

*Sharing the cost of community facilities and services*



# **Section 94 Development Contributions Plan 2007-2011**



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## 1. Part A – Summary schedules

Three summary schedules are included in this plan:

- Works program (Table 1.1).
- Contributions by development type (Table 1.2).
- Contributions by category of works (Table 1.3).

These are provided as summary tables only and more details are contained in the individual strategy plans within the plan.

**Table 1.1 Summary works program**

Facility	Works schedule	Cost summary (to nearest \$100)
Community and Cultural Facilities	Library Buildings	\$1,463,000
	Library Resources	\$740,000
	Multi Purpose Community Space	\$6,011,600
	New Residents Kits	\$13,800
	Councils Online	\$557,400
	<b>TOTAL</b>	<b>\$8,785,800</b>
Open Space, Recreation Facilities and Bushland regeneration	Bushland regeneration	\$2,608,600
	Local Parks	\$2,359,600
	Sportsgrounds	\$7,828,100
	Specialty Parks	\$4,339,300
	<b>TOTAL</b>	<b>\$17,135,600</b>
Civic and Urban Improvements	Hornsby Mall extension to George Street	\$1,100,000
	Hornsby Mall extension to Burdett Street	\$1,000,000
	Hornsby Mall Furniture	\$418,000
	Epping Town Centre	\$750,000
	Hornsby Town Centre Drainage	\$2,500,000
	<b>TOTAL</b>	<b>\$5,768,000</b>
Roads, and Traffic Management Facilities and cycleways	Westleigh & North Thornleigh	\$730,000
	Hornsby Town Centre	\$2,710,000
	Cherrybrook/Castle Hill/Dural	\$1,267,000
	Dural Service Centre	\$1,300,000
	Bikeways	\$200,000
	Rural Roads	Ongoing
	<b>TOTAL</b>	<b>\$6,207,000</b>
Plan Administration	Plan administration	\$925,000
<b>Total</b>		<b>\$38,821,400</b>

Notes:

- Refer to specific strategy plans for more detail on scheduled works.
- Thresholds are provided as a general guide to expenditure priorities and will be subject to collections and funds accrued being of sufficient magnitude to permit provision of the works without external funding.

**Table 1.2 Summary schedule – contributions by development type**

Development type	Occupancy rate / work space ratio	Contribution rates per person/tourist bed/worker
Residential		
<i>Residential flats and other attached dwellings</i>		
<i>Studios or 1 bedroom</i>	1.5 persons / dwelling	\$8,853
<i>2 bedroom</i>	1.8 persons / dwelling	\$10,624
<i>3 bedroom</i>	2.3 persons / dwelling	\$13,575
<i>&gt;3 bedroom</i>	3.1 persons / dwelling	\$18,296
Detached dwelling/Additional allotment	3.1 persons / dwelling	\$18,296
Seniors housing	1.5 persons / dwelling	\$8,853
Tourist and visitor accommodation	1 bed per person	\$5,902
Commercial / Retail development	1 worker / 30 sqm GFA	\$2,154.25
Industrial	1 worker / 50 sqm GFA	\$2,154.25
Extractive Industry	per tonne	\$0.75
Car Parking – Hornsby Town Centre	per space	\$22,000

Notes:

- a) The occupancy rates / work space ratios will be applied unless the applicant can demonstrate to the satisfaction of council that an alternative rate should be applied to a specific development.
- b) A room in a dwelling capable of being used as a bedroom is counted as a bedroom.
- c) Seniors housing is as defined under clause 10 of State Environmental Planning Policy (Seniors Living) 2004. The occupancy and contribution rates applied relate to self-contained dwellings. The contributions for other forms of seniors housing such as hostels will be based on an assessment of the expected demand for public facilities that the development generates.
- d) Industrial includes light industry and heavy industry as defined in the Hornsby Local Environmental Plan.
- e) The contribution rates for development that does not fall within the above development types will be based on an assessment of the expected demand for public facilities that the development generates.
- f) The contribution for development that comprises more than one development type will be based on the predominant development type.
- g) Traffic generation rates used to derive contributions are based on the RTA *Guide to Traffic Generating Development* (October 2002). Traffic generation associated with other uses not specified above will be derived from the RTA *Guide to Traffic Generating Development*.



**Table 1.3 Contribution by category of works**

	Residential Development @ Person or Household	Non Residential Development @ Worker, Bed, Tonnage, etc.
<b>Community and Cultural Facilities</b>		
Multi-purpose community facilities	\$974.00	NIL
Library building	\$184.45	\$187.65
Library resources	\$93.30	\$94.90
New Resident's Kits	\$2.20	NIL
Councils Online	\$70.30	\$71.50
<b>TOTAL</b>	<b>\$1,324.25</b>	<b>\$354.10</b>
<b>Open space, bushland and Recreational Facilities</b>		
Local Parks	\$383.00	NIL
Specialty Parks	\$704.00	NIL
Sportsgrounds	\$1,269.00	NIL
Bushland Improvements	\$423.00	NIL
<b>TOTAL</b>	<b>\$2,779.00</b>	<b>NIL</b>
<b>Civic and Urban Improvements</b>		
Hornsby Mall extensions	\$272.40	\$266.40
Hornsby Mall street furniture/decorations	\$52.70	\$53.60
Drainage	\$315.20	\$320.70
HTC footpath widening/paving	\$327.00	\$321.00
Epping Town Centre	\$94.60	\$96.20
<b>TOTAL</b>	<b>\$1,061.90</b>	<b>\$1,057.90</b>
<b>Roads and Traffic Management Facilities</b>		
Signalisation of Sefton/Chilvers Roads intersection	\$92.05	\$92.05
Hornsby Town Centre	\$341.70	\$347.60
Hastings Road, Cherrybrook	\$160.25	\$160.75
Dural Service Centre <sup>(1)</sup>	\$NIL	\$112.10
Cycleways	\$25.20	\$25.20
<b>TOTAL</b>	<b>\$619.20</b>	<b>\$737.70</b>
Car Parking <sup>(2)</sup>	NIL	22,000.00 per space
Roads and traffic – rural roads <sup>(3)</sup>	NIL	0.75 per tonne
Plan Administration	\$116.60	116.60
<b>GRAND TOTAL</b>	<b>\$5,902.00</b>	<b>\$2,154.25 <sup>(4)</sup></b>

(1) Only applies to Dural Service Centre shown in Appendix 7

(2) Only applies to Hornsby Town Centre

(3) Only applies to extractive industries

(4) Excludes (1), (2) and (3) above

## 2. Part B – Administration and operation of the plan

### 2.1 Name of the plan

This development contributions plan is called the Hornsby Shire Council Development Contributions Plan 2007-2011.

### 2.2 Area to which the plan applies

This plan applies to all land within the Hornsby local government area (LGA) as shown on the Plan Area Map in Figure 1.1.

### 2.3 What are the purposes of this plan?

The purposes of this plan are to:

- Provide an administrative framework under which specific public facilities strategies may be implemented and coordinated.
- Ensure that adequate public facilities are provided for as part of any new development.
- Authorise the council to impose conditions under section 94 of the Environmental Planning and Assessment Act 1979 (EPA Act) when granting consent to development on land to which this plan applies.
- Provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis.
- Ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development.
- Enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

### 2.4 Commencement of the plan

This development contributions plan has been prepared pursuant to the provisions of section 94 of the EPA Act and Part 4 of the *Environmental Planning and Assessment Regulation 2000* (EPA Regulation). The plan takes effect from the date on which public notice was published (pursuant to clause 31(4) of the EPA Regulation).

### 2.5 Relationship with other plans and policies

This development contributions plan repeals:

- Development Contributions Plan 1993-1998
- Development Contributions Plan 1998-2003
- Development Contributions Plan 2004-2010

As part of the preparation of this plan, council undertook a review of all of the works identified in the above plans to determine whether or not:

- a) they were still consistent with current priorities and policy programs; and
- b) they were capable of being funded or could be funded differently.

The review concluded that certain works were no longer considered priorities and/or not capable of being sustainably funded, inter alia:

- The Hornsby Town Centre Childcare Centre.
- Romsey Street Bridge realignment.
- The Waste Management Centre.
- Bushfire facilities and trails.

