
Macquarie Park Corridor Section 7.12 Local Infrastructure Contributions Plan

City of Ryde

April 2025



Image credit: NSW Department of Planning, Housing and Infrastructure / Don Fuchs

Acknowledgement of Country

City of Ryde acknowledges the Traditional Custodians of the land, the Wallumedegal people of the Darug nation. Council also pays respect to Elders past and present and extends that respect to other Aboriginal and Torres Strait Islander peoples.

Contents

1	Key information.....	4
1.1	Name of this Plan.....	4
1.2	Commencement of this Plan	4
1.3	Purpose of this Plan	4
1.4	Land to which this Plan applies	4
1.5	Relationship to other contributions plans.....	6
1.6	Development to which this Plan applies	6
1.7	Development exempted from a section 7.12 levy	6
1.8	Section 7.12 levy rates.....	8
1.9	Savings and transitional arrangements	8
2	How the plan works.....	9
2.1	Calculating the levy amount	9
2.2	Complying development.....	11
3	Paying a section 7.12 levy	13
3.1	Timing of payment.....	13
3.2	Indexation	13
3.3	Deferred and periodic payments.....	14
3.4	Alternatives to monetary contributions	14
4	Plan administration	15
4.1	Pooling of levies.....	15
4.2	Reporting and accounting requirements.....	15
4.3	Review of this plan	16
4.4	Repeal of this plan	16
4.5	Formation of a local infrastructure governance committee	16
4.6	Refunds.....	16
5	Growth projections.....	17
5.1	Future demand	17
5.2	Infrastructure costs.....	18
	Terms used in this Plan	19
	Appendices.....	20
	A-1 Studies and strategies	20
	A-2 Works schedule and infrastructure map	22
	A-3 Standard condition for complying development	34

1 Key information

This part of the Plan contains key information including the date it commences, the land and development it applies to and the section 7.12 levy percentages.

1.1 Name of this Plan

The *Macquarie Park Corridor Section 7.12 Local Infrastructure Contributions Plan* (the Plan).

1.2 Commencement of this Plan

This Plan commences on 2 May 2025.

1.3 Purpose of this Plan

This Plan authorises Council, registered certifiers and other consent authorities when determining an application for development (DA), State Significant Development (SSD) or an application for a complying development certificate (CDC) on land to which this plan applies, and subject to other provisions of this Plan, to impose a condition requiring a levy to be paid under section 7.12 of the EP&A Act. In relation to an application made to a registered certifier for a CDC, if the complying development is subject to this Plan, the certifier must:

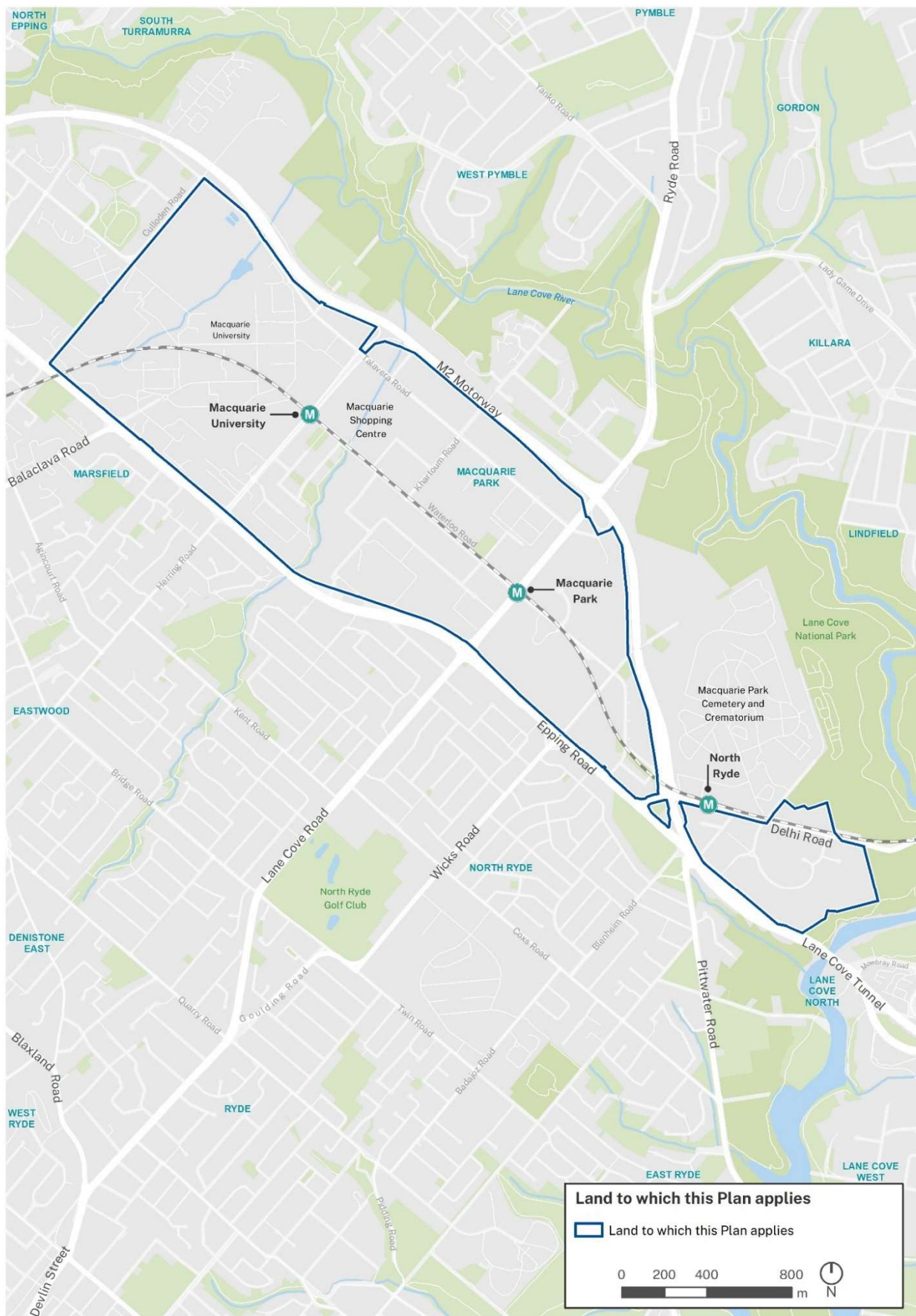
- impose a levy condition on the CDC in accordance with this Plan, and
- calculate the levy amount using the precise method included in this Plan.

