

Meeting Date: Tuesday 24 March 2020
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde
Time: 7.00pm

ATTACHMENTS FOR COUNCIL MEETING

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Lifestyle and opportunity @ your doorstep



**Draft Section 7.11
Development
Contributions Plan
2020**



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1. What is this plan about?

The City of Ryde Council (**Council**) is located in Sydney's north-western suburbs, approximately 10 km from the Sydney CBD. The local government area (**LGA**) has a land area of around 40 km², bordering the LGAs of Parramatta to the west, Ku-ring-gai to the north, and Willoughby, Lane Cove and Hunter's Hill to the east. The Parramatta River forms the southern boundary of the City.

In the past 10 years, the City's population has grown by more than 20% to reach 124,798.¹ The economy has experienced unprecedented growth over this period. In 2017, the Gross Regional Product was worth \$16.80 billion and provided 101,844 jobs. In the 10 years prior, the economy grew at an average annual rate of 7.0%, compared to the NSW State average of 2.9%. This growth added more than 2,700 jobs, on average, to the local economy each year.²

Over the next 20 years³, the LGA is anticipated to accommodate further significant growth in urban development. Across the LGA, new development is expected to accommodate over 45,000 additional residents⁴ and more than 25,000 new workers⁵.

While future development will occur throughout the LGA, most residential and commercial development will be concentrated in the economic and employment powerhouse of Macquarie Park. A further 18,800 residents⁶ and 14,500 jobs are anticipated in Macquarie Park by 2036.⁷

Other suburbs predicted to experience high population growth over the next 20 years include Meadowbank – Melrose Park (34%), Ryde (South) (44%) and Ryde (Top Ryde) (31%).⁸ These suburbs are all associated with changes to planning controls to permit high density residential flat building and mixed use developments accessible to frequent public transport services.

This level of development can only be sustained by the provision of new and upgraded local infrastructure, such as open space and recreation facilities, community facilities and roads and traffic infrastructure.

- Macquarie Park requires investment in the **local road network** to facilitate further residential and economic development, while other areas of the City demand local road network improvements to cater for the increased traffic flows.

¹ Figures as at 2017. Population and household forecasts, 2016 to 2036, prepared by .id, the population experts based on ABS data, November 2017 (.id/ABS, 2017).

² National Institute of Economic and Industry Research (NIEIR), compiled and presented in economy.id by .id, the population experts, 2016.

³ From 2016 to 2036.

⁴ .id/ABS, 2017.

⁵ Transport for NSW land use employment projections, 2016.

⁶ .id/ABS, 2017.

⁷ GSC North District Plan, p 63.

⁸ .id/ABS, 2017. The population growth forecasts by suburb are presented in Table 10 in this plan.

- Council is committed to ‘making the most of what it has’ in providing **open space facilities**⁹, with a range of facility upgrades across the City planned to meet the needs of the growing residential population.
- To ensure that the diverse and growing community is healthy and active, Council must provide quality **recreational facilities** with key projects including the redevelopment of Ryde Aquatic Leisure Centre and two new indoor recreation centres.
- Council has also planned various **library upgrades and new facilities**, as well as other **community facility works** to meet the growing demand for these facilities.

All of these infrastructure upgrades require funding, and a critical source of funding is the contributions of land, works and money from the developers of land in the LGA.

Section 7.11 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises councils and other consent authorities to require contributions of land or money from developments toward the provision, extension or augmentation of local infrastructure (or towards recouping the costs of this work).

Where the consent authority is a council, planning panel or an accredited certifier, a contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this plan.

This plan's main purpose is to authorise the consent authority to impose conditions on development consents or complying development certificates (CDCs) requiring section 7.11 contributions from development.

The contributions that are made by developers under this plan will be applied by Council to deliver the schedule of local infrastructure, including land and capital works, **altogether valued at \$394 million**, shown in **Appendix A**.

A key requirement of the plan is to show that there is a reasonable nexus or need for the infrastructure arising from the new development, and that the contribution rates to be levied on developers fairly reflect that nexus.

This plan applies to both:

- residential development throughout the LGA, including Macquarie Park
- non-residential development in Macquarie Park only.

Council has another fixed rate levy (or section 7.12) contributions plan, primarily to collect contributions from non-residential development in the remainder of the LGA (outside Macquarie Park) and fund a range of other

⁹ City of Ryde Council, *City of Ryde Sport and Recreation Strategy 2016 – 2026*, adopted 25 July 2017 (goal number one).

urban improvement and economic infrastructure projects. The fixed rate levy plan also collects levies from other forms of residential development that are not covered by this nexus-based section 7.11 plan.

Both plans have been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**); and having regard to the latest practice notes issued by the NSW Department of Planning and Environment.

2. Plan summary

2.1 How to use this plan

This plan has been broken up into the following sections to allow easy navigation by Council staff, developers and private certifiers. A brief description of each section is provided below:

Section 2 – Plan summary

This section identifies both the land and developments that this plan applies to, as well as the contributions rates that apply to these developments.

Section 3 – How are the contributions rates calculated?

This section explains how the development contributions are calculated. The expected development is described as well as the basis for determining the schedule of local infrastructure that will be required to meet that development. It also provides the formulas and approach for how the contribution rates have been calculated.

Section 4 – How and when will contributions or levies be imposed on development?

This section explains how conditions of consent will be used to require contributions and levies, and the ways in which contribution rates and amounts will be adjusted over time to reflect changes in infrastructure costs. It also describes accredited certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and CDCs.

Section 5 – How and when a contribution requirement can be settled?

This section explains how consent conditions requiring the payment of contributions can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as through the use of Works-in-Kind agreements.

Section 6 – Other administration matters

This section outlines other administrative arrangements applying to the operation of this plan.

Appendices

The appendices include a schedule and location maps of the local infrastructure that is to be delivered under the plan.

2.2 Name and commencement of plan

This development contributions plan is called the Draft *City of Ryde Section 7.11 Development Contributions Plan 2020*.

This plan commences on the date on which public notice was given under clause 31(2) of the EP&A Regulation *{insert date}* or the date specified in that notice if it is a different date.

2.3 What are the purposes of this plan?

The main purpose of this plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies; or
- Council or an accredited certifier, when issuing a CDC for development to which this plan applies,

to require either a contribution (under section 7.11 of the EP&A Act) to be made towards the provision, extension or augmentation of local infrastructure in the City of Ryde LGA that is required as a consequence of development, or which were provided in anticipation of, or to facilitate, such development.

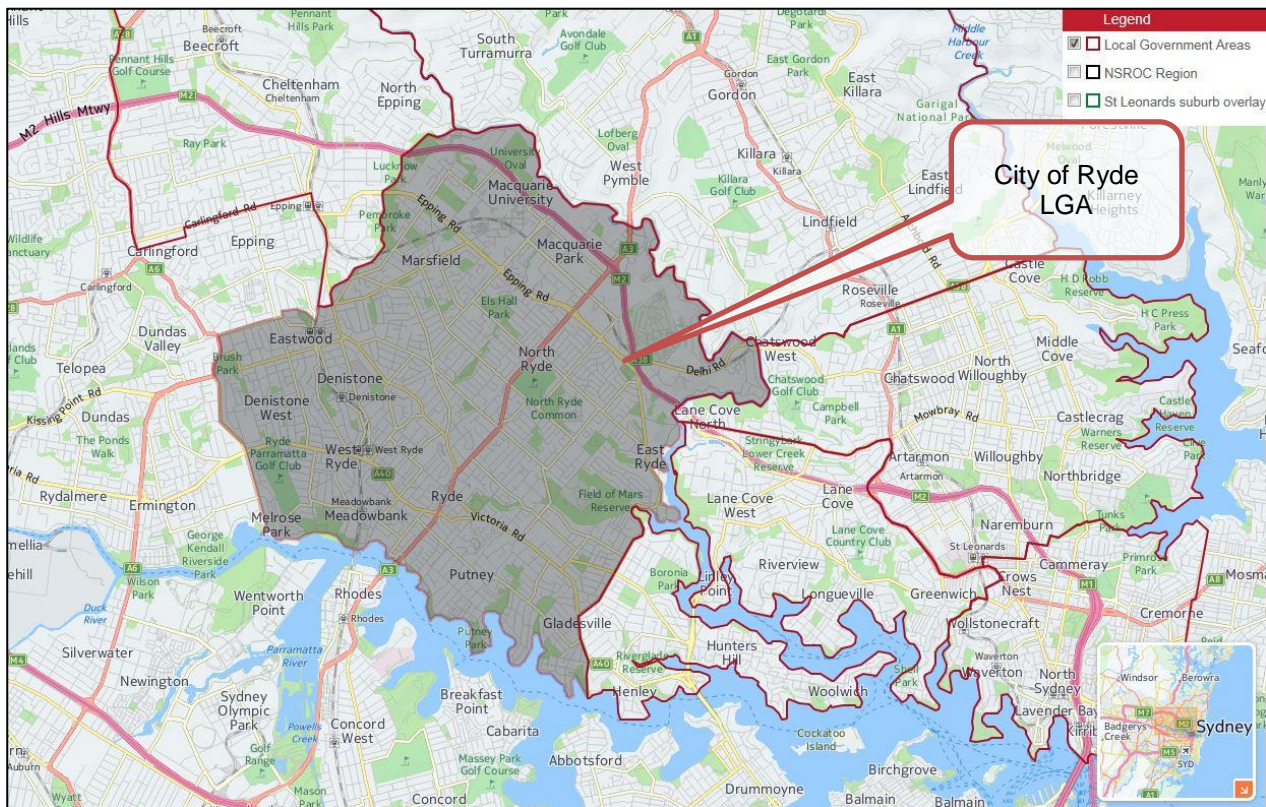
Other purposes of this plan are as follows:

- To better target Council's contributions system by repealing the existing section 7.11 plan and replacing it with other more up-to-date contributions plans (including this plan).
- To provide the framework for the efficient and equitable determination, collection and management of section 7.11 contributions in the City of Ryde LGA.
- To establish the relationship (or nexus) between the expected development and proposed local infrastructure to demonstrate that the section 7.11 contributions required under this plan are reasonable.
- To allow the opportunity for local infrastructure to be provided by land developers as works-in-kind in lieu of paying a monetary contribution.
- To allow the opportunity for the dedication of land by landowners at no cost to Council in lieu of a monetary contribution.
- To ensure that the broader City of Ryde community is not unreasonably burdened by the provision of local infrastructure that is required as a result of development in the City of Ryde LGA.

2.4 What land does this plan apply to?

This plan applies to all land within the local government area (LGA) of the City of Ryde as shown on the map in **Figure 1**.

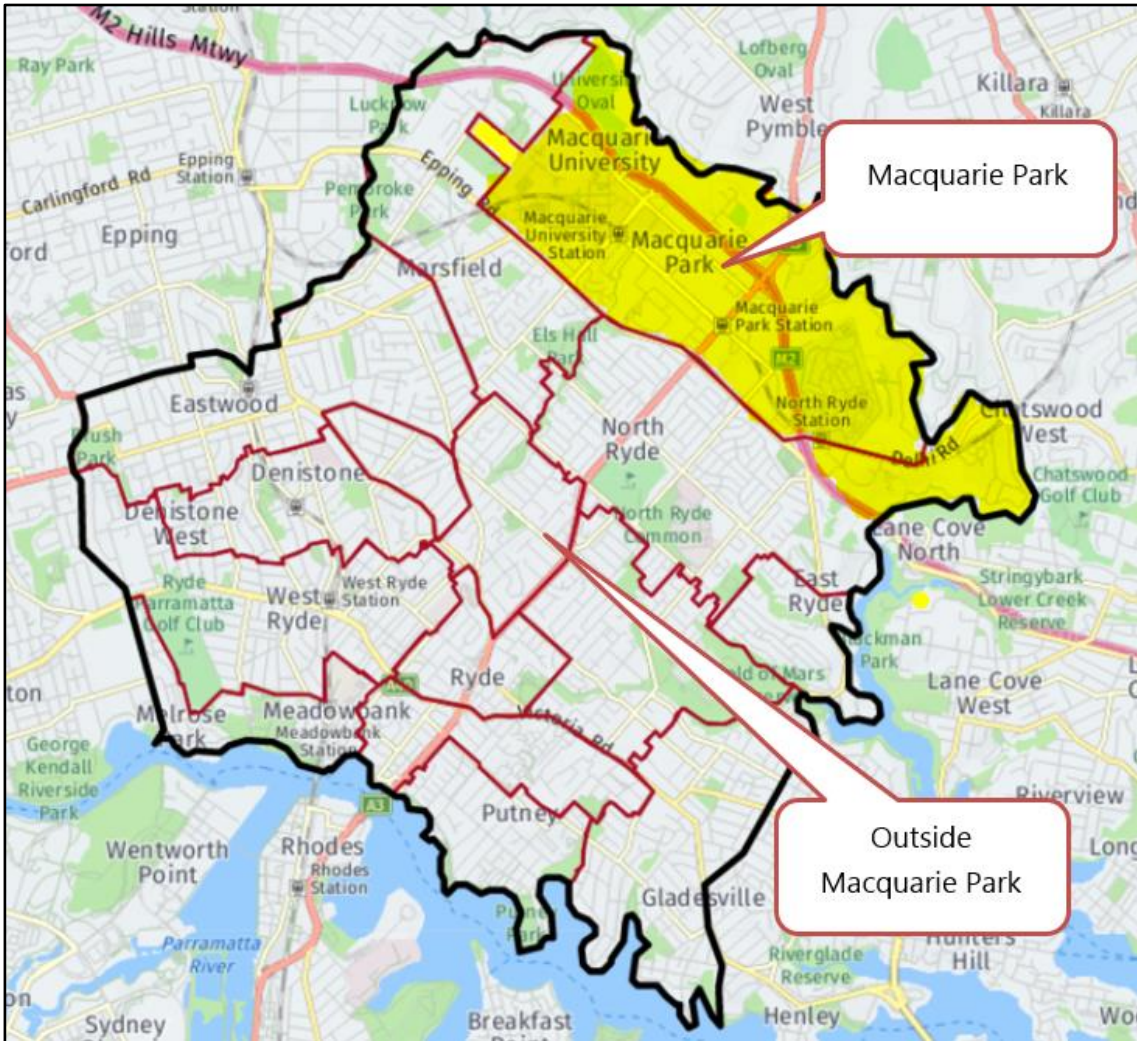
Figure 1 City of Ryde Local Government Area (LGA)



Source: Compiled and presented in profile.id by .id, the population experts.

Separate contribution rates apply to land within two separate catchments within the LGA – ‘Macquarie Park’ and ‘Outside Macquarie Park’. **Figure 2** shows the boundary between these two areas with the ‘Macquarie Park’ catchment in yellow.

Figure 2 Local Contributions Catchments – Macquarie Park & Outside Macquarie Park



Source: Compiled and presented in profile.id by .id, the population experts (with Council revisions for clarity only).

2.5 What development does this plan apply to?

Subject to **Section 2.6**, this plan applies to:

- (a) The following Residential Accommodation developments on land throughout the City of Ryde LGA that, if approved, would result in a net increase in residents¹⁰ on the land:
 - (i) Residential subdivision creating additional dwelling house lots

¹⁰ Net increase in residents is determined by applying the assumed occupancy rates shown in **Table 5** to both the existing and proposed development

- (ii) Residential flat buildings, dual occupancies, manor houses, multi dwelling housing, semi-detached dwellings, attached dwellings, rural workers dwellings, shop top housing
 - (iii) Secondary dwellings
 - (iv) Boarding houses, group homes, hostels
 - (v) Seniors living housing that comprise independent living units only.
- (b) Non-residential development - being development other than 'residential accommodation' - on land within Macquarie Park that would, if approved, result in an increase in gross floor area (**GFA**).

2.6 What development is exempted?

This plan DOES NOT apply to the following types of developments:

- Dwelling houses on lots created in an earlier subdivision that was subject to a s94 / s7.11 contribution, except where development involves subdivision of the lot(s) or an increase in population density.
- Development exempted from s7.11 contributions by a direction made by the Minister for Planning under s7.17 of the EP&A Act.¹¹
- Social housing, affordable housing, or 'key worker housing'¹².
- Public infrastructure to be carried out by or on behalf of any public authority including Council.
- A change of land use not involving the creation of any of the following:
 - (i) additional lots;
 - (ii) additional dwellings;
 - (iii) increased population;
 - (iv) increased commercial and/or industrial floor space; or
 - (v) for the purpose of a home based business.

Council may exempt the following development, or components of a development, from a contribution requirement under this plan, subject to the applicant providing a written justification that demonstrates, to Council's satisfaction, that the exemption is warranted:

¹¹ or the corresponding sections 94 and 94A of the EP&A Act that existed immediately before the commencement of the Environmental Planning and Assessment Amendment Act 2017.

¹² A key worker is a public sector employee who is considered to provide an essential service. Those defined as key workers generally include clinical health service staff (except doctors and dentists), teachers and nurses.

- **Development for the purposes of seniors housing** defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that is provided by a social housing provider.
- **Short term or emergency accommodation by a community organisation** - primarily for stays of less than two (2) weeks, provided that the community organisation carrying out the development has received endorsement for the project as a deductible gift recipient by the Australian Taxation Office under the category of a 'public benevolent institute'.
- **Development by non-profit organisations** - provided that the development is for an essential community service.

For Council to consider claims for exemption from contributions under this plan, the development application should include a comprehensive submission arguing the case for exemption, which includes the following details:

- For a not-for-profit organisation – evidence from the Australian Tax Office demonstrating its not-for-profit status.
- For a seniors housing development – evidence that the applicant is a 'social housing provider', for the purposes of satisfying the Section 7.17 Direction.

Any other information Council requests due to the particular circumstances of the case.

2.7 What local infrastructure will be provided under this plan?

The local infrastructure to be provided by contributions from developers received under this plan is listed below:

- Open space and recreation facilities including an upgrade of the Olympic Park aquatic and leisure centre facilities, park upgrades, sportsground upgrades (with synthetic field surfacing and flood lighting), netball court upgrades, irrigation and drainage for facilities, street planting and master planning for new and upgraded facilities.
- Community facilities, including a central civic amenities hub that will provide performance space and other community facilities, various library upgrades and other local centre multipurpose facilities.
- Transport infrastructure, including new collector roads and intersections in Macquarie Park and various improvements to the road network in the rest of the LGA.
- The costs of administering this plan will also be met by the contributions imposed under the plan.

A summary of all of these costs is shown in **Table 1**.

Some of the infrastructure has a nexus with residential development in both the Macquarie Park and Outside Macquarie Park catchments – i.e. residential development across the City. These infrastructure items, and the contributions for same, are called City Wide infrastructure.

More details on the demand for local infrastructure, the relationship of the local infrastructure with the expected development, and specific facilities to be provided are included in **Appendix A** of this plan.

Table 1 Summary of works program by category and contributions catchment

Cost apportionment of infrastructure to contributions catchments				
Infrastructure Category	City Wide	Macquarie Park	Outside Macquarie Park	Total
Open Space & Recreation	\$117,837,019	\$67,888,000	\$36,381,269	\$222,106,288
Community Facilities	\$71,994,529	\$30,000,000	\$19,045,178	\$121,039,707
Roads and Traffic	-	\$12,348,000	\$32,318,314	\$44,666,314
Plan Preparation and Administration	\$2,847,473	\$1,653,540	\$1,316,171	\$5,817,185
Total	\$192,679,021	\$111,889,540	\$89,060,933	\$393,629,494

2.8 What are the contribution rates which apply to residential development?

Tables 2 and 3 contain the section 7.11 contribution rates for residential developments under this plan.

The plan levies residential development contributions in two separate catchments:

1. 'Macquarie Park' and
2. 'Outside Macquarie Park', which applies to all areas in the remainder of the City of Ryde LGA (Figure 2).

The rates shown in the tables below incorporate the contributions for both local and citywide infrastructure.

Table 2 Section 7.11 contribution rates – ‘Macquarie Park’ residential development

Infrastructure category		Per resident*	Per secondary dwelling or seniors	Per studio or 1 bed dwelling	Per 2 bed dwelling	Per 3 or more bed dwelling
Open space and recreation facilities	Land	0	0	0	0	0
	Works	\$5,727	\$4,335	\$8,670	\$12,367	\$18,089
Community facilities	Land	0	0	0	0	0
	Works	\$2,971	\$2,249	\$4,497	\$6,415	\$9,382
Transport facilities	Land	0	0	0	0	0
	Works	\$406	\$307	\$615	\$877	\$1,282
Plan administration		\$137	\$103	\$207	\$295	\$431
Total		\$9,241	\$6,994	\$13,989	\$19,953	\$29,185
Capped Amount ¹³						\$20,000
Discount¹⁴						\$9,185

* the per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels.

Table 3 Section 7.11 contribution rates – residential development ‘outside Macquarie Park’

Infrastructure category		Per resident*	Per secondary dwelling or seniors	Per studio or 1 bed dwelling	Per 2 bed dwelling	Per 3 or more bed dwelling
Open space and recreation facilities	Land	0	0	0	0	0
	Works	\$3,975	\$3,009	\$6,017	\$8,583	\$12,554
Community facilities	Land	0	0	0	0	0
	Works	\$2,308	\$1,747	\$3,494	\$4,984	\$7,290
Transport facilities	Land	0	0	0	0	0
	Works	\$1,220	\$924	\$1,847	\$2,635	\$3,854
Plan administration		\$113	\$85	\$170	\$243	\$355

¹³ Capped in accordance with Ministerial Direction of 17 July 2017 refer to ‘Important Note’.

¹⁴ Difference between calculated contribution and capped contribution.

Infrastructure category		Per resident*	Per secondary dwelling or seniors	Per studio or 1 bed dwelling	Per 2 bed dwelling	Per 3 or more bed dwelling
Total		\$7,616	\$5,765	\$11,529	\$16,445	\$24,054
Capped Amount						\$20,000
Discount						\$4,054

* the per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels.

In the case of **mixed use developments outside Macquarie Park** that comprise both residential and non-residential components:

- if application of a section 7.12 levy to the whole development (under the *Draft Fixed Rate Levy Development Contributions Plan 2020*) yields a higher contribution amount than application of a section 7.11 contribution under this plan, then a fixed rate (section 7.12) levy shall be imposed on the whole development; or
- if application of a fixed rate (section 7.12) levy to the whole development yields a lower contribution amount than application of a section 7.11 contribution, then a section 7.11 contribution shall be imposed only on the component of the development that comprises Residential Accommodation.

Important Note: At the time this plan was prepared, consent authorities for development in the City of Ryde could not impose a monetary contribution on a residential development that exceeded \$20,000 per lot or dwelling, without a review of the plan by the NSW Independent Pricing and Regulatory Tribunal (IPART). This restriction is due to a direction made by the Minister for Planning on 17 July 2017. **This plan has not been reviewed by IPART; therefore, the consent authority shall not impose a total monetary contribution under this plan that exceeds \$20,000 for each dwelling approved in the development.**

2.9 What are the contribution rates which apply to non-residential development?

This plan levies contributions on non-residential development only in Macquarie Park. A separate fixed rate levy (section 7.12) contributions plan applies to non-residential development outside Macquarie Park.

Table 4 contains the contribution rate per worker for non-residential developments in Macquarie Park.

The actual contribution to be levied on a development is based on the assumed workspace ratio applying to the development type (as in **Table 6**).

Table 4 Section 7.11 contribution rates – ‘Macquarie Park’ non-residential development

Infrastructure category		Per worker
Open space and recreation facilities	Land	0
	Works	\$782
Community facilities	Land	0
	Works	\$345
Transport facilities	Land	0
	Works	\$406
Plan administration		\$23
Total		\$1,556

2.10 How have contributions been calculated under this plan?

The contributions that apply to the development are calculated using the applicable rates shown in either **Tables 2, 3 or 4** less any allowances for assumed infrastructure demand arising from existing developments, if applicable (refer to **Tables 5 and 6**).

The occupancy rates included in **Table 5** reflect the estimate of future infrastructure demand for proposed dwellings, as reflected in the contributions rates in **Tables 2 and 3**, as well as the estimate of existing demand allowances (or credits) for existing residential development across the LGA. The occupancy rates directly derive the contributions except for the case of secondary dwellings where rates are discounted by 50%.

The workspace ratios in **Table 6** reflect the estimate of future infrastructure demand by different types of non-residential development in Macquarie Park, and are used to calculate the contributions per square metre of gross floor area (GFA) also shown in the table, and any existing demand allowances from non-residential development (applicable in Macquarie Park only).

Table 5 Assumed occupancy rates for calculating contributions and demand credits

Residential development type	Assumed occupancy rate
Detached dwelling houses, dwellings with 3 or more bedrooms, or vacant allotments that have a dwelling entitlement	3.16 persons per dwelling
Dwellings with 2 bedrooms	2.16 persons per dwelling
Secondary dwellings (with rates discounted by 50%), bed-sitters, one-bedroom dwellings, or seniors living dwellings	1.51 persons per dwelling
Boarding houses, group homes and hostels	1 person per bed

Table 6 Assumed workspace ratios in Macquarie Park for calculating contributions and demand credits

Non-residential development type	Assumed workspace ratio	Contribution (per m ² of GFA)
Office premises	1 worker per 25m ² GFA	\$62.23
Business premises	1 worker per 40m ² GFA	\$38.90
Shops	1 worker per 50m ² GFA	\$31.12
Specialised retail premises (Bulky goods)	1 worker per 120m ² GFA	\$12.97
Food and drink premises	1 worker per 30m ² GFA	\$51.86
Vehicle sales or hire premises	1 worker per 85m ² GFA	\$18.30
Light industry or industry	1 worker per 50m ² GFA	\$31.12
Educational establishment – schools	1 worker per 90m ² GFA	\$17.29
Educational establishment – university, TAFE college	1 worker per 40m ² GFA	\$38.90
Health services facility	1 worker per 40m ² GFA	\$38.90
Childcare centre	1 worker per 35m ² GFA	\$44.45
Tourist and visitor accommodation - hotels	0.5 workers per key	\$777.94 per key
Tourist and visitor accommodation – other, including serviced apartments	0.1 workers per key	\$155.59 per key
Entertainment facility – including cinemas, theatres, function centres and clubs	1 worker per 120m ² GFA	\$12.97
Sex services premises	1 worker per 25m ² GFA	\$62.23

Note: The worker occupancy assumptions in the City of Sydney Development Contributions Plan 2015 have been used as a basis for the worker occupancy rates in this table.