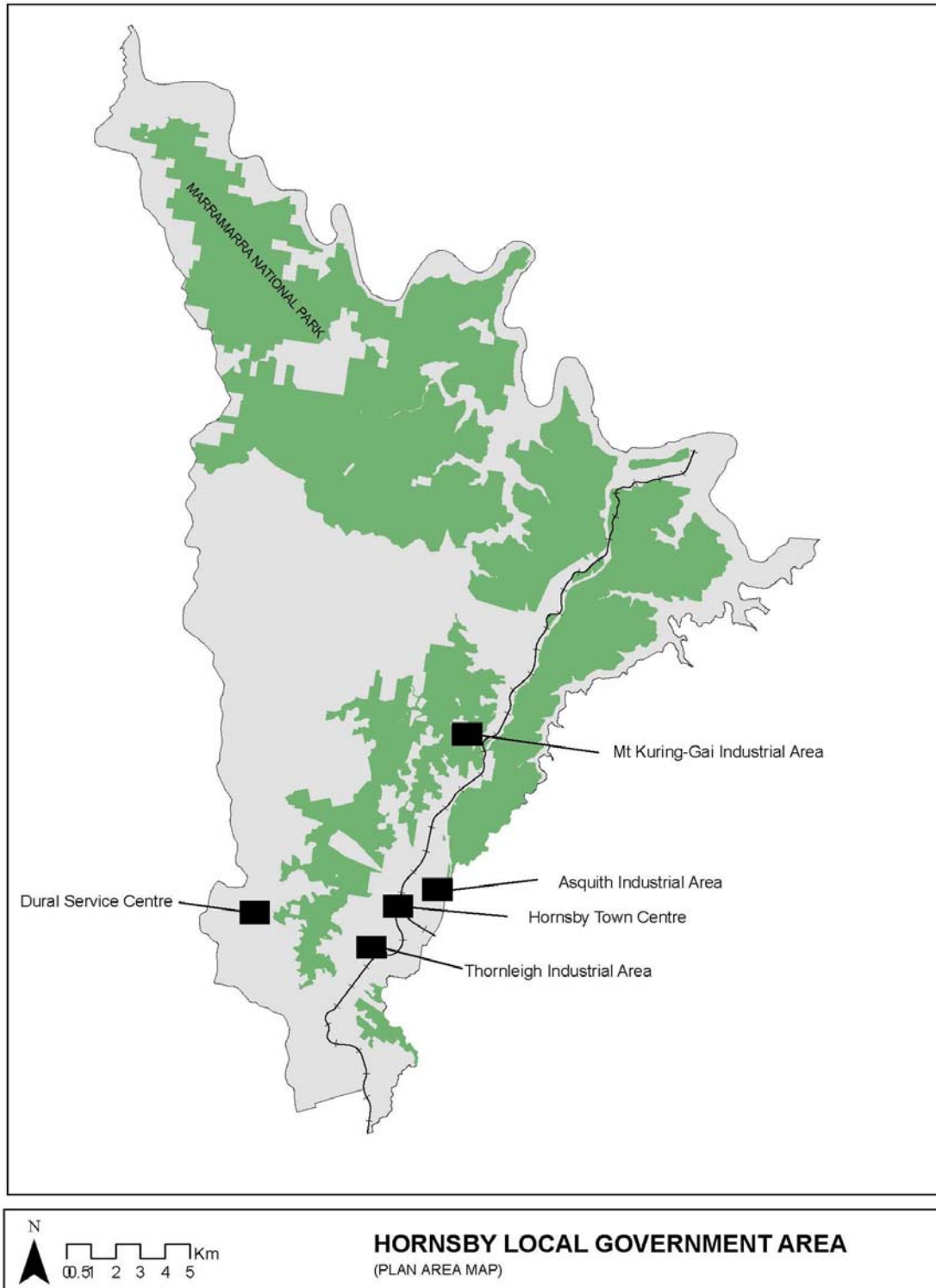


Figure 1.1

- The Integrated Land Use and Transport Study.
- Other minor works such as the construction of a bus shelter and pontoons.

Council resolved to reallocate the funds collected for these works firstly to those broad program areas for which they had been collected and for any allocation outside of those areas, for major existing or emerging priorities.

## 2.6 Definitions

<b>Applicant</b>	means the person, company or organisation submitting a development application.
<b>Civic and urban improvements</b>	means a work carried out to improve the appearance or use of public areas such as streets, malls, seating, lighting, information boards, footpaths, public art and the like.
<b>Contribution</b>	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 EPA Act.
<b>Contributions Plan or CP</b>	means a contributions plan referred to in section 94B of the EPA Act.
<b>Council</b>	means the Council of the Shire of Hornsby.
<b>CPI</b>	means the All Groups Consumer Price Index (Sydney) as published by the Australian Bureau of Statistics.
<b>Dwelling</b>	dwelling has the same meaning as defined in the Hornsby Local Environmental Plan 1994 but does not include others or structures separately defined.
<b>Embellishment</b>	means the enhancement of any public facility provided by the council by the provision of services, facilities or works.
<b>EPA Act</b>	means the <i>Environmental Planning and Assessment Act 1979</i> as amended.
<b>EPA Regulation</b>	means the <i>Environmental Planning and Assessment Regulation 2000</i> as amended.
<b>Gross Floor Area (GFA)</b>	gross floor area has the same meaning as defined in the Hornsby Local Environmental Plan 1994
<b>LEP</b>	means a local environmental plan made by the Minister under section 70 of the EPA Act.
<b>LGA</b>	means the local government area of the Shire of Hornsby.
<b>Public facility</b>	means any public amenity or public service, as referred to in section 94 of the EPA Act, the need for which has increased or been created by development.
<b>Settlement</b>	means the payment of a monetary contribution, the undertaking of a

work in kind or the exchange of documents for the dedication of land required as a result of new development.

**Works in kind**

has the same meaning as a “material public benefit” as referred to in section 94(5)(b) of the EPA Act and means the undertaking of any work associated with the provision of a public facility.

**Works program**

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

## 2.7 When is the contribution payable?

A contribution must be paid to the council at the time specified in the condition that imposes the contribution. If no such time is specified, the contribution must be paid prior to the issue of a construction certificate, subdivision certificate or complying development certificate.

## 2.8 Construction certificates and the obligation of accredited certifiers

In accordance with section 94EC of the EPA Act and clause 146 of the EPA Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides receipts confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the EPA Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land, or deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

## 2.9 Deferred or periodic payments

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

- Compliance with the provisions of clause 2.7 is unreasonable or unnecessary in the circumstances of the case.
- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- Where the applicant intends to make a contribution by way of a planning agreement, works in kind or land dedication in lieu of a cash contribution, and council and the applicant have a legally binding agreement for the provision of the works or land dedication.
- There are circumstances justifying the deferred or periodic payment of the contribution.

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

- a) There are valid reasons for deferred or periodic payment (as outlined above).
- b) The granting of the request will not adversely impact on the administration, operation or cashflows of the plan.
- c) The granting of the request will not undermine the timely provision of works or land identified in the plan.

If council does decide to accept deferred or periodic payment, it will require the applicant to provide a bank guarantee for the full amount of the contribution, or the outstanding balance, on condition that:

- The bank guarantee be by an Australian bank, or a bank registered in Australia, for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security.
- 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.
- 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.
- 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.
- Where a bank guarantee has been deposited with council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

## 2.10 Refund of contributions

Section 94 contributions are levied to fund the increase in demand for facilities and services generated by development. In some cases the contributions may be paid but the proposed development does not proceed for a variety of reasons such as the consent lapsing. In these circumstances, council may consider refunding the contributions.

Any requests for a refund of contributions are required to be made in writing and may only be considered where:

- a) they are made within twelve months of the date of payment; and
- b) there are valid reasons for seeking the refund; and
- c) the granting of the request will not adversely impact on the timely provision of works identified in the plan; and
- d) the applicant has surrendered the development consent pursuant to section 104A of the Act; and
- e) the funds have not already been expended.

## 2.11 Can the contribution be settled in kind or by a material public benefit

The council may accept an offer by the applicant to provide an in-kind contribution (ie. the applicant completes part or all of work/s identified in the plan) or through provision of another material public benefit or land dedication in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives where all of the following circumstances are applicable:

- The value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan.
- The standard of the works is to council's full satisfaction.
- The provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.
- The works are consistent with the facilities or services identified in the works program.

The value of the works to be substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the council. Council may review the valuation of works or land to be dedicated, and may seek the services of an independent person to verify

their value. In these cases, the applicant will pay for all costs and expenses borne by the council in determining the value of the works or land.

## 2.12 Exemptions

Council may exempt developments, or components of developments, from the requirement for a contribution that include:

- Alterations and additions to a dwelling with a total value less than \$100,000.
- Affordable housing that meets council requirements.

Council will consider each application and determine if the application merits full or partial exemption.

## 2.13 Indexation

All contributions rates towards work 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.

## 2.14 How are contributions adjusted at the time of payment?

The contributions stated in a consent are calculated on the basis of the section 94 contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

$$\$C_P = \$C_{DC} + \frac{[\$C_{DC} \times (\$C_Q - \$C_C)]}{\$C_C}$$

where:

$\$C_P$  is the total amount of the contribution calculated at the time of payment

$\$C_{DC}$  is the total amount of the original contribution as set out in the development consent

$\$C_Q$  is the contribution rate applicable at the time of payment

$\$C_C$  is the contribution rate applicable at the time of the original consent

The contribution rates are updated on a quarterly basis and are available from council offices and council's website.

## 2.15 Are there allowances for existing development?

Contributions will be levied according to the estimated increase in demand. 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:

- Detached dwellings and single vacant allotments: 3.1 persons per dwelling or lot.
- Other dwellings – Studio or 1 bedroom: 1.5 persons per dwelling.
- Other dwellings – 2 bedroom: 1.8 persons per dwelling.