Levies collected will fund the local infrastructure identified in this Plan to support development in the Macquarie Park Precinct.

1.4 Land to which this Plan applies

This Plan applies to all land shown in the below map, Figure 1.

Figure 1 Plan area where a section 7.12 levy applies



1.5 Relationship to other contributions plans

Where another section 7.11 or section 7.12 contributions plan applies to the same land or development, this Plan will take precedence. For the area to which this Plan applies, this Plan supersedes the operation of plans that may have previously applied, including:

- *City of Ryde Section 7.11 Development Contributions Plan 2020*
- *City of Ryde Fixed Rate Levy (Section 7.12) Development Contributions Plan 2020*

This Plan does not affect any condition of consent imposing a local infrastructure contribution under a previous plan that applied to this land before the date of commencement of this Plan. Applications to modify a consent will be assessed in accordance with the contributions plan in force at the time of the original approval.

Any contributions that have been, or will be, paid for development within this Plan area under conditions of consent imposed in accordance with a previous plan may be pooled with levies paid under this Plan and applied to the local infrastructure in this Plan works schedule.

A consent authority cannot impose as a condition of the same development consent a condition under section 7.12 as well as a condition under section 7.11 of the EP&A Act. A condition requiring a contribution under section 7.11 may not be imposed for any development on land this Plan applies to.

1.6 Development to which this Plan applies

This Plan applies to all development that:

- is subject to a DA, SSD or CDC application under Part 4 of the EP&A Act; and
- is located within the land to which this Plan applies under section 1.4; and
- is not exempt from a levy under section 1.7 of this Plan; and
- has a cost of development in line with Table 1 in section 1.8 of this Plan.

1.7 Development exempted from a section 7.12 levy

Development for any of the following purposes is exempt from paying a section 7.12 levy under this Plan:

- Seniors housing other than a group of independent living units, if carried out by or on behalf of a social housing provider within the meaning of State Environmental Planning Policy (Housing) 2021.
- Affordable housing within the meaning of the EP&A Act that is managed as affordable housing in perpetuity.
- Supportive accommodation (within the meaning of section 34 of State Environmental Planning Policy (Housing) 2021) that is managed for this purpose in perpetuity.
- Specialist disability accommodation (within the meaning of the National Disability Insurance Scheme Act 2013 of the Commonwealth) that is managed for this purpose in perpetuity.

- Public educational establishments (excluding universities).
- Boarding houses that will be used for affordable housing in perpetuity as referred to in section 26 of State Environmental Planning Policy (Housing) 2021.
- Group homes that are managed for this purpose in perpetuity.
- Development that is the subject of a Crown development application (within the meaning of Division 4.6 of the EP&A Act) and for the purposes of health services facilities, emergency services facilities or public administration buildings.
- Development for the purposes of local infrastructure submitted by or on behalf of Council.

In addition, there are certain costs that cannot be considered in determining the cost of development for section 7.12 levies. These are detailed further under section 2.1.3 of this Plan.

Under *Environmental Planning and Assessment (Local Infrastructure Levies) Direction 2015 (dated 14 April 2016)*, consent authorities must not impose a section 7.12 condition on development where a section 7.11 contribution was made for the initial subdivision for that land. However, a condition may still be imposed where the new development is likely to increase the demand for relevant local infrastructure beyond the initial subdivision.

The imposition of levies in accordance with this Plan is also subject to any direction given by the Minister administering the EP&A Act after the commencement of this Plan from time to time. Council may, at their discretion, choose to exempt other forms of development on a case-by-case basis.

1.8 Section 7.12 levy rates

Development listed as exempt under section 1.7 of this Plan is not charged a section 7.12 levy.

The section 7.12 levy amount is calculated by multiplying the levy rates in the following table by the proposed cost of development. Table 1 identifies the percentage levy rates that will apply to all development.

Table 1 Section 7.12 levy rates

Development type and proposed development cost	Levy
Up to but not including \$250,000	Nil
\$250,000 or more if the development is for the purposes of residential accommodation or mixed-use development including residential accommodation	4%
\$250,000 or more for all other development (excluding residential accommodation and mixed-use development including residential accommodation)	1.5%

Note – if the development contains any form of residential accommodation, the 4% levy will apply to the whole development, including any non-residential component. Residential development includes build-to-rent housing.

1.9 Savings and transitional arrangements

This Plan applies in relation to all DAs, SSDs and CDC applications to carry out development under Part 4 of the EP&A Act made on or after the date of commencement of this Plan.

Applications made prior to the commencement of this Plan will be determined in accordance with the applicable contributions plan in force at the date the application was made. These applications are subject to the rates in the repealed or superseded plans.

For SSD applications, the Plan will apply to applications that have not submitted an Environment Impact Statement (EIS) that has commenced public exhibition, prior to the commencement of the Plan. SSD applications that have submitted an EIS that has commenced public consultation prior to commencement of this Plan are subject to the rates in the repealed or superseded plans. To be clear, an application that has received a Secretary Environmental Assessment Requirements (SEARS) prior to the commencement of the plan, but not yet undergone public exhibition of an EIS, the Plan will apply.

