Edgeworth David South from Romsey to Thomas (87m)	\$120,000
Edgeworth David North from Romsey to Muriel (44m)	\$61,000
Edgeworth David North from Muriel to Albert (105m)	\$148,000
Florence North from Muriel to Albert Street (110m)	\$145,000
Florence Shared Way from Albert Street to Albert Lane	\$520,000
George East from Florence Lane to Burdett (166m)	\$227,000
Government South West from Pacific Hwy to Point (86.5m)	\$119,000
Government North East from Pacific Hwy to Pound (56m)	\$120,000
Hunter Lane West from Florence to Hunter (140m)	\$96,000
Library Lane from Hunter Lane to George (60m)	\$250,000
Muriel West from Florence to Burdett (149.5m)	\$205,000
Pacific Hwy East from Edgeworth David (34.5m)	\$47,000
Pacific Highway East to Leonard (110m)	\$150,000
Pacific Hwy East from Leonard to Pretoria (93m)	\$127,000
Pacific Hwy West from Pretoria to existing (144m)	\$197,000
Hornsby West Side	
Pacific Hwy West from William to Ashley Lane (52m)	\$71,000
Coronation Sth from Pacific Hwy to Station (80m)	\$200,000
Coronation Nth from Pacific Hwy to Station (80m)	\$200,000
Project management 10%	\$632,205
Contingency 15%	\$1,043,138
TOTAL	\$7,997,393

Table E3.16 Indicative Costs of Stormwater Quality Remediation Devices

Facility	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

Note: It should be noted that these are only indicative costs and that actual costs will depend upon specific site conditions and detailed design estimates.

Table E3.17 Fire Advantage Lines

Facility	Cost
Fire Advantage Lines	\$1,837,800
Project management 10%	\$183,780
Contingency 15%	\$303,237
TOTAL	\$2,324,817

E4. Definitions

"**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.

"**Fire Advantage Lines**" includes fire trails, fire breaks and asset protection zones.

"**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 local government area.

"**Low Density Housing**" shall mean development that is permissible under the Hornsby Shire Low Density Multi-Unit Housing Development Control Plan.

"**Material public benefit**" means something provided by an applicant, other than the dedication of land or the payment of a monetary contribution, which does not relate to an item appearing in the works schedule of a contributions plan.

"**Medium/High Density Housing**" shall mean development that is permissible under the Hornsby Shire Medium/High Density Multi-Unit Housing Development Control Plan and the High Density Multi-Unit Housing Development Control Plan.

"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" means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

"Works schedule" 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.

E5. Schedule of Local and District Parks and Sportsgrounds

Name	Type	District
Beecroft Village Green	Local	1
Beecroft War Memorial	Local	
Booth Park Beecroft	Sportsground	
Cheltenham Oval	Sportsground	
Dame Mary Gilmore Reserve West Pennant Hills	Local	
Dence Park Epping	Local	
Dent Street Park Epping – Basil Cooke	Local	
Dunrossil Park Epping	Local	
Eastcote Road Park Epping	Local	
Epping Oval	Sportsground	
Fearnley Park Beecroft	Local	
Forest Park Epping	District	
Gunbalanya Ave Beecroft	Local	
Kilpack Park Carlingford	Local	
Leicester Street Park Epping	Local	
Lyndon Way Reserve Beecroft	Local	
Lyne Road Park Cheltenham	Local	
Nirimba Ave North Epping	Sportsground	
North Epping Oval	Sportsground	
Orchard Road Beecroft	Local	
Ray Park Carlingford	Local	
Rocklea Park Epping	Local	
Roselea Park Carlingford	Sportsground	
Somerville Park	Sportsground	
The Village Green Beecroft	Local	
Upper Terrys Creek Bushland Epping	Sportsground	
West Epping Oval	Sportsground	
Woods Street Oval North Epping	Sportsground	
Grant Close Epping	Local	
McMullen Avenue Carlingford	Local	
Tripoli Avenue Carlingford	Local	
Kent Street Epping	Local	
Chambers Court Epping	Local	
Avonlea Drive Carlingford	Local	
Bullawai Place Beecroft	Local	
Lynbrae Avenue Beecroft	Local	
Roma Street Epping	Local	
Malton Road Beecroft	Local	
Robin Street Carlingford	Local	
Karril Avenue Carlingford	Local	
Briddon Rd Pennant Hills	Local	2 and 2A
Campbell Park West Pennant Hills	Sportsground	
Charles Curtis Park Normanhurst	Local	
Dartford Road Thornleigh	District	