Where development is subject to more than one of the section 7.11 contributions listed in **Tables 2, 3 or 4**, the total contribution will be the sum of all the contributions that apply to that development.

Where a proposed development displaces either an existing residential or non-residential development, a demand credit will be granted for that existing development.

Demand credits shall be calculated based on the dwelling occupancy rates and workspace ratios in **Table 5** and **6**, respectively. Credits attributable to existing residential developments are limited to \$20,000 for each dwelling, in accordance with the Minister's Direction of July 2017 regarding maximum contribution amounts.

Non-residential demand credits shall only be considered in the calculation of contributions for development inside Macquarie Park.

Worked example 1 (mixed use development in Macquarie Park):

A proposed shop top housing development in Macquarie Park involves the demolition of 500 m² of existing GFA office space and construction of a mixed-use development containing 30 x 2-bedroom apartments and 300 m² of ground floor retail GFA.

30 x 2 bedroom dwellings	=	30 x \$19,953 (refer to Table 2) = \$598,588
<u>plus</u> 300 m ² retail (shops) GFA	=	300 x \$31.12 (refer to Table 4 for the rate per worker and Table 6 for the workspace ratio for shops of 1 worker per 50 m ²) = \$9,335
<u>less</u> 500 m ² non-residential office space GFA demand credit	=	500 x \$62.23 (refer to Table 4 for the rate per worker and Table 6 for the workspace ratio for office space of 1 worker per 25 m ²) = \$31,118
Total contribution	=	\$598,588 + \$9,335 - \$31,118 = \$576,805

Worked example 2 (residential development outside Macquarie Park):

A proposed residential flat building development in Eastwood involves the demolition of a 10 x 2 bedroom apartment building and 200 m² of retail (shops) space on a single allotment of land and construction of a new building containing 5 x 3-bedroom apartments, 20 x 2-bedroom apartments and 10 x 1-bedroom apartments.

5 x 3 bedroom dwellings	=	5 x \$20,000 (refer to Table 3 , noting that although the rate is \$24,054 per dwelling, the Minister's Direction requires the contribution can be no more than \$20,000 per dwelling) = \$100,000
<u>plus</u> 20 x 2 bedroom dwellings	=	20 x \$16,445 (refer to Table 3) = \$328,898
<u>plus</u> 10 x 1 bedroom dwelling	=	10 x \$11,529 (refer to Table 3) = \$115,293
<u>less</u> 10 x 2 bedroom	=	10 x \$16,445 (refer to Tables 3 and 5) = \$164,449

dwellings credit

less 200 m² of retail (shops) = Zero with no demand credit allowance
space

Total contribution = **(\$100,000 + \$328,898 + \$115,293) – (\$164,449 + 0) = \$379,742**

3. How are the contribution rates calculated?

This section principally applies to contributions authorised by this plan to be imposed on developments under section 7.11 of the EP&A Act.

There are particular requirements for section 7.11 contributions, including the following:

- Contributions can only be imposed if the consent authority considers that the development 'will or is likely to require the provision of or increase the demand for public amenities and public services within the area' (s7.11(1)).
- Contributions toward recoupment of facilities can only be imposed if the facilities were provided in preparation for or to facilitate the carrying out of development in the area and the development will benefit from the provision of those public amenities or public services (s7.11(3)).
- Contributions that are imposed must be reasonable (s7.11(2) and (4)), and a developer may appeal to the Land and Environment Court on the grounds that contributions imposed on a development are unreasonable in the particular circumstances of the case (s7.13(3)).

These requirements mean that a contributions plan that authorises section 7.11 contributions should show that the contribution rates are reasonable by explaining the relationship between the anticipated developments and the infrastructure included in the plan that is needed to meet the demands of those developments.

So that the contributions that are imposed are reasonable, the section 7.11 contribution rates in this plan have been calculated having regard to the principles of nexus and fair cost apportionment. This has included consideration of:

- whether the infrastructure serves existing or new populations or both
- whether the infrastructure serves residents or workers or both
- whether the infrastructure serves Macquarie Park local development, local development in other areas of the City of Ryde, or the City of Ryde, as a whole.

This section explains the expected development in the City of Ryde LGA, the infrastructure necessary to support this development, and the way in which the section 7.11 contribution rates have been calculated.

3.1 Establishing contribution catchments

This plan distinguishes between works that provide different levels of service (LOS) throughout the community. Some facilities offer a citywide LOS, in that they serve the entire community of the City of Ryde, such as the City of Ryde Library at 1A Pope Street, Ryde. Other facilities offer a more local LOS or serve only one or a few (but not all) suburbs.

This plan contains two contributions catchments to minimise the number of contribution rates and to consolidate suburbs, while still fairly distributing the cost of new facilities to development at a local or district level:

1. **Macquarie Park** – a local catchment which raises funds specifically for future facilities in Macquarie Park to meet the demand of the current and future populations of residents and workers.

The Macquarie Park catchment is bounded by the Lane Cove River in the north and east, Delhi Road and Epping Road in the south, and Culloden Road, Marsfield Park, Vimiera Road, Waterloo Road, Culloden Road, Talavera Road and the Macquarie University sports fields in the west.

2. **Outside Macquarie Park Catchment** – a local catchment containing the following suburbs:

- a. Marsfield
- b. Eastwood
- c. Denistone – Denistone East – Denistone West
- d. West Ryde
- e. Meadowbank – Melrose Park
- f. North Ryde – East Ryde – Chatswood West
- g. Gladesville – Tennyson Point
- h. Ryde (Field of Mars)
- i. Ryde (South)
- j. Putney
- k. Ryde (Top Ryde)
- l. Ryde (Santa Rosa)

Both catchments incorporate contributions towards the cost of facilities that offer a local LOS specific to that suburban area, and a share of the cost of the facilities which offer a citywide LOS. Therefore, the contribution rate in both catchments is made up of two components:

$$\text{\$ Citywide contribution} + \text{\$ Local contribution} = \text{\$ Total contribution}$$

Understanding the mix of contribution catchments is essential to understanding how the contributions are apportioned, and this is discussed in the next section.

3.2 Expected demand for local infrastructure

3.2.1 Area context

This section presents a summary of the current demographic trends for the City of Ryde. This information has been sourced from profile.id (<http://profile.id.com.au/ryde> and <http://forecast.id.com.au/ryde>), and data held by the Council on recent development approvals.

City of Ryde locality

The City of Ryde LGA consists of 13 suburbs¹⁵ listed as follows:

- Denistone – Denistone East – Denistone West
- Eastwood
- Gladesville – Tennyson Point
- Macquarie Park
- Marsfield
- Meadowbank – Melrose Park
- North Ryde – East Ryde – Chatswood West
- Putney
- Ryde (Field of Mars)
- Ryde (Santa Rosa)
- Ryde (South)
- Ryde (Top Ryde)
- West Ryde.

¹⁵ Suburbs are as defined in the Census.

Figure 3 Suburbs of City of Ryde LGA



Macquarie Park, located at the northern part of the LGA, is a significant economic and employment generator, in fact, the second largest in NSW with economic output estimated to be in excess of \$9.1 billion per year.¹⁶

Despite its dominance, Macquarie Park still has significant development potential for further growth. Land rezoning and the development of key transport nodes have created more opportunities for residential and mixed use development, while the continued development of additional commercial floor space remains a planning priority. The North District Plan (March 2018) identifies the need to leverage the additional capacity for commercial floor space to maintain a commercial core in Macquarie Park, alongside a series of infrastructure and urban amenity improvement goals.¹⁷

¹⁶ This estimate refers to the Macquarie Park/Marsden Park area and is based on economic modelling undertaken by PriceWaterhouseCoopers (PwC) in 2014 (PwC, *Big City Analytics: Identifying Sydney's economic, employment and population Centres of Gravity*, Issue Paper No. 5 for the Committee for Sydney, March 2015, p 17).

¹⁷ NSW Government, *Macquarie Park Strategic Investigation - Landowners Information Session*, 3 November 2017.

This growth in Macquarie Park will create considerable pressure on public infrastructure and services within the City of Ryde, in comparison to the other suburbs. However, the other suburbs are also experiencing growth and will also demand additional infrastructure and services.

3.2.2 Residential population growth

Table 7 shows population growth in the City of Ryde from 1971 to 2016. From the early 1990s, the LGA saw the redevelopment of lower density residential lands and underutilised industrial lands, including the rapid growth of specialised business zones such as Macquarie Park. The data show that since the City of Ryde matured as a post-war housing area in the late twentieth century, growth has reaccelerated of higher density residential urban renewal.

From 2001, this growth accelerated. Growth occurred via changes to planning controls to permit higher density development in Top Ryde, Putney, Meadowbank – Melrose Park, North Ryde and Macquarie Park, coupled with growing demand in the property market.

In the foreseeable future, growth is expected to be maintained, as there is significant pressure to allow high density development within Macquarie Park. The first amendment to the *Ryde Local Environment Plan 2014* (RLEP) involved introducing an incentive scheme for the uplift of height and floor space ratios for both commercial and mixed use development in the Macquarie Park precinct.

Table 7 Population growth in the City of Ryde LGA - 1971 to 2011

Census Year	Total Population (persons)	Census Period Change
1971	88,806	0.0
1976	89,137	0.4%
1981	88,948	-0.2%
1986	89,252	0.3%
1991	90,249	1.1%
1996	92,107	2.1%
2001	94,483	2.6%
2006	100,344	5.8%
2011	108,714	7.7%
2016	114,598	5.1%

Source: ABS and profile.id, 2017.

3.2.3 Dwelling approvals

Private dwelling approvals in the City of Ryde have been increasing, particularly amongst medium to high density development. **Table 8** shows the change in dwelling structure in the LGA from 2011 to 2016.

Over this period, a decline in separate houses (i.e. single houses on Torrens title land) was replaced by growth in medium and high density dwellings (largely strata developments). This resulted in a net increase of 4,471 dwellings. The trend is expected to be repeated in the next Census, possibly with increased high density development as more significant developments occur in Macquarie Park and North Ryde.

3.2.4 Age structure

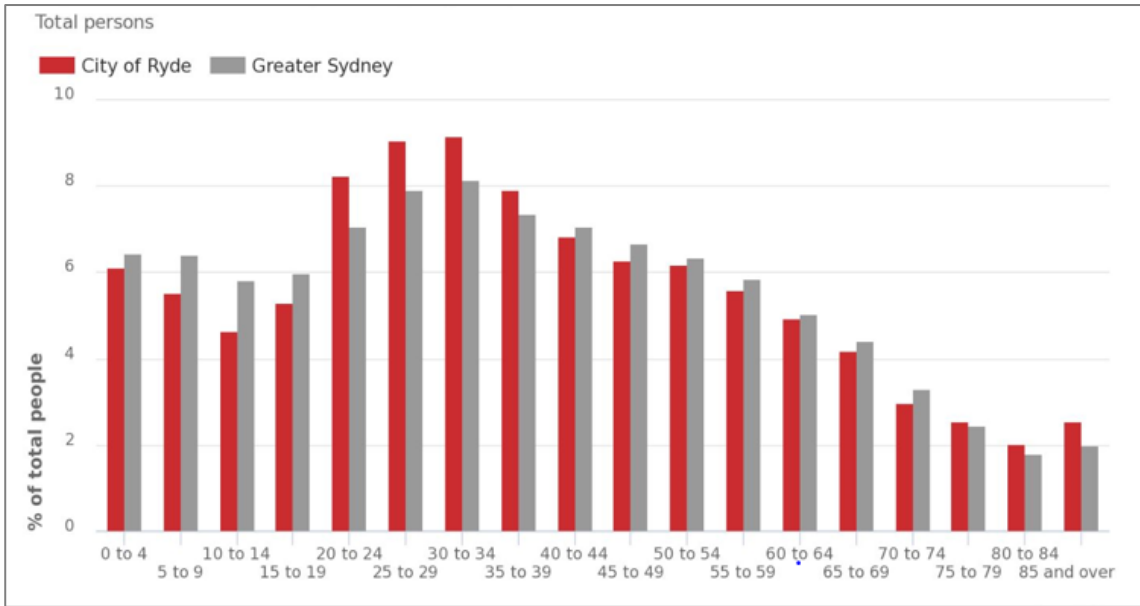
The age structure of the City of Ryde LGA is similar to that of Greater Sydney (as at 2016), although with fewer children/teens and more young working-age adults. **Figure 3** shows that the 20 to 34 year old age brackets form the predominant age groups. This relatively high incidence of young adults is likely influenced by the presence of Macquarie University and the extensive employment opportunities in Macquarie Park.

Table 8 City of Ryde dwelling structure compared with Greater Sydney, 2011-2016

Dwelling type	2016			2011			Change 2011 to 2016
	No.	%	Greater Sydney %	No.	%	Greater Sydney %	
Separate house	21,310	46.2	55.0	21,448	51.5	58.9	-138
Medium density	9,175	19.9	20.3	9,020	21.6	19.7	+155
High density	15,244	33.0	23.5	11,044	26.5	20.7	+4,200
Caravans, cabin, houseboat	53	0.1	0.3	73	0.2	0.2	-20
Other	134	0.3	0.5	66	0.2	0.4	+68
Not stated	233	0.5	0.4	27	0.1	0.1	+206
Total Private Dwellings	46,149	100.0	100.0	41,678	100.0	100.0	+4,471

Source: ABS and profile.id, 2017.

Figure 3 Age structure – City of Ryde vs Greater Sydney, five year age groups, 2016



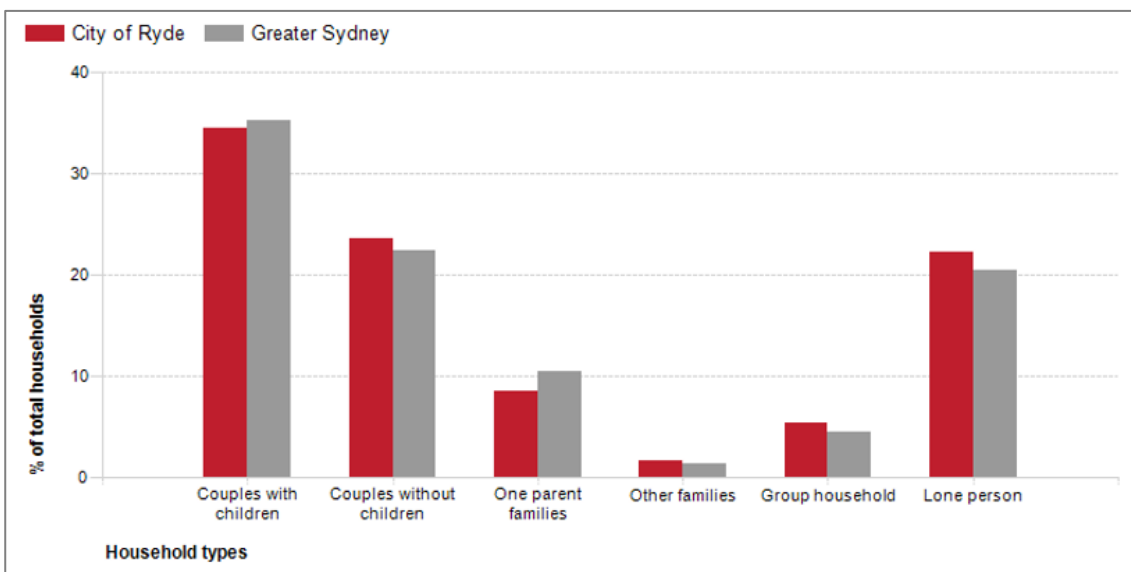
Source: ABS

and profile.id, 2017.

3.2.5 Household composition

Figure 4 illustrates household composition data, again comparing the City of Ryde with Greater Sydney in 2016. ‘Couples with children’ is the most prevalent of household type, representing almost 35% of all households, whilst ‘couples without children’ and ‘lone person’ households together make up more than 40% of all households.

Figure 4 City of Ryde Household Type, 2016 Census



The composition of households in the City of Ryde translates to an average household size of 2.61 persons per dwelling as at 2016 (**Table 9**). The occupancy rate increased from a rate of 2.58 at the 2011 Census. The increase in the average rate, while apparently slight, reflects a broader trend of increasing household sizes across Sydney after several decades of gradual declines.

Table 9 City of Ryde household size summary and occupancy rates, 2011/2016 Census

City of Ryde	2011 (no.)	2016 (no.)	Change (2011 to 2016)
Occupied private dwellings	39,157	43,011	+3,854
Persons in occupied private dwellings	100,889	112,220	+11,331
Average household size (persons per dwelling)	2.58	2.61	+0.03

Source: ABS and profile.id, 2017.

3.3 Future residential growth and development projections

This section presents projections of residential population and development growth in the City of Ryde which has informed Council’s determination of the need for additional public facilities and services to meet current and growing demand.

3.3.1 Determining future population projections

Projections of future population are an educated estimate of growth that may occur based on past growth, recent trends and any other intervening factors that are evident. Intervening factors include (but are not limited to):

- Local and State planning controls,
- Economic factors,
- Migration policies and
- Rates of natural increase in the population.

Regional projections

The Greater Sydney Commission (**GSC**) issues regional projections for population and housing growth in strategic plans by Sydney subregion. The City of Ryde is part of the North Subregion¹⁸.

The GSC's *North District Plan* (March 2018) predicts growth across the North Subregion from 2016 to 2036, as follows:

- An increase of 196,350 person; and
- A need for 92,000 new homes (dwellings).¹⁹

Local projections

At the local level, the projected growth rates for the City of Ryde and its suburbs over the 20 years to 2036 are presented in **Table 10**.

Table 10 Population projections across City of Ryde suburbs, 2016 to 2036

Area	Population 2016	Population 2036	Change in population (no.)	Growth in population as a share of 2036 population (%)
Denistone - Denistone East - Denistone West	7,270	7,848	578	7%
Eastwood	14,159	16,611	2,452	15%
Gladesville - Tennyson Point	11,251	14,242	2,991	21%
Macquarie Park	8,532	27,348	18,816	69%
Marsfield	13,976	14,963	987	7%
Meadowbank - Melrose Park	6,269	9,453	3,184	34%
North Ryde - East Ryde - Chatswood West	14,168	16,763	2,595	15%
Putney	4,202	4,698	496	11%
Ryde (Field of Mars)	6,824	7,449	625	8%
Ryde (Santa Rosa)	6,425	6,745	320	5%
Ryde (South)	7,544	13,591	6,047	44%

¹⁸ The North Subregion is made up of the following 11 LGAs: Hornsby, Hunter's Hill, Ku-ring-gai, Lane Cove, Manly, Mosman, North Sydney, Pittwater, Ryde, Warringah and Willoughby (at least as at August 2018).

¹⁹ GSC North District Plan, p 9.

Area	Population 2016	Population 2036	Change in population (no.)	Growth in population as a share of 2036 population (%)
Ryde (Top Ryde)	7,124	10,304	3,030	31%
West Ryde	14,064	17,094	3,030	18%
City of Ryde	121,807	167,109	45,302	27%

Source: ABS and profile.id and forecast.id, 2017.

The population of the City of Ryde, overall, is predicted to increase from 121,807 to 167,109 in 2036, which equates to an additional 45,302 persons. Comparing growth rates by suburb, Macquarie Park is expected to experience most prominent growth with an estimated increase of 18,816 persons by 2036.²⁰ This increase amount will represent 69% of the Macquarie Park population in 2036. Put another way, the Macquarie Park population is anticipated to more than triple over the next 20 years.

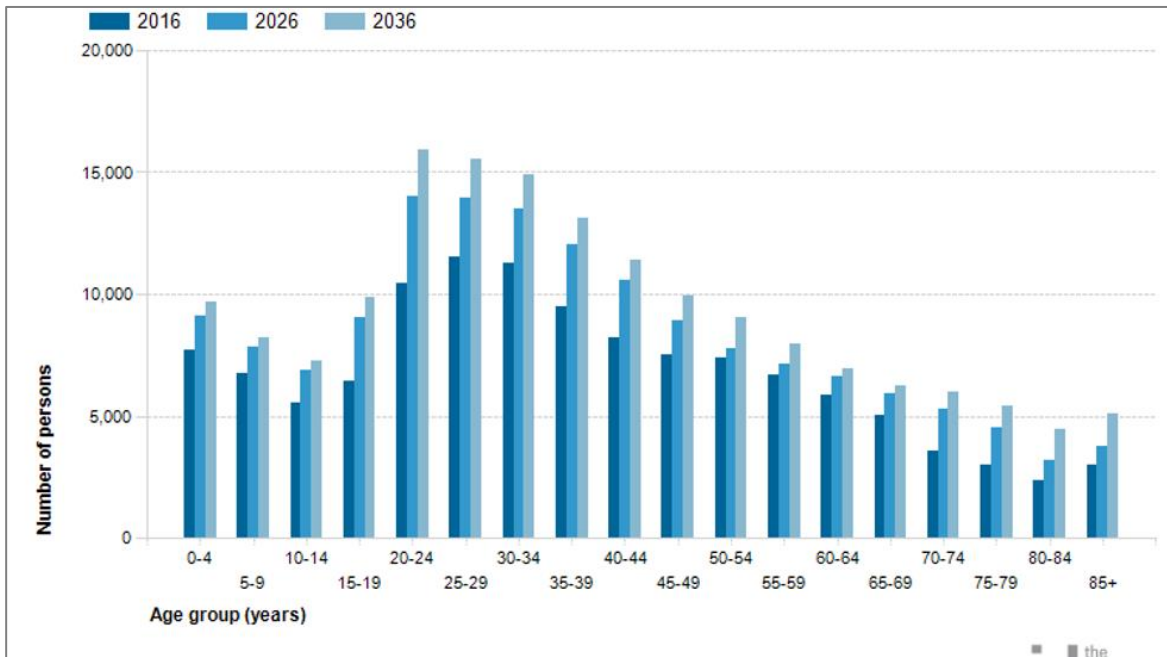
Other suburbs predicted to experience high growth are Meadowbank – Melrose Park (34%), Ryde (South) (44%) and Ryde (Top Ryde) (31%). These suburbs are all associated with changes to planning controls to permit high density residential flat building and shop top housing / mixed use developments, mostly, in close proximity to public transport nodes.

Future age structure

In the period up to 2036 it is anticipated that there will be higher growth among the early to mid-employment age groups, followed by the 15 to 19 age group and then, retirement age groups (**Figure 5**).

²⁰ At the time of preparing this Plan, the DP&E was investigating a Macquarie Park Master Plan, which might result in the need for further updates to the population projections for Macquarie Park, once finalised.

Figure 5 Projected age structure for City of Ryde from 2016 to 2036



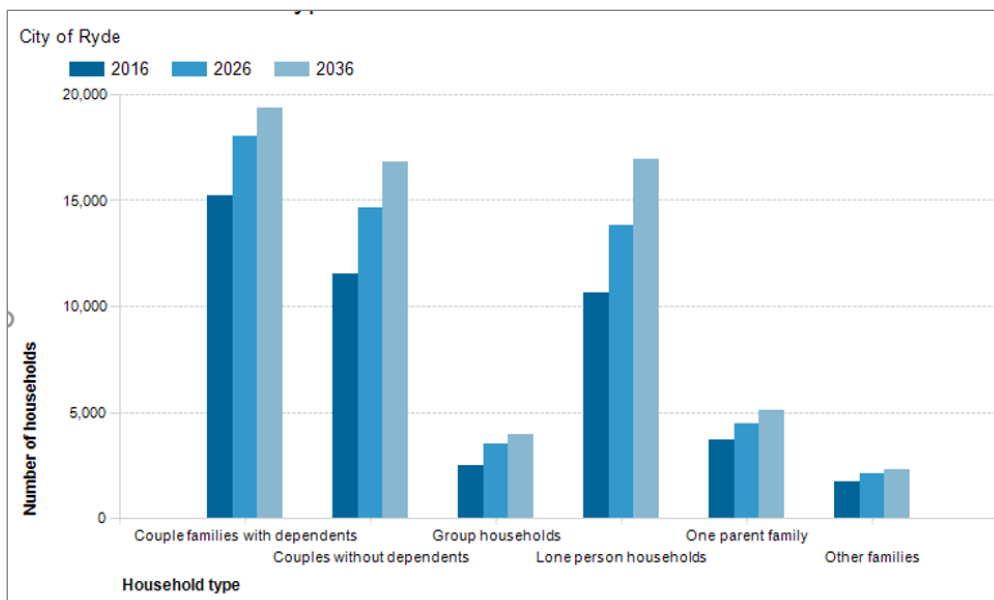
Source: ABS and profile.id, 2017.

Future housing composition

The future housing composition for the City of Ryde LGA suggests that most housing will be required for ‘couples with families’, closely followed by ‘lone person households’ and ‘couples without children’ (Figure 6).

Therefore, the range of housing types required to accommodate the future population will need to be diverse, as there are different housing needs required at either end of the spectrum (from the smaller lone person households to larger families with children).

Figure 6 City of Ryde future household composition from 2016 to 2036



Source: ABS and profile.id, 2017.

According to the forecasts (**Table 11**), the average household size (persons per dwelling) are expected to decline from 2.60 in 2011 to 2.57 in 2036. However, overall in the short-term they are expected to rise to 2.62 (2016) and hold there until about 2021 where after they are expected to start to decline.

Table 11 City of Ryde current and projected occupancy rates, 2016-2036

Summary	2016	2021	2026	2031	2036
Population	121,807	138,766	150,294	159,191	167,109
Change in population (5yrs)		16,958	11,528	8,898	7,918
Average annual change		2.64%	1.61%	1.16%	0.98%
Households	45,243	51,440	56,473	60,715	64,419
Average household size	2.62	2.62	2.58	2.54	2.50
Population in non-private dwellings	3,266	3,916	4,566	5,216	5,866
Dwellings	46,664	53,304	58,591	63,007	66,855
Dwelling occupancy rate	96.95	96.50	96.39	96.36	96.36

Source: ABS and profile.id and forecast.id, 2017.