Modification applications will be assessed in accordance with the contributions plan in force at the time of the original approval.

2 How the plan works

This part of the Plan contains information on the operation of the Plan including how levy amounts are calculated and imposed as conditions of consent, how levies can be paid and any alternatives to payment.

2.1 Calculating the levy amount

2.1.1 Calculating the section 7.12 levy amount

A section 7.12 levy amount is calculated by multiplying the relevant levy rates shown in table 1 by the proposed cost of development. Section 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is determined, including what costs must be excluded.

2.1.2 Worked Examples

Worked example 1:

A development application is proposed for the demolition of existing buildings and the construction of a mixed-use development comprising ground floor retail, three commercial floors and 150 residential units above. The proposed cost of development, including demolition, submitted with the application is \$86 million and was completed by a registered quantity surveyor.

As the proposed development is mixed-use including residential accommodation and has a proposed cost over \$250,000, the development levy that applies is 4%.

The contribution amount will be calculated as follows:

$$\$86,000,000 \times 4\% = \$3,440,000$$

Subsequently the consent will condition the payment of \$3,440,000 in monetary contributions to Council.

Worked example 2:

A development application is proposed for the demolition of an existing commercial building and the construction of a residential building comprising a mix of private and affordable housing units. The proposed cost of development has been submitted with the application and was completed by a registered quantity surveyor. The QS report provides that the total cost of the development is \$105 million. Further, the proposed cost to provide the affordable housing component is \$16 million. The cost summary report has been prepared in accordance with section 208 of the Regulation.

The proposed development is residential accommodation and has a proposed cost over \$250,000, therefore, the development levy that applies is 4%. As affordable housing is exempt from development levies under this Plan, the cost to provide the affordable housing is to be excluded from the development levy calculation.

The revised proposed cost of development is \$89,000,000 (i.e. \$105,000,000 less \$16,000,000).

The contribution amount will be calculated as follows:

$$\$89,000,000 \times 4\% = \$3,560,000$$

Subsequently the consent will condition the payment of \$3,560,000 in monetary contributions to Council.

Worked example 3:

A development application is proposed for the construction of a new commercial building on a vacant allotment. The proposed cost of development submitted with the application is \$63 million and was completed by a registered quantity surveyor.

As the proposed development does not include residential accommodation and has a proposed cost over \$250,000, the development levy that applies is 1.5%.

The contribution amount will be calculated as follows:

$$\$63,000,000 \times 1.5\% = \$945,000$$

Subsequently the consent will condition the payment of \$945,000 in monetary contributions to Council.

2.1.3 Determining the cost of development

Section 208(4) of the EP&A Regulation outlines costs that must be excluded from the cost of development. This includes:

- a) *the cost of the land on which the development will be carried out,*
- b) *the costs of repairs to a building or works on the land that will be kept in connection with the development,*
- c) *the costs associated with marketing or financing the development, including interest on 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 for the development,*
- g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,*
- h) the costs of commercial stock inventory,*
- i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,*
- j) the costs of enabling access by people with disability to the development,*
- k) the costs of energy and water efficiency measures associated with the development,*
- l) the costs of development that is provided as affordable housing,*
- m) the costs of development that is the adaptive reuse of a heritage item.*

Development may combine different development types. Where this is proposed, any listed exemption under section 1.7 of this Plan or costs to be excluded will only apply to that component of the development. For example, a DA may propose a residential flat building with a portion of affordable housing. In determining the cost of development, the consent authority is to exclude any costs related to the affordable housing component only.

Any costs to be excluded should be specifically identified in the cost report submitted with the application. Prior to determination, the consent authority may index the estimated cost from the date of the cost report using the Producer Price Index (Building Construction, NSW) as released by the Australian Bureau of Statistics.

2.1.4 Cost summary report required

All development is to provide a cost summary report with the application prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The costs report must be prepared by the following:

- Where the estimate is at or below \$2,000,000 – any building industry professional.
- Where the estimate is above \$2,000,000 – a Quantity Surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

The consent authority will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. A consent authority may, at its sole discretion and at the applicant's cost, engage a person referred to above to review a cost report submitted by an applicant.

In all cases, the determination of the proposed cost of development by the consent authority is final.

2.2 Complying development

Registered Certifiers are responsible for calculating the contributions for which a complying development certificate (CDC) is sought including indexation in accordance with this Plan and imposing a condition on the CDC requiring the contribution as provided for by section 156 of the EP&A Regulation.

The condition imposed must be consistent with the standard condition included in Appendix A-3 of this Plan.

It is the professional responsibility of registered certifiers to accurately calculate the contribution and to apply the section 7.12 levy condition correctly.

3 Paying a section 7.12 levy

This part of the Plan provides detail on how the section 7.12 levy condition should be expressed, including when the levy is to be paid and how indexation will be applied.

3.1 Timing of payment

The condition of consent should set out the timing of payment for a levy. Applicants must pay the levy at the time specified. If no time is specified, payment must be made before obtaining the relevant certificate under Part 6 of the EP&A Act as detailed below.

A condition must provide for payment as follows:

- **Development involving building work** – prior to the release of the first construction certificate.
- **Development involving subdivision** – prior to the release of the subdivision certificate.
- **Development involving building work and subdivision** – prior to the release of the construction certificate or subdivision certificate, whichever occurs first.
- **Development authorised by complying development certificates** – prior to the commencement of any building or subdivision work authorised by the certificate.

At the time of payment, it will be necessary for levy amounts to be indexed in accordance with section 3.2 of this Plan.