- Other dwellings – 3 bedroom: 2.3 persons per dwelling.
- Other dwellings – >3 bedroom: 3.1 persons per dwelling.
- Seniors housing: 1.5 persons per self-contained dwelling.
- Tourist and visitor accommodation: 1 person per bed.
- Commercial office / retail development: 1 worker per 30 square metres GFA.
- Industrial: 1 worker per 50 square metres GFA.

If the allowance exceeds the assessed contributions for new development, a nil contribution shall be imposed. No carry forward credits will be applied.

Where a development does not fall within any of the items noted above, council will determine the rate on the basis of the likely demand that the existing development would create.

## **2.16 Pooling of contributions**

This plan expressly authorises monetary section 94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

## **2.17 Savings and transitional arrangements**

A development application that has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

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 sections 94 or 94A of the Environmental Planning and Assessment Act 1979. This exemption applies to both cash contributions or land or works in lieu of contributions. No GST is therefore included in the rates shown in this plan. In the event that GST is made applicable, Council reserves the right to impose the tax.



## 3. Part C – Strategy plans

### 3.1 Introduction

This section briefly provides a background to Council's Section 94 contributions program and then sets out the strategies that council intends to follow to cater to the needs of future population growth and development in the Hornsby LGA. In the latter regard, it identifies the resulting demand for public services and public facilities and the costs and timing of provision of the works that the council intends to provide to cater to that demand.

#### 3.1.1 History

Hornsby Shire Council has had three Section 94 Development Contributions Plans as follows:

- 1993-1998
- 1998-2003
- 2004-2010.

As at the end of the 2006/07 financial year, council had collected about \$76 million (including interest) in contributions and spent, or committed, about \$64 million on a wide range of community facilities and services, examples of which are illustrated in this plan.

Council undertakes an annual review of the current Development Contributions Plan to ensure that data used in the plan, such as population figures and capital costs, can be updated as required.

#### 3.1.2 Determining Contributions

To arrive at contributions for different types of development and for different types of facilities the methodology adopted in the plan is generally as follows:

- Population and employment growth is assessed and an evaluation made of the expected types of new development.
- Existing public amenities and public services in the LGA are identified to provide a benchmark for future provision and to determine if they are adequate for the future population.
- Existing planning standards are examined where these are relevant to the identification of the future services and facilities that are to be provided.
- An assessment is made of the demand for public amenities and public services that will be generated by each expected type of new development.
- The additional public amenities and public services to cater to demand are identified.
- An assessment is made of whether there needs to be any apportionment between existing and new development and between local and regional demands.

Section 3.2 below provides an assessment of the existing demographic characteristics of the LGA and the anticipated future growth and development in the LGA that will create demand for a range of public amenities and public services. The remainder of Section 3 presents specific strategy plans that outline the demand and proposed provision for the public amenities and public services set out below:

- Community and cultural facilities.
- Open space, recreational facilities and bushland regeneration
- Civic and urban improvements.
- Roads and traffic management facilities.
- Cycleways.
- Plan administration.

## 3.2 Demographic characteristics and anticipated future growth

A summary of the current demographics and recent demographic trends is presented below. This information has been sourced from Australian Bureau of Statistics Census of Population and Housing data for the Hornsby LGA and projections undertaken on behalf of Council.

### 3.2.1 Population growth

Hornsby Shire has experienced significant population growth since 1945. Between 1945 and 1981, the population grew by more than 300% from about 30,000 to over 110,000. The growth continued in the 1980s with the development of new housing areas in Cherrybrook, Castle Hill and Dural. More recently the focus of new housing has been medium and high density housing, especially around Hornsby Town Centre and Waitara. As at 2001 the estimated resident population was 153,200.

Table 3.1 below shows the population trends over the last 20 years and the projected population to 2011 by *.id consulting*. The population projections were based on the 2001 base year and, according to *.id consulting*, the population of the Shire is projected to grow from an estimated resident population of 161,341 in 2007 to 167,508 in 2011; a change of 6,167 which has been adopted for this plan. The population projections were based on a range of assumptions, such as:

- a) the development of about 3,600 new dwellings;
- b) an overall occupancy ratio of about 2.8;
- c) declining fertility from 1.78 in 2004 to 1.71 in 2021;
- d) significant outmigration of young adults but minor gains in older people; and
- e) continuing expansion of the non-private dwellings (housing for older persons) from 4,081 in 2001 to 4,417 in 2011.

The projections will be revised in light of the ABS Census data for 2006 and the revised projections will be incorporated in the annual review of the plan in 2008.

**Table 3.1 Population growth trends**

Census year	Total population	Change
1986 *	117,443	
1991 *	127,727	10,284
1996 *	136,746	9,019
2001 *	153,200+	7,946
2007	161,341	
2011 **	167,508	6,167

Sources: \* Hornsby Shire Social Atlas

+ ABS Census (2001 and 2006) – Estimated Resident Population (This figure differs from the Estimated Resident Population [ERP] which is normally higher and is used in population projections. The ERP will be published in late 2007)

\*\* Hornsby Shire Population Forecasts (.id Consulting Pty Ltd 2006)

### 3.2.2 Age structure

The trends in the age profiles of the shire are shown in Table 3.2 and the accompanying bar chart in Figure 3.1. The profile shows:

- a) fairly stable children levels (preschoolers);
- b) a gradual decline in school age groups (5-19 years)
- c) fairly stable 20-54 age group; and
- d) significant increases in older/senior populations (55+).

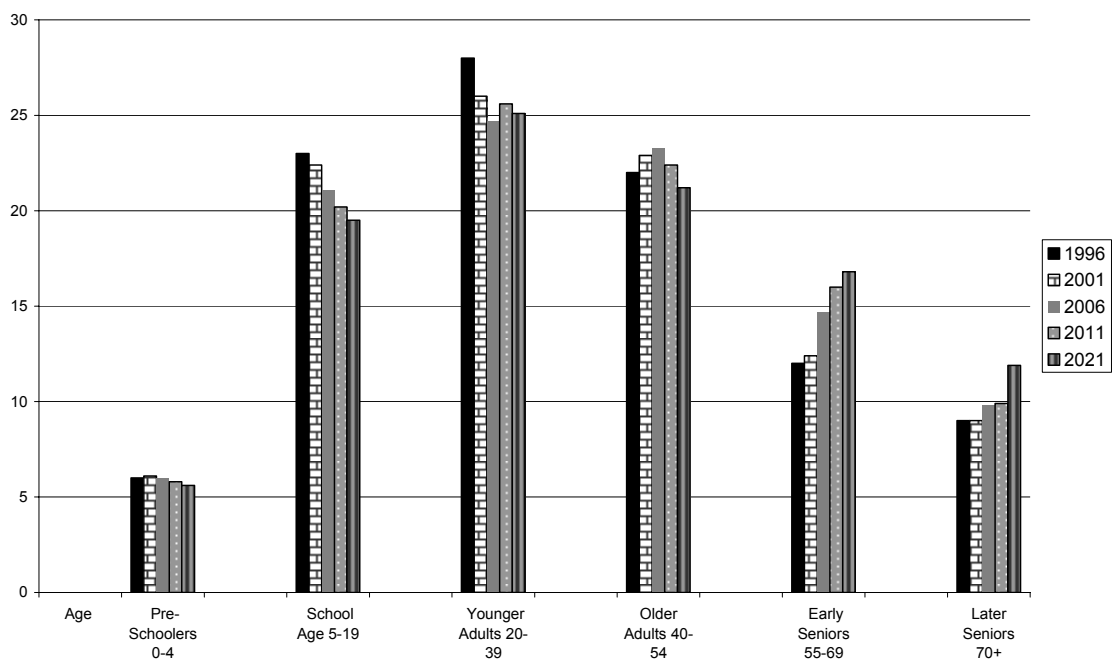
These trends suggest or require flexibility in the way council provides, and the use of, community services and facilities as well as the way it structures the recreational opportunities, particularly for the older population.