3.4 Economic profile and anticipated future growth for the City of Ryde

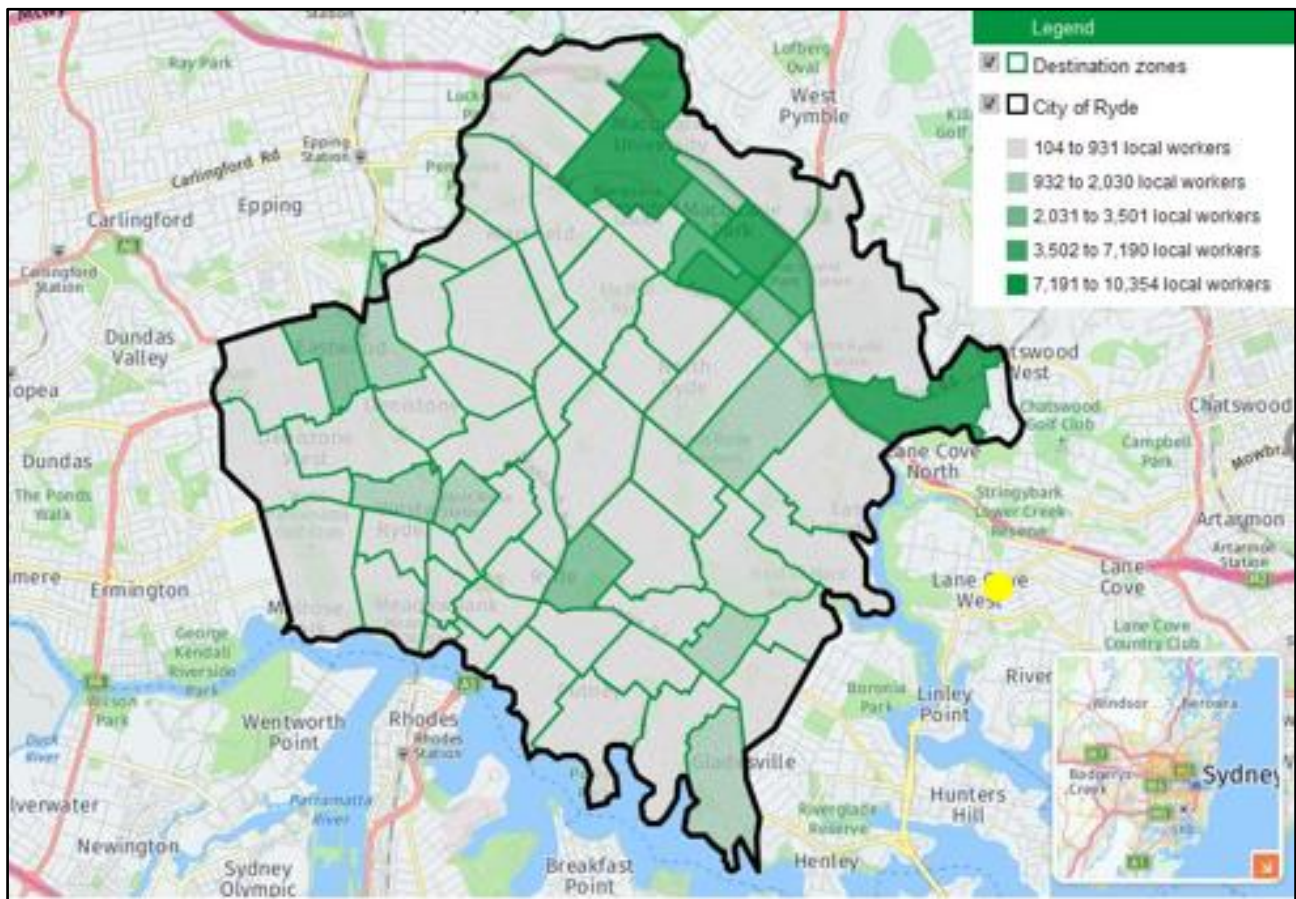
3.4.1 Current economic profile

The City of Ryde has a strong economy of national significance, which is driven by Macquarie Park. There are three main areas of employment:

- Macquarie Park in the north of the LGA
- the Victoria Road corridor from Gladesville through to West Ryde to the south of the LGA
- Eastwood at the western edge of the LGA.

Figure 7 shows how Macquarie Park (inclusive of Macquarie University) has the highest number of employees by some margin to the remainder of the LGA.

Figure 7 City of Ryde areas of employment by number of employees, 2016



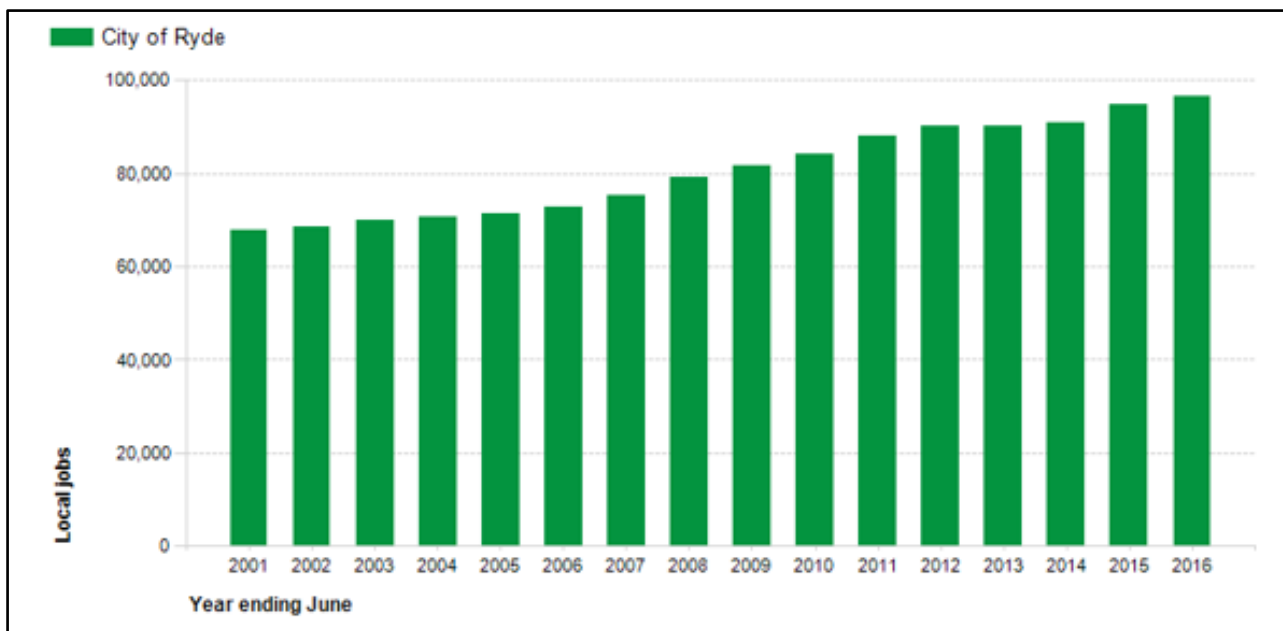
Source: ABS and economy.id, 2017.

The change in the number of local jobs in the LGA from 2001 to 2016 is shown in **Figure 8**. As at the 2016 Census, the number of jobs was 96,507.²¹ Despite the Global Financial Crisis (2007 to 2012)²² the number of jobs in the LGA continued to grow, demonstrating the robustness of the City of Ryde economy and its resilience to international shocks.

²¹ Economy.id, NIEIR 2016.

²² https://en.wikipedia.org/wiki/Financial_crisis_of_2007%E2%80%932009

Figure 8 City of Ryde local jobs



Source: ABS and economy.id, 2017.

Table 12 provides the key statistics across all industries for the City of Ryde workforce²³. The data indicate that:

- the workforce has a good mix of young to highly experienced persons with a high percentage of the workforce in the 25-54 age group category
- ‘wholesale trade’ is the leading employer, providing 10,777 jobs with the next highest category ‘professional, scientific and technical services’ providing 10,486 jobs
- close to three quarters of jobs are full time positions
- more than 50% of positions are bachelor or higher degree qualified and this trend has increased
- the car remains the preferred mode of travel to work but demand for public transport is increasing
- 50.9% of workers are migrants born overseas
- almost 10% of the workforce in the City has arrived in the past 5 years, demonstrative of recent commercial growth.

Table 12 City of Ryde workforce key statistics, 2011 to 2016

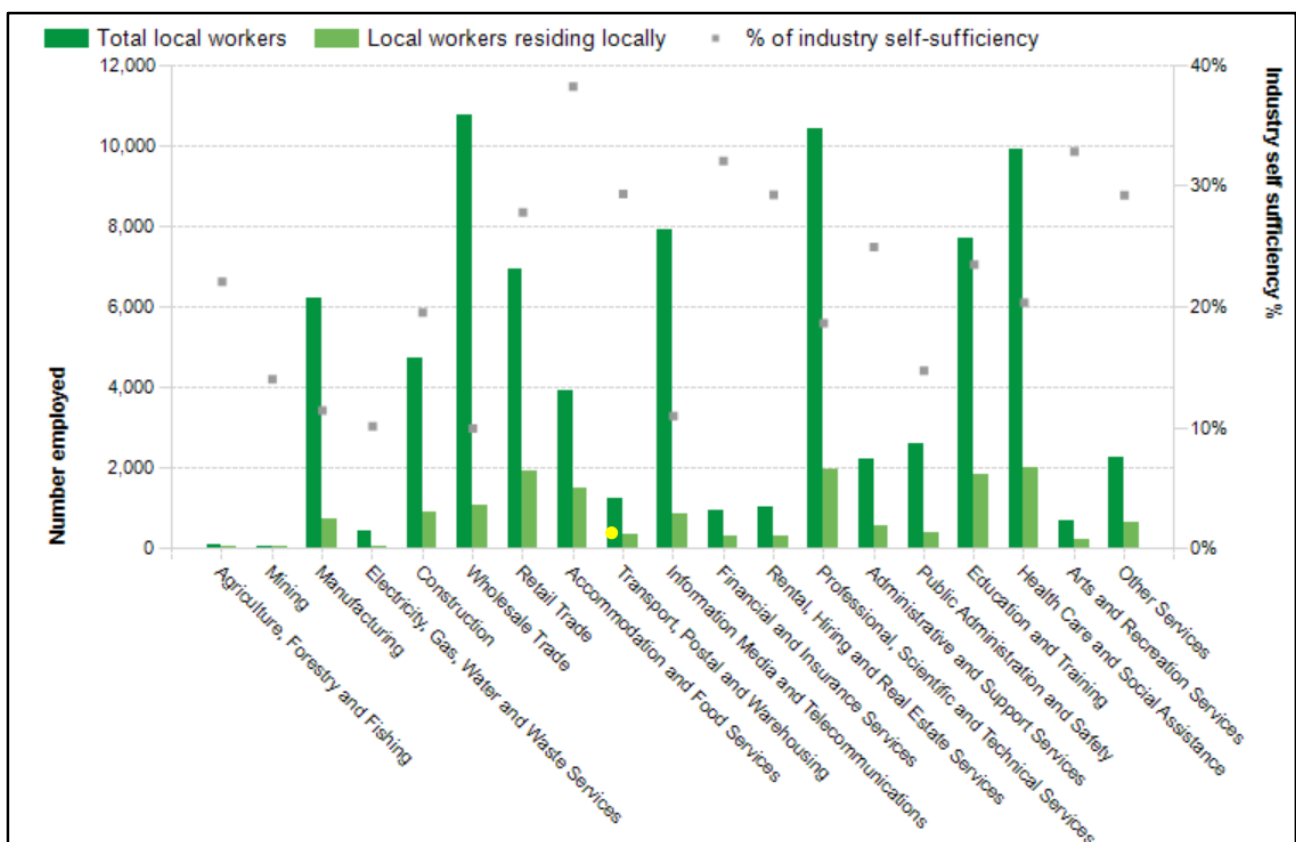
²³ ‘Workforce’ is made up of all the people who are employed in the local area, regardless of where they live.

	2016		2011		Change
	No.	%	No.	%	2011 to 2016
Local workers					
Total local workers (Census)	84,408	100.0	74,683	100.0	+9,725
Males	45,317	53.7	40,942	54.8	+4,375
Females	39,092	46.3	33,737	45.2	+5,355
Age structure					
15 - 24 years	9,883	11.7	8,421	11.3	+1,462
25 - 54 years	61,386	72.7	55,477	74.3	+5,909
55 - 64 years	10,605	12.6	8,928	12.0	+1,677
65 years and over	2,537	3.0	1,858	2.5	+679
Top 3 industries					
Wholesale trade	10,777	12.2	10,565	13.8	+212
Professional, scientific and technical services	10,486	11.9	9,982	13.0	+504
Health care and social assistance	9,946	11.3	8,291	10.8	+1,655
Top 3 occupations					
Professionals	28,990	34.3	25,525	34.2	+3,465
Managers	15,212	18.0	12,853	17.2	+2,359
Clerical and administrative workers	12,141	14.4	11,693	15.7	+448
Hours worked					
Full time	59,969	71.0	53,803	72.0	+6,166
Part time	22,974	27.2	19,418	26.0	+3,556
Qualifications					
Bachelor or higher degree	43,305	51.3	34,147	45.7	+9,158
Advanced diploma or diploma	9,506	11.3	9,061	12.1	+445
Certificate level	10,441	12.4	10,416	13.9	+25
No qualifications	18,997	22.5	18,327	24.5	+670
Individual income					
Less than \$500	10,905	12.9			
\$500 - \$1,749	43,149	51.1			

	2016		2011		Change
Method of travel to work					
Car	53,005	62.8	50,031	67.0	+2,974
Public Transport	16,799	19.9	11,657	15.6	+5,142
Bicycle	510	0.6	507	0.7	+3
Walked only	2,494	3.0	1,925	2.6	+569
Other characteristics					
Born overseas	42,943	50.9	35,066	47.0	+7,877
Speaks a language other than English at home	36,042	42.7	27,663	37.0	+8,379
Arrived between 2011 and 9th August 2016	8,152	9.7			

Source: ABS and economy.id, 2017.

Figure 9 Percentage of residents of LGA working in LGA, 2016



Source: ABS and economy.id, 2017.

Figure 9 indicates the rate of ‘employment self-sufficiency’ in the City of Ryde. In 2016, there were 84,327 workers of whom 19.5% were also residents in the LGA. This proportion (19.5%) has been accounted for in the apportionment of infrastructure costs between residents and workers in the plan.

3.4.2 Future economic growth for City of Ryde

Growth in the local economy, is expected to continue over this life of this plan. This will place further demand on facilities and services, particularly transport infrastructure.

Macquarie Park employment growth

Development in Macquarie Park will have a significant influence on employment outcomes for the LGA as a whole. The GSC’s North District Plan forecasts that from a base of 58,500 in 2016 the workforce will increase to:

- 73,000 in 2036 as a baseline target
- 79,000 in 2036 as a higher target.²⁴

The growth in employment by 14,500 to achieve the baseline target has been adopted in this plan as a conservative estimate of the number of workers for the apportionment of costs to non-residential development in Macquarie Park, adjusted for the assumed rate of employment self-sufficiency (20%). Therefore, the adjusted or effective number of forecast new workers generating a demand for local infrastructure in Macquarie Park included in this plan is 11,600.

Macquarie Park growth in commercial floor space

Macquarie Park was estimated to have 878,950 m² of commercial floor space in 2017.²⁵

In order to translate the employment growth estimates into a forecast for additional non-residential floor space, Council has applied an assumed average workspace ratio (WSR) of 1 person per 17.45 m² of floor area. This assumed WSR is based upon:

- An estimate by BIS Shrapnel in 2015²⁶ that the average WSR in Macquarie Park is approximately 1 person per 19.4 m², a rate relatively consistent with Council’s traditional assumption of an average WSR of 1 person per 20 m²,
- BIS Shrapnel’s assumed fall in the average WSR to 1 person per 15.5 m² by 2065, consistent with declines in WSRs in expected trends in the broader Sydney commercial market; and

²⁴ GSC North District Plan, p 63.

²⁵ GSC, North District Plan p 58.

²⁶ BIS Shrapnel, *Strategic Employment Review: Macquarie Park*, prepared for NSW Department of Planning and Environment, December 2015.

- Council taking the midpoint between the estimated existing rate (as at 2015) and the forecast rate, which results in an average WSR of 17.45.

Applying the assumed WSR of 1 person per 17.45 m² to the expected growth in employment (of 14,500 workers) equals additional gross floor area (GFA) of around 250,000 m². This would result in an aggregate of over 1.1 million m² in commercial office space at the end of this plan (to approximately 2038).

The actual growth in commercial floor space will depend on the rate of non-residential development and the take-up of capacity. Other studies in recent years have provided similar estimates of growth in floor space in a 'low density' scenario i.e. based on current planning controls. As an example, BIS Shrapnel forecast in 2015 that the office stock within Macquarie Park would rise from close to 887,000 m² to around 1.2 million m² by 2025 and to an estimated 2.9 million m² by 2065. Its review considered that the Macquarie Park Corridor would reach its theoretical capacity by 2063.²⁷

The 'higher density' scenario in BIS Shrapnel's review predicted some 760,000m² more in additional floor space than under the 'low density' scenario. This scenario assumed a much higher take-up rate of capacity and more development uplifts available under the clause 6.9 provisions of the RLEP.

The significant variation in forecasts under different scenarios demonstrates the extent of capacity in Macquarie Park, the considerable influence that planning controls and market events are likely to have on floor space outcomes, and the importance of regular review of the workforce and commercial estimates which inform the plan.

Other commercial centres

There is likely to be some additional non-residential development floor area added in other centres and employment areas outside of Macquarie Park. The extent and location of this growth is difficult to predict. Contributions from these developments will be sought by requiring a section 7.12 fixed rate levy under a separate contributions plan prepared and adopted by the Council.

²⁷ BIS Shrapnel, 2015, p 2.

4. Infrastructure schedule and nexus

New and augmented local infrastructure will be required to support the further development and increased population in the area.

The following sections describe the scope of local infrastructure that responds to these current and future conditions and that is included in this plan.

Further detail on specific items, their estimated costs and staging, and location maps are included in **Appendix A**.

4.1 Open space and recreation facilities

4.1.1 Objectives

This plan aims to provide a range of open space and recreation facilities that will meet the demand of future residents.

As the City of Ryde changes and grows, it is essential for Council to provide for sport and recreation with facilities and programs that are flexible and adaptable to these changing community needs and expectations. To do this, Council needs to provide for the right mix of active and passive opportunities conveniently located across the City.

Council's *Sport and Recreation Strategy 2016 - 2026* (the **S&R Strategy**) provides a framework for the ongoing effective provision, management and coordinated development of recreation facilities and services across the LGA. Understanding and planning for recreation and sport is essential to ensure that the community has every opportunity to live an active lifestyle that is available and equitable to all members of the community. To achieve this, it is necessary to plan for changes in recreation and sporting needs strategically and to build in flexibility and adaptability to existing and future facilities.

Council's vision in the S&R Strategy is that:

"Through its role in sport and recreation planning and management, the City of Ryde will contribute to the lifestyle, health and wellbeing and social cohesion of the community."

Additionally, Council's commitment to the open space network is to ensure that:

"...we have ample accessible open space to meet our needs, shared and enjoyed by us all, founded on a healthy natural environment, conserving our rich history, culture and local character and managed sustainable now and for future generations."

The goals in the S&R Strategy for a healthy and active community relevant to the open space and recreation facilities for funding by section 7.11 contributions are as follows:

Goal 1 - To Make the Most of What We Have - The City of Ryde will examine ways to get the most out of our existing open spaces to meet the sport and recreation needs now and into the future whilst recognising the role and connection to our natural and cultural environmental areas, while maintaining the amenity of our neighbourhoods.

Goal 2 - Equitable Access for All - The City of Ryde will provide fair and equitable allocation of sporting facilities and will work closely with the community to provide for their changing sport and recreation needs. It will focus on the distribution and accessibility of passive recreation opportunities across the City. It will also provide sport and recreation facilities for the whole community through a balance between the provision of structured and unstructured opportunities.

Goal 3 - We Understand and Respond to the Needs of Our Diverse Community - The City of Ryde will respond to the changing needs of our diverse community by creating flexible sports and recreation areas that can adapt to the future needs and preferences of our Community.

Goal 4 - Our Facilities are Fit for Purpose - The City of Ryde will ensure the design of all sports and recreation facilities are fit for purpose, specific to the levels of sport and recreation they are providing for.

Goal 5 - We Provide Inclusive and Accessible Sport and Recreation - The City of Ryde will design sport and recreation facilities to maximise access for people of all abilities. This will include the design of physical access to sport and recreation facilities, and the planning of programs to eliminate barriers to access and participation.

The S&R Strategy also incorporates collaboration by Council, noting "... the network of volunteer sporting groups and associations will be supported with sports amenities which are optimized across the region in collaboration with neighbouring Council areas (Northern Sydney Regional Organisation of Councils) and educational institutions. As the population ages, Council will ensure that active living reaches all generations in the way that we design our active and passive recreational facilities."²⁸

4.1.2 Needs Assessment

Council currently manages 355 hectares of public open space across 197 open spaces within the suburbs of the City of Ryde, representing approximately 8.7% of the total LGA.²⁹ The distribution of open space can be seen in **Figure 10**.

²⁸ S&R Strategy, p 25.

²⁹ S&R Strategy, p 37.

The City's open space network is complex and can provide for many recreation opportunities simultaneously. Council manages this complexity by segregating all open space into active, passive and natural areas, estimated to consist of:

- 44% bushland and natural areas (excluding national parks (158.75 hectares));
- 18% active recreation areas (62.85 hectares); and
- 38% passive recreation areas (133.70 hectares).

Table 13 shows how recreation activities can sit within each of these open space typologies.

The significant population and employment growth forecast in the City of Ryde over the next 20 years requires Council to improve the quantity, diversity, quality and natural features of open space and parklands.

The impact of more people will lead to, most simply, more people using the parks for sport and recreation and placing increased demand on an open space network that is already under pressure.

With increased urban density, more people rely on the City's public open space network to support their physical and mental health and wellbeing, especially when the parks provide a pseudo backyard for residents. In areas of higher growth (Macquarie Park, Ryde and North Ryde), there is a particular need to provide additional open space to ensure the community has adequate access to a suitable standard of facilities.

Figure 10 The Open Space Network in the City of Ryde

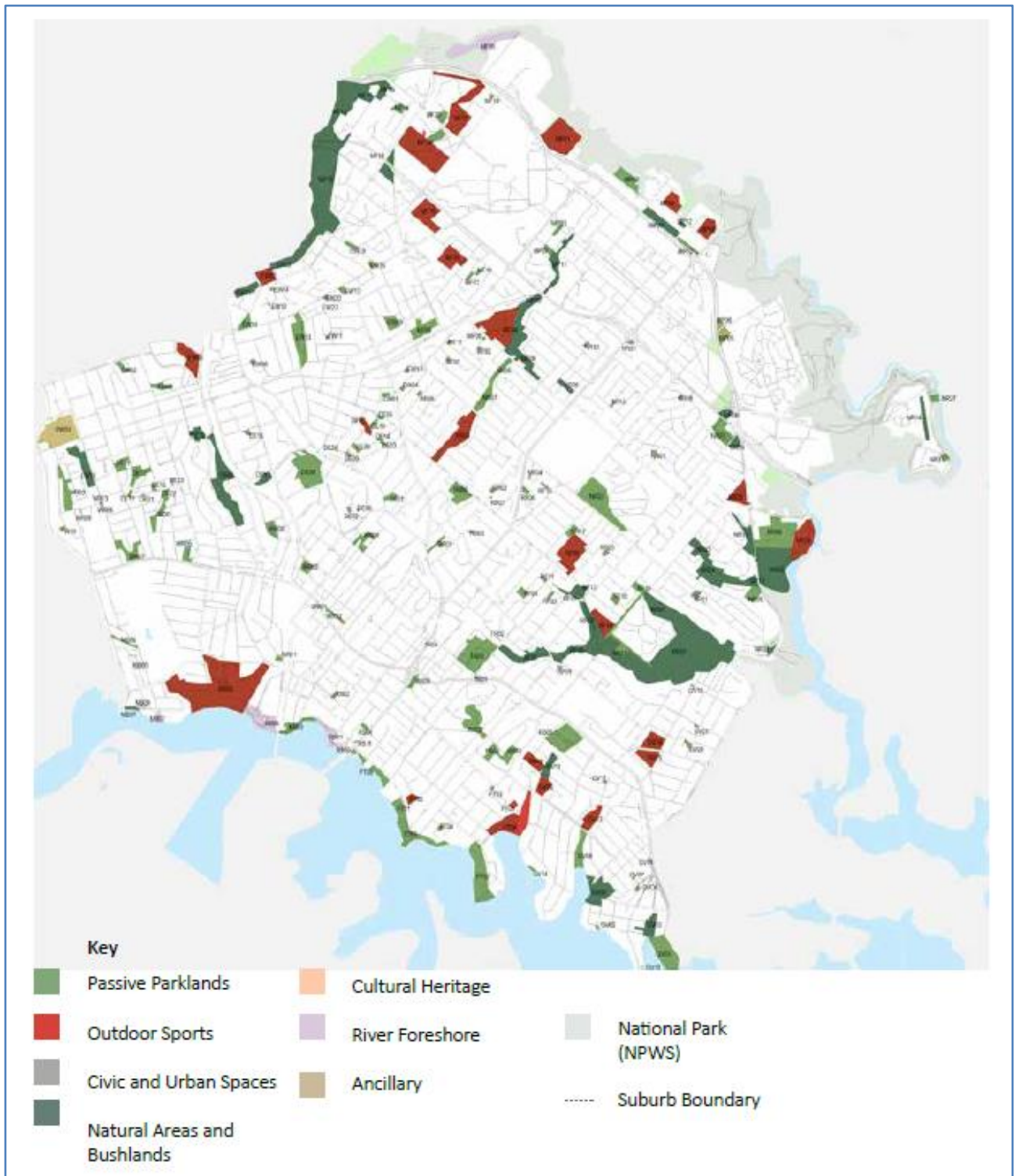


Table 13 City of Ryde open space typologies and existing provision

Open Space Typology	Definition	Locations	Possible Recreation Activities
<p>Passive Parklands</p> <p>Approx. area 134 hectares</p>	<p>Those park areas that facilitate unstructured activities that do not generally require a high level of physical exertion.</p> <p>Typical examples of passive parklands include river foreshores playgrounds, open kick about areas etc.</p>	<p>Putney Park</p> <p>Meadowbank Park surrounds (the areas not used as sportsfield)</p> <p>Ryde Park surrounds (the areas not used as sportsfields)</p> <p>Elouera Park</p>	<p>Dog off leash areas</p> <p>Children's' playgrounds</p> <p>Share paths and footpaths</p> <p>Fitness equipment</p> <p>Viewing areas</p> <p>Fishing and water sport</p> <p>Cafes</p>
<p>Active Parklands</p> <p>Approx. area 63 hectares</p>	<p>Those park areas that facilitate active participation in a sport involving a moderate to high level of physical activity, usually but not exclusively on a competitive basis, be it individual or team related.</p> <p>Typically occurring active parklands are sports fields and indoor sporting venues.</p>	<p>Meadowbank Park sportsfields</p> <p>Christies Park sportsfields</p> <p>Magdala Park sportsfields</p> <p>ELS Hall Sports Centre</p> <p>RALC</p> <p>Eastwood Park sportsfields</p>	<p>Soccer</p> <p>Netball</p> <p>Cricket</p> <p>Hockey</p> <p>Rugby Union/ League</p> <p>Tennis</p>
<p>Natural Areas</p> <p>Approx. area 159 hectares</p>	<p>Those park areas of unique ecological value that are maintained with minimal human intervention and are protected because of their significant ecological value for the Ryde community.</p>	<p>Field of Mars Reserve</p> <p>Brush Farm Park surrounds (the area not used as sportsfield)</p>	<p>Bushwalking</p> <p>Running</p> <p>Bushcare Program</p> <p>Bird watching</p>

Table 14 provides a breakdown of the amount of open space available in each suburb in hectares per 1,000 people (as at 2016) and **Table 15** shows how, without additional open space, the level of provision will reduce with the projected population growth (with the exception of Marsfield, where the population is forecast to reduce slightly).