3.2 Indexation

This Plan authorises the proposed cost of development to be indexed between the granting of consent and the date of payment in accordance with quarterly movements in the Australian Bureau of Statistics *Producer Price Index (Building Construction, NSW)*¹. This is to account for increases in construction costs over time.

The cost of development, as required by conditions of consent, will be indexed at the time of payment in accordance with the below formula:

$$\text{indexed cost of development} = \text{cost of development at consent} \times \frac{\text{current index figure}}{\text{base index figure}}$$

¹ The series ID for this index is: A2333670K

- **Current index figure** is the last published *Producer Price Index (Building Construction, NSW)* figure as at the date of payment.
- **Base index figure** is the last published *Producer Price Index (Building Construction, NSW)* figure as at the date of determination.

If the adjusted contributions amount at payment is less than the contributions amount in the condition of consent, then the contributions will not be amended.

3.3 Deferred and periodic payments

Deferred or periodic payments may be permitted, at the discretion of council, in the following circumstances:

- deferment will not prejudice the timing or the manner of the provision of public facilities included in the works program,
- there are circumstances justifying the deferred or periodic payment of the contributions, and
- There is a public benefit

3.4 Alternatives to monetary contributions

Section 7.12 levies can only be made as monetary contributions. A section 7.12 condition cannot require the dedication of land.

Council may accept an offer, in connection with a development, by an applicant to enter into a planning agreement to provide works-in-kind, dedication of land or other material public benefit but is not required to do so. A planning agreement must be entered into before the grant of a development consent that imposes section 7.12 levies in accordance with this Plan.

4 Plan administration

This part of the Plan details the administrative processes council will undertake once the Plan has been made and contributions start being collected from development.

4.1 Pooling of levies

This Plan authorises pooling of levies paid for different purposes and applied progressively for those purposes. The priorities for the expenditure of pooled levies are set out in the works schedule.

4.2 Reporting and accounting requirements

Council is required to comply with all requirements in the EP&A Regulation for accounting and reporting in relation to this Plan. This includes:

- Keeping a contributions register in accordance with section 217 of the EP&A Regulation.
- Accounting for funds received under this Plan within its annual financial report in accordance with section 218 of the EP&A Regulation.
- Providing details about projects funded using levies collected under this Plan in its annual reports in accordance with section 218A of the EP&A Regulation.
- Disclosing receipt and expenditure of contributions in annual financial statements in accordance with section 219 of the EP&A Regulation.

Council must publish, in accordance with sections 218A and 220 of the EP&A Regulation, the following on the NSW Planning Portal and its website:

- This Plan.
- The levy rates.
- Contributions register.
- Annual statements.
- Information relating to the use of levies required to be included in its annual reports.

4.3 Review of this plan

The Plan will be reviewed by Council as needed to incorporate any changes to the items and staging of works specified in the works schedule. At a minimum, Council will review this Plan every 5 years from the date of its commencement.

4.4 Repeal of this plan

Conditions of consent are not affected by the repeal of this Plan. Money collected from consents approved under this Plan but paid after this Plan has been repealed will be transferred to the subsequent contributions plan applicable to the area defined in Figure 1.

4.5 Formation of a local infrastructure governance committee

Council may establish a local infrastructure governance committee or, alternatively, add additional functions to an existing group to meet the aims of this committee. The primary aim of the committee will be to oversee contributions within the precinct and ensure the infrastructure needed to support the precinct is delivered.

At a minimum, the committee should:

- Be chaired by an appropriate Council executive and consist of executives from finance, asset management and strategic planning.
- Receive reports on revenue received.
- Receive reports on anticipated future revenue, using modelling of expected development.
- Make decisions on timing of delivery, including tracking expenditure, borrowing and pooling of levies and completed projects.
- Provide oversight and advice on proposed planning agreements to provide works in kind instead of the payment of section 7.12 levies.
- Oversee the reporting of levies.
- Receive recommendations and make decisions on the review of the Plan.

Council should keep minutes, tracking any actions and noting decisions of the committee. These documents will be made available on request.

4.6 Refunds

Refunds are at the absolute discretion of Council. Refunds will only be considered where the consent has lapsed or been surrendered, and works have not commenced.

5 Growth projections

This part of the Plan describes expected growth in the Macquarie Park Corridor and the relationship with the infrastructure required to service that growth.

5.1 Future demand

The Macquarie Park Transport Oriented Development (TOD) Precinct Rezoning Proposal implements the vision of the Macquarie Park Place Strategy to drive the transformation of Macquarie Park into an innovation precinct by restructuring movement across and within the area, making it easier for people to access and a perfect location for sharing, collaboration and innovation. Building on this vision through the detailed master planning of seven new neighbourhoods is the delivery of more homes in well-located areas.

The Macquarie Park Precinct will join international best-practice for contemporary innovation precincts in introducing a mixture of residential and non-residential uses to create a level of interest and 18-hour vibrancy equal to that of a central business district.

Macquarie Park has also been identified as a priority high growth area by the NSW Government due to having capacity to support an increase in population and additional housing growth, close to major transport hubs and other essential amenities.

The development projected in the Macquarie Park Corridor, on which the need for local and regional infrastructure is based – is shown in the table below.

Table 2 Macquarie Park population and dwelling projections 2021-2036

	2021	2023*	2036	Growth 2023-36
Dwellings	5,450	6,000	17,750	11,750
Residents	12,800	14,000	38,050	24,050
Workers	72,850	73,500	83,500	10,000

Source: Macquarie Park Strategic Infrastructure and Services Assessment, p26 and *DPHI estimate

5.2 Infrastructure costs

The table below identifies the total costs for local infrastructure to be funded by section 7.12 levies under this plan. Refer to Appendix A-2 for the detailed works schedule.