**Table 3.2 Age profile trends (%)**

Age structure						
Age Group	1996	2001	2006 *	2007	2011	2021
0 to 4	6.0	6.1	6.0	5.9	5.8	5.6
5 to 9	7.0	7.0	6.5	6.5	6.3	6.1
10 to 14	8.0	7.6	7.3	7.0	6.9	6.6
15 to 19	8.0	7.8	7.3	7.2	7.0	6.8
20 to 24	7.0	6.4	6.5	6.6	6.5	6.3
25 to 29	6.0	5.7	5.1	6.0	6.0	5.9
30 to 34	7.0	6.3	5.9	6.1	6.2	6.1
35 to 39	8.0	7.6	7.2	7.1	6.9	6.8
40 to 44	8.0	8.2	8.0	7.7	7.4	7.2
45 to 49	8.0	7.6	8.2	8.0	7.7	7.2
50 to 54	6.0	7.1	7.1	7.1	7.3	6.8
55 to 59	5.0	5.4	6.3	6.3	6.3	6.3
60 to 64	4.0	4.0	4.8	5.2	5.6	5.6
65 to 69	3.0	3.0	3.6	3.8	4.1	4.9
70 to 74	3.0	3.0	2.7	3.0	3.3	4.3
75 to 79	2.0	2.6	2.7	2.6	2.6	3.3
80 to 84	2.0	1.9	2.2	2.0	2.1	2.3
85 +	2.0	1.5	2.2	1.8	1.9	2.0

Sources: 1996-2006 – ABS Census  
2007-2021 – .id profile  
\* based on ABS Census Data 2006 – Usual residence

**Figure 3.1 Percentage of Hornsby LGA Population**



### 3.2.3 Dwelling types occupancy rates

The ABS data demonstrate that the majority of the Shire's population still resides in detached dwellings. The percentage has dropped from about 82% in 1991 to about 77% in 2001. The decline is matched by the growth in multi unit housing as demonstrated by Table 3.3. This trend is expected to continue largely due to the absence of large scale greenfield sites.

Table 3.3 shows trends in occupancy rates in the shire since 1991. The key features are that the average occupancy rates for multi unit housing has been increasing from 1.84 in 1991 to almost 2.1 in 2001. This trend is likely to in the least stabilise or at best continue to increase especially with the development of large multi unit dwellings. This average also obscures the variation in occupancy rates for multi unit housing depending on the size of the dwellings. It is for this reason that council has adopted different occupancy rates for different multi unit dwelling sizes as shown in Table 1.1.

The table also shows that despite the increases in occupancy rates for multi unit housing, the overall occupancy rates, and those for separate dwellings, have been declining. For separate or detached dwellings, the occupancy rates have declined from 3.23 in 1991 to about 3.1 in 2001. The latter figure has been adopted for separate dwellings and additional allotments for the purposes of this plan.

The above trends are expected to continue as shown in Table 3.4, ie. increasing proportion of multi unit housing, increasing occupancy rates for multi unit housing, a declining overall occupancy rate and a declining occupancy rate for separate or detached housing.

**Table 3.3 2001 Census Data Occupancy Rates for Hornsby LGA**

Dwelling Structure	1991			1996			2001		
	Dwellings	Persons	Occupancy Rate	Dwellings	Persons	Occupancy Rate	Dwellings	Persons	Occupancy Rate
Separate house	34,308	110,912	3.23	35,980	111,773	3.11	38,569	118,761	3.08
Semi-detached	1,664	3,349		3,078	7,336		3,369	8,086	
Flat/unit	4,608	8,175		5,579	10,225		7,054	13,514	
Total multi unit	6,272	11,524	1.84	8,657	17,561	2.03	10,423	21,600	2.07
<b>TOTAL</b>	<b>46,852</b>	<b>133,960</b>	<b>2.85</b>	<b>53,294</b>	<b>146,895</b>	<b>2.76</b>	<b>59,415</b>	<b>161,961</b>	<b>2.73</b>

**Table 3.4 Summary of projected trends for population and occupancy rates**

Summary Data	Forecast year		
	2007	2011	2021
Total Population	161,341	167,508	180,007
Resident population			
<i>Non private dwellings</i>	4,185	4,417	5,157
<i>Private dwellings</i>	157,155	163,090	174,850
<i>Households</i>	55,522	58,523	63,667
<i>Dwellings</i>	56,933	59,772	65,316
<i>Average household size</i>	2.83	2.80	2.75

Source: Hornsby population forecast (forecast .id - .id Pty Ltd) .id 2007

### 3.2.4 Future residential development

Current residential development in the shire is guided by the Hornsby Shire Residential Strategy adopted in 1997. Through a combination of, inter alia, redevelopment of target precincts/sites, shop top housing and flexible accommodation for the aged, an average of 260 new infill residential dwellings have been provided annually.

Future residential development in the shire will also be guided by the requirements of the Sydney Metropolitan Strategy. Under the strategy the shire is required to provide an additional 11,000 new dwellings by 2031.

The scarcity of available greenfield land for residential development means that the future housing will be primarily provided through the redevelopment and regeneration of existing areas. To meet the Sydney Metropolitan Strategy's requirements, council has set a target of 260 new dwellings per annum over the next ten years.

### **3.2.5 Growth in employment**

Hornsby Shire contains a number of established commercial/retail centres focused on the Hornsby Town Centre and the district centres of Carlingford, Pennant Hills, Epping, Dural Service Centre and Thornleigh.

Council's Employment Lands Review of 1998 shows that the only employment centres in the shire with capacity for significant employment growth beyond 2006 were Hornsby Town Centre, Thornleigh District Centre and Dural Service Centre.

A consultant study in 2004 found that there is potential floor space capacity equivalent to an additional 2,500 new employees in the Hornsby Town Centre. The take up rate of this capacity will depend on the outcome of the subregional employment study being undertaken as part of the metropolitan strategy.

According to the Employment Lands Review, Thornleigh is expected to grow by an additional 5,000 square metres of commercial and retail space between 2006 and 2011. This equates to potentially about an additional 160 workers in the Centre.

The Employment Lands Review found that there is a significant amount of under-utilised land in the Dural Service Centre and that the service centre was unlikely to reach its full capacity before 2011. It is estimated that the centre has a workforce of about 600. Any projected growth will depend on the outcome of the subregional employment study.

The shire also has some 194 hectares of land zoned for manufacturing and industrial development and which support about 6,000 jobs. The major industrial precincts are located at Mr Kuring-gai, Asquith, Waitara and Thornleigh. Most of these areas are fully developed and any employment growth will be from redevelopment or new enterprises relocating to the shire.

Council's Section 94 Development Contributions Plan 2004-2010 projected an employment growth of about 2,646 over that plan period. Between 2004 and 2007 significant employment generating development has been approved, under construction or completed. Based on council's employment lands development program and the recent history of development applications, the 2004-2010 figures have been extrapolated to 1,734. This figure will be revised following the completion of the employment study being undertaken as part of the subregional strategy. The revised figure will be incorporated in the annual review of the plan.

### 3.3 Community and Cultural Facilities Strategy Plan

#### 3.3.1 Introduction

In an established area such as Hornsby there are existing community and cultural facilities in place to serve the current population. The likely demand generated by an incoming population in such areas can be expected to mirror to a large extent those of the existing population particularly when the composition of the incoming population is unlikely to vary significantly.

In addition, human services and facilities are generally only provided to meet the needs of an identified population size and are rarely built with spare capacity for future unspecified population growth.

#### 3.3.2 Library space

The shire has five libraries of which the Hornsby Central Library serves a district role and the others serve local needs.

The amount of library floor space requirements to meet the demand generated by the new population is determined using "A Guide for Public Library Buildings in NSW: People Places". The gross floor area is calculated by adding the "local area factor" and "central area factor" and adding 20% for circulation and service space. It also determines that a central library, in the case of the shire the Hornsby Library, requires additional area for its larger collection and range of specialist services.

Taking into account the projected growth and distribution of the new population and consequent projected use of the libraries' services, it is estimated that a total of 491 square metres of gross floor area is required to meet the needs of the new population. The distribution of the floor space among the libraries is outlined in Table 3.5 below.

**Table 3.5 Library gross floor area calculation**

Library	2007	2011	Increase
Hornsby Local	1,697	1,887	
Hornsby Central	797	853	
Hornsby Nett	2,494	2,740	
Hornsby Gross	2,993	3,288	295
Pennant Hills	1,788	1,861	73
Epping	784	803	19
Berowra	853	906	53
Galston	434	485	51
<b>Total</b>	<b>6,852</b>	<b>7,343</b>	<b>491</b>

A study by Rawlinson in 2002 found that the cost of providing library space is about \$2980 per square metre. Council has adopted this standard cost. It is therefore estimated that the provision of the additional floor space required by the new population will cost about \$1,463,100 and will be fully funded by the new population.

#### 3.3.3 Library resources

Hornsby Shire is committed to providing library resources that meet the widest, and changing, needs of its community. The "Public Library Guidelines IFLA/UNESCO Guidelines for Development" recommend that a library should aim to have a book collection of between 1.5 and 2.5 books per capita. The guidelines also recommend that a library should be equipped with a wide range of resources including periodicals, newspapers, online databases, videos, CDs in addition to books. Council has adopted a rate of three books per capita to include the cost of the non book resources as well as to reflect the current trends showing that the use of public libraries is increasing.

The projected population growth of about 6167 people will therefore require an additional 18501 book equivalents. Council's historical average cost per item is about \$40. The additional items will therefore cost \$740,040.

This cost is not, and will not be, recurrent. Council provides additional funds to ensure that the resources are updated for the existing population. For example, between 2003 and 2005, almost \$900,000 was spent on library resources of which only about \$160,000 was funded through section 94 contributions.