The analysis provides a breakdown of the open space network into the three main open space functions. This provides some insight into where the pressures in open space use intensification will be most felt, and where additional open space provision is most critical.

Table 14 City of Ryde rates of open space provision by suburb, 2016

City of Ryde	Population 2016		Total Ha Open Space		Total Ha/1,000 people in 2016	
	121,807		Total Open Space Settings	Passive Open Space	Bushland and Natural Areas	Active Open Space
Denistone – East – West	7,270	22.49	3.09	1.07	1.90	0.04
Eastwood	14,159	27.01	1.91	0.80	1.59	0.29
Gladesville/Tennyson	11,251	19.37	1.72	0.79	0.80	0.41
Macquarie Park	8,532	17.62	1.82	1.18	0.39	0.57
Marsfield	13,976	60.35	4.32	1.04	4.54	0.94
Meadowbank	6,269	31.68	5.06	2.11	0.26	2.64
North Ryde	14,168	48.05	3.46	1.19	3.67	0.21
Putney	4,202	23.51	5.59	3.29	0.38	1.43
Ryde	27,917	93.47	3.35	1.03	8.03	0.28
West Ryde	14,064	9.87	0.69	0.56	0.27	0.00

Source: S&R Strategy, p 104, profile.id estimates, 2017 and City of Ryde calculations.

Over this period (2016 to 2036), the population is forecast to increase by 37% which results in a reduced rate of open space provision from 2.9 hectares per 1,000 people to 2.1, on average across the City.

The LGA's population has been growing steadily over the past decades and there are situations where the growth has been in areas that were already lacking in open space. In West Ryde, there is estimated to be growth of 22% in the resident population to 2036 but as at 2016, there was no open space provision in this suburb.

Further, the forecast growth for the City is not expected to be balanced evenly and is focused on three suburbs: Macquarie Park, Ryde and North Ryde. In these areas, 31,583 new residents or around 70% of the total City population growth will be concentrated. As **Table 15** shows, the rates of open space provision decline quite considerably in these areas, and there is a particularly low rate of provision in Macquarie Park

in 2036 (assuming no additional open space is provided). There are also rates of decline in the open space provision in most other suburbs where population growth occurs.

However, the cost of land is significant in the City and so simply acquiring more open space to increase the rate of provision is not a viable option. Instead, it is critical for Council to utilise existing sites to achieve service delivery objectives in a sustainable manner.

Table 15 City of Ryde rates of open space provision by suburb, 2036

City of Ryde	Forecast population 2036		Total Ha Open Space		Total Ha/1000 people in 2036	
	167,109		Total Open Space Settings	Passive Open Space	Bushland and Natural Areas	Active Open Space
Denistone – East – West	7,848	22.49	2.87	0.99	1.76	0.04
Eastwood	16,611	27.01	1.63	0.68	0.70	0.25
Gladesville/Tennyson	14,242	19.37	1.36	0.62	0.41	0.32
Macquarie Park	27,348	17.62	0.64	0.36	0.10	0.18
Marsfield	14,963	60.35	4.03	0.97	2.21	0.88
Meadowbank	9,453	31.68	3.35	1.40	0.20	1.75
North Ryde	16,763	48.05	2.87	1.01	1.60	0.18
Putney	4,698	23.51	5.00	2.95	0.59	1.27
Ryde	38,089	93.47	2.45	0.76	1.53	0.21
West Ryde	17,094	9.87	0.58	0.47	0.11	0.00

Source: S&R Strategy, p 104, profile.id estimates and forecasts, 2017 and City of Ryde calculations.

Council has considered how the intensification of open space activity and use will be felt in the City with the increased population growth. As reported in the S&R Strategy (based on Council's Exercise, Recreation and Sport Survey (ERASS)), the 2031 demand could be realised in the following ways:

- 4,595 more aerobic/gym participants
- 8,873 more walkers and 2,260 runners in our parks and streets
- 2,941 additional cyclists on our streets and bike paths
- 1,186 more soccer players and 70 more teams
- 915 more netballers and 101 more teams

- 1,186 additional bushwalkers in our natural areas and bushland.³⁰

The implications of these demand forecasts, together with the expected demographic make-up of the population, suggest that Council must cater for:

- A higher demand for non-traditional sport and recreation opportunities (e.g. indoor facilities)
- Lower levels of physical activity due to high proportion born overseas and/ or speak a language other than English at home (research has indicated that these populations are less likely to undertake sufficient physical activity to derive a health benefit)
- A higher participation in social sport and informal recreation (e.g. cycling)
- Likely ongoing pressure on playing fields due to lower median age and projected growth in families with young children
- Increased demand for recreation park land
- Greater capacity to pay in terms of membership fees/ entry fees/ program fees due to higher median household incomes (but this may be negated due to high cost of housing).³¹

Synthetic sportsfields

Another key imperative for the City of Ryde is the need to address the continuing over-utilisation of sportsfields, exacerbated further by continued population growth. This over-utilisation is leading to poor surface quality of many of the City's most significant facilities impacting on availability and functionality.

Council has prepared a Synthetic Surface Action Plan (2016-2026) to address its needs for synthetic surfacing in the City of Ryde.³²

The action plan was based upon a detailed assessment of current facilities in the City of Ryde and neighbouring LGAs, their usage and conditions, site-specific capacity for upgrades and projected demand impacts.

It cited the conclusions of earlier research (e.g. the Labosport reports, 2015) which noted that once use of a sportsground exceeds 20 hours per week in winter, the laying surface will deteriorate; and if a field receives more than 30 hours per week usage then severe surface damage is expected.

It found that of Council's 51 winter sportsfields, 45 per cent were utilised for more than the recommended 22.5 hours per week. One third (33%) were used for more than 30 hours per week beyond which severe damage is expected.

³⁰ S&R Strategy, pp 108 and 111.

³¹ S&R Strategy, pp108-109.

³² City of Ryde, *Sport and Recreation Strategy 2016 – 2026; Synthetic Surface Action Plan (2016-2026)* (Synthetic Surface Action Plan), adopted by Council 25 July 2017.

The action plan identified a list of the most suitable sites for the potential development of synthetic surfaces, as in **Table 16**.

Table 16 Ranking of potential synthetic sportsfield sites

Sportsfield	Hours over Threshold (30 hours)
Ryde Park 1	1
North Ryde Park	3
Pidding Park 1	5
Meadowbank 9	6
Monash Park	7
ELS Hall; 3	7
ELS Hall 2	8
Meadowbank 8	8
Meadowbank 7	9
Meadowbank 4	9
Meadowbank 2	10
Meadowbank 3	10
ELS Hall 1 (a)	12
ELS Hall 1 (b)	12
Eastwood Upper	16
Total	122

Source: Synthetic Surface Action Plan, p 13.

Despite the over-capacity evident at these sites, some of them were deemed unsuitable for synthetic surface upgrades due to flooding, heritage or other issues. The final sites identified as suitable were as follows:³³

- Christie Park 1,
- Christie Park 2,
- Smalls Road (upper),

³³ Synthetic Surface Action Plan, p 21.

- Christie Park 3,
- Meadowbank 3,
- Meadowbank 2,
- ELS Hall 1,
- ELS Hall 2,
- ELS Hall 3,
- North Ryde Park,
- Gannan Park,
- Monash Park,
- Smalls Road (lower),
- Tuckwell,
- Magdala Park 1,
- Dunbar,
- Eastwood Upper, and
- Westminster.

The action plan also identified how floodlighting of synthetic fields is imperative to optimise capacity for training and competition use.

Indoor recreation and aquatic facilities

Another key finding of the S&R Strategy was that community satisfaction ranked relatively high in terms of importance but comparatively weak in performance regarding facilities for the young (including younger children and older youth), the elderly and indoor recreation facilities.³⁴

In addition, Council's Draft Social and Cultural Framework (Draft SCF) identified a lack of youth spaces with youth specific services and recreational spaces, which was outlined in Council's Draft Social Plan and Youth Strategy: Priority Action Plan.³⁵

The S&R Strategy noted how aquatic or indoor sport and recreation facilities should be designed as community hubs where possible to maximise viability and respond to social trends. This means that the

³⁴ S&R Strategy, pp 80-81.

³⁵ City of Ryde, Draft Social and Cultural Infrastructure Framework, 31 July 2019, p 13

facility designs need to consider encompassing a range of elements including aquatic, indoor court, informal recreation, health and fitness, wellness, food and beverage, socialising and retail opportunities.³⁶

One of the goals of the S&R Strategy was to prepare a Strategic Plan and Master Plan which investigates upgrading of Olympic Park including the Ryde Aquatic Leisure Centre. The upgrading was to possibly include additional facilities including indoor courts, pool, additional carparking, provision of multicourts for tennis/futsal and the existing open space.³⁷

Council's Draft SCF also reported the proposal for a citywide youth facility to address the growing community's demands.³⁸

4.1.3 Strategy for infrastructure provision

In order to meet the needs for the community identified in the S&R Strategy (including the separate synthetic surface actions) and Draft Social and Youth Strategy, the plan provides funding of **\$222 million** towards open space and recreation facilities across Macquarie Park and other areas of the LGA.

The priorities for infrastructure generally align with the main actions identified under each goal area in the OS&R Strategy, including to build on existing open space lands and plan and embellish them to cater for the growing population. They also address the need to cater for growing youth recreation demand in the City.

Major facility works identified to meet additional citywide demand, and for which costs are fully apportioned to the plan, include:

- Redevelopment of the Ryde Aquatic Leisure Centre (\$45m)
- An optimisation of the existing facilities at Olympic Park with the construction of a multi-deck car park on the current site of the tennis courts and relocation of the tennis courts to the roof top (\$8m)
- Various upgrades of Meadowbank Park incorporating implementation of the masterplan, a new playground, netball surface upgrades and a synthetic sports surface expansion (\$16.3m)
- A new indoor centre and other upgrades at ELS Hall Park as part of masterplan delivery (\$20.1m)
- A synthetic surface playfield at Smalls Road School (\$2.5m).

Other citywide works are considered to have shared demand with existing residents, including main street plantings. Accordingly, the plan includes only 27% of the costs of the work (to reflect the share of the growth population in final demand at the end of the plan).

³⁶ S&R Strategy, p 77.

³⁷ S&R Strategy, p 118.

³⁸ Draft SCF, p 27.

A range of facility works are included to meet additional demand at a more localised level – i.e. in either Macquarie Park or outside this catchment.

In Macquarie Park, the plan includes a new multipurpose indoor recreation and youth hub facility to address the needs of the expected incoming population (\$40m).

In the Macquarie Park catchment, the other priorities for open space facilities included in the plan are:

- a shared path upgrade at Quandong Reserve, Cottonwood Reserve and Wilga Park shared path upgrade
- the embellishment of Central Park
- Fontenoy Park works including construction of an irrigation and drainage system, masterplan completion and floodlighting
- synthetic sports surfacing at Christie Park with a third synthetic football field on top of car parking
- Tuckwell Park amenities upgrades.

The costs for these works are apportioned 87% to residential development in Macquarie Park and 13% to non-residential development to reflect the relative demand for facilities. Worker demand for open space facilities is discounted to reflect restricted usage of these sites (usually around working hours only), compared with residents, such that a single worker's demand unit is assumed to account for 25 per cent of a resident's demand unit.

Outside Macquarie Park, the works in the plan largely incorporates the implementation of masterplans to augment open space facilities such as Gannan Park, Kings Park, Monash Park, Putney Park and the Shrimpton Creek Corridor (the full list of works items are in **Appendix A**). Where demand is considered to be generated primarily by the needs of the additional population, costs are fully apportioned to the plan. On the other hand, where this demand is shared with existing residential demand, 19% of the costs are apportioned to the plan (once again, to reflect the share of the growth population in final demand at the end of the plan).

Section 7.11 contribution rate calculations – Macquarie Park

The contribution formula for open space and recreation infrastructure for the 'Macquarie Park' catchment **applicable to residential development** can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left(\frac{\$INF}{R} \right)$$

Where:

$$\text{\$INF} = \text{\$INF}_{\text{Local}} (\text{\$58,822,095}) + \text{\$INF}_{\text{Citywide}} (\text{\$117,837,019} \times 18,816/45,302)$$

Or the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space and recreation infrastructure items which are required to meet the needs of residential development in the catchment. Facilities are classified as either local or citywide facilities where citywide facilities are apportioned the catchment's share of the LGA's growth population only.

Refer to the works schedule in **Appendix A** for item costs and % apportionments for local and citywide facilities.

$$R = \text{The expected number of additional residents in the catchment over the period of the plan (18,816)}$$

The contribution formula for open space and recreation infrastructure for the 'Macquarie Park' catchment **applicable to non-residential development** can be expressed as follows:

$$\text{Contribution per worker (\$)} = \sum \left(\frac{\text{\$INF}}{W} \right)$$

Where:

$$\text{\$INF} = \text{\$INF}_{\text{Local}} (\text{\$9,065,905})$$

Or the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space and recreation infrastructure items (classified only as local facilities), which are required to meet the needs of non-residential development in the catchment.

Refer to the works schedule in **Appendix A** for item costs and % apportionments for local facilities.

$$W = \text{The expected number of additional workers in the catchment over the period of the plan (11,600).}$$

Section 7.11 contribution rate calculations – Outside Macquarie Park

The contribution formula for open space and recreation infrastructure for the 'Outside Macquarie Park' catchment **applicable to residential development** can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left(\frac{\$INF}{R} \right)$$

Where:

$$\$INF = \$INF_{\text{Local}} (\$36,381,269) + \$INF_{\text{Citywide}} (\$117,837,019 \times 26,485/45,302)$$

Or the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space and recreation infrastructure items which are required to meet the needs of residential development in the catchment. Facilities are classified as either local or citywide facilities where citywide facilities are apportioned the catchment's share of the LGA's growth population only.

Refer to the works schedule in **Appendix A** for item costs and % apportionments for local and citywide facilities.

$$R = \text{The expected number of additional residents in the catchment over the period of the plan (26,485)}$$

To determine the total contribution that would apply to a proposed development, the contribution rate 'per resident' or 'per worker' needs to be multiplied by the relevant assumed occupancy rate (in the case of residential development) and by the relevant workspace ratio (in the case of non-residential development in Macquarie Park). **Table 5** provided the assumed occupancy rates and workspace ratios.

Tables 2 and **3** showed the contributions rates per resident and per each standard dwelling type, in catchments inside and outside Macquarie Park.

Table 4 showed the non-residential contributions rates per worker in the Macquarie Park catchment.

Contribution calculations should also account for any residential or non-residential demand credits pertaining to the existing development on the site. Refer to **Section 2.10** and **Tables 5** and **6** for more details.

4.2 Community facilities

4.2.1 Objectives

The nexus between growth and demand for new community facilities or upgrades to existing facilities is identified at a strategic high level within the City of Ryde's *Our Vision for Ryde 2028 - Community Strategic Plan*, adopted in March 2018 by Council.

The Community Strategic Plan (**CSP**) identifies population and economic growth as key challenges facing the community into the future. To address these challenges, the plan re-established the focus outcomes from the 2021 CSP, being:³⁹

- Our vibrant and liveable city
- Our active and healthy city
- Our natural and sustainable city
- Our smart and innovative city
- Our connected and accessible city
- Our diverse and inclusive city, and
- Our open and progressive city.

The objectives of this contributions plan are to provide a range of community facilities and services to meet the demands created by future residents and workers, aligned with the outcomes in the CSP.

In particular, the outcome for “our diverse and inclusive city” highlights the need for easy and equitable access to diverse cultural spaces, places and opportunities for all sections of the community.⁴⁰

The CSP notes how “residents suggested that community buildings and venues can be more functional and multipurpose and become places where people can come together, attend events and interact. Facilities and places for people to meet for activities and community events are considered essential to building an inclusive community where neighbours look out for each other.”⁴¹

4.2.2 Needs assessment

In 2019, Council commissioned Elton Consulting to prepare a new community and cultural facilities framework which sets out the infrastructure required to meet the City of Ryde's growing demands.

The Draft Social and Cultural Infrastructure Framework (Draft SCF) aims to:

³⁹ CSP 2028, p 15.

⁴⁰ CSP 2028, p 27.

⁴¹ Ibid.

- provide a 20 year framework for the provision of social and cultural infrastructure in the City of Ryde, which is able to respond flexibly to opportunities as they arise
- understand and learn from national and international best practice
- provide direction for the future provision of social infrastructure that will be required to meet the needs of the City of Ryde community.⁴²

The Draft SCF synthesizes the objectives of a range of other plans and strategies for the City, including the CSP, the **Draft** Halls and Facilities Strategy (July 2019), the Youth Strategy: Priority Action Plan 2019-2023 and a range of others. The Framework has informed the community and cultural facilities in the works schedule adopted by this plan (as in **Appendix A**).

In broad terms, Elton's needs assessment identified how the City of Ryde will experience:

- an increase in the proportion of the population aged 65 years and over,
- an increase in younger people moving closer to employment and education opportunities,
- continuing growth in the cultural diversity of the community,
- an increase in people living in high density.⁴³

Each of these demographic trends have implications for the type and prevalence of facilities that the City requires and underlines the importance of well-located and designed community spaces.

The Draft SCF takes a catchment based approach to guide the recommended provision of social and cultural infrastructure. This approach enables an equitable and place-based approach to facility supply and distribution. The five catchments are:

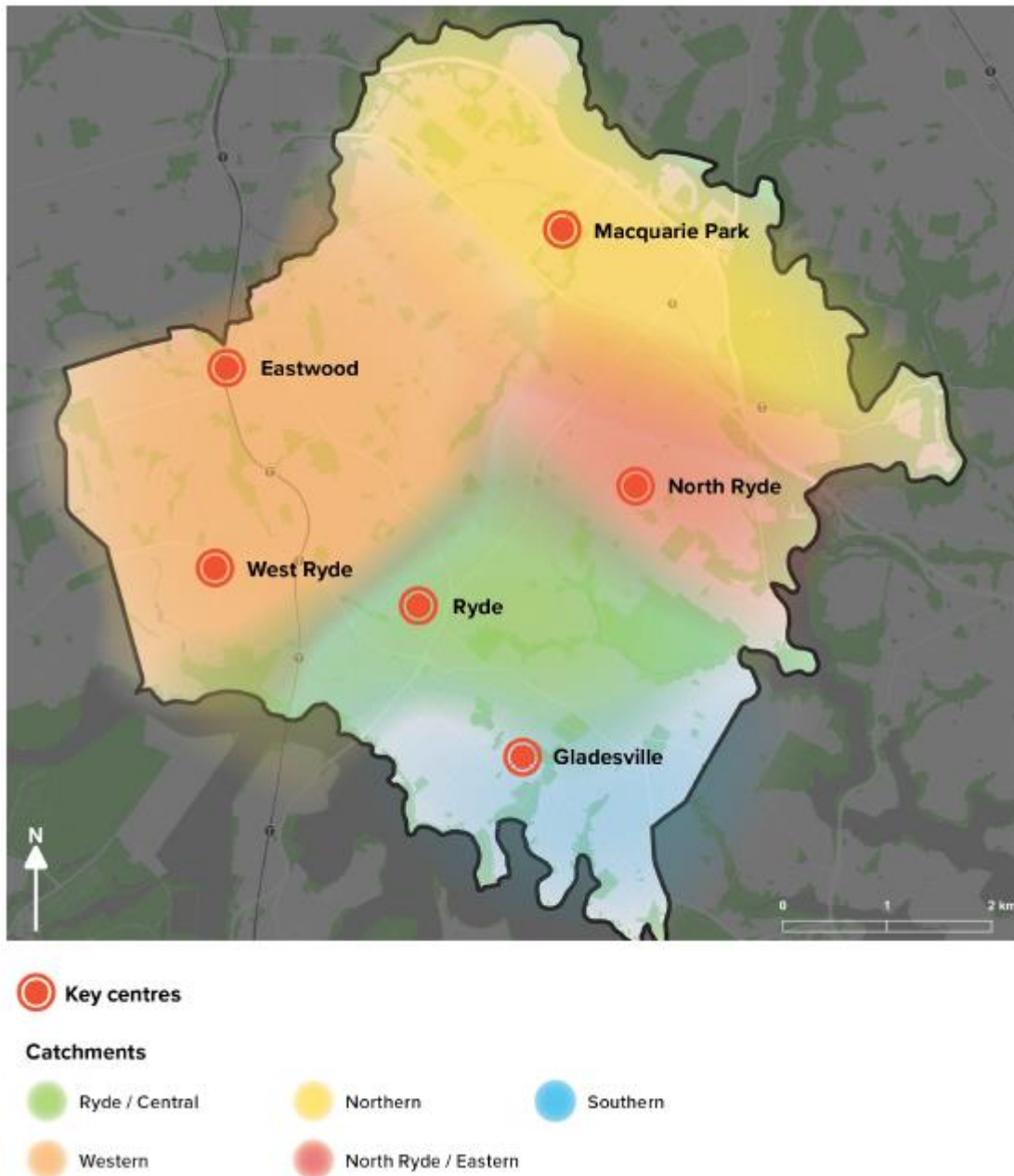
- Western catchment including the key urban centres of Eastwood and West Ryde and suburbs Denistone, Denistone East, Denistone West, and Marsfield (60% of suburb)
- Ryde catchment including the key urban centre of Ryde and the suburbs Meadowbank and Melrose Park
- Northern catchment including the key urban centre of Macquarie Park and the suburb Marsfield (40% of suburb)
- Southern catchment including the key urban centre of Gladesville and the suburbs Putney and Tennyson Point
- North Ryde catchment including the key urban centre of North Ryde and the suburbs East Ryde and Chatswood West.⁴⁴

⁴² Elton Consulting, *City of Ryde – Draft Social and Cultural Infrastructure Framework*, July 2019 (Draft SCF), p 5.

⁴³ Draft SCF, pp 6-7.

Figure 11 provides a map of these catchments.

Figure 11 Ryde centres and catchments



Source: Draft SCF, p 24.

Council's recent studies and strategic documents point to an under-provision of social and cultural infrastructure in the City of Ryde, including:

⁴⁴ Draft SCF, p 22.

- under-provision of multipurpose community facility space (particularly in the south of the City around Gladesville) as outlined in the Draft Halls and Facilities Strategy, particularly spaces greater than 500sqm
- under-provision of library space both in total amount of space and at individual libraries as outlined in the Ryde Library Service Strategic Plan
- a limited number and variety of spaces available for the community to engage in culture and creativity, in particular a lack of studio (or performance) spaces for larger groups to meet as outlined in the Draft Creativity Strategy
- a lack of youth spaces with youth specific services and recreational spaces, as outlined in the Draft Social Plan and Youth Strategy: Priority Action Plan.⁴⁵

The target rates of provision for community facilities, as reflected in the Draft SCF (based on benchmark targets) and the Draft Halls and Facilities Strategy (based on current provision levels in the City for libraries), are:

- 100m² of community floorspace (including community services) per 1,000 residents, and
- 72.2m² of library floorspace per 1,000 residents.

Therefore, for a new population of 45,302, this equates to 4,530 m² in additional community facility floorspace and 3,271 m² in additional library floorspace that would be required. This is an addition to meeting any backlog needs.

In planning to address both the under-provision of facilities and the needs of the growing community in the City of the Ryde, the Draft SCF emphasises the importance of:

- **Creating a network** such that social and cultural infrastructure is not planned in isolation but considered as a broader network of facilities that work together to meet a broad range of community needs, across a region.
- **Adhering to a hierarchy** (comprising regional or citywide, district level, neighbourhood level and local level facilities),
- **Applying standards and benchmarks flexibly**, taking into account specific 'needs assessment' factors.
- **Clustering and co-locating social and cultural infrastructure** such as community centre space, arts and cultural spaces, libraries and community services. Hubs can provide a much more efficient use of resources, by sharing common facilities rather than each organisation having its own separate

⁴⁵ Draft SCF, p 13.

spaces and amenities. Co-location can also enhance synergies between services and encourage greater integration of service delivery.⁴⁶

Table 17 summarises the future community and cultural infrastructure required to meet the growing community needs. Council has adapted these recommendations to prepare the works schedule in **Appendix A**.