Table 3 Infrastructure costs

Infrastructure category	Total costs
Community facilities	\$188,832,745
Open space and recreation	\$174,730,893
Public domain	\$132,584,753
Stormwater	\$69,925,928
Transport	\$83,673,598
Total	\$649,747,917

For further information on the infrastructure needs, please refer to the studies in Appendix A-1.

Terms used in this Plan

In this Plan, the following words and phrases have the following meaning:

Term	Definition
Council	City of Ryde Council
Consent Authority	Has the same meaning as section 4.5 of the EP&A Act and includes a registered certifier within the meaning of that Act
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
LGA	Local Government Area
Local infrastructure	The public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services
Planning agreement	A voluntary agreement as described in section 7.4 of the EP&A Act
Registered certifier	A person who is registered under the <i>Building and Development Certifiers Act 2018</i> and who may exercise the functions of a certifier under the EP&A Act

Except as provided for above, words and phrases used in this Plan have the same meanings as they have in the EP&A Act and the standard instrument set out in *Standard Instrument (Local Environmental Plans) Order 2006*.

Appendices

The Appendices provide detail as to how the infrastructure needs have been determined in this plan and what are the infrastructure items that the contributions will fund. It also includes links to the technical studies, reports and materials used in the preparation of this plan.

A-1 Studies and strategies

Name of study or strategy	Infrastructure Category	Author	Year	WebLink
Halls and Facilities Strategy 2020 - 2041	Community facility	Elton Consulting on behalf of City of Ryde Council	2020	https://www.ryde.nsw.gov.au/files/assets/public/v/1/publications/community-services/halls-and-facilities-strategy.pdf
Open Space Future Provision Strategy	Open space and recreation	SGS Economics on behalf of City of Ryde Council	2021	https://www.ryde.nsw.gov.au/files/assets/public/v/1/publications/parks-open-space/open-space-future-provision-strategy-adopted-may-2021.pdf
Children's Play Plan 5 Year Review and Update	Open space and recreation	AECOM on behalf of City of Ryde Council	2019	https://www.ryde.nsw.gov.au/files/assets/public/v/1/publications/parks-open-space/children%E2%80%99s-play-plan-5-year-review-and-update.pdf
Waterloo Road Master Plan	Public domain	Hassell on behalf of City of Ryde Council	2020	https://www.ryde.nsw.gov.au/files/assets/public/v/1/development/waterloo-road-active-street-master-plan-final-master-plan.pdf
Macquarie Park Floodplain Risk Management Study & Plan	Stormwater	Bewsher on behalf of City of Ryde Council	2011	https://www.ryde.nsw.gov.au/files/assets/public/v/1/publications/environment/flood-studies/mpc/mac-park-floodplain-risk-mgmt-plan-cover-page.pdf
Integrated Transport Strategy 2041	Transport	City of Ryde Council	2021	https://www.ryde.nsw.gov.au/files/assets/public/v/1/integrated-transport-strategy-2041.pdf

Name of study or strategy	Infrastructure Category	Author	Year	WebLink
Bicycle Strategy and Action Plan 2022 – 2030	Transport	City of Ryde Council	2022	https://www.ryde.nsw.gov.au/Council/Plans-and-Publications/City-of-Ryde-Bicycle-Strategy-2022-2030
Macquarie Park Strategic Infrastructure and Services Assessment	Various	Greater Cities Commission	2022	
Macquarie Park Corridor Infrastructure Delivery Plan	Various	Department of Planning, Housing and Infrastructure	2024	

A-2 Works schedule and infrastructure map

Map ID	Project name	Project description	Estimated total project cost	Attributable cost % to plan	Estimated attributed cost to plan	Estimated year of delivery	Priority
Community facilities							
1	Northern catchment community hub	A new community hub, indicative location, of around 2500sqm	\$54,900,000	100%	\$54,900,000	2037	Medium
2	Macquarie Centre Library and Creative Hub	Fit out of the Macquarie Centre Library and Creative Hub at the Macquarie Shopping Centre	\$30,000,000	100%	\$30,000,000	2030	High
3	Ryde Central Regional Community Facility	Ryde Central Regional Community Facility (1 Devlin St, Ryde)	\$37,237,863	40%	\$14,895,145	2034	High
4	Indoor leisure & aquatic centre	New Indoor leisure & aquatic centre, location to be confirmed. Or upgrade an existing facility to indoor leisure & aquatic centre scale	\$61,132,000	50%	\$30,566,000	2035	High
5	Macquarie Park Community Centre	A new community centre, indicative location, of around 500sqm	\$10,810,000	100%	\$10,810,000	2035	Medium
6	Macquarie Park Creative Gallery	A new creative gallery with production and event space	\$9,756,000	100%	\$9,756,000	2037	Low

Map ID	Project name	Project description	Estimated total project cost	Attributable cost % to plan	Estimated attributed cost to plan	Estimated year of delivery	Priority
7	Creativity-enabling and Indigenous gathering spaces	New creativity-enabling and indigenous gathering spaces in indicative locations in the Macquarie Park precinct, totalling 2,000sqm. To accommodate mini-events, indigenous and culture connection space, temporary public art, and associated public domain works	\$2,800,000	100%	\$2,800,000	2030	Medium
8	Multipurpose community hub	Fit out of a new multipurpose indoor community facility (5,300 sqm) located at 44-50 Waterloo Road, Macquarie Park. To include large hall with indoor courts and community space – makerspaces and community tech lounge	\$35,105,600	100	\$35,105,600	2031	Medium
Open space and recreation							
9	New Magdala Park natural full-size field	Masterplan delivery - optimisation of existing space to create one new natural full-size field	\$18,780,559	50%	\$9,390,279	2031	Low
10	ELS Hall Park upgrades	Masterplan delivery - implement upgrades from ELS Hall Park masterplan, including passive recreation embellishment and car parking	\$13,696,000	50%	\$6,848,000	2027	Medium
11	ELS Hall Park youth space	Regional youth space includes bike pump track, passive recreation area and outdoor multipurpose courts	\$4,015,500	50%	\$2,007,750	2030	Medium