### **3.3.4 Multi purpose community facilities**

Hornsby Shire Council provides a range of community centres and halls, in Schedule 1, which form part of council's multi purpose community facilities.

Council's Leisure Strategic Plan adopted in November 2002 identifies a number of strategies to deliver a wide and flexible range of community facilities. This plan outlines approaches to address these strategies which include levying contributions based on a per capita demand for multi purpose community facility floor space. This approach has been applied since 1993 and some of the facilities provided have included childcare centres, youth and neighbourhood centres.

Since 1993 council has used a standard of 0.3164 square metres per person for the provision of multi purpose community floor space. This standard has been adopted in this plan. Costs per square metre have been established by determining the costs of each facility and averaging the costs per square metre, estimated at \$3081. This approach of levying contributions based on a demand for generic or multi purpose community facility floor space is expedient to achieve more appropriate servicing as well as the flexibility to address changing community needs and shifts in government policy and funding programs.

For the projected population growth of 6167 an additional 1951.2 square metres of multi purpose community facility floor space will be required at a cost of \$6,011,647.

The Department of Planning's guidelines for the provision of multi purpose community facility floor space provide a standard baseline of 1.5 square metres per person for land to facilitate the provision of such facilities. Given the current land resources of council and the potential capacity of existing sites, council proposes to provide for future facilities on lands currently under its control or where other suitable arrangements can be made. No contributions are levied in the plan for the land component. The facilities to be augmented will be reviewed on an annual basis and published in council's Management Plan.



*Somerville Park Child Care Centre - Epping*

### 3.3.5 Councils online management system

In 1999, a syndicate of NSW councils 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 is being implemented as a single, common solution to support the council's end-to-end processes.

The key benefits for the community and council from undertaking the project have been, *inter alia*:

- 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;
- 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; and
- The ability to communicate more effectively with staff/customers on line.

As part of its five year IT strategic plan, council proposes to introduce an electronic service (eService), mobile computing and enhance the capacity and efficiency of its online management system at an estimated cost of \$557,000 and funded by the new population.

By the end of the plan period, the implementation of the system would have cost in excess of \$20 million. On the basis of these projections, the proposal for the new population to fund about 2.8% of the works programs is considered to be proportionate and reasonable.

### 3.3.6 New resident's kits

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

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

Approximately 2000 kits are circulated to new households every year. However only a proportion of the cost of the total number of kits will be recovered from section 94 contributions. The cost of preparing new resident kits for approximately 2,750 new households is \$ 13,800.

The cost of the kits will be recovered under this plan, and will be apportioned to residential development only.

### 3.3.7 Works program

Table 3.6 below shows a summary of the works program for additional community facilities required to meet demand expected to be generated by future development across the LGA.



**Table 3.6 Works program summary**

Proposed works	Cost of works	% section 94	Cost to be funded by future development	Cost apportioned to future resident population	Cost apportioned to future worker population
Multi purpose community space	\$6,011,647	100	\$6,011,647	\$6,011,647	Nil
Library building	\$1,463,000	100	\$1,463,000	\$1,137,602	\$325,398
Library resources	\$740,040	100	\$740,040	\$575,442	\$164,598
New residents kits	\$13,800	100	\$13,800	\$13,800	Nil
Councils Online	\$557,400	100	\$557,400	\$433,424	\$123,976
<b>Total</b>	<b>\$8,785,887</b>	<b>100</b>	<b>\$8,785,887</b>	<b>\$8,171,915</b>	<b>\$613,972</b>

### 3.3.8 Contribution rates

#### Residential development

The following contribution rate applies to residential development across the Hornsby LGA.

$$\$CR_{CCF-RD} = \frac{TC_{CCF-RD}}{FP_{RD}}$$

where:

- $\$CR_{CCF-RD}$  = Contribution rate per person for residential development
- $TC_{CCF-RD}$  = Cost of works to be apportioned to residential development
- $FP_{RD}$  = Population growth resulting from residential development across the LGA

$$\$CR_{CCF-RD} = \frac{\$8\,171\,915}{6\,167}$$

$$\$CR_{CCF-RD} = \mathbf{\$1\,325.10 \text{ per person}}$$

#### Non-residential development

The following contribution rate applies to non-residential development across the Hornsby LGA that generates additional workers.

$$\$CR_{CCF-NRD} = \frac{TC_{CCF-NRD}}{FP_{NRD}}$$

where:

- $\$CR_{CCF-NRD}$  = Contribution rate per person for non-residential development
- $TC_{CCF-NRD}$  = Cost of works to be apportioned to non-residential development
- $FP_{NRD}$  = Growth resulting from non-residential development across the LGA

$$\$CR_{CCF-NRD} = \frac{\$613\,972}{1\,764}$$

$$\$CR_{CCF-NRD} = \mathbf{\$354.10 \text{ per worker}}$$

### 3.4 Open Space, Bushland & Recreation Facilities Strategy Plan

#### 3.4.1 Open space and recreation

Council's Leisure Strategic Plan adopted in November 2002 found that the anticipated increase in resident population will place greater demands on existing facilities and services and will require the provision of new or improved facilities that are currently not available or are available but with insufficient capacity to meet the demands of future populations. The plan identifies facilities that are required and provides standards and thresholds for new development.

Section 94 contributions have been a major part of providing open space and recreation facilities. For example, Table 3.7 below shows that in the ten years to June 2005, over \$12 million was spent on providing either new or augmented existing open space and recreation facilities.



*The Lakes of Cherrybrook*

**Table 3.7 Open space section 94 expenditure 1995/6-2004/5**

Year	Expenditure (\$)
1995/96	75,622.33
1996/97	1,437,836.14
1997/98	1,251,642.15
1998/99	2,157,838.34
1999/00	652,565.41
2001/01	447,084.16
2001/02	1,041,576.48
2002/03	1,726,422.49
2003/04	2,262,336.69
2004/05	1,147,960.68
<b>TOTAL</b>	<b>\$12,200,884.87</b>

### 3.4.2 Local reserves, district parks and sportsgrounds

#### Methodology basis

The principle upon which all contributions will be levied for open space is that of extending existing provision of open space in the Shire, in a *pro rata* fashion, to meet the needs of the new population. The methodology employed is based on:

- calculating the cost of provision of each type of open space facility;
- basing these costs on the existing provision of each facility type and a calculation of the cost per m<sup>2</sup> of each facility type;
- a calculation of the facility type demands generated by the incoming population and the total cost attributable to the new population.

The methodology is used to derive two components of contribution for augmentation of existing local and specialty reserves and sportsgrounds and construction of one new sportsground facility.

#### Existing provision of reserves

In formulating the contributions plan, reserves in council's open space inventory have been classified into specialty parks, local parks and sportsgrounds. Only those existing parks which function in the designated open space categories are included. The existing areas of open space within each of these categories at March 2007, are summarised in Table 3.8.

**Table 3.8 Open Space Areas in Hornsby Shire, 2007**

Category	Area as at 2007	Standard of provision (m <sup>2</sup> per person)
Local Reserves	94 ha	5.9
Specialty Parks	123 ha	7.7
Sportsgrounds	261 ha	16.4
<b>Total</b>		<b>30.0</b>

Source: Hornsby Shire Council Land Register

Local parks are smaller and therefore restricted in the range of recreation settings that they can accommodate. Most of their visitors will therefore reside nearby. Specialty parks, such as Fagan Park and Crosslands Reserve, have a larger area and the space to contain a range of different recreation settings. These parks are well promoted and draw visitors from across the entire Shire. Sportsgrounds, such as Greenway Park, Parklands Oval and Cheltenham Oval, also draw visitors from across the entire Shire due to the wide area covered by sporting competitions and the home and away structure of most of them.

### 3.4.3 Calculation of Open Space Requirements and Contributions

The local, specialty parks and sportsgrounds required for the projected increase in the Shire's population is summarised in Table 3.10 and is based on data provided in Table 3.9.

**Table 3.9 Open Space assumptions**

Open Space Category	Cost of provision (Embellishment only) \$	Notional facility size m <sup>2</sup>	Cost per m <sup>2</sup> \$
Local	311,256	4,800	64.85
Specialty Parks	1,877,630	20,000	91.38
Sportsgrounds	3,095,928	40,000	77.40

**Note:** Notional facility sizes have been adopted to reflect future provision.

To preserve the existing level of provision of open space in each of the three defined categories, it will be necessary to make provision in this plan as follows

**Table 3.10 Open Space Requirements and Contribution per Person**

Open Space Category	Standard of provision (m <sup>2</sup> per person)	Additional persons (2007-2012)	Additional area required (m <sup>2</sup> )	Equivalent number of new facilities	New population contribution \$	Contribution per person \$
Local	5.9	6167	36,385	7.6	2,359,567	383
Specialty Parks	7.7	6167	47,486	2.3	4,339,261	704
Sportsgrounds	16.4	6167	101,139	2.5	7,828,143	1,269
<b>Sub totals</b>	<b>30.0</b>	<b>6167</b>	<b>185,010</b>		<b>\$14,526,991</b>	<b>\$2,356</b>

Based on the above formula, an additional 18.5 hectares will be required to meet the needs of the new population. The open space and recreation program under this plan proposes to embellish the equivalent of 7.6 local reserves, 2.3 specialty parks and 2.5 sportsgrounds.