Table 17 LGA wide summary of future community and cultural infrastructure

Facility	Component	Approx. floorspace	Timeframe
New facilities			
Ryde Central	Regional arts and culture space	2,500sqm	Short
	District community centre space	2,250sqm	
Eastwood Library and Community Hub	District community centre space	2,250sqm	Medium
	District community service space	750sqm	
	Town Centre library	1,500 - 2,500sqm	
Macquarie Park Library and Creative Hub	Regional arts and culture space	1,200sqm	Medium
	Specialised library	3,100sqm	
Macquarie Park Community Centre	Neighbourhood community centre space	500sqm	Long
Northern Catchment Community Hub	District community centre space	2,000sqm	Medium
	District community service space	500sqm	
Top Ryde Community Service	Local community services space	500sqm	Long
Gladesville Library and Community Hub	Local community centre space	750sqm	Long
	Local community service space	350sqm	
	Small Centre library	1,000-1,500sqm	
North Ryde Library and Community Hub	Local community centre space	1,000sqm	Long
	Local community service space	350sqm	
	Small centre library	1,000-1,500sqm	

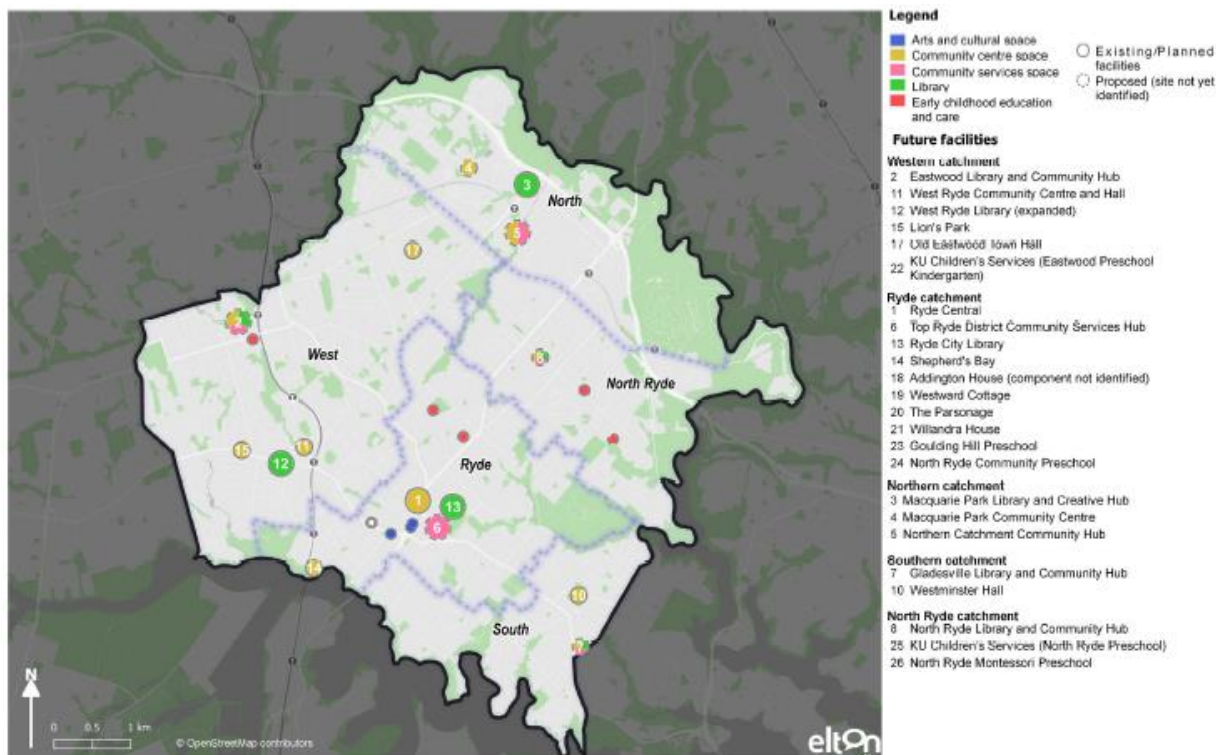
⁴⁶ Draft DCF, pp 24-26.

Facility	Component	Approx. floorspace	Timeframe
City Wide Youth Hub	Regional level youth recreation space		Medium/ Long
Redeveloped facilities			
Westminster Scout Hall	Neighbourhood community centre space	250sqm	Short
Retained facilities			
West Ryde	District community service space	1,584sqm	
	Neighbourhood community centre space	235sqm	
West Ryde Library	Expansion of West Ryde Library	1,500-2,500sqm	
Ryde City Library (expanded)	City library	3,000-6,000sqm	
Brush Farm House	Regional Community arts and culture space	539sqm	
Shepherd's Bay	Neighbourhood community centre space	148sqm	
Lion's Park	Neighbourhood community centre space	154sqm	
Old Eastwood Town Hall	Neighbourhood community centre space	387sqm	

Source: Draft SCF, p 33.

Figure 12 illustrates the future facilities in each catchment.

Figure 12 Future facilities in Draft SCF



Source: Draft SCF, p 30.

The City of Ryde Resourcing Strategy 2014-2024 provides another lens from which to identify the challenges for the City regarding its library and other community and cultural assets.

The Building Assets Plan indicated that a significant proportion of facilities do not meet current standards of compliance for things such as disability access and toilets. It also found that the location and purposes are not consistently or intelligently distributed across the city. Further, it reported that the Civic Centre building has significant building problems, while the Civic Hall connected to the Civic Centre is also outdated and inadequate and does not accommodate performing arts, community meetings or rehearsal requirements adequately.⁴⁷

The Library and Cultural Assets Plan reported that there are currently:⁴⁸

- two modern library buildings (in Top Ryde and West Ryde)

⁴⁷ The Building Assets Plan 2014 – 2024, p 3.

⁴⁸ The Library and Cultural Assets Plan 2014 – 2024, pp 2-3.

- three older library buildings which are now struggling to meet community expectations of a modern public library (North Ryde, Gladesville and Eastwood).

This plan identified a number of asset renewal challenges to address to increase the standard of service for the community, and the need for continual implementation of recommendations from Council's previous plans (Community Hubs Plan, Cultural Spaces and Places Plan and Libraries for Ryde - Library Services Strategic Plan).⁴⁹

4.2.3 Strategy for infrastructure provision

Council has proposed a total investment of **\$121 million** to be funded from this contribution plan to provide a suite of new and upgraded community facilities, as listed in the works schedule in **Appendix A**.

Council has ensured that new development's share of community facility costs is broadly aligned with the targeted provision levels for community facility (including community services) and library floorspace.

The plan does not include land acquisition costs for community facilities but these are still significant costs that are borne by the broader community to deliver many of the facilities. Factoring land values into the apportionment equation for facility works where Council must acquire the land or the opportunity cost of the site applies (because it is operational and land that theoretically could be otherwise redeveloped for other purposes) results in apportioned floorspace to new development, as follows:

- 4,291 m² of community facility floorspace, which is 239 m² or 6% below the target provision level, and
- 3,336 m² of library floorspace which is 66m² or 2% above the target provision level.

Together, this equates to apportioned additional net community facility floorspace (including libraries) of 7,627 m² which is 174 m² or 2% below the targeted provision level.

In **Macquarie Park**, a significant new library facility and creative hub fit out is planned to accommodate the increased resident and worker population in this catchment.

The costs for these works are apportioned 87% to residential development in Macquarie Park and 13% to non-residential development to reflect the relative demand for facilities. Worker demand for the facilities is discounted to reflect more restricted usage of these sites (usually around working hours), compared with residents, such that a single worker's demand unit is assumed to account for 25 per cent of a resident's demand unit.

⁴⁹ The Library and Cultural Assets Plan 2014 – 2024, p 5.

Outside Macquarie Park, a key priority of the infrastructure strategy is the Eastwood community hub which is recommended in the Draft SCF as a consolidated multipurpose site.⁵⁰ Another community hub is planned for Ryde to provide a centrally located youth services facility.

New libraries are planned for Eastwood and Gladesville (with a planned relocation), while library upgrades, to be completed in various stages, are planned for:

- Ryde
- North Ryde
- Eastwood, and
- West Ryde.

Where facilities are considered to have a localised service focus, all costs are apportioned to new development in the plan, however where demand is shared with existing residents, the apportionment of costs reflects the growth population's share of final demand only. Some facilities are apportioned across both the 'Macquarie Park' and 'Outside Macquarie Park' catchments, because they will cater to citywide demand. Examples are the Eastwood and Ryde Community Hubs, and the civic administration building explained below.

Ryde Central civic administration building

The plan includes a share of the cost for stage two of the redevelopment of the civic administration building at Top Ryde. The building will meet administrative and community facility needs, with a civic hall, meeting rooms, other flexibly-designed community facilities and performance space. . The apportionment of 27% of the costs of the administration component of the building reflects the growth population as a share of final demand, with remaining costs to be met by other Council funding sources. The community floorspace contributes to the additional provision needs of the growth population and is apportioned fully to development in the plan (noting that the overall apportionment of additional community floorspace costs to new development in the LGA does also factor in the land value for the site).

The current building standing on the site was completed in August 1964 and served as the City of Ryde's Administration building until May 2015, after which it was vacated due to safety concerns. Prior to the building being vacated, the City of Ryde staff were spread across three office sites - Top Ryde Administration Building, Top Ryde Shopping Centre office premises above the library and office space within the depot at Meadowbank.

In 2015, Council leased office space in North Ryde and amalgamated staff into to one building, which has realised significant efficiencies in staff communications, supply logistics and customer service. Council's

⁵⁰ Elton Study, p 64.

customer service team still has a presence in Top Ryde Shopping Centre, as the leased North Ryde office space has limited access for the public.

Hence, as Council owns the vacated Top Ryde site, which is 16,500 square metres (1.65ha), it plans to redevelop the Top Ryde site to re-establish its administrative functions there, rather than continue to lease space. It also provides an ideal opportunity to leverage the space for other community facility needs.

Table 18 presents the proposed areas by intended function for the civic administration building.

Table 18 Administration building function areas

Function	Approx. Gross Building Area (sqm)
Administrative/commercial office space	8,211
Childcare facilities	2,000
Community and cultural facilities hub - Includes performance space/hall with 700+ seats	6,295
Retail	270
Associated Car Parking	9,758
Total	26,534

Note: excludes open space/public domain space also included in the proposed works.

Section 7.11 contribution rate calculations – Macquarie Park

The contribution formula for community infrastructure for the 'Macquarie Park' catchment **applicable to residential development** can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left(\frac{\$INF}{R} \right)$$

Where:

$$\$INF = \$INF_{\text{Local}} (\$25,993,737) + \$INF_{\text{Citywide}} (\$71,994,529 \times 18,816/45,302)$$

Or the apportioned estimated cost, or if the facility has been completed, the

indexed actual cost, of providing each of the community infrastructure items which are required to meet the needs of residential development in the catchment. Facilities are classified as either local or citywide facilities where citywide facilities are apportioned the catchment's share of the LGA's growth population only.

Refer to the works schedule in **Appendix A** for item costs and % apportionments for local and citywide facilities.

R = The expected number of additional residents in the catchment over the period of the plan (18,816)

The contribution formula for community infrastructure for the 'Macquarie Park' catchment **applicable to non-residential development** can be expressed as follows:

$$\text{Contribution per worker (\$)} = \sum \left(\frac{\$INF}{W} \right)$$

Where:

$$\$INF = \$INF_{\text{Local}} (\$4,006,263)$$

Or the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the community infrastructure items (classified only as local facilities), which are required to meet the needs of non-residential development in the catchment.

Refer to the works schedule in **Appendix A** for item costs and % apportionments for local facilities.

W = The expected number of additional workers in the catchment over the period of the plan (11,600).

Section 7.11 contribution rate calculations – Outside Macquarie Park

The contribution formula for community infrastructure for the 'Outside Macquarie Park' catchment **applicable to residential development** can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left(\frac{\$INF}{R} \right)$$

Where:

$$\$INF = \$INF_{\text{Local}} (\$19,045,178) + \$INF_{\text{Citywide}} (71,994,529 \times 26,485/45,302)$$

Or the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the community infrastructure items which are required to meet the needs of residential development in the catchment. Facilities are classified as either local or citywide facilities where citywide facilities are apportioned the catchment's share of the LGA's growth population only.

Refer to the works schedule in **Appendix A** for item costs and % apportionments for local and citywide facilities.

$$R = \text{The expected number of additional residents in the catchment over the period of the plan (26,485)}$$

To determine the total contribution that would apply to a proposed development, the contribution rate 'per resident' or 'per worker' needs to be multiplied by the relevant assumed occupancy rate (in the case of residential development) and by the relevant workspace ratio (in the case of non-residential development in Macquarie Park). **Table 5** provided the assumed occupancy rates and workspace ratios.

Tables 2 and **3** showed the contributions rates per resident and per each standard dwelling type, in catchments inside and outside Macquarie Park.

Table 4 showed the non-residential contributions rates per worker in the Macquarie Park catchment.

Contribution calculations should also account for any residential or non-residential demand credits pertaining to the existing development on the site. Refer to **Section 2.10** and **Tables 5** and **6** for more details.

4.3 Transport and Traffic Facilities

4.3.1 Objectives

To establish what facilities are actually needed to meet demands and fulfil the community expectations under the CSP the Council has produced the following:

- *City of Ryde – Four Year Delivery Plan 2016-2020*

The purpose of this document was to establish a forward program for capital works expenditure including roads and traffic facilities. The Delivery Plan is based on the City of Ryde being, in town planning terms, a 'brown field' development area of which much of the road network is well established. As such the growing population of the LGA creates an ever increasing demand on the City of Ryde's existing road and traffic management facilities, as the demand on car usage and other road related transport mechanisms continue to increase with the growing population.

Thus, the Delivery Program focuses on the needs to increase the carrying capacity of many the City's local roads. Increasing the carrying capacity requires works such as:

- road pavement improvements (includes upgrading of subgrade courses and wearing course)
- road widening
- drainage improvements including kerb and gutters
- upgrading of bus stops (alignment/paving/shelters/seating)
- intersection upgrades
- pedestrian crossing/interaction space upgrades

Further to the current Delivery Program, Council has developed an *Integrated Transport Strategy 2016-2031 (ITS)*. The ITS identifies solutions beyond the *Four Year Delivery Program*. Many of the identified major infrastructure upgrades in the ITS will likely be carried out at a State funding level as they are located on State Government managed roads such as Epping Road, Lane Cove Road and Victoria Road. Nevertheless, as these roads integrate with Council's local road network, parts of the major items listed in the ITS may need to be funded by Council.

It is noted that the ITS is an overarching strategic document, which generally requires further studies as 'actions' to investigate potential solutions within the transport landscape that is the City of Ryde. Hence this plan funds or part funds some of the recommended studies from the ITS, as they are likely to produce further 'actions' (resulting in new infrastructure) that could inform the next iteration of this plan.

Macquarie Park, as identified in the ITS and Part 4.5 of the *City of Ryde Development Control Plan 2014 (DCP)*, requires a new fine grain road, cycle and pedestrian access network to increase permeability in the business employment corridor. The Macquarie Park corridor is similar in size to the Sydney CBD but has

fewer roads and route choice. The current block size and building footprint lengthens the walking time for foot trips with the precinct and increases reliance on vehicle usage for short trips.

The future character of Macquarie Park, as identified in the body of this plan and as described in the ITS and DCP, will include intensifying the Commercial Core and other functions within the Macquarie Park Corridor, including its residential areas. An effective transport network is required to service the anticipated growth.

The ITS and DCP both aim to create a permeable network of streets and pedestrian ways and to create new streets and laneways. Provision of the fine grain road network, including the acquisition of land and the construction of roads, will be majority funded under the bonus floor space provisions of clause 6.9 of the Ryde LEP. However, this plan includes the signalised intersection works which will not be funded through the bonus floor space scheme.

4.3.2 Needs assessment

Market research undertaken by BIS Shrapnel in 2015⁵¹ identified how the major constraint to future development of Ryde—either at current densities or at higher densities—is around the issue of transport.

The main issue was that transport infrastructure has failed to keep pace with the speed of commercial development that has occurred within Macquarie Park.

The road network has major bottlenecks, both within Macquarie Park and on the key approaches. Congestion and (long) peak hour delays are critical issues of concern. Lane Cove Road, as the major north-south thoroughfare linking Sydney's northern (and beach) suburbs with the south of the city, generates a large volume of through-traffic and adds to congestion problems within the Centre.

Compounding this, car usage is a huge legacy issue resulting from the way in which Macquarie Park has developed and historical planning controls. A culture of entitlement around car usage and on-site parking is entrenched.

Public transport is poorly utilised and, within Macquarie Park, has a number of shortcomings. The existing rail service is inadequate in terms of frequency and capacity to meet demand from many parts of Sydney. Buses generally do not have dedicated/priority lanes for high demand corridors and there is a plethora of different operators servicing the area. Several high demand source areas for employees lack direct services.

BIS Shrapnel recognised that there needs to be a co-ordinated, holistic transport network plan. Transport for NSW and the Department of Planning & Environment undertook a multi-modal transport strategy in conjunction with the Sydney Metro Northwest. Existing transport problems will be compounded by the plan to close rail stations in the Centre for seven months from 2018 for development works associated with the Sydney Metro Northwest.

⁵¹ BIS Shrapnel, *Strategic Employment Review: Macquarie Park*, prepared for NSW Department of Planning and Environment, December 2015.

Stakeholders see the completion of the Sydney Metro Northwest in 2019 and expected upgrading of the Macquarie Park Bus Interchange as a potential circuit-breaker in respect of transport concerns. However, until these works are completed, additional development, and especially higher density commercial or mixed use development, will only add to congestion problems.

4.3.3 Strategy for infrastructure provision

The plan includes transport infrastructure land acquisition and works values at **\$12.3 million** in Macquarie Park and **\$32.3 million** in 'Outside Macquarie Park'.

Projects listed in the works schedule of this plan (**Appendix A**) are designed to meet future demands on roads and traffic infrastructure throughout the City of Ryde, at both district, local and state levels:

- District facilities are designed to meet the needs and be utilised by the majority of the population within the LGA. District facilities are generally located on arterial, sub arterial and collector roads that serve traffic from across the entirety of the LGA and are managed by Council.
- Local facilities include collector and local roads that generally only serve a majority of traffic derived from within a local catchment.
- State facilities include the major arterial roads managed by the RMS or significant projects based around state funded transport nodes such as buses and trains, an example being the Herring Road Transport Interchange. As Council usually helps part-fund such projects, that estimated partial funding components have been included in this plan.

In **Macquarie Park**, there are signalised intersection and signalised pedestrian crossing works which are prioritised for delivery within around 3 to 10 years (between 2022 and 2029). The costs for transport land and works are apportioned 62% to residential development in Macquarie Park and 38% to non-residential development. This reflects the relative demand for facilities from residents and workers respectively. Unlike open space and community facilities, residents and workers are considered to represent the same unit of demand for traffic infrastructure.

Outside Macquarie Park, a range of road improvements around the LGA are included to service the needs of the existing and growing population, with costs apportioned only 19% to the plan.

There are some transport works for which demand arises from new development (such that costs are fully apportioned to the plan) and delivery is prioritised within the first 10 years of the plan. The works are:

- Rowe Street improvements in Eastwood
- Angas Street Bridge replacement
- Constitution Road improvements
- Gladesville traffic facilities improvements surrounding the town centre.

Section 7.11 contribution rate calculations – Macquarie Park

The contribution formula for transport infrastructure for the ‘Macquarie Park’ catchment **applicable to residential development** can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left(\frac{\$INF}{R} \right)$$

Where:

$$\$INF = \$INF_{\text{Local}} (\$7,638,742)$$

Or the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the transport infrastructure items which are required to meet the needs of residential development in the catchment. Facility costs apportioned to the ‘Macquarie Park’ catchment are only classified as local.

Refer to the works schedule in **Appendix A** for item costs and % apportionments for local and citywide facilities.

$$R = \text{The expected number of additional residents in the catchment over the period of the plan (18,816)}$$

The contribution formula for transport infrastructure for the ‘Macquarie Park’ catchment **applicable to non-residential development** can be expressed as follows:

$$\text{Contribution per worker (\$)} = \sum \left(\frac{\$INF}{W} \right)$$

Where:

$$\$INF = \$INF_{\text{Local}} (\$4,709,258)$$

Or the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the transport infrastructure items (classified only as local facilities), which are required to meet the needs of non-residential development in the catchment.

Refer to the works schedule in **Appendix A** for item costs and % apportionments for local facilities.

W = The expected number of additional workers in the catchment over the period of the plan (11,600).

Section 7.11 contribution rate calculations – Outside Macquarie Park

The contribution formula for transport infrastructure for the 'Outside Macquarie Park' catchment **applicable to residential development** can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left(\frac{\$INF}{R} \right)$$

Where:

$$\$INF = \$INF_{\text{Local}} (\$32,318,314)$$

Or the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the transport infrastructure items which are required to meet the needs of residential development in the catchment. Facility costs apportioned to the 'Outside Macquarie Park' catchment are only classified as local.

Refer to the works schedule in **Appendix A** for item costs and % apportionments for local and citywide facilities.

R = The expected number of additional residents in the catchment over the period of the plan (26,485)

To determine the total contribution that would apply to a proposed development, the contribution rate 'per resident' or 'per worker' needs to be multiplied by the relevant assumed occupancy rate (in the case of residential development) and by the relevant workspace ratio (in the case of non-residential development in Macquarie Park). **Table 5** provided the assumed occupancy rates and workspace ratios.

Tables 2 and 3 showed the contributions rates per resident and per each standard dwelling type, in catchments inside and outside Macquarie Park.

Table 4 showed the non-residential contributions rates per worker in the Macquarie Park catchment.

Contribution calculations should also account for any residential or non-residential demand credits pertaining to the existing development on the site. Refer to **Section 2.10 and Tables 5 and 6** for more details.

4.4 Infrastructure staging and priorities

The timing column in the works schedule table in **Appendix A** represents the approximate year when Council will commence the works program item.

The pooling of funds between local and district catchments ensures works are carried out and monies are spent in order of priority. Prioritising infrastructure delivery reduces Council's need to borrow funds from external sources as Council is able to use funds collected under this plan for the delivery of works in the plan in a reasonable timeframe.

Council might need to amend the priority list from time to time to meet the demands of development, as growth areas react to market forces.

The works program is reviewed regularly to account for policy review, development trends and the availability of funds. This helps to ensure the contributions income from development matches the cost of the proposed scheduled works. Should population growth slow down or increase beyond projections, then projects within the works program can be brought forward or pushed back accordingly. The timing of projects in the works schedule are therefore indicative.

4.5 Plan administration

4.5.1 Objectives

The objective is to implement and manage this plan so that the contributions remain reasonable over the life of the plan, and that the infrastructure is provided in a reasonable time.

4.5.2 Strategy

This plan has been prepared to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and works schedules, including, but not limited to:

- infrastructure needs studies
- traffic studies

- audits of current facilities
- demographic analysis
- drafting
- legal review.

Additionally, Council is required to manage, monitor and maintain the contributions plan. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions.
- Recommending to Council the appropriate management and expenditure of funds in accordance with the adopted works schedules.
- Monitoring and programming works identified in the works schedules.
- Determining 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 and supplementary funding sources and maintenance implications.
- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Reviewing and determining the suitability of any land dedications, works in kind and material public benefits proposed by a developer, including obtaining expert advice, where necessary.
- Software development, maintenance and upgrades in administering the plan and associated contributions.
- Preparing and making available the accounting information as required by the EP&A Regulation.
- Providing advice to applicants and the general public regarding the operation of the plan.
- Commissioning of consultant studies and advice in relation to the efficacy of the development and demand assumptions of the contributions plan, including the need for legal support, when necessary.

4.5.3 Plan administration contribution rates calculation

Costs included in this plan for management and administration are determined based on the IPART benchmark⁵² of an allowance equivalent to 1.5% of the cost of capital works that are to be met by development approved under this plan.

⁵² Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, page 63

The contribution formula for plan preparation and administration for residential development in both the 'Macquarie Park' and "Outside Macquarie Park' catchments can be expressed as follows:

$$\text{Contribution per resident (\$)} = \sum \left(\frac{1.5\% * \$INF}{R} \right)$$

Where:

\$INF = the total estimated capital works costs apportioned to residential development in the catchment to meet the development needs of the City of Ryde LGA.

(Refer to the works schedule in **Appendix A** for item costs and % apportionments for capital works facilities.)

R = The total number of new residents in the catchment to 2036.

The contribution formula for plan preparation and administration for non-residential development in the "Macquarie Park' catchment can be expressed as follows:

$$\text{Contribution per worker (\$)} = \sum \left(\frac{1.5\% * \$INF}{W} \right)$$

Where:

\$INF = the total estimated capital works costs apportioned to the non-residential development in the catchment to meet the development needs of the City of Ryde LGA.

(Refer to the works schedule in **Appendix A** for item costs and % apportionments for capital works facilities.)

W = The total number of new workers in the catchment to 2036.

5. How and when will contributions be imposed on developments?

5.1 Monetary contributions

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring a contribution under section 7.11 of the EP&A Act on that approval for:

the provision, extension or augmentation of local infrastructure to be provided by Council; and
the recoupment of the previous costs incurred by Council in providing existing local infrastructure.

Accredited certifiers should also refer to **Section 5.6** of this plan as to their obligations in assessing and determining applications.

5.2 Land contributions

This plan authorises the consent authority, other than an accredited certifier⁵³, when granting consent to an application to carry out development to which this plan applies, to impose a condition under section 7.11(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of local infrastructure to be provided by Council.

Wherever land required under this plan is situated within a development site, the consent authority will generally require the developer of that land to dedicate the land required under this plan free of cost.