Map ID	Project name	Project description	Estimated total project cost	Attributable cost % to plan	Estimated attributed cost to plan	Estimated year of delivery	Priority
12	Christie Park stage 3 upgrades	Suspended slab with 3rd synthetic football field on top of car parking and a fitness facility/gym	\$19,713,323	50%	\$9,856,662	2031	Low
13	Christie Park stage 2 upgrades	Six futsal/5-side pitches with a car park extension	\$5,000,000	50%	\$2,500,000	2028	Low
14	Marsfield Park and Waterloo Park upgrades	Masterplan delivery - passive recreation improvements and amenities building upgrades	\$1,851,202	50%	\$925,601	2025	Medium
15	Pioneer Park upgrades	Masterplan delivery - passive recreation improvements and addition of sport field lighting	\$1,851,202	50%	\$925,601	2030	Medium
16	Tuckwell Park amenities upgrade	Construction of new fit for purpose amenities building in park	\$2,100,000	50%	\$1,050,000	2028	Medium
17	Street tree planting	Planting of street trees in the Macquarie Park precinct within road reserves and public spaces where it cannot be conditioned as part of a development	\$500,000	100%	\$500,000	2028	Medium
18	Additional access points to parks	Provide additional access points to existing parks in the Macquarie Park precinct, particularly the UAP neighbourhood	\$65,000	100%	\$65,000	2027	Medium
19	Two new sports fields (indicative location near Porters Creek)	Creation of two new senior sports fields at a location to be confirmed, indicative site near Porters Creek. Embellishment to include two fields 100m x 70m, amenities building, sports field lighting, irrigation and drainage	\$8,300,000	50%	\$4,150,000	2033	High

Map ID	Project name	Project description	Estimated total project cost	Attributable cost % to plan	Estimated attributed cost to plan	Estimated year of delivery	Priority
20	Children's playgrounds	Additional or expansion of existing children's playgrounds in the Macquarie Park precinct to maintain play provision consistent with that currently provided	\$3,000,000	100%	\$3,000,000	2030	Low
21	Multipurpose outdoor sports courts	Creation of new multipurpose outdoor sports courts to maintain provision consistent with that currently provided. Locations to be confirmed	\$3,562,000	100%	\$3,562,000	2030	Medium
22	Regional Park embellishments	Embellishment of land for active recreation public open space (including 144 Wicks Road ('Wicks Park') if this key site is realised)	\$130,000,000	100%	\$130,000,000	2031	Medium
Public domain							
23	Waterloo Road masterplan upgrades	Masterplan delivery - implement the Waterloo Road boulevard concept prioritising pedestrians, improving shared user spaces, active connections and increasing cool spaces (planted and meeting spaces) along Waterloo Road	\$21,473,003	100%	\$21,473,003	2030	Medium
24	Waterloo Road upgrades area 1	From Byfield Street to Khartoum Road, full road reserve width upgrade including road pavement, roundabouts, granite footway, street trees, bus stops, MFPS and utility relocation or adjustment as required	\$16,875,000	100%	\$16,875,000	2030	Medium

Map ID	Project name	Project description	Estimated total project cost	Attributable cost % to plan	Estimated attributed cost to plan	Estimated year of delivery	Priority
25	Waterloo Road upgrades area 2	From Wicks Road to Lane Cove Road, full road reserve width upgrade including road pavement, roundabouts, granite footway, street trees, bus stops, MFPS and utility relocation or adjustment as required	\$27,000,000	100%	\$27,000,000	2030	Medium
26	Wicks Road upgrades	From Waterloo Road to Pittwater Road, upgrade of turfed footway to full width granite paving and new kerb and gutter	\$1,181,250	100%	\$1,181,250	2030	Medium
27	Talavera Road upgrades area 1	From Herring Road to Christie Road, full road reserve width upgrade including road pavement, roundabouts, granite footway, street trees, bus stops, MFPS and utility relocation or adjustment as required	\$9,450,000	100%	\$9,450,000	2031	Low
28	Talavera Road upgrades area 2	From Christie Road to Culloden Road, full road reserve width upgrade including road pavement, roundabouts, granite footway, street trees, bus stops, MFPS and utility relocation or adjustment as required	\$27,675,000	100%	\$27,675,000	2031	Low
29	Culloden Road upgrades	From Talavera Road to Epping Road, upgrade to road and public domain including pavement, full width granite footway, kerb and gutter and MFPS	\$28,930,500	100%	\$28,930,500	2033	Low