The cost of the proposed works is estimated at \$2,359,567 for local reserves, \$4,339,261 for specialty parks and \$7,828,143 for sportsgrounds. Contributions will only be levied on residential development across the Shire.

#### 3.4.4 Schedule of Works

Local parks will be located close to areas of expected population increase. This will not necessarily be the case with specialty parks or sportsgrounds. The proposed schedule of works is outlined in Schedule 5. The detailed costs of the works are in Schedule 6. All works are dependent upon the rate of population increase and receipt of income. It is therefore possible that some of the works could be carried out beyond the plan period.

#### 3.4.5 Bushland improvements

Most residents of Hornsby Shire live within one kilometre of bushland and council's annual resident surveys and Social Plan rank the preservation of the natural environment and the provision of bushland reserves as a high priority.

The bushland is an important part of the shire's passive and active recreational spectrum. For example, in 2006 over 5000 bookings were made for hikers and campers at Crosslands Reserve and about 600 residents attended council's Guided Walks Program. In addition, over 600 residents met each month as Bushcare volunteers.

Council currently manages about 5,950 hectares of bushland. Over the last 100 years it is estimated that about 454 hectares of the bushland has been degraded through human settlement in the Shire. With the estimated population of 159,731 in 2006, the average per capita contribution to bushland degradation is 0.003 hectares. The degradation has been caused by, among other things: loss of bushland on development sites; increased use of bushland recreation areas; increased damage from illegal use such as rubbish dumping and creation of illegal bike and 4WD tracks; and increased hard surfaces resulting in increased stormwater pollution into bushland.

Council has an ongoing program for bushland improvement and/or rehabilitation and has spent significant funds, including section 94 contributions, for this purpose. For example, Table 3.11 shows that between 1995/96 and 2004/05, council spent over \$10.5 million on bushcare improvement, including almost \$2.5 million from section 94 contributions.



*Bush Regeneration – Janie News*

**Table 3.11 Bushland improvements expenditure 1995/6 – 2004/5**

Year	General Expenditure (\$'000)	Section 94 Funds (\$'000)
1995/96	390	187
1996/97	422	138
1997/98	482	200
1998/99	535	203
1999/00	679	205
2001/01	820	212
2001/02	1,029	155
2002/03	1,247	209
2003/04	1,290	282
2004/05	1,358	658
<b>TOTAL</b>	<b>\$8,254</b>	<b>\$2,449</b>

In 2006 Urban Bushland Management Consultants (UBMC) undertook a detailed analysis of the Shire's bushland condition to identify priorities for bushland restoration, particularly bushland reserves with important values for passive recreation. This included areas with quality bushland and passive recreation facilities, trackside bush regeneration, bushland near visitor areas, lookouts and areas of high scenic value.

The analysis of the bushland condition included a 20 year program for rehabilitation, regeneration and improvement. It also included a five year priority which is reflected in Schedule 2.

The analysis also found that the average cost of regenerating one hectare of degraded land is \$148,833. This compares with the experiences of the Department of Natural Resources which found the average cost to be about \$150,000 per hectare.

### 3.4.6 Bushland contribution rates

The contribution rates will only be levied on residential development across the shire as follows:

$$\text{\$CR}_{\text{BI}} = \frac{\text{CA}_{\text{BI}} \times \text{C}_{\text{HA}}}{\text{CP}}$$

where:

$\text{\$CR}_{\text{BI}}$	=	Bushland improvement rate per person for residential development
$\text{CA}_{\text{BI}}$	=	Total degraded bushland (ha) in 2006
$\text{CP}$	=	Total population of shire at 2007
$\text{C}_{\text{HA}}$	=	Per hectare cost of bushland regeneration

$$\text{CR}_{\text{BI}} = \frac{454 \times 148\,833}{159\,731}$$

$$\text{CR}_{\text{BI}} = \text{\$423 per person}$$

## 3.5 Civic and Urban Improvements Strategy Plan

### 3.5.1 Introduction

The growth expected in all commercial centres and employment areas within the Hornsby LGA will create demand for various civic and urban improvements and requires a coordinated approach. This approach is set out in various master plans and supporting documents that have been prepared for each of the centres and employment areas. These master plans have been prepared to guide future development and to assist in identifying civic and urban improvement works. This plan focuses on the Hornsby Town Centre and the Epping Town Centre.

The civic and urban improvements for the town centres are contained in the following documents:

**Table 3.12 Civic improvements documents**

Centre	Document
Hornsby Town Centre	Hornsby Town Centre Development Control Plan and Hornsby Town Centre Master Plan
Epping Town Centre	Epping Town Centre Master Plan

The civic and urban improvements recommended within these master plans are included in this development contributions plan. Some of these works were identified in the previous section 94 plans and are still considered relevant.

### 3.5.2 Hornsby town centre

A Civic Improvement Program for the Hornsby Town Centre has been in place since 1993. This program derives from the Hornsby Town Centre Master Plan, Development Control Plan and Public Domain Plan. The program has included the development of the Hornsby mall, landscaping and footpath paving/widening, street furniture, street lighting and urban design improvements.

Details of the overall program are provided in Schedule 3. For the plan period, the priority works are highlighted in Schedule 4. These works will be prioritised on an annual basis based on availability of funds and published in council's Management Plan.

Growth in resident and worker populations within and around the town centre in particular, and across the shire, generally will generate significant demand for more civic and urban improvements in the centre. The priority improvements for the plan period will be in relation to the extension of the mall, improved street furniture in the public domain areas, improving the stormwater drainage and footpath widening in the western precinct. Council will seek to recover 100% of the cost of works from the new population and workers as detailed in Table 3.13.



*Hornsby Mall – Outdoor Dining*

### **3.5.3 Epping town centre**

The Epping Town Centre Master Plan 1999 recommended a program of works in the public domain. Among the recommendations are:

- a) Improve the pedestrian links.
- b) Creation of wide footpath areas to provide shaded outdoor seating areas.
- c) Establishing avenue planting.

The details of the proposed works are illustrated in Appendices 1 and 2. The cost of providing these improvements is estimated at about \$2.2 million, of which \$750,000 is for civic improvements only and levied in this plan.

### **3.5.4 Works program**

Table 3.13 shows the summary works program for civic and urban improvements required to meet demand expected to be generated by future development. The cost of the works has been based on a standard lineal upgrading rate of \$600 per metre unless otherwise stated and includes these facilities:

- Footpaths upgrading and turf (where relevant)
- Street furniture
- Public art
- Tree planting
- Signage
- Kerb and gutter improvements



**Table 3.13 Works program summary: civic and urban improvements**

Proposed works	Cost of works	% section 94	Cost funded by future Residential development	Cost funded by future Non Residential development
<b>Hornsby Town Centre</b>				
Mall extension - George Street	\$1,100,000	100	\$855,340	\$ 244,660
Mall extension - Burdett Street	\$1,000,000	100	\$777,582	\$ 222,418
Mall Street Furniture	\$418,000	100	\$325,029	\$92,971
Drainage	\$2,500,000	100	\$1,943,954	\$556,046
<b>Civic Improvements</b>				
Footpath widening/paving	\$2,596,000	100	\$2,018,602	\$577,398
<b>Hornsby Sub total</b>	<b>\$5,114,000</b>		<b>\$3,976,553</b>	<b>\$1,693,493</b>
Epping Town Centre	\$750,000	100	\$583,186	\$166,814
<b>Total</b>	<b>\$5,864,000</b>		<b>\$4,559,739</b>	<b>\$1,860,307</b>

### 3.5.5 Contribution rates

Residential and non-residential development in the LGA will be levied equally for civic and urban improvements. The following contribution rate therefore applies to all development:

$$\$C_{CUI} = \frac{TC_{CUI}}{FP_{AD}}$$

where:

- $\$C_{CUI}$  = Civic and urban improvements contribution rate per person for all development
- $TC_{CUI}$  = Cost of civic and urban improvements works program to be funded by future development
- $FP_{AD}$  = Population and employment growth resulting across the LGA

$$\$C_{CUI} = \frac{\$5\,864\,000}{7\,931}$$

$$\$C_{CUI} = \mathbf{\$736.50 \text{ per person or worker}}$$

The following employee yields are used to convert the development contribution to a floorspace basis for non-residential development:

- Commercial / Retail development                      1 employee / 30 sqm GFA
- Industrial    1 employee / 50 sqm GFA

## 3.6 Roads and Traffic Management Facilities Strategy Plan

### 3.6.1 Introduction

Population and employment growth is a clear indicator of vehicular traffic growth as additional residential and non-residential development will result in greater traffic volumes on council roads. This growth creates the need for various new or improved road and traffic management facilities.