5.3 Cap on monetary section 7.11 contributions for residential development

On 21 August 2012 the Minister for Planning issued a Direction to Council that caps section 94 (as section 7.11 was then known) contributions for residential development, including in the City of Ryde LGA.

The Direction requires that:

A council (or planning panel) must not grant development consent ... subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that:

(a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or

⁵³ Note: the EP&A Act does not allow an accredited certifier other than a Council to impose a condition requiring the dedication of land free of cost.

(b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent.

Consistent with the Direction, consent authorities (including accredited certifiers) shall not issue a development application (DA) consent or a CDC that requires the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or lot.

5.4 Latest rates to be used

The section 7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary section 7.11 contribution rates shown in **Tables 2, 3 and 4** reflect the contribution rates at the date that this plan commenced. These rates will be regularly adjusted for inflation (see **Sections 7.3 and 7.4**).

Applicants and accredited certifiers should inquire at the Council for information on the latest contribution rates.

5.5 Variation to section 7.11 contributions authorised by this plan

The consent authority, other than a private accredited certifier, may, after considering a written application, reduce the section 7.11 contribution otherwise calculated in accordance with the provisions of this plan.

A developer's request for variation to a contribution calculated in accordance with this plan must be supported by written justification included with the development application setting out the following, as relevant:

- the grounds on which the variation to the plan contribution is reasonable in the circumstances
- details and calculations showing that application of the plan's contribution rates results in an unreasonable contribution amount
- calculations showing that an alternative amount fairly reflects the net increase in demand for the infrastructure included in this plan.

The consent authority will not consider requests for reductions based solely on any perceived broader community benefit of the development.

5.6 Obligations of accredited certifiers

5.6.1 Complying development certificates

This plan requires that, in relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan
- the amount of the monetary contribution that the accredited certifier must so impose is the amount determined in accordance with this section
- the terms of the condition be in accordance with this section.

5.6.2 Procedure for determining a section 7.11 contribution amount

The procedure for an accredited certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 7.11(6) of the EP&A Act such as that envisaged in **Section 2.9** of this plan, or an exemption or part or the whole of the development under **Section 2.6** of this plan, the accredited certifier must:
 - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
 - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in **Tables 2, 3 or 4** of this plan taking into account any exempted development specified in **Section 2.6** and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with **Section 7.3** to reflect the indexed cost of the provision of infrastructure.
4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development.

5.6.3 Terms of a section 7.11 condition

The terms of the condition requiring a section 7.11 contribution are as follows:

Contribution

The developer must make a monetary contribution to Ryde City Council in the amount of \$[insert amount] for the purposes of the local infrastructure identified in the Council's Section 7.11 Development Contributions Plan 2016 to 2036.

[strike out any of the following infrastructure categories are not applicable]

<i>Roads and traffic</i>	\$ [insert amount]
<i>Open space & recreation</i>	\$ [insert amount]
<i>Community facilities</i>	\$ [insert amount]
<i>Plan preparation and administration</i>	\$ [insert amount]
Total	\$[insert amount]

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$C_C \times CPI_P}{CPI_C}$$

Where:

$\$C_C$ is the contribution amount shown in this certificate expressed in dollars

CPI_P is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution

CPI_C is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician which applied at the time of the issue of this certificate

Note: The contribution payable will not be less than the contribution specified in this certificate.

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 136L of the Environmental Planning and Assessment Regulation 2000.

Deferred payments of contributions will not be accepted.

Works-in-kind agreement

This condition does not need to be complied with to the extent specified in any planning agreement of works-in-kind agreement entered into between the developer and the Council.

5.6.4 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.

The accredited certifier must ensure that the applicant provides a receipt (or 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 EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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

6. How and when can a contribution requirement be settled?

6.1 Timing of payments

A monetary contribution required to be paid by a condition imposed on the development consent in accordance with this plan is to be paid at the time specified in the condition.

Generally, the condition will provide for payment as follows:

- For development where no further approvals are required – before the development consent is issued.
- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (line plan).
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor.
- For works authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commencing, as required by clause 136L of the EP&A Regulation.

At the time of payment, it will be necessary for monetary contribution amounts to be updated in accordance with the relevant indexes (see **Section 7.3**).

6.2 Deferred or periodic payments

Council will not accept the deferred or periodic payment of a monetary contribution or levy imposed under this plan.

6.3 Can the contribution be settled by dedicating land or undertake works?

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a monetary contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf, then the developer can approach this either one of two ways:

- The developer may offer to enter into a planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development.

- If the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works-in-kind through a works-in-kind agreement or offer to dedicate land through a land dedication arrangement.

The decision to accept settlement of a contribution by way of works-in-kind or the dedication of land is at the sole discretion of Council.

6.3.1 Offers and agreements generally

Any offer for works-in-kind or other material public benefit shall be made in writing to the Council and shall be made prior to the commencement of any works proposed as part of that offer. Retrospective works-in-kind agreements will not be accepted.

Works-in-kind or the dedication of land may be accepted by the Council under the following circumstances:

- Council will generally only accept offers of works or land that are items included in the schedule of local infrastructure in this plan (i.e. items included in **Appendix A**), and
- Council determines that the works-in-kind are, or the land to be dedicated is, appropriate and meets a broad community need.

In assessing the request, Council will consider the following:

- The design of the facilities, and whether the design will result in facilities that are fit for purpose.
- The proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.

Plans and cost estimates of the proposed works or land dedication are to be prepared by suitably qualified professionals and submitted by the applicant.

Should an offer of works-in-kind or land dedication be accepted, Council will negotiate with the applicant, as relevant, the following:

- an acceptable standard for workmanship and materials
- frequency of progress works inspections
- the program for completion of the works or the dedication of the land
- an appropriate defects liability period.

6.3.2 Offset of monetary contributions

The value of any agreed works-in-kind can be applied as an offset against monetary contributions or levies required to be paid under any section 7.11 or 7.12 contributions condition of consent issued in respect of development on land within the City of Ryde LGA.

Offsets will only be granted where the works that are proposed to be provided are works items (or components of works items) included in the schedule of Local Infrastructure in this plan (refer **Appendix A**).

The value of the monetary contributions offset shall equal the value attributed to the works item(s) in this plan taking into account the impact of indexation.

7. Other administration matters

7.1 Relationship of this plan to other contributions plans

This development contributions plan repeals the *City of Ryde Section 94 Development Contributions Plan 2007 Interim Update (2014)* from the date it takes effect.

Funds held under the contributions plan to be repealed will be distributed to projects via the adopted Delivery Programs as resolved by Council on an annual basis.

This plan does not affect development consents applying to land in the City of Ryde LGA containing conditions requiring contributions or levies under the above repealed plan.

7.2 Contributions imposed on developments, but not yet paid under the repealed plan, when paid and held by Council will be distributed to projects via the adopted Delivery Programs as resolved by Council on an annual basis. Savings and transitional arrangements

This plan applies to a DA that was submitted but not yet determined on the date on which this plan took effect.

This plan also applies to a CDC issued on or after the date on which this plan took effect.

7.3 Adjustment of contribution rates to address the effects of inflation

To ensure that the value of contributions is not eroded over time by inflationary pressures, land value increases, the capital costs of administration of the plan or through changes in the costs of studies used to support the plan, Council will adjust the contributions rates.

This plan adopts the following index as published by the Australian Bureau of Statistics (ABS):

- Consumer Price Index, Tables 1 and 2 CPI All Groups, Index Numbers and Percentage Changes – Sydney (Sydney CPI)

In accordance with clause 32(3)(b) of the EPA Regulation, Council will, without re-exhibiting the plan, review and update the rates set out in this plan on a quarterly basis in accordance with the following formula:

$$\$C_A + \frac{\$C_A (I_C - I_B)}{I_B}$$

Where:

$\$C_A$ is the contribution rate for each particular line item in the works program at the time of adoption of the plan (*base date to insert*) expressed in dollars;

I_C is the relevant Sydney CPI at the time of the review of the contribution rate based on the latest quarterly CPI available.

I_B is the relevant Sydney CPI at the time of the adoption of this plan.

Note: In the event of a negative CPI movement from one quarter to the next, the contribution rates will remain the same as the previous quarter.

7.4 How are contribution amounts adjusted at the time of payment?

The contributions stated in a consent are calculated on the basis of the Section 7.11 contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contribution must be indexed between the date of consent and the date of payment in accordance with the following formula:

$$\$C_c + \frac{\$C_c(I_B - I_C)}{I_C}$$

Where:

$\$C_c$ is the contribution amount in the consent expressed in dollars;

I_B is the relevant Sydney CPI at the time of contribution payment.

I_C is the relevant Sydney CPI at the time of the issue of the consent.

Note: In the event of a negative CPI movement from one quarter to the next, the contribution rates will remain the same as the previous quarter.

The current contribution rates are published by Council and are available from Council's offices.

For Council's latest contributions rates please refer to www.ryde.nsw.gov.au/Business-and-Development/Section-94-Contributions-Plan on Council's website or contact Council's Developer Contributions Coordinator on (02) 9952 8222.

7.5 Pooling of contributions funds

This plan expressively authorises monetary s7.11 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of levies are shown in the works schedule at **Appendix A**. Council reserves the right to reprioritise the order of projects and

allocate the pooling of funds from year to year in setting its forward operational and capital works programs, as the location and timing of actual development may differ from that predicted, over the life of the plan.

7.6 Accountability and access to information

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

The register will be maintained at regular intervals and will include the following:

- Particulars sufficient to identify each development consent for which contributions have been sought
- Nature and extent of the contribution required by the relevant condition of consent
- Name of the contributions plan under which the condition of consent was imposed
- Date the contribution was received, for what purpose and the amount.

Separate accounting records will be maintained for each contribution type in this plan and published every year in Council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon request.

7.7 Definitions used in this plan

Words and phrases used in this plan generally have the same meaning as the terms defined in the Ryde Local Environmental Plan 2014, the EP&A Act and EP&A Regulation, and as provided for below.

ABS means the Australian Bureau of Statistics.

Bedroom means any enclosed habitable room within a dwelling that is capable of being used for sleeping purposes, including any study or similar utility room.

Note: Council may use discretion to determine whether a particular room is to be regarded as a bedroom for the purposes of this definition by having regard to the nature of the design and/or layout of the room and its situation in the building.

Catchment means a geographic or other defined area to which a contributions plan applies.

Council means Ryde City Council.

EP&A Act means the Environmental Planning and Assessment Act 1979 (NSW).

EP&A Regulation means the Environmental Planning and Assessment Regulation 2000 (NSW).

Home based business means home-based childcare, home occupation, home occupation (sex services), home business or home industry, each as defined in the RLEP.

IPART means the NSW Independent Pricing and Regulatory Tribunal.

LGA means Local Government Area.

Local infrastructure means public infrastructure, facilities, amenities and services serving a local or district level need.

Material public benefit does not include the payment of a monetary contributions or the dedication of land free of cost.

Nexus means the relationship between expected types of development in the area and the demand for additional public facilities to meet that demand.

Planning agreement means a voluntary planning agreement referred to in s7.4 of the EP&A Act.

RLEP means Ryde Local Environmental Plan 2014

Seniors housing has the same meaning as stated in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Social housing provider has the same meaning as stated in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Works-in-kind means the construction or provision of the whole or part of a local infrastructure item that is identified in a works schedule in a contributions plan.

APPENDIX A

Infrastructure schedule and location maps

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
Open space embellishment										
2019	Masterplan of Denistone East Bowling Club and Kings Park	Denistone	City Wide	\$50,000	-	27%	\$13,555	-	\$13,555	\$36,445
2020, 2021 & 2024	Park and Open Space Tree Planting Program	City Wide	City Wide	\$171,000	-	27%	\$46,357	-	\$46,357	\$124,643
2020	ANZAC Park - District upgrade - Relocate playground away from road and upgrade to District level.	West Ryde	Outside MP	\$380,000	-	100%	\$380,000	-	\$380,000	-
2020	Central Park - Embellishment - Macquarie Park of approx 1.5ha	Macquarie Park	Macquarie Park	\$8,000,000	-	87%	\$1,732,916	\$267,084	\$2,000,000	\$6,000,000
2020	Dunbar Park - Surface upgrade	Marsfield	Outside MP	\$245,000	-	100%	\$245,000	-	\$245,000	-
2020	Glades Bay Park - Local Upgrade - Install seating next to equipment, access path to playground and provide landscape play	Gladesville-Tennyson Point	Outside MP	\$95,000	-	19%	\$18,003	-	\$18,003	\$76,997
2020	Integrated Open Space Plan	City Wide	City Wide	\$100,000	-	100%	\$100,000	-	\$100,000	-
2020	Kathleen Reserve - Local upgrade - Install new	North Ryde	Outside MP	\$95,000	-	19%	\$18,003	-	\$18,003	\$76,997

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
	equipment, landscaping and seating									
2020	Kings Park Masterplan - Completion - Amenities Building etc.	Denistone	Outside MP	\$1,800,000	-	19%	\$341,104	-	\$341,104	\$1,458,896
2020	Kotara Park - Neighbourhood upgrade - Move playground to more appropriate location within the park and incorporate facilities for young people	Marsfield	Outside MP	\$200,000	-	19%	\$37,900	-	\$37,900	\$162,100
2020	Meadowbank Park - Floodlighting - Field 4 Upgrade to training standard - Year 1	Meadowbank	City Wide	\$25,000	-	100%	\$25,000	-	\$25,000	-
2020	Meadowbank Park Constitution Road - Regional Upgrade - New Playground (regional Level) with landscape and nature play to be provided in accordance with Masterplan	Meadowbank	City Wide	\$160,000	-	100%	\$160,000	-	\$160,000	-
2020	Putney Park Masterplan - Construction of southern amenities building in the south of Putney Park.	Putney	Outside MP	\$410,000	-	19%	\$77,696	-	\$77,696	\$332,304
2020	Smalls Road School Synthetic Playfield	Ryde	City Wide	\$2,500,000	-	100%	\$2,500,000	-	\$2,500,000	-

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2020	Stewart Park - Local Upgrade - Landscape surrounding area within vicinity of playground to incorporate landscape play. Install educational signage regarding local plant communities in partnership with local bushcare groups.	Marsfield	Outside MP	\$120,000	-	19%	\$22,740	-	\$22,740	\$97,260
2020	Tuckwell Park - Floodlighting Installation	Macquarie Park	Macquarie Park	\$150,000	-	87%	\$129,969	\$20,031	\$150,000	-
2020	Tuckwell Park - Sportsfield surface upgrades	Macquarie Park	Macquarie Park	\$420,000	-	87%	\$363,912	\$56,088	\$420,000	-
2020	Update open space site masterplans and plans of management; Westminster Park PoM, ELS Hall Park PoM, Land Categorisation mapping review, Natural Areas GPoM	City Wide	City Wide	\$200,000	-	27%	\$54,219	-	\$54,219	\$145,781
2020	Westminster Park – Masterplan Detailed Design	Gladesville-Tennyson Point	Outside MP	\$150,000	-	100%	\$150,000	-	\$150,000	-
2020	Ryde Riverwalk between Glades Bay and Bill Mitchell Park	Gladesville-Tennyson Point	Outside MP	\$2,000,000	-	100%	\$2,000,000	-	\$2,000,000	-

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2021 & 2022	Blenheim Park Masterplan - Design and construction of Blenheim Park MasterPlan	North Ryde	Outside MP	\$4,282,000	-	100%	\$4,282,000	-	\$4,282,000	-
2021 & 2022	Gannan Park - New Amenities building	Ryde (Field of Mars)	Outside MP	\$2,040,000	-	100%	\$2,040,000	-	\$2,040,000	-
2021-2024	Street Tree Planting Program (annual)	City Wide	City Wide	\$510,000	-	27%	\$138,257	-	\$138,257	\$371,743
2021	ELS Hall Park - Field 3 - Surface upgrade	Marsfield	City Wide	\$320,000	-	100%	\$320,000	-	\$320,000	-
2021	Fontenoy Park - Construction of irrigation and drainage systems	Macquarie Park	Macquarie Park	\$190,000	-	87%	\$164,627	\$25,373	\$190,000	-
2021	Gannan Park - Floodlighting Forward Planning	Ryde (Field of Mars)	Outside MP	\$50,000	-	100%	\$50,000	-	\$50,000	-
2021	Gannan Park Masterplan - Phase 1 - Stage 1	Ryde (Field of Mars)	Outside MP	\$100,000	-	19%	\$18,950	-	\$18,950	\$81,050
2021	Marjorie Park - Local Upgrade - New Playground to be sited within park. New siting to be determined by detailed site assessment.	Eastwood	Outside MP	\$100,000	-	19%	\$18,950	-	\$18,950	\$81,050
2021	Meadowbank Park - Floodlighting - Field 4 Upgrade to training	Meadowbank	City Wide	\$250,000	-	100%	\$250,000	-	\$250,000	-

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
	standard - Year 2									
2021	Meadowbank Park Consitution Road- Regional Upgrade - New Playground (regional Level) with landscape and nature play to be provided in accordance with Masterplan	Meadowbank	City Wide	\$1,700,000	-	100%	\$1,700,000	-	\$1,700,000	-
2021	North Ryde Park - Upgrade to the playing surface, fencing and irrigation	North Ryde	Outside MP	\$270,000	-	19%	\$51,166	-	\$51,166	\$218,834
2021	Park Signage Expansion	City Wide	Outside MP	\$300,000	-	19%	\$56,851	-	\$56,851	\$243,149
2021	Santa Rosa Park - Major District upgrade - Relocate playground away from road further within park. Include play equipment, picnic shelters, seating, shading and amenity to reflect the district role. Year 1	Ryde (Santa Rosa)	City Wide	\$60,000	-	100%	\$60,000	-	\$60,000	-
2021	Update open space site masterplans and Plans of Management; Field of Mars PoM, Putney Park PoM, Magdala Park	City Wide	City Wide	\$200,000	-	27%	\$54,219	-	\$54,219	\$145,781

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
	masterplan									
2021	Westminster Park – Masterplan Delivery	Gladesville-Tennyson Point	Outside MP	\$2,350,000	-	100%	\$2,350,000	-	\$2,350,000	-
2022 & 2023	Park and Open Space Tree Planting Program	City Wide	City Wide	\$117,000	-	100%	\$117,000	-	\$117,000	-
2022	Christie Park - Synthetic Sports Surfaces - Stage 2 six futsal/5-aside pitches with a car park extension	Macquarie Park	Macquarie Park	\$5,000,000	-	87%	\$4,332,290	\$667,710	\$5,000,000	-
2022	Gannan Park - Surface upgrade	Ryde (Field of Mars)	Outside MP	\$330,000	-	100%	\$330,000	-	\$330,000	-
2022	Gannan Park - Floodlighting Installation	Ryde (Field of Mars)	Outside MP	\$310,000	-	100%	\$310,000	-	\$310,000	-
2022	Gannan Park Masterplan - Phase 1 - Stage 2	Ryde (Field of Mars)	Outside MP	\$2,090,000	-	100%	\$2,090,000	-	\$2,090,000	-
2022	Magdala Park - District upgrade - Provide New District Level Playground subject to detailed site assessment	North Ryde	Outside MP	\$70,000	-	100%	\$70,000	-	\$70,000	-
2022	Meadowbank LH Waud Forward Planning Floodlighting	Meadowbank	City Wide	\$60,000	-	100%	\$60,000	-	\$60,000	-
2022	Meadowbank Park - Synthetic Sports Surfaces Expansion	Meadowbank	City Wide	\$150,000	-	100%	\$150,000	-	\$150,000	-

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2022	Olympic Park - Neighbourhood Upgrade - Redevelop playground (due to high usage of play facilities and location on site of Ryde Aquatic Centre). Opportunity to upgrade facilities in park, such as picnic shelters and BBQs.	Gladesville-Tennyson Point	City Wide	\$210,000	-	100%	\$210,000	-	\$210,000	-
2022	Santa Rosa Park - Major District Upgrade - Relocate playground away from road further within park. Include play equipment, picnic shelters, seating, shading and amenity to reflect the district role. Year 2	Ryde (Santa Rosa)	Outside MP	\$600,000	-	100%	\$600,000	-	\$600,000	-
2022	Update open space site masterplans - ANZAC Park masterplan	City Wide	City Wide	\$80,000	-	27%	\$21,687	-	\$21,687	\$58,313
2023	ELS Hall Park - Masterplan stage 1	Marsfield	City Wide	\$4,000,000	-	100%	\$4,000,000	-	\$4,000,000	-
2023	ELS Hall Park - Masterplan stage 3	Marsfield	City Wide	\$3,113,000	-	100%	\$3,113,000	-	\$3,113,000	-
2023	Magdala Park - District upgrade - Provide New District Level Playground subject to detailed site	North Ryde	Outside MP	\$600,000	-	100%	\$600,000	-	\$600,000	-

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
	assessment									
2023	Magdala Park - Field 1 - Surface upgrade	North Ryde	Outside MP	\$170,000	-	100%	\$170,000	-	\$170,000	-
2023	Meadowbank Park - Floodlighting Field LH Waud construction	Meadowbank	City Wide	\$170,000	-	100%	\$170,000	-	\$170,000	-
2023	Meadowbank Park - Synthetic Sports Surfaces Expansion and ancillary works	Meadowbank	City Wide	\$3,565,000	-	100%	\$3,565,000	-	\$3,565,000	-
2023	Meadowbank Park Masterplan - Stage 1	Meadowbank	City Wide	\$7,820,000	-	100%	\$7,820,000	-	\$7,820,000	-
2023	Miriam Park - Local Upgrade - New Swings and playground including landscape play and provide formal access pathway	West Ryde	Outside MP	\$99,999	-	19%	\$18,950	-	\$18,950	\$81,049
2023	North Ryde Park - Amenities upgrade	North Ryde	Outside MP	\$150,000	-	19%	\$28,425	-	\$28,425	\$121,575
2023	Open Space Recreation Facilities Design Guidelines	City Wide	City Wide	\$75,000	-	100%	\$75,000	-	\$75,000	-
2023	Parry Park - Local upgrade - Install access path to playground and landscaping to provide	Ryde (South)	Outside MP	\$100,000	-	19%	\$18,950	-	\$18,950	\$81,050

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
	landscape play									
2023	Quandong Reserve, Cottonwood Reserve and Wilga Park shared user path upgrade	Macquarie Park	Macquarie Park	\$6,310,000	-	87%	\$5,467,349	\$842,651	\$6,310,000	-
2023	Tennyson Park - Neighbourhood upgrade - Install seating, shade and integration of landscape play	Meadowbank	Outside MP	\$250,000	-	19%	\$47,376	-	\$47,376	\$202,624
2023	Undertake an Indoor Recreation Facility Feasibility Study	City Wide	City Wide	\$100,000	-	100%	\$100,000	-	\$100,000	-
2023	Undertake City Wide Recreation Demand Study	City Wide	City Wide	\$100,000	-	100%	\$100,000	-	\$100,000	-
2023	Update open space site masterplans - Eastwood Park masterplan + PoM	City Wide	City Wide	\$90,000	-	27%	\$24,398	-	\$24,398	\$65,602
2023	Westminster Park - Amenities upgrade	Gladesville-Tennyson Point	Outside MP	\$340,000	-	100%	\$340,000	-	\$340,000	-
2024	ANZAC Park Masterplan - Phase 1	West Ryde	Outside MP	\$2,000,000	-	100%	\$2,000,000	-	\$2,000,000	-
2024	Bremner Park - Amenities upgrade	Gladesville-Tennyson Point	Outside MP	\$450,000	-	19%	\$85,276	-	\$85,276	\$364,724

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2024	Brush Farm Park - Neighbourhood upgrade - relocate and redesign new playground to support community facilities onsite.	Eastwood	Outside MP	\$200,000	-	19%	\$37,900	-	\$37,900	\$162,100
2024	Byron Park - Neighbourhood upgrade - provision of new play equipment, landscaping and edging; and shade facilities	Ryde (Field of Mars)	Outside MP	\$200,000	-	19%	\$37,900	-	\$37,900	\$162,100
2024	Denistone Park - Neighbourhood upgrade - Install access path to playground, provision of landscape play and shade trees, installation of picnic facilities	Denistone	Outside MP	\$200,000	-	19%	\$37,900	-	\$37,900	\$162,100
2024	Eastwood Park - Lower Field - Surface upgrade	Eastwood	Outside MP	\$125,000	-	100%	\$125,000	-	\$125,000	-
2024	Monash Park - Grandstand Renewal and Expansion of Amenities	Gladesville-Tennyson Point	Outside MP	\$1,200,000	-	19%	\$227,402	-	\$227,402	\$972,598
2024	Pindari Park - Neighbourhood upgrade - Provide new neighbourhood playground with integrated landscape for	North Ryde	Outside MP	\$200,000	-	19%	\$37,900	-	\$37,900	\$162,100

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
	nature play.									
2024	Ryde Aquatic Leisure Centre - Construction of a multi-deck car park on the current site of the tennis courts at Olympic Park, with relocation of the tennis courts to the roof top of the new facility.	Gladesville-Tennyson Point	City Wide	\$11,000,000	-	100%	\$11,000,000	-	\$11,000,000	-
2024	Ryde Park - Field 1 - Surface upgrade	Ryde	Outside MP	\$250,000	-	100%	\$250,000	-	\$250,000	-
2024	Ryde Park - Upper Amenities upgrade	Ryde	Outside MP	\$375,000	-	19%	\$71,063	-	\$71,063	\$303,937
2024	Update open space plans site masterplan - Morrison Bay Park	City Wide	Outside MP	\$90,000	-	19%	\$17,055	-	\$17,055	\$72,945
2025	Brush Farm Park - Construction of new irrigation and drainage infrastructure	Eastwood	Outside MP	\$275,000	-	19%	\$52,113	-	\$52,113	\$222,887
2025	Brush Farm Park - Netball Surface upgrade (4 courts)	Eastwood	Outside MP	\$475,000	-	19%	\$90,013	-	\$90,013	\$384,987
2025	CALD and Seniors Recreation Study	City Wide	City Wide	\$200,000	-	27%	\$54,219	-	\$54,219	\$145,781
2025	Dunbar Park - Amenities upgrade	Marsfield	Outside MP	\$390,000	-	19%	\$73,906	-	\$73,906	\$316,094