Davidson Park Normanhurst	Local	
Dawson Ave Park Thornleigh	Local	
Headen Park Thornleigh	Sportsground	
Jack Thompson Reserve Pennant Hills	Local	
Patrick Kelly Park West Pennant Hills	Local	
Normanhurst Park	District/Sportsground	
Oakleigh Park Thornleigh	Sportsground	
Ruddock Park Westleigh	Sportsground	
Tallgums Ave West Pennant Hills	Local	
Thornleigh Oval	Sportsground	
Wearne Ave Pennant Hills	Local	
Pennant Hills Park	District/Sportsground	
Brittannia Street Pennant Hills	Local	
Samuel Oxley Reserve West Pennant Hills	Local	
Wollundry Park Pennant Hills	Local	
Larool Crescent Thornleigh	Local	
Kenley Park Thornleigh	Local	
Janet Avenue Thornleigh	Local	
New Farm Road West Pennant Hills	Local	
Hawkins Hall Thornleigh	Local	
Western Crescent Westleigh	Local	
Rannoch Place Thornleigh	Local	
Yaralla Crescent Normanhurst	Local	
Ferndale Avenue Normanhurst	Local	
Hinemoa Avenue Normanhurst	Local	
Wanawong Drive Thornleigh	Local	
Lillian Fraser Gardens Pennant Hills	Local	
Leith Road Pennant Hills	Local	
Nelson Street Thornleigh	Local	
Norman Avenue Thornleigh	Local	
Anulla Place Wahroonga	Local	3
Edgeworth David Garden Hornsby	District	
Florence Cotton Park Hornsby	Local/Bushland	
Holman Park Hornsby	Local	
James Park Hornsby	Sportsground	
Neale Park Hornsby	Bushland	
Reddy Park Hornsby	Local	
Storey Park Hornsby	Sportsground	
Waitara Park	Sportsground	
Ulolo Ave Hornsby Heights	Local	
Mildred Avenue Hornsby	Local	
Water Street Hornsby	Local	
Valley Road Hornsby	Local	
Dural Street Hornsby	Local	
Unwin Road Hornsby	Local	
Clarke Road Hornsby	Local	
Hornsby Park Hornsby	Local	
Ingram Road Waitara	Local	
Lisgar Gardens Hornsby	District	
Waninga Avenue Hornsby Heights	Local	
Amor Street Asquith	Local	4

Asquith Park	Sportsground	
Berry Park Mt Colah	Sportsground	
Bimbil Ave Mt Colah	Local	
Gardenia Street Asquith	Local	
Hopeville Park Hornsby Heights	Sportsground	
Lessing Street Hornsby	Local	
Mills Park Asquith	Sportsground	
Mountview Oval Hornsby Heights	Sportsground	
Mt Kuring-gai Park	Sportsground	
Orr Park Mt Colah	Local	
Oxley Drive Park Mt Colah	Local	
Parklands Oval Mt Colah	Sportsground	
Rofe Park Hornsby Heights	Sportsground	
Warrina Street Oval Berowra	Sportsground	
Yallambee Park Berowra	Local	
Foxglove Park Mt Colah	Sportsground	
Leonora Close Hornsby Heights	Local	
Crosslands Reserve Hornsby Heights	District	
Lady Street Mt Colah	Local	
Jordan Close Mt Colah	Local	
Seaview Street Mt Kuring-gai	Local	
Stonehaven Road Mt Colah	Local	
Hunt Reserve Mt Colah	Local	
Berowra Waters West	District	5
Yarrabin Crescent Berowra	Local	
Richards Close Berowra	Local	
Cowan Rest Park	Local	
View Street Reserve Cowan	Local	
Berowra Oval	Sportsground	
Cowan Oval	Sportsground	
Arcadia Park	Sportsground	6
Cairns Road Glenorie	Local	
Dural Park	Sportsground	
Galston Recreation Reserve	Sportsground	
Glenorie Park	Sportsground	
Hayes Park Galston	Sportsground	
Scribbly Gum Close Hornsby Heights	Local	
Wisemans Ferry Recreation Reserve	Sportsground	
Fagan Park Galston	District	
Fallon Drive Dural	Local	
Nancy Place Galston	Local	
Moorfield Hill Reserve Dural	Local	
Brooklyn Park	Sportsground	7
Brooklyn Road Foreshore	Local	
Dangar Island Foreshore	Local	
Kangaroo Point Brooklyn	Local	
Kiparra Park Dangar Island	Local	
The Saltpan at Brooklyn	Local	
Upper and Lower McKell Park Brooklyn	District	
Baroona Playground Dangar Island	Local	
Brooklyn Rest Park	Local	

Carmen Crescent Cherrybrook	Local	8
Darlington Drive Cherrybrook	Local	
Edward Bennet Oval	Sportsground	
Elderberry Place Cherrybrook	Local	
Greenway Park Cherrybrook	District/Sportsground	
Hartree Place Cherrybrook	Local	
Myson Drive Cherrybrook	Local	
Parkhill Crescent Cherrybrook	Local	
Pogson Drive Cherrybrook	Local	
The Lakes of Cherrybrook	Local	
Thomas Thompson Park Cherrybrook	Sportsground	
Trinity Close Park Cherrybrook	Local	
Upper Pyes Creek Bushland	Local/Bushland	
Westminister Park Castle Hill	Local	
James Henty Drive Oval	Sportsground	
Franklin Road cnr Doulton Drive	Local	
Robert Road Cherrybrook	Local	
Hickory Place Cherrybrook	Local	
Haven Court Cherrybrook	Local	
Gumnut Park Cherrybrook	Local	
Tahlee Park Cherrybrook	Local	
Macquarie Drive Cherrybrook	Local	
Roslyn Place Cherrybrook	Local	
Erlestoke Park Cherrybrook	Local	
Treetops Park Cherrybrook	Local	
David Road Cherrybrook	Local	
Leonard Street Hornsby	Local	9
Willow Park Hornsby	District	