The volume and characteristics of traffic growth and demand is directly related to land use. Manuals such as the Roads and Traffic Authority *Guide to Traffic Generating Developments* (RTA 2002) clearly demonstrate the nexus between development and traffic increases. They also provide indications of the magnitude of traffic generation by land use type. Commercial and industrial development in particular generates high traffic volumes.

The impact of additional traffic has a range of consequences. These include:

- Impacts on road efficiency.
- Impacts on amenity and safety.
- Reduction in the life of road pavements.
- Increased public expenditure.

While population and employment growth will be spread across the whole shire, the areas of greatest traffic management demand is predicted to be around the Hornsby town centre, the Westleigh/Thornleigh area and the Castle Hill/Dural/Cherrybrook area.

### 3.6.2 Hornsby town centre

A wide range of traffic management measures have been implemented in the town centre to cater for past development. For example, between 1996/1997 and 2004/05, almost \$5 million was spent on road and traffic infrastructure in the centre (see table 3.14 below).

**Table 3.14 Road and traffic expenditure – Hornsby Town Centre**

Year	Expenditure (\$)
1996/97	193,275.60
1997/98	90,902.25
1998/99	28,419.42
1999/00	401,760.05
2001/01	2,408,242.05
2001/02	803,286.71
2002/03	516,164.27
2003/04	24,235.31
2004/05	440,000.00
<b>TOTAL</b>	<b>\$4,906,285.60</b>

A consultant study by Parsons Brinkerhoff in 2004 identified the potential additional commercial/community and residential development capacity for the town centre. According to the study, the centre has additional capacity for 164,410 and 101,330 square metres of residential and commercial/community floor space, respectively. This equates to about 1,633 additional residential units and about 2,500 additional workers. Council's forecasts estimate that about 1,900 new residents and 300 new workers will live and work in the centre by 2011.

Modelling of the future population and workforce in the town centre in the plan period has identified the works required, as well as further modelling, to provide for the safe and efficient movement of people and

vehicles within and through the town centre. These works are costed at \$2,710,000 and this cost for the works attributed to the new population and workforce.

### **3.6.3 Westleigh/Thornleigh area**

Council is committed to providing for safe, convenient and efficient movement of people and goods particularly along its regional/arterial road network. Part of that network which council has targeted for significant upgrade is within the Westleigh/North Thornleigh precinct.

Following several studies by Connell Wagner and Masson Wilson and Twiney in 1998, council developed a works program estimated at \$4,150,000. These works included:

- the realignment of the intersection of Chilvers Road, Duffy Avenue and the Esplanade estimated at \$2,150,000 (including land acquisition);
- the widening of the Duffy Avenue rail bridge and improvements of the Duffy Avenue/Pennant Hills Road intersection estimated then at \$1,500,000;
- the signalisation of the intersection of Sefton and Chilvers Roads estimated then at \$200,000;
- the widening of Sefton Road to provide two three-metre wide right turn bays estimated then at \$200,000; and
- the realignment of 100 metres of kerbing to accommodate the turning path of B-double vehicles estimated then at \$100,000.

Significant works have been undertaken which have improved the traffic conditions in the precinct. However, further work in relation to the signalisation of the intersection of Sefton and Chilvers Roads is required to achieve optimum safety, convenience and efficient movement of people and goods in the plan period.

### **3.6.4 Cherrybrook**

The Cherrybrook Precinct Plan (1992) found that the arterial road network, which includes Hastings Road, was then under significant pressure as traffic volumes increased without comprehensive arterial road improvements. Consequently, council's master plan and Development Control Plan (1995) for the area included the widening of Hastings Road from two to four lanes.

Council's road hierarchy, adopted in 2001, classified Hastings Road as a sub arterial road and now serves the dual roles of connecting arterial roads to areas of development and relieving traffic on arterial roads – Old Northern and New Line Roads. Hastings Road is therefore an important part of the shire wide road network and serves the population beyond the local area.

Council's traffic assessment indicates that population growth within and outside of the local area over the next four to five years will result in significant traffic growth on Hastings Road. To improve the safety, convenience and efficient movement of traffic, council proposes to undertake works at the intersections of Hastings Road and Old Northern and New Line Roads. These works are estimated at \$1,267,000.

### **3.6.5 Dural Service Centre**

The Dural Service Centre DCP, adopted in 1995, promotes the improved traffic management, the enhancement of the streetscape along New Line Road and the enhancement of the visual amenity of streetscapes.

A key traffic management action in the DCP is the provision of a service lane. The location, extent and proposed civic and urban design improvements are outlined in Appendix 3. The cost of the proposed works is estimated at \$1,300,000. These works will be funded by existing and future workers in the service centre.

### 3.6.6 Works program summary: roads and traffic management

Table 3.15 shows the summary of the works program for additional roads and traffic management facilities required to meet demand expected to be generated by future development and the specific works. This also shows the costs to be funded by section 94 development contributions. The detailed work program is outlined in Schedule 7.

**Table 3.15 Works program summary: roads and traffic management**

Proposed works	Cost of works	% section 94	Cost funded by future Residential development	Cost funded by future Non Residential development
Westleigh & North Thornleigh	\$730,000	100	\$569,400	\$160,600
Cherrybrook, Castle Hill & Dural	\$1,267,000	100	\$988,260	\$278,740
Hornsby Town Centre <i>Intersection &amp; Traffic Control</i>	\$2,710,000	100	\$2,107,246	\$602,754
Dural Service Centre service lane	\$1,300,000	100	Nil	\$1,300,000
<b>Total</b>	<b>\$6,007,000</b>		<b>\$3,664,906</b>	<b>\$2,342,094</b>

### 3.6.7 Contribution rates

As discussed above, Hastings Road and the Westleigh/North Thornleigh traffic improvements serve a shire wide role and will benefit all of the incoming population and new workforce. It is therefore proposed to levy contributions for these works for the new population and workforce across the shire.

The Hornsby Town Centre is identified as a major centre in the Sydney Metropolitan Strategy. The centre is expected to provide the employment, shopping and business services for the shire. The growth in in-centre employment, retail, commercial and resident population will be matched by its attraction of the population from the surrounding districts. The identified traffic management measures will benefit all the residents and workers in the shire. It is therefore proposed to levy contributions to all incoming population and workforce.

#### For residential development

$$\$C_{MT} = \frac{RP}{TRP}$$

where:

$$\begin{aligned} \$C_{MT} &= \text{Residential contribution per person} \\ RP &= \text{The total cost attributable to residential development} \\ TRP &= \text{Total number of new residents} \end{aligned}$$

$$\$C_{MT} = \frac{\$3\,664\,906}{6\,167}$$

$$\$C_{MT} = \text{\$594.30 per person}$$

**For workers**

$$\$C_{MT} = \frac{TC \times RW}{TW}$$

where:

$\$C_{MT}$  = The workforce contribution rate per worker  
 $RW$  = The total cost attributable to workers  
 $TW$  = Total number of new workers

$$\$C_{MT} = \frac{\$2\,342\,094}{1\,734}$$

$$\$C_{MT} = \mathbf{\$1\,350.70 \text{ per worker}}$$

**3.6.8 Car parking – Hornsby Town Centre**

The consultant town centre study of 2004 identified the need for an additional 4435 car parking spaces to service the needs of the potential residential and commercial/community floor space in the town centre. However, it is recognised that a number of potential redevelopment sites in the eastern precinct (Appendix 5) and the whole of the western precinct (Appendix 6) of the town centre would be unable to provide all the necessary parking on site. These limitations are reflected in the Hornsby Town Centre Local Environmental Plan and Development Control Plan.

In order to achieve its objective of ensuring that sufficient and convenient parking is provided for employees, residents and visitors, Hornsby Town Centre DCP requires that for sites unable to provide all the required parking on site, a contribution of \$22,000 per parking space will be required for each space that is not provided on site. This figure was recommended by a consultant study.

Car parking for sites unable to provide all of the required parking on site in the eastern precinct will be provided on council owned land in the precinct, marked as site C in Appendix 5.

For the western precinct, car parking for sites unable to provide all of the required parking on site will be provided on land in William and Dural Streets as highlighted in Appendix 6. The William and Dural Streets car parks are already owned by council. Council does not therefore propose to levy for land acquisition for the car parks.

The concept plans for the car parks are contained in the Hornsby Town Centre Development Control Plan. The concept plans envisage the provision of about 230 spaces in the eastern precinct and 314 public spaces in the western precinct.

## 3.7 Cycleways Strategy Plan

### 3.7.1 Introduction

In 1989 and 1991 the Commonwealth Department of Arts, Sport, the Environment, Tourism and Territories (DASETT) undertook a series of major Australia-wide surveys on participation in sport and leisure activities.

Riding bicycles is a popular pastime with around 9% of the population reporting this as a regular activity. It is also becoming increasingly an alternative to other forms of transport.