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2025	Eastwood Park - Floodlighting - Lower Field upgrade to training standard	Eastwood	Outside MP	\$125,000	-	100%	\$125,000	-	\$125,000	-
2025	Fontenoy Park Masterplan - Completion	Macquarie Park	Macquarie Park	\$500,000	-	87%	\$433,229	\$66,771	\$500,000	-
2025	Marsfield Park, Darvall Park and Waterloo Masterplan Delivery	Marsfield	Outside MP	\$1,500,000	-	19%	\$284,253	-	\$284,253	\$1,215,747
2025	Peel Park - Amenities Expansion	Gladesville-Tennyson Point	Outside MP	\$550,000	-	19%	\$104,226	-	\$104,226	\$445,774
2025	Pioneer Park - Masterplan delivery	Marsfield	City Wide	\$1,500,000	-	100%	\$1,500,000	-	\$1,500,000	-
2025	Provision of seniors leisure needs - Embellishment of City Wide parks with additional seating, pathways and exercise equipment	City Wide	City Wide	\$200,000	-	100%	\$200,000	-	\$200,000	-
2025	Ryde Park - Field 3 - construction of new infrastructure	Ryde	Outside MP	\$175,000	-	19%	\$33,163	-	\$33,163	\$141,837
2025	Santa Rosa Park - Floodlighting Forward Planning	Ryde (Santa Rosa)	Outside MP	\$50,000	-	100%	\$50,000	-	\$50,000	-
2025	Shrimptons Creek Corridor Masterplan	Ryde (Santa Rosa)	Outside MP	\$4,500,000	-	100%	\$4,500,000	-	\$4,500,000	-

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2025	Tyagarah Park - Construction of Irrigation infrastructure	Putney	Outside MP	\$60,000	-	19%	\$11,370	-	\$11,370	\$48,630
2025	Update open space site masterplan - Field of Mars	City Wide	Outside MP	\$150,000	-	19%	\$28,425	-	\$28,425	\$121,575
2025	Update open space site masterplans - Dunbar and Pioneer Park	City Wide	City Wide	\$100,000	-	27%	\$27,109	-	\$27,109	\$72,891
2025	Waterloo Park - Amenities upgrade	Marsfield	Outside MP	\$325,000	-	100%	\$325,000	-	\$325,000	-
2026	Blamey Park - Local upgrade - Install landscape play and an access path to playground	North Ryde	Outside MP	\$90,000	-	19%	\$17,055	-	\$17,055	\$72,945
2026	Eastwood Park Masterplan - Phase 1	Eastwood	Outside MP	\$4,000,000	-	100%	\$4,000,000	-	\$4,000,000	-
2026	Eastwood Park Southern Playground - Local upgrade - New larger playground	Eastwood	Outside MP	\$90,000	-	100%	\$90,000	-	\$90,000	-
2026	ELS Hall Park - Masterplan stage 2	Marsfield	City Wide	\$6,583,000	-	100%	\$6,583,000	-	\$6,583,000	-
2026	Marsfield Park - Field 1 & 2 - Surface renewal	Marsfield	City Wide	\$450,000	-	100%	\$450,000	-	\$450,000	-
2026	Peel Park Masterplan	Gladesville-Tennyson Point	Outside MP	\$500,000	-	19%	\$94,751	-	\$94,751	\$405,249
2026	Putney Park (North) - Regional upgrade	Putney	Outside MP	\$1,500,000	-	19%	\$284,253	-	\$284,253	\$1,215,747

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2026	Putney Park Masterplan	Putney	Outside MP	\$3,000,000	-	19%	\$568,506	-	\$568,506	\$2,431,494
2026	Ryde Park Masterplan	Ryde	Outside MP	\$3,000,000	-	100%	\$3,000,000	-	\$3,000,000	-
2026	Santa Rosa Park - Floodlighting Installation	Ryde (Santa Rosa)	Outside MP	\$150,000	-	100%	\$150,000	-	\$150,000	-
2026	Update open space site masterplan - Yamble reserve; Monash Park and Westminster Park	City Wide	Outside MP	\$150,000	-	19%	\$28,425	-	\$28,425	\$121,575
2026	Waterloo Park - Surface Renewal	Marsfield	Outside MP	\$200,000	-	100%	\$200,000	-	\$200,000	-
2027	Dunbar Park - Masterplan delivery	Marsfield	Outside MP	\$1,000,000	-	19%	\$189,502	-	\$189,502	\$810,498
2027	Eastwood Park Northern Playground - District upgrade - Provision of new teenage play equipment	Eastwood	Outside MP	\$600,000	-	100%	\$600,000	-	\$600,000	-
2027	ELS Hall Park - Masterplan delivery - Youth Space and Car park	Marsfield	City Wide	\$3,500,000	-	100%	\$3,500,000	-	\$3,500,000	-
2027	Fontenoy Park - Floodlighting Forward Planning	Macquarie Park	Macquarie Park	\$50,000	-	87%	\$43,323	\$6,677	\$50,000	-
2027	Meadowbank Park Andrew Street - Neighbourhood upgrade - Major upgrade - New Playground with	Meadowbank	City Wide	\$200,000	-	100%	\$200,000	-	\$200,000	-

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
	landscape and nature play to be provided in accordance with Masterplan									
2027	Morrison Bay Park - Neighbourhood upgrades - Install landscaping to provide landscape play, seating and a path to the playground from the road. Install equipment for young people.	Putney	Outside MP	\$200,000	-	19%	\$37,900	-	\$37,900	\$162,100
2027	Update open space site masterplan - Putney Park; Bill Mitchell Park and Banjo Paterson Park	City Wide	Outside MP	\$150,000	-	19%	\$28,425	-	\$28,425	\$121,575
2028	Brush Farm Park Masterplan - Phase 1	Eastwood	Outside MP	\$2,000,000	-	19%	\$379,004	-	\$379,004	\$1,620,996
2028	Meadowbank Park - Field LH Waud Amenities Upgrade	Meadowbank	City Wide	\$2,375,000	-	100%	\$2,375,000	-	\$2,375,000	-
2028	Morrison Bay Masterplan	Putney	Outside MP	\$3,000,000	-	19%	\$568,506	-	\$568,506	\$2,431,494
2028	Tuckwell Park - Amenities Upgrade	Macquarie Park	Macquarie Park	\$325,000	-	87%	\$281,599	\$43,401	\$325,000	-
2029	North Ryde Common Masterplan - Phase 1	North Ryde	Outside MP	\$500,000	-	19%	\$94,751	-	\$94,751	\$405,249
2030	Banjo Patterson Reserve Masterplan	Gladesville-Tennyson Point	Outside MP	\$1,500,000	-	19%	\$284,253	-	\$284,253	\$1,215,747

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2030	Christie Park - Synthetic Sports Surfaces - Stage 3 includes suspended slab with 3rd synthetic football field on top of car parking and a fitness facility/gym	Macquarie Park	Macquarie Park	\$12,943,000	-	87%	\$11,214,565	\$1,728,435	\$12,943,000	-
2030	Field of Mars Masterplan	Ryde (Field of Mars)	Outside MP	\$2,000,000	-	19%	\$379,004	-	\$379,004	\$1,620,996
2032	Ryde Aquatic Leisure Centre - Stages 2, 3 and 4	Gladesville-Tennyson Point	City Wide	\$45,000,000	-	100%	\$45,000,000	-	\$45,000,000	-
2035	Multipurpose Indoor Recreation, Community and Youth Hub Centre	Macquarie Park	Macquarie Park	\$40,000,000	-	87%	\$34,658,316	\$5,341,684	\$40,000,000	-
2036	ELS Hall Park - Masterplan delivery - Indoor Centre	Marsfield	City Wide	\$13,500,000	-	100%	\$13,500,000	-	\$13,500,000	-
2036	Meadowbank Park - additional works to be costed	Meadowbank	City Wide	\$8,500,000	-	100%	\$8,500,000	-	\$8,500,000	-
Subtotal open space embellishment				\$250,483,999			\$213,040,383	\$9,065,905	\$222,106,288	\$28,377,711
Community facility works										
2021-2039	Community Facilities various minor upgrades (annual works)	City Wide	Outside MP	\$15,000,000	-	19%	\$2,842,531	-	\$2,842,531	\$12,157,469
2022	Customer Services Technologies	City Wide	Outside MP	\$195,000	-	19%	\$36,953	-	\$36,953	\$158,047
2029	Eastwood District Library - new facility	Eastwood	Outside MP	\$10,500,000	-	19%	\$1,989,772	-	\$1,989,772	\$8,510,228

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2029	Eastwood Multi-purpose Community Centre & Hub, Plaza and Detention Basin	Eastwood	City Wide	\$31,500,000	-	19%	\$5,969,315	-	\$5,969,315	\$25,530,685
2035	Gladesville Community Centre	Gladesville	Outside MP	\$8,125,000	-	19%	\$1,539,704	-	\$1,539,704	\$6,585,296
2023	Gladesville Library - new facility	Gladesville	Outside MP	\$3,000,000	-	19%	\$568,506	-	\$568,506	\$2,431,494
2024	Library - Eastwood - total upgrade	Eastwood	Outside MP	\$807,000	-	19%	\$152,928	-	\$152,928	\$654,072
2021	Library - Eastwood access improvements	Eastwood	Outside MP	\$39,000	-	19%	\$7,391	-	\$7,391	\$31,609
2021 & 2033	Library - Eastwood upgrades inc. new roof	Eastwood	Outside MP	\$414,000	-	19%	\$78,454	-	\$78,454	\$335,546
2033	Library - Gladesville minor upgrade	Gladesville	Outside MP	\$125,000	-	19%	\$23,688	-	\$23,688	\$101,312
2026	Library - North Ryde upgrades	North Ryde	Outside MP	\$1,040,000	-	19%	\$197,082	-	\$197,082	\$842,918
2021, 2024, 2027, 2031 & 2035	Library - Ryde upgrades	Ryde	City Wide	\$6,274,250	-	27%	\$1,700,902	-	\$1,700,902	\$4,573,348
2020	Library - West Ryde access improvements	West Ryde	Outside MP	\$20,000	-	19%	\$3,790	-	\$3,790	\$16,210
2023	Library - West Ryde activity feature	West Ryde	Outside MP	\$57,000	-	19%	\$10,802	-	\$10,802	\$46,198
2021, 2025,	Library West Ryde upgrades	West Ryde	Outside MP	\$3,025,000	-	19%	\$1,100,067	-	\$1,100,067	\$1,924,933

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2030 & 2036										
2020	Library - West Ryde, Ryde @ Eastwood CCTV upgrade	West Ryde	Outside MP	\$85,000	-	19%	\$16,108	-	\$16,108	\$68,892
2021	Library Public Multimedia Lab	City Wide	City Wide	\$50,000	-	27%	\$13,555	-	\$13,555	\$36,445
2023	Library Public PC Renewal	City Wide	City Wide	\$90,000	-	100%	\$90,000	-	\$90,000	\$0
2022	Library general upgrades for safety	City Wide	Outside MP	\$40,000	-	19%	\$7,580	-	\$7,580	\$32,420
2030	Macquarie Centre Library and Creative Hub fitout	Macquarie Park	Macquarie Park	\$30,000,000	-	87%	\$25,993,737	\$4,006,263	\$30,000,000	\$0
2032	North Ryde Community Centre & Hub	North Ryde	Outside MP	\$10,250,000	-	100%	\$10,250,000	-	\$10,250,000	\$0
2023	Nth Ryde Preschool upgrade	Nth Ryde	Outside MP	\$1,160,000	-	19%	\$219,822	-	\$219,822	\$940,178
2021	Ryde Central - Administration Building (Components for Council Occupation)	Ryde	City Wide	\$87,428,835	\$13,680,219	27%	\$27,409,908	-	\$27,409,908	\$73,699,146
2021	Ryde Central - Regional Community Facilities	Ryde	City Wide	\$31,009,838	\$4,852,190	100%	\$35,862,024	-	\$35,862,024	\$0
2031	Top Ryde Community Services Hub	Top Ryde	City Wide	\$3,500,000	-	27%	\$948,824	-	\$948,824	\$2,551,176
Subtotal community facilities works				\$125,296,250	\$18,532,409		\$117,033,444	\$4,006,263	\$121,039,707	\$141,227,621
Transport and traffic facility works										

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
2022	Traffic Signals - Intersection Waterloo Road, Eden Park Drive and Thomas Holt Drive	Macquarie Park	Macquarie Park	\$2,957,000	-	62%	\$1,829,265	\$1,127,735	\$2,957,000	-
2023	Herring Road Traffic capacity study (Abuklea Rd to Epping Road)	Marsfield	Outside MP	\$40,000	-	19%	\$7,580	-	\$7,580	\$32,420
2024	Gladesville Traffic Facilities Improvements surrounding Town Centre	Gladesville	Outside MP	\$5,000,000	-	100%	\$5,000,000	-	\$5,000,000	-
2024	Traffic Signals - Intersection Waterloo Road and Khartoum Road	Macquarie Park	Macquarie Park	\$2,705,000	-	62%	\$1,673,372	\$1,031,628	\$2,705,000	-
2024	Traffic Signals - Intersection Waterloo Road, Wicks Road and New Road into Lachlan's Line	Macquarie Park	Macquarie Park	\$1,977,000	-	62%	\$1,223,015	\$753,985	\$1,977,000	-
2024	Traffic Signals - Intersection Waterloo Road and Byfield Street	Macquarie Park	Macquarie Park	\$2,709,000	-	62%	\$1,675,846	\$1,033,154	\$2,709,000	-
2025	Intersection improvements (roundabout) Blenheim Road & Cox's Road	North Ryde	Outside MP	\$400,000	-	19%	\$75,801	-	\$75,801	\$324,199
2025	Constitution Road and Bowden Street Intersection Signalisation	Meadowbank	Outside MP	\$7,000,000	-	100%	\$7,000,000	-	\$7,000,000	-
2025	Eastwood Carpark West-	Eastwood	Outside MP	\$40,000,000	\$8,305,697	19%	\$9,178,082	-	\$9,178,082	\$32,400,000

Delivery timing (approx. year)	Projects	Suburb	Contribution catchment	Item cost	Interest for life of loans	App't factor residential	Residential s7.11 amount	Macquarie Park commercial s7.11 amount	Total s7.11 amount	Cost to council or other funding sources
	design & construction									
2026	Brush Park, Eastwood Pedestrian Footpath and Road Edge parking improvements (Rutledge Street to Marsden Road)	Eastwood	Outside MP	\$300,000	-	19%	\$56,851	-	\$56,851	\$243,149
2026	Rowe Street (The Avenue (Eastwood) - Shaftsbury Road) Road Improvements	Eastwood	Outside MP	\$1,000,000	-	100%	\$1,000,000	-	\$1,000,000	-
2030	Angas Street Bridge Replacement	Meadowbank	Outside MP	\$10,000,000	-	100%	\$10,000,000	-	\$10,000,000	-
2025	Pedestrian Signals - Waterloo Road, Central Park	Macquarie Park	Macquarie Park	\$1,000,000	-	62%	\$618,622	\$381,378	\$1,000,000	-
2029	Pedestrian Signals - Waterloo Road, Central Park	Macquarie Park	Macquarie Park	\$1,000,000	-	62%	\$618,622	\$381,378	\$1,000,000	-
Subtotal transport and traffic facility works				\$76,088,000	\$8,305,697		\$39,957,056	\$4,709,258	\$44,666,314	\$32,999,768
Plan administration @ 1.5% of works value									\$5,817,185	
Total local infrastructure funded by this plan									\$393,629,494	



City of Ryde

Lifestyle and opportunity @ your doorstep



**Draft Fixed Rate Levy
Development
Contributions Plan
2020**



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1. Summary

1.1 Plan overview

The City of Ryde is located in Greater Sydney's north-western suburbs, approximately 10 km from the Sydney CBD. The Ryde local government area (LGA) has a land area of around 40 km², bordering Parramatta to the west, Lane Cove and Hunters Hill to the east, Pymble and Carlingford to the north and Parramatta River to the south.

The City of Ryde economy has experienced unprecedented growth in recent years. In 2017, the Gross Regional Product was worth \$16.8 billion and provided 102,000 jobs. Over the 10 years up to 2017, the economy grew at an average annual rate of 7%, compared to the NSW State average of 2.9% over the same period. This growth added more than 2,700 jobs to the local economy per year.¹

Into the future, the LGA is anticipated to accommodate significant further urban development. Across the LGA, new development is expected to accommodate at least 45,000 additional residents² and more than 25,000 additional workers³ by 2036.

Jobs will be generated outside Macquarie Park by other retail, commercial and light industrial development, and development in the centres of Top Ryde City, Eastwood, Gladesville, West Ryde and Meadowbank. Around 10,500 more employment opportunities are forecast by 2036 in these areas.⁴

Council has prepared two development contributions plans to address the infrastructure impacts of growth:

- A 'nexus-based' (or section 7.11) contributions plan that will apply to residential development across the LGA that creates additional dwellings, and also to non-residential development in Macquarie Park that creates additional floor space.
- A 'fixed-rate levy' (or section 7.12) contributions plan (i.e. this plan) that will apply to non-residential development on land outside Macquarie Park with a development cost exceeding \$350,000 that is not covered by the nexus-based contributions plan.

This plan however does not affect the following types of development:

- Development with a proposed cost of development of \$350,000 or less.
- Non-residential development that does not result in any increase in gross floor area.

¹ National Institute of Economic and Industry Research (NIEIR), compiled and presented in economy.id by .id, the population experts, 2016.

² Population and household forecasts, 2016 to 2036, prepared by .id, the population experts, November 2017.

³ Transport for NSW land use employment projections, 2016.

⁴ Around 25,000 jobs are expected in the LGA (Transport for NSW land use employment projections for 2036) and around 14,500 are expected in Macquarie Park (Greater Sydney Commission, *Our Greater Sydney 2056 - North District Plan – Connecting Communities*, March 2018, p 63). The difference is around 10,500.

This anticipated level of development can only be sustained by the provision of new and upgraded local infrastructure, including active transport routes, public domain facilities and new and augmented stormwater works.

Section 7.12 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises councils and other consent authorities to impose a fixed-rate levy on developments toward the provision, extension or augmentation of local infrastructure (or toward recouping these costs).

Where the consent authority is a council or an accredited certifier, a contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this plan.

This plan's main purpose is to authorise Council, a planning panel or an accredited certifier to impose conditions on development consents or complying development certificates requiring fixed rate section 7.12 levies to be paid.

The contributions from developers will be applied by Council to deliver the schedule of infrastructure shown in **Appendix A** to this plan.

This plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**); and having regard to the latest practice notes issued by the NSW Department of Planning, Industry and Environment.

This plan includes the following:

- The section 7.12 levies, when they apply and how they are calculated.
- Council's policies on how and when developers can settle their development contributions obligations, including opportunities for developers to provide works in kind.
- Specific provisions on the role of accredited certifiers in imposing and collecting development contributions.
- Various other provisions related to the fair and transparent administration of development contributions received under this plan.
- A statement on the relationship between the expected development and the local infrastructure included in this plan.
- A works schedule of infrastructure items, setting out an estimate of each item's cost and staging, and location maps of the items.

1.2 Summary of levy rates

Subject to **Section 2.5** of this plan (i.e. exempted development), section 7.12 levies shall be required from development with a proposed cost of development of more than \$350,000.

The total levy for any individual development is determined by applying the applicable levy rate in **Table 1** to the proposed cost of carrying out the development, that is:

$$\text{Levy amount (\$)} = 1\% \times \$C$$

Where:

$\$ C$ is the proposed cost of carrying out the development (refer to **Section 2.9**).

1.3 Local infrastructure to be provided under this plan

The local infrastructure to be provided by levies received under this plan includes the following:

- Active transport facilities including shared paths, cycleways, footpath paving and creek trails.
- Civic and urban improvements including public domain upgrades of the West Ryde, Meadowbank, Eastwood and Ryde town centres and other neighbourhood centre upgrades in North Ryde, Denistone East and Putney.
- Stormwater infrastructure including new detention basins and road upgrade works for stormwater management purposes.

The costs of designing and planning the infrastructure are incorporated in the various works categories in the plan.

A summary of the costs of local infrastructure to be met by development approved under this plan is shown in **Table 1**. A more detailed works program (including location maps) are included in **Appendix A**.

Table 1 Summary of works schedule costs in plan

Infrastructure category	Cost
Active transport	\$11,370,000
Civic and urban improvements	\$5,650,000
Stormwater	\$16,738,942
Total	\$33,758,942

2. Administration and operation of this plan

2.1 Name and commencement of this plan

This development contributions plan is called the *City of Ryde Fixed Rate Levy Development Contributions Plan 2020*.

This plan commences on the date on which public notice was given under clause 31(2) of the EP&A Regulation (XX) or the date specified in that notice if it is a different date. Development applications or complying development certificates determined on or after this date will be subject to the provisions of this plan.

2.2 Purposes of this plan

The main purpose of this plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies; or
- the Council or an accredited certifier, when issuing a complying development certificate for development to which this plan applies,

to require a fixed rate levy under section 7.12 of the EP&A Act to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of development in the City of Ryde LGA, or which were provided in anticipation of, or to facilitate, such development.

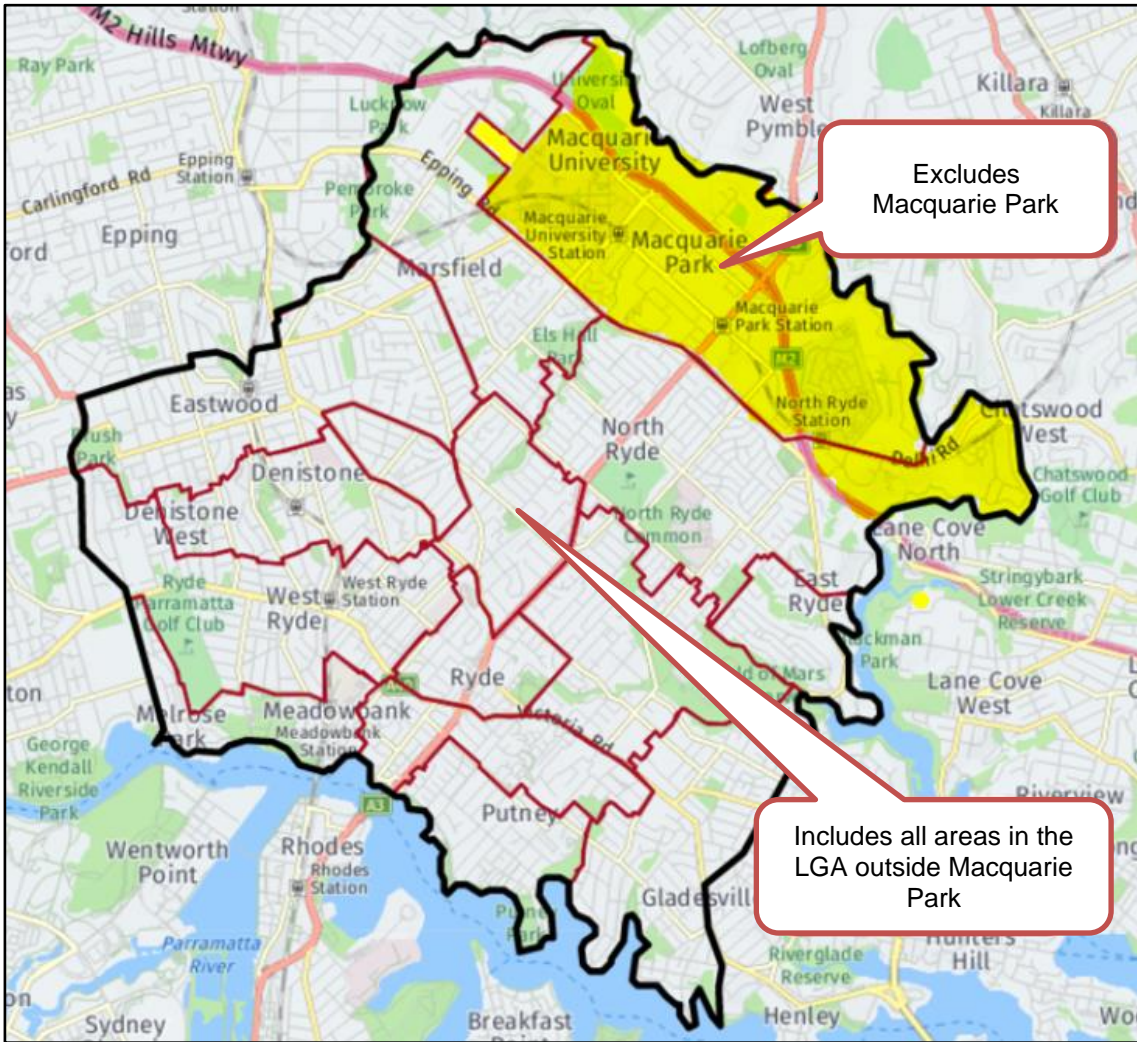
Other purposes of this plan are as follows:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions in the City of Ryde LGA
- to complement Council's nexus-based (section 7.11) contributions plan to ensure that all major developments help meet the cost of infrastructure upgrades that are required because of those developments.

2.3 Land to which this plan applies

This plan applies to all land within the LGA of the City of Ryde (within the black border), excluding Macquarie Park (area shaded yellow), as shown on the map in **Figure 1**.

Figure 1 - City of Ryde LGA excluding Macquarie Park



Source: Compiled and presented in profile.id by .id, the population experts.

2.4 Development to which this plan applies

Subject to section 2.5 which deals with exempted developments, this plan applies to all development that:

- (a) has a development cost of more than \$350,000, and
- (b) is not otherwise subject to any other contributions plan made under section 7.18(1) of the EP&A Act adopted by the Council.