Stormwater

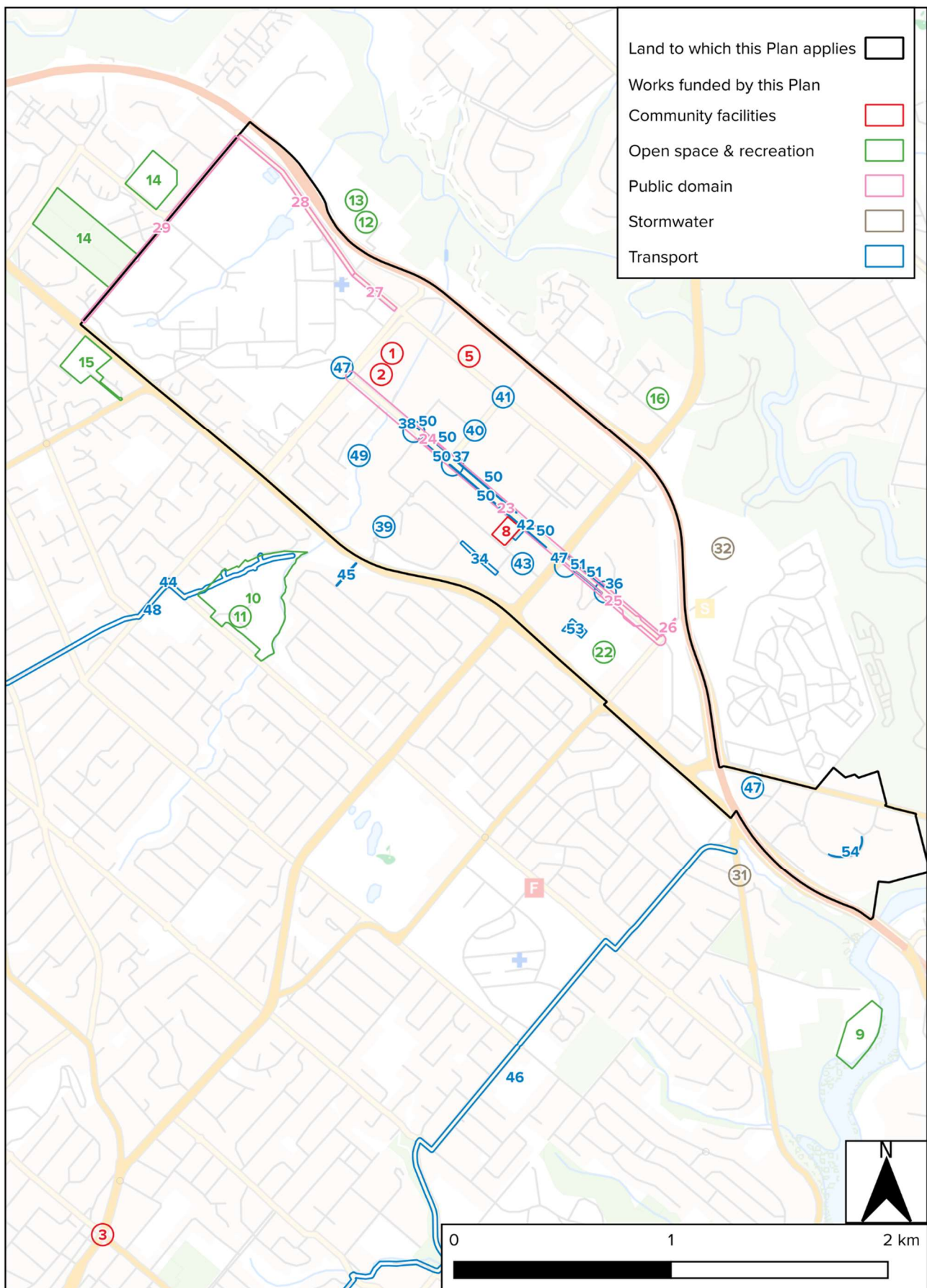
Map ID	Project name	Project description	Estimated total project cost	Attributable cost % to plan	Estimated attributed cost to plan	Estimated year of delivery	Priority
30	Drainage improvements precinct wide	Drainage improvements across the Macquarie Park precinct to reduce flooding and improve stormwater quality	\$47,298,543	100%	\$47,298,543	2031	Low
31	Pittwater Road drainage improvement	Improve Pittwater Road drainage by lowering downslope ground levels adjacent to the Pittwater Road sag point, Blenheim Road to Warwick Street	\$2,393,770	50%	\$1,196,885	2030	Medium
32	Porters Creek culvert upgrades	Realignment of culvert (162 Wicks Road, Macquarie Park) around Porters Creek to improve drainage	\$42,861,000	50%	\$21,430,500	2030	Low
Transport							
33	Dedicated cycle & micro-mobility connections	Deliver comprehensive network of dedicated cycle & micro-mobility connections in the Macquarie Park precinct	\$11,960,000	100%	\$11,960,000	2030	Medium
34	Land acquisition for connection of Optus Drive to Drake Avenue	Acquire land for connection of Optus Drive to Drake Avenue (project for civil works still needs to be scoped and costed)	\$7,210,000	100%	\$7,210,000	2031	High
35	Publicly accessible bicycle parking	Deliver increased publicly accessible bicycle parking in the Macquarie Park precinct	\$1,500,000	100%	\$1,500,000	2028	Low
36	Traffic signals - intersection Waterloo	Construction of traffic signals to replace roundabout at the intersection of Waterloo Road, Eden Park Drive and Thomas Holt Drive	\$3,621,715	100%	\$3,621,715	2034	Medium

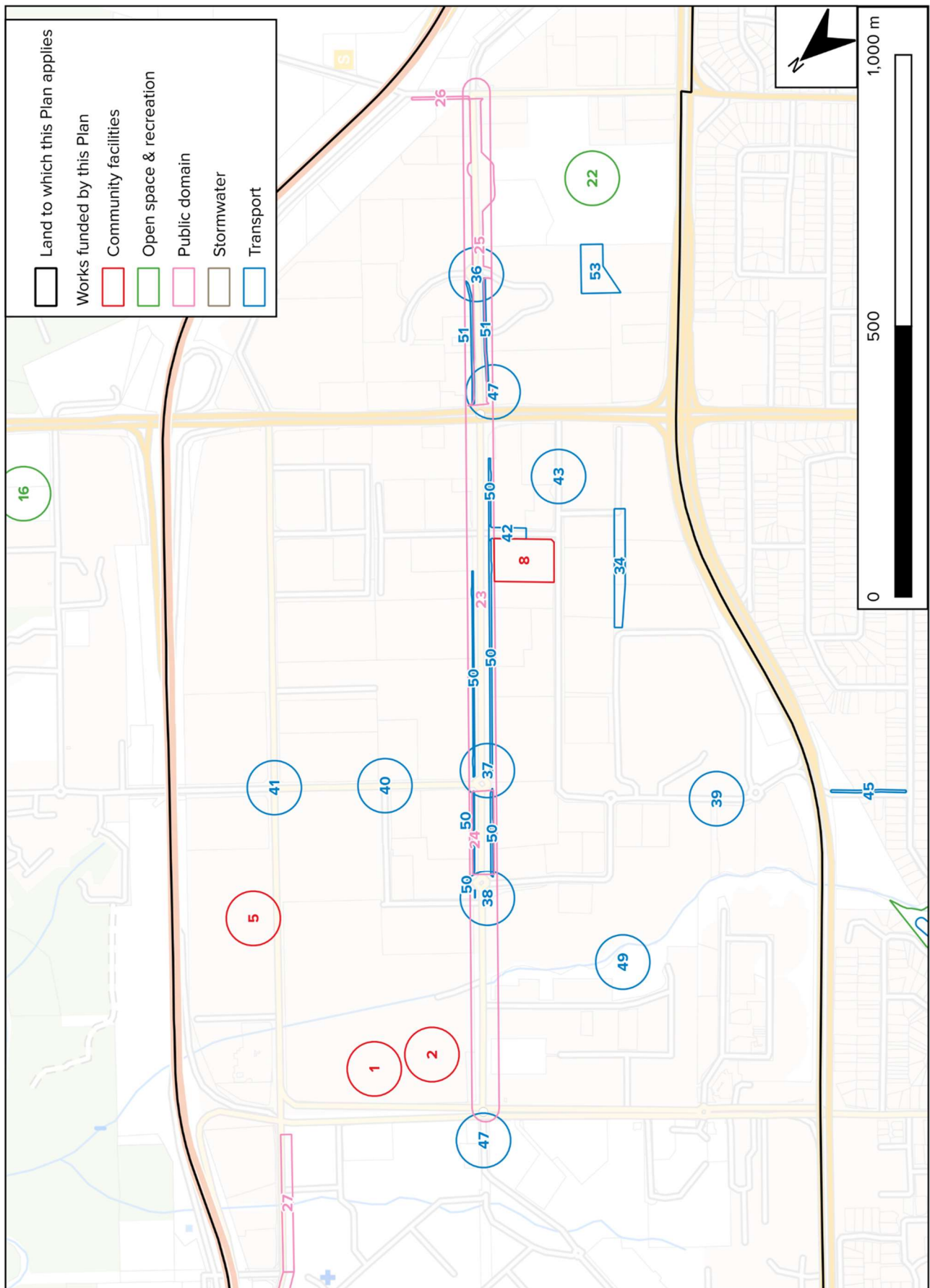
Map ID	Project name	Project description	Estimated total project cost	Attributable cost % to plan	Estimated attributed cost to plan	Estimated year of delivery	Priority
	Road and Eden Park/Thomas Holt Drive						
37	Traffic signals - intersection Waterloo Road and Khartoum Road	Construction of traffic signals to replace roundabout at the intersection of Waterloo Road and Khartoum Road	\$3,313,067	100%	\$3,313,067	2030	Medium
38	Traffic signals - intersection Waterloo Road and Byfield Street	Construction of traffic signals to replace roundabout at the intersection of Waterloo Road and Byfield Street	\$2,421,417	100%	\$2,421,417	2030	Medium
39	Roundabout - intersection Lyonpark Road and Wilcannia Way	Construction of a roundabout at the intersection of Lyonpark Road and Wilcannia Way (the new road to access Ivanhoe Estate)	\$368,540	100%	\$368,540	2030	High
40	Traffic signals - intersection Khartoum Road and Banfield Road	Construction of traffic signals at the intersection of Khartoum Road and Banfield Road	\$4,371,481	100%	\$4,371,481	2034	Medium
41	Upgrade Talavera Road and Khartoum Road intersection	Upgrade of Talavera Road and Khartoum Road intersection to provide additional turning lanes	\$23,285,052	100%	\$23,285,052	2030	Low
42	Upgrade pedestrian refuge at Coolinga Street and Waterloo Road intersection	Upgrade of pedestrian refuge on Coolinga Street at Waterloo Road intersection into a raised pedestrian crossing	\$301,481	100%	\$301,481	2027	Low

Map ID	Project name	Project description	Estimated total project cost	Attributable cost % to plan	Estimated attributed cost to plan	Estimated year of delivery	Priority
43	New pedestrian crossing on Hyundai Drive	New raised pedestrian crossing on Hyundai Drive near Giffnock Avenue	\$301,481	100%	\$301,481	2027	Low
44	Upgrade Kent Road and Herring Road intersection	Traffic signals and lane adjustments at the intersection of Kent Road and Herring Road	\$3,621,715	50%	\$1,810,858	2034	Medium
45	Whiteside Street shared path	A new shared path (pedestrian and cyclist) along the eastern side of Whiteside Street between Epping Road and Parklands Road	\$151,170	50%	\$75,585	2027	Low
46	North Ryde and Putney regional cycling route	Construction of a regional cycle route connecting North Ryde and Putney, comprising a mix of on-road and off-road facilities (project RR04 of Ryde's Bicycle Strategy & Action Plan 2022 - 2030)	\$2,361,125	50%	\$1,180,563	2030	Low
47	E-bike hubs at metro stations	E-bike hubs at the three metro stations in the Macquarie Park precinct to accommodate a minimum 10 docked e-bikes and associated charging