In 1998, council carried out a cycle study for the whole shire, the recommendations of this study were adopted by council in July 1998, and known as the Hornsby Bike Plan. The study identifies works to improve the shire's cycle network. The extent of those works is detailed in Schedule 8. Since 1998 Hornsby Council has progressively applied funds collected through section 94 contributions to the Bike Plan. The cost of the program is apportioned between the existing and new population.



*Timbarra Cycleway, Thornleigh*

### 3.7.2 Works program

In developing the works program to 2011, council has taken into account the extent of the existing network and the spatial distribution of the future resident and workforce populations.

Table 3.16 shows the works program for cycleway facilities required to meet demand expected to be generated by future development across the LGA in the plan period. This also shows the costs to be funded by section 94 development contributions collected under this plan.

**Table 3.16 Works program**

<b>Bikeways</b>	
Castle Hill Local	\$145,000
Sefton Road	\$15,000
West Pennant Hills Local	\$40,000
<b>Total</b>	<b>\$200,000</b>

### 3.7.3 Contribution rates

Residential and non-residential development in the LGA will be levied equally for cycleways as demand will be spread across the entire area. The following contribution rate therefore applies to all development across the Hornsby LGA.

$$\$C_c = \frac{TC_c}{FP_{AD}}$$

where:

- $\$C_c$  = Cycleway contribution rate per person for all development
- $TC_c$  = Cost of cycleways works program to be funded by future development
- $FP_{AD}$  = Population and employment growth resulting across the LGA

$$\$C_c = \frac{\$200\,000}{7\,931}$$

$$\$C_c = \mathbf{\$25.22 \text{ per person or worker}}$$

### **3.8 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 Schedule 9. A more defined works schedule however can only be established in conjunction with each development application and EIS for new/expanded extractive industries.



## 3.9 Section 94 plan administration

### 3.9.1 Introduction

There are significant costs associated with administering section 94 funds. Council staff are involved in preparation of the contributions plan, its ongoing review and implementation. Staff administration costs that have been used to calculate the contribution are comprised of those expenses relative only to those personnel directly responsible for the formulation and/or administration of the plan. These costs have been capitalised over the life of the plan to arrive at a total capital cost to the council.

In addition to the capital costs associated with staff, it is necessary to provide office space and support facilities for council staff directly involved in administration of the plan. This not only relates to the space used for administration of the section 94 plan but also in providing for all the required services and facilities that the council provides to serve the incoming population.

The council is also required to manage, monitor and maintain the plan. The effective coordination and administration of the plan will require additional work by council officers that is outside the work required for normal day to day activities.

- Provide advice to applicants and the general public regarding the operation the plan.
- Administration of the plan and ensure that the contributions are used to provides the public facilities for which they were intended.
- Monitor the receipt and authorise the expenditure of cash contributions in respective trust accounts and the recoupment of costs already met.
- Assess the merit of land proposed for dedication.
- Assess any works in kind proposed in partial or full satisfaction of a contribution.
- Monitor the dedication and development of land contributions.
- Recommend to the council the appropriate interim use and ultimate development of dedicated land, the acquisition of appropriate land for the identified public purpose, the reuse of existing council facilities (including land) for an alternative public purpose, or the use of funds for the purposes of provision through joint venture or other arrangement.
- Monitor and program works identified in the works schedule.
- Regularly review the works program in accordance with the levels of contribution received and expended, and seek council adoption of these.
- Regularly review the rates for contribution in accordance with construction costs, land valuations, levels of demand, population and demographic changes and recommend to council amendments where necessary.
- Determine the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative funding sources and maintenance implications.
- Monitor the implications arising from development including the demands created for additional facilities for which contributions are not currently sought, the needs of specific one off developments, the costs of development and land acquisition, the extent and type of development and the effect of this on the works program.
- Advise council of appropriate management, expenditure and policy implications regarding development contributions including those arising from legal decisions and State Government policy.
- Determine the extent of recurrent costs and assess the implications to council to provide these.
- Assess whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Prepare and make available the necessary information required by the EPA Regulation including the Contributions Register, input to council annual financial reporting and the annual statement for the contributions plan in force.
- Seek legal advice, provide evidence and attend to Land and Environment Court hearings on appeals relating to the imposition of contributions.

The cost of assistance in plan preparation/review, studies to ascertain demand and to ensure fair and equitable apportionment, as well as the costs for obtaining independent valuation and legal documents associated with land acquisition are also additional costs to the council in the administration of the Section 94 contributions plan. While the land acquisition costs can be effectively included in the costs of individual facilities, the costs of professional fees are less predictable. Therefore the costs of these works have been capitalised over the life of the plan.

### 3.9.2 Administrative costs and apportionment

No spare resources exist within the council that may be directed to the administration of the plan. It has therefore been determined that the employment of a Section 94 officer is essential for its effective monitoring, implementation and management. Council is also required to ensure the plan is current by undertaking a range of studies, engaging consultants and seeking legal advice where necessary. Council must also maintain a comprehensive register of contributions payable, paid and expenditure.

### 3.9.3 Works program

Council employs a full time planner, and part time administrative staff, for administration of section 94 funds and the salary costs for the staff will be capitalised over the life of this plan. The costs for review of the plan and associated investigations and legal advice in the future will have a total cost over the life of the plan of \$925 000.

**Table 3.17 Plan administration**

PLAN ADMINISTRATION	
Salaries	\$750,000
Studies/Consultancies and Legal	\$150,000
Data Maintenance	\$25,000
<b>Total</b>	<b>\$925,000</b>

### 3.9.4 Contribution rates

Residential and non-residential development in the LGA will be levied equally for plan administration. The following contribution rate therefore applies to all development across the Hornsby LGA.

$$\$C_{\text{ADMIN}} = \frac{TC_{\text{ADMIN}}}{FP_{\text{AD}}}$$

where:

$$\begin{aligned} \$C_{\text{ADMIN}} &= \text{Administration contribution rate per person for all development} \\ TC_{\text{ADMIN}} &= \text{Cost of plan administration to be funded by future development} \\ FP_{\text{AD}} &= \text{Population and employment growth resulting across the LGA} \end{aligned}$$

$$\$C_{\text{ADMIN}} = \frac{\$925\,000}{7\,931}$$

$$\$C_{\text{ADMIN}} = \mathbf{\$116.63 \text{ per person or per worker}}$$

## 4. Part D – References

Australian Bureau of Statistics Census of Population and Housing  
Epping Commercial Centre Master Plan prepared by Jackson Teece Chesterman Wilks, prepared in 1999  
Hornsby Bike Plan prepared by Sinclair Knight Mertz adopted by Council in 1998  
Hornsby Leisure Strategic Plan prepared Recreation Planning Associates, 2002  
Hornsby Shire Council Commercial Centres Paper  
Hornsby Town Centre Development Control Plan and Master Plan 2006  
Hornsby Local Environmental Plan 1994  
Hornsby Town Centre Draft DCP Model Update by Parsons Brinkerhoff, May 2004  
Hornsby Shire Bushland Condition and Priority Ranking for Bushland Restoration prepared by Urban Bushland Management Consultants Pty Ltd, December 2006  
Hornsby Shire Social Atlas 2001  
Hornsby Shire Dural Service Centre Development Control Plan  
Hornsby Shire Rural Lands Development Control Plan  
Westleigh/Thornleigh Traffic Studies prepared by Connell Wagner (1998) and Masson Wilson Twiney (1999)  
Hornsby Shire Industrial Lands Development Control Plan 2002  
Review of Industrial Lands in the Hornsby Local Government Area prepared by Pittendrigh Shinkfield and Bruce Pty Ltd, 2001  
Hornsby Shire Council Housing Strategy 1997  
Hornsby Shire Employment Lands Review prepared by Hirst Consulting Services Pty Ltd, 1998  
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  
Development Contributions – Practice Note prepared by the Department of Infrastructure, Planning and Natural Resources, July 2005  
Metropolitan Strategy Subregional Employment Profiles (draft report) prepared for the Department of Planning by SGS Economics & Planning, May 2006  
Hornsby Shire Population Forecasts prepared by .id profile in 2006  
Hornsby Shire Community Profiles prepared by .id profile in 2005



## **Hornsby Shire Council**

ABN 20 706 996 972

### **Contact Details**

#### **In person**

The Administration Centre  
296 Pacific Highway  
Hornsby NSW 2077

Customer Service Desks are open from 8.30am - 5pm business days

#### **By post**

PO Box 37 Hornsby NSW 1630  
DX 9655 Hornsby

**By telephone** (02) 9847 6666

**By facsimile** (02) 9847 6999

**By email** [hsc@hornsby.nsw.gov.au](mailto:hsc@hornsby.nsw.gov.au)

**By website** [www.hornsby.nsw.gov.au](http://www.hornsby.nsw.gov.au)



**For enquiries on indexed rate of section 94 contributions contact:**  
02 9847 6030

**This plan and the current section 94 contribution rates can be viewed at:**  
[www.hornsby.nsw.gov.au/building & development/section 94 development contributions](http://www.hornsby.nsw.gov.au/building%20&%20development/section%2094%20development%20contributions)