In relation to (b), a contribution for a mixed use development that comprises both residential and non-residential components will be determined in accordance with either this plan or Council's s7.11 contributions plan as follows:

- if application of a section 7.12 levy to the whole development yields a higher contribution amount than application of a section 7.11 contribution (under the *Section 7.11 Developer Contributions Plan 2019*), then a section 7.12 levy shall be imposed on the whole development; or
- if application of a section 7.12 levy to the whole development yields a lower contribution amount than application of a section 7.11 contribution (under the *Section 7.11 Developer Contributions Plan 2019*), then a section 7.11 contribution shall be imposed only on the component of the development that comprises Residential Accommodation.

2.5 Exempt development

This plan does not apply to the following types of developments:

- Residential development
- Development that, if carried out, would not result in any increase in the total gross floor area that existed on the land immediately prior to the lodgement of the development application or the complying development certificate.
- Home businesses
- Development proposed by or on behalf of Council.
- Development by not-for profit organisations, provided Council determines that the development is for an essential community service.
- Development exempted from section 7.12 levies by way of a direction made by the Minister for Planning under section 7.17 of the EP&A Act. Directions will ordinarily be published on the DPIE website.

For claims for exemption to be considered, any non-residential development application should include a comprehensive submission arguing the case for exemption and including details of the following matters:

- For not-for-profit organisations – evidence from the Australian Tax Office demonstrating their not-for-profit status.
- Any other information Council requests due to the particular circumstances of the case.

2.6 Relationship to other contributions plans

This plan repeals the *City of Ryde Section 94 Development Contributions Plan 2007 – Interim Update 2014*. [only necessary if this plan is the first of the two plans adopted by Council]

Council intends to use the funds held under the repealed contributions plan for the works program committed in that plan.

This plan does not affect development consents (including modifications to those consents) which have conditions requiring contributions under the above plan.

2.7 Section 7.12 levy required as a condition of development consent

This plan authorises Council, a planning panel, or an accredited certifier, when determining a development application or an application for a complying development certificate, and subject to other provisions of this plan, to require the payment of a levy under section 7.12 of the EP&A Act for the provision, extension or augmentation of local infrastructure items listed in **Appendix A** of this plan.

The levy amount that is imposed shall be the amount calculated by applying the formula included in **Section 1.2** of this plan.

In the case of a development application, a condition shall be imposed by the Council (or a planning panel) on the development consent to ensure that the correct levy is paid prior to the issue of a construction certificate or subdivision certificate, whichever occurs first.

In the case of a complying development certificate, a condition shall be imposed on the certificate by the accredited certifier to ensure that the correct levy is paid to the Council prior to the commencement of work.

Accredited certifiers should also refer to **Section 2.10** of this plan as to their obligations in assessing and determining applications.

2.8 Determining the proposed cost of development

Section 7.12 levies are calculated as a percentage of the cost of development.

Clause 25J of the EP&A Regulation sets out how the proposed cost of carrying out development is determined. An extract of this clause as it existed at the time this plan was made, is shown below:

25J SECTION 7.12 LEVY – DETERMINATION OF PROPOSED COST OF DEVELOPMENT

(1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:

- a) if the development involves the erection of a building, or the carrying out of engineering or construction work--the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,*
- b) if the development involves a change of use of land--the costs of or incidental to doing anything necessary to enable the use of the land to be changed,*
- c) if the development involves the subdivision of land--the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*

- (2) *For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*
- (3) *The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:*
- a) the cost of the land on which the development is to be carried out,*
 - b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
 - c) the costs associated with marketing or financing the development (including interest on any loans),*
 - d) the costs associated with legal work carried out or to be carried out in connection with the development,*
 - e) project management costs associated with the development,*
 - f) the cost of building insurance in respect of the development,*
 - g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),*
 - h) the costs of commercial stock inventory,*
 - i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
 - j) the costs of enabling access by disabled persons in respect of the development,*
 - k) the costs of energy and water efficiency measures associated with the development,*
 - l) the cost of any development that is provided as affordable housing,*

 - m) the costs of any development that is the adaptive reuse of a heritage item.*
- (4) *The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.*
- (5) *To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.*

2.9 Cost summary report must accompany application

A development application or application for a complying development certificate shall be accompanied by a cost summary report, prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The persons approved by Council to provide an estimate of the proposed cost of carrying out development are:

- where the applicant's estimate of the proposed cost of carrying out the development is less than \$1,000,000 – any building industry professional; or
- where the proposed cost of carrying out the development is \$1,000,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Council will validate all cost summary reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the cost summary report as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage an appropriately qualified person to review a cost summary report submitted by an applicant.

Sample Cost Summary reports are available on Council's website. TBA {to be provided if plan is adopted}

2.10 Obligations of accredited certifiers

2.10.1 Complying development certificates

This plan requires that, in relation to an application being made to an accredited certifier for a complying development certificate, the accredited certifier must:

- if a complying development certificate is issued, impose a condition on that certificate requiring a levy, if such a levy is authorised by this plan
- determine the amount of the levy that must be imposed is in accordance with this Section
- ensure that the terms of the condition are in accordance with this Section
- ensure that the development is not subject to a 'nexus-based' section 7.11 contribution under any other contributions plan adopted by the Council and that is in force
- determine the section 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **Section 2.8** of this plan; the formula included in **Section 1.2** of this plan; and taking into account any exempt development specified in **Section 2.5** of this plan.

2.10.2 Terms of a section 7.12 condition

The terms of the condition required by this Section are as follows:

Levy for local infrastructure

The developer must make a monetary contribution to the City of Ryde Council in the amount of \$ [insert amount] for the purposes of the City of Ryde Fixed Rate Levy Development Contributions Plan 2019.

Indexation

The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate

Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment

Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution

Time for payment

The contribution must be paid prior to any work authorized by this complying development certificate commences, as required by clause 136L of the Environmental Planning and Assessment Regulation 2000. Deferred payments of contributions will not be accepted.

Works in kind agreement

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

2.11 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate for building work to ensure that each condition requiring the payment of a monetary contribution under this contributions plan has been complied with.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified

plans provided to Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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

2.12 Indexation of levy amounts

Pursuant to Clause 25J (4) of the EP&A Regulation, the proposed cost of carrying out development is to be indexed to reflect quarterly variations in the Consumer Price Index (All Groups Index) for Sydney between the date the proposed cost was determined by Council and the date the levy is required to be paid.

The proposed cost of carrying out a development the subject of a condition of development consent or a complying development certificate imposed in accordance with this plan will be indexed between the date on which consent was granted or the certificate was issued and the date on which the contribution is paid in accordance with the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

The adjustment to development cost is shown in the following formula:

$$\text{Indexed development cost (\$)} = \frac{\text{\$Co X Current CPI}}{\text{Base CPI}}$$

Where:

\\$Co is the original development cost estimate assessed by Council or the accredited certifier at the time of determination of the development application or the issue of the complying development certificate

Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment of the levy

Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of the levy.

2.13 Timing of payment of levies

A levy amount required to be paid by a condition imposed in accordance with this plan is to be paid at the time specified in the condition.

The condition will provide for payment as follows:

1. For development applications involving subdivision, the levy must be paid prior to the release of the subdivision certificate.
2. For development applications involving building work, the levy must be paid prior to the release of the construction certificate.
3. For development applications involving both subdivision and building work, the levy must be paid prior to the release of the construction certificate or the release of the subdivision certificate, whichever occurs first.
4. For development applications involving other types of development, the levy must be paid prior to the issue of an occupation certificate.
5. For works authorised under a complying development certificate, the contributions are to be paid prior to any work authorised by the certificate commences, as required by clause 136L of the EP&A Regulation.

2.14 Policy on deferred or periodic payments

Deferred or periodic payments may be permitted in the circumstances meeting the following three (3) points inclusively:

1. Where the applicant intends to make a contribution by way of works-in-kind, land dedication or other public purpose in lieu of a cash contribution, and the Council and the applicant have entered into a legally binding planning agreement under section 7.4 of the EP&A Act, for the provision of the works, land dedication or other public purpose;
2. The 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; and
3. There are circumstances justifying, to Council's satisfaction, the deferred or periodic payment of the contribution.

3.1 Alternatives to paying the levy

A person may make an offer to Council to carry out works that are contained in this plan's works schedule (i.e. 'works in kind') or provide another kind of material public benefit, in part or full satisfaction of a levy required under this plan.

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf, then the developer may offer to enter into a planning agreement under section 7.4 of the EP&A Act to provide infrastructure land, works or any other public purpose. The decision to accept settlement of a contribution by means other than paying the levy way is at the sole discretion of Council.

Any offer for works, land or other material public benefit shall be made in writing to Council and shall be made prior to the commencement of any works proposed as part of that offer. Agreements involving works already completed will not be accepted.

In assessing any offer, Council will consider the following:

- The design of the facilities, and whether the design will result in facilities that are fit for purpose.
- The proposed works, land or other public purpose will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.
- Council will only provide an offset of a levy amount imposed on a development in relation to offers of works that are items included in the schedule of local infrastructure in this plan

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant.

Should an offer of works, land or other material public benefit be accepted, Council will negotiate with the applicant and incorporate into the agreement, as relevant, the following:

- an acceptable standard for workmanship and materials
- frequency of progress works inspections
- the program for completion of the works or the dedication of the land
- an appropriate defects liability period.

Council will publicly notify the draft planning agreement and an explanatory note relating to the draft agreement along with the development application and will consider the agreement as part of its assessment of that application. If Council agrees to enter into the planning agreement, it may impose a condition of development consent requiring the agreement to be entered into and performed. If Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this Plan requiring the payment of a monetary contribution.

Nothing in this plan prevents Council and a developer from entering into a planning agreement that requires the developer to provide public purposes in relation to a development, or that excludes the operation of section 7.12 of the EP&A Act to a development.

3.2 Pooling of levy funds

To provide a strategy for the orderly delivery of the infrastructure, this plan authorises levies that are required and paid:

- for different purposes in accordance with the conditions of various development consents and complying development certificates authorised by this plan

- for different purposes under any other contributions plan approved by Council

to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in **Appendix A** of this plan.

In deciding whether to pool and progressively apply levy funds, Council is satisfied that this action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

3.3 Review and update of plan

This plan will be reviewed on a regular basis to ensure the plan's works schedules respond to the evolving infrastructure needs of development expected to occur on the land to which this plan applies.

Pursuant to clause 32(3) of the EP&A Regulation, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections.

3.4 Accountability and access to information

Accounting records will be maintained for section 7.12 levies imposed and collected under this plan. They will contain details concerning the amounts received and expended, including interest.

The records are held at Council and may be inspected upon request.

In accordance, with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

3.5 Definitions used in this plan

Words and phrases used in this plan have the same meaning as the terms defined in the *Ryde Local Environmental Plan 2014* (RLEP), the EP&A Act and EP&A Regulation, except as provided for below.

In this plan, the following words and phrases have the following meanings:

Capital cost means all of the costs of a one-off nature designed to meet the cost of providing, extending or augmenting infrastructure.

Consent authority has the same meaning as in the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.

Cost summary report means a report prepared by a suitably qualified person that sets out the proposed cost of carrying out of development as defined in clause 25J of the EP&A Regulation.

Council means City of Ryde Council.

DPIE means Department of Planning, Industry and Environment.

EP&A Act means the Environmental Planning and Assessment Act 1979.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2000.

Home business means home-based childcare, home occupation, home occupation (sex services), home business and home industry, as each defined in the Ryde Local Environmental Plan.

LGA means local government area.

Material public benefit does not include the payment of a monetary contribution or levy or the dedication of land free of cost.

Planning agreement means a voluntary agreement referred to in section 7.4 of the EP&A Act.

Proposed cost of development means the cost of development proposed in a development application or a complying development application under the provisions of clause 25J of the EP&A Regulation.

Works in kind means the construction or provision of the whole or part of a public facility that is identified in a works schedule in a contributions plan.

4. Expected development and infrastructure strategies

This section sets out the expected development in the City of Ryde outside Macquarie Park that will generate a demand for the program of works in **Appendix A**, and the Council's strategies underpinning the priority of works.

4.1 Employment development capacity

Ryde LGA contains a number of established and emerging employment areas. Outside Macquarie Park, these include various commercial centres, industrial areas and business parks comprising:

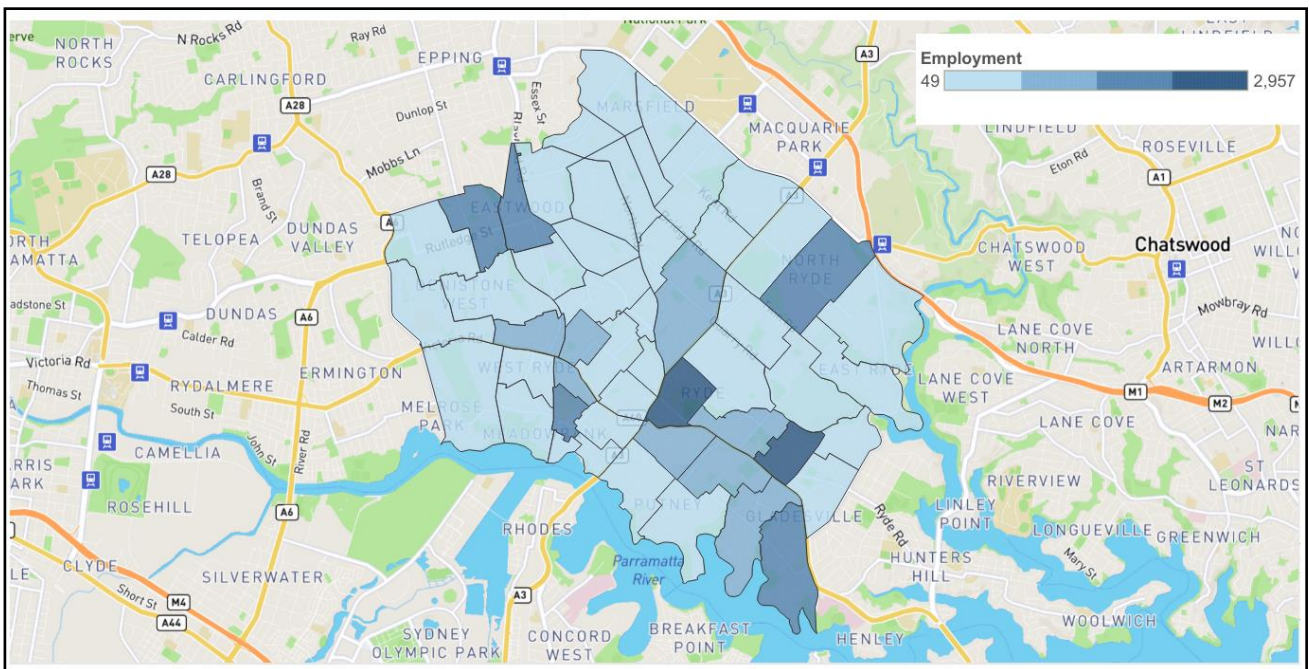
- **Meadowbank Employment Area.** Meadowbank is the second largest employment area in the LGA (after Macquarie Park) and past rezoning is intended to create a high quality mixed employment and residential area developed in accordance with the master plan for the area. Residential and employment growth in this area is anticipated to be substantial.
- **Gladesville industrial area.** A traditional industrial area that may see a reduction in floor space over time as a result of past rezoning. Despite this, there is likely to be some development creating extra floor space.
- **Ryde Town Centre.** This contains the Top Ryde shopping centre and the Council's administration centre and key community uses. The centre is about to undergo a major redevelopment based on a master plan developed for the centre. The civic and retail functions of the centre will be maintained and the range of uses expanded to include residential and commercial uses.
- **West Ryde commercial centre.** West Ryde is a local convenience retail centre divided by Victoria Road. There has been modest development in this centre over the last decade and a master plan has been developed to guide future growth. The master plan provides for mixed-use development with increased retail and commercial floorspace and public domain improvements.
- **Eastwood commercial centre.** Eastwood also plays a local convenience retail role for the catchment but also contains some limited commercial development on the upper eastern end of Rowe Street. The master plan developed for this centre also proposes mixed-use development over the next 20 years with some incremental retail and commercial floorspace expansion.
- **Gladesville commercial centre.** Gladesville also provides a local convenience retail and business role for the surrounding area. Victoria Road divides the centre physically as well as being an administrative boundary with Hunters Hill Council. The master plan for the centre proposes mixed-use development with increased retail and commercial floorspace.

Figure 2 shows the 2016 concentrations of jobs on land south of Epping Road, based on Transport for NSW land use data for 2016. Employment is currently concentrated in the centres of Gladesville, Ryde and Eastwood, in the Gladesville industrial area and in part of North Ryde.

Many of these employment areas contain substantial spare capacity for more growth. Over the next 20 years, Transport for NSW forecasts an increase of over 10,000 jobs to 2036, and then almost 10,000 more jobs in the following 15 years to 2051.

This represents employment growth averaging around 1.6% per annum over the next 20 years, and an estimated floor space take up of more than 195,000m² over this same period.⁵

Figure 2 – Concentration of employment - City of Ryde LGA (south of Epping Road) - 2016



Source: Transport for NSW Land Use Planner.

(www.transport.nsw.gov.au/data-and-research/forecasts-and-projections/employment/land-use-planner-employment)

Note: The Lane Cove National Park area of the LGA, northwest of Macquarie Park and northeast of Epping Road, is not shown on this map.

Most growth is expected to be concentrated in the town centres, particularly Top Ryde City, as masterplans for these areas are implemented over time. Reflected in these forecasts is the impact of recent changes to planning controls under the Ryde’s local environmental plans to allow for higher density development within the individual commercial centres. Further employment growth is also anticipated in the Meadowbank Employment Area.

⁵ This is based on an assumed average work space ratio of 17.45 m² (i.e. per single worker).

4.2 Meeting the increased infrastructure demands

Increases in worker populations from development affected by this plan will create demand for local infrastructure, particularly in and surrounding the centres and employment areas that will be used by these populations.

The program of works under this plan (presented in **Appendix A**) aligns with the nature of this demand, such that there is a relationship between the expected development and the priority of infrastructure to be delivered, namely:

- Active transport facilities, including shared pathways,
- Civic and urban improvements, including public domain upgrades, and
- Stormwater infrastructure.

Council's strategies for each of these infrastructure categories under this plan are summarised below.

4.2.1 Active transport facilities

Council's *City of Ryde Integrated Transport Strategy 2016-2031* (the Strategy) aims to:

- Maximise opportunities to increase the use of public transport, walking and cycling,
- Improve local traffic access and parking, and
- Provide a framework for a more cohesive transport network by 2031.⁶

The vision for the City of Ryde's traffic and transport system is defined as a system that "supports economic growth and local amenity by stimulating land development, influencing the use of sustainable transport and promoting safety and equity" to make the City "regionally connected and locally accessible."⁷ Among the key policy measures of the Strategy are for walking and cycling to be encouraged for commute to work or to travel for education or recreational purposes.⁸

The Strategy has identified that active transport will increase as land uses in centres change, with mixed use intensification driving a stronger active transport culture.⁹ The City of Ryde provides a network of formal and informal cycle routes but has lacked a coherent cycling network to attract new and existing cyclists.¹⁰

⁶ *City of Ryde Integrated Transport Strategy 2016 -2031* (ITS), p 4.

⁷ ITS, p 14.

⁸ ITS, p 14.

⁹ ITS, p 11.

¹⁰ ITS, p 10.

Levies collected under this plan will help fund approximately \$11.4 million in transport infrastructure for a shared path/cycleway in Meadowbank Education Precinct, two creek trails in North Ryde and Ryde (Field of Mars) and various footpath paving upgrades in suburbs throughout the LGA. Much of the shared pathways included in the plan are adopted from the *Bicycle Strategy and Masterplan (2014)* for the City of Ryde, which identified both local and regional routes.

This program is consistent with the active transport goals of the Strategy, recognising that a larger population in Ryde places increased pressure on the existing transport network and generates additional demand for cycleways and other active transport routes.

Council has prioritised this critical infrastructure to be delivered by 2026.

4.2.2 Civic and urban improvements

Council is also committed to ensuring that the City's town and neighbourhood centres are vibrant and attractive for residents, employees and visitors.¹¹ Future development, particularly growth in the commercial centres and employment areas, will generate considerable demand for civic and urban improvements.

Levies collected under this plan will help fund a \$16.7 million program of works to address these needs. This investment is for public domain upgrades of the West Ryde, Meadowbank (station west), Eastwood and Ryde town centres and other neighbourhood centre upgrades in North Ryde, Denistone East and Putney.

Council's coordinated approach to deliver the improvements is set out in various master plans, planning documents and supporting studies that have been prepared for each of the centres and employment areas.

Significant upgrade works are prioritised in stages in accordance with these plans, presented in the schedule of works in **Appendix A**, as follows:

- West Ryde Town Centre from 2021 to 2022,
- Ryde Town Centre in 2024,
- Eastwood Town Centre in 2026, and
- Various other small centre upgrades (including the Meadowbank station centre upgrade) from 2022 to 2026.

4.2.3 Stormwater infrastructure

Community standards require that stormwater be conveyed through urban areas in a manner that is safe and cost effective. This requires drainage to be managed on a catchment-wide basis in a constructed stormwater system.

¹¹ Goal 2 in the *Ryde Economic Development Plan 2015-2019*.

To facilitate and cater for future development, there is a need for additional and upgraded stormwater and flood management facilities throughout various catchments across the LGA.

Council's Delivery Plan 2016 -2020 established a forward program for capital works expenditure including stormwater facilities. The Delivery Plan is based on the City of Ryde being, in town planning terms, a 'brown field' development area of which much of the stormwater network is well established. Therefore, the Delivery Program focuses on the needs to increase the carrying capacity and water quality treatment of many the City's stormwater facilities to cater for the growth.

Council has undertaken four stormwater catchment studies within the LGA to understand the nature and extent of stormwater issues that need to be addressed. Those catchments are:

- Eastwood and Terrys Creek Catchment,
- Macquarie Park Catchment.
- Parramatta River Ryde Sub Catchments, and
- Buffalo and Kitty's Creek Flood Study.

Each of the studies identifies infrastructure required to cope with the stormwater from various rainfall event intensities. Items from those studies that have not previously been provided are listed in this plan's works schedule.

Levies collected under this plan will help fund \$5.7 million worth of Council's stormwater priorities.

The plan includes new detention basins (Marsfield Park in Marsfield and Gannan Park in North Ryde), Quarry Road upgrade works in Ryde for stormwater management purpose and various infrastructure renewal works inside and outside Macquarie Park.

Priorities within the works program are presented in **Appendix A**.

APPENDIX A

Infrastructure schedule and location maps

Timing (approx. year)	Project item	Item cost
Active transport infrastructure		
2026	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 1	\$1,561,667
2026	Shared Path/Cycleway - Meadowbank Education Precinct	\$500,000
2028	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 2	\$1,561,667
2030	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 3	\$1,561,667
2032	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 4	\$1,561,667
2032	Kittys Creek Trail in Portius Park	\$500,000
2033	Buffalo Creek Trail	\$1,000,000
2034	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 5	\$1,561,667
2036	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 6	\$1,561,667
Subtotal active transport		\$11,370,000
Stormwater infrastructure		
2023	Herring Road Stormwater Improvements	\$150,000
2023	Lachlan Avenue	\$155,000
2023	Waterloo Road Stormwater Works	\$145,000
2024	Simpson Street, Ryde	\$50,000
2025	Macquarie Shopping Centre Culvert GPT	\$100,000
2029	Marsfield Park Detention Basin Design	\$50,000
2030	Marsfield Park Detention Basin	\$350,000
2034	Kotara Park Stormwater Works	\$250,000
2035	Gannan Park Detention Basin Design	\$200,000
2036	Gannan Park Detention Basin	\$1,600,000
2036	Princess Street Stormwater Works	\$300,000
2036	Quarry Road Upgrade	\$2,300,000
Subtotal stormwater		\$5,650,000
Civic and urban improvements		

2021	Public Domain Upgrade - West Ryde Town Centre - West side of Ryedale Rd between Victoria Rd and Terry Rd, as per Page 3 and Map 4 Data sheet West Ryde	\$2,500,000
2022	Public Domain Upgrade - West Ryde Town Centre - East side of Ryedale Rd between Terry Rd and Victoria Rd, as per Page 3 and Map 4 Data sheet West Ryde	\$1,500,000
2022	Cox's Road Neighbourhood Centre between Wicks Road and Lane Cove Road	\$4,000,000
2023	Public Domain Upgrades - Doig Ave Avenue Neighbourhood Centre - 1-6 Doig Avenue, Denistone East. 740sqm of public domain - p.75 City of Ryde Small and Neighbourhood Centres Upgrade Study 2017	\$600,000
2024	Public Domain Upgrade - Ryde Town Centre - west side of Church Street, as per Page 3 and Map 3 Data sheet Ryde Town Centre	\$1,500,000
2024	Public Domain Upgrade - Meadowbank Station (West) Small Centre, Intersection of Constitution Road West, Bank Street and Meadow Crescent, Meadowbank. 500sqm Public Domain - P.101 City of Ryde Small and Neighbourhood Centres Upgrade Study 2017	\$2,000,000
2025	Public Domain Upgrade - Blenheim Road Small Centre. 2-32 Blenheim Road, North Ryde. 1350sqm of Public Domain - p. 39 of City of Ryde Small and Neighbourhood Centres Upgrade Study 2017	\$540,000
2026	Public Domain Upgrade - Eastwood Town Centre - West side of Lakeside Rd, as per Page 5 and Map 1 of Data Sheet - Eastwood	\$404,586
2026	Public Domain Upgrade - Eastwood Town Centre -The north and south ends of Railway Pde which have not already been upgraded and East Pde, as per Page 5 and Map 1 of Data Sheet - Eastwood	\$1,994,356
2026	Public Domain Upgrade - Putney Village Small Centre. Corner of Charles Street and Morrison Road, Putney. 1750sqm Public Domain - p. 131 City of Ryde Small and Neighbourhood Centres Upgrade Study 2017	\$700,000
2026	Public Domain Upgrade - Eastwood Town Centre - Both sides of The Avenue, as per Page 5 and Map 1 of Data Sheet - Eastwood	\$1,000,000
Subtotal civic and urban improvements		\$16,738,942
Total local infrastructure funded by this plan		\$33,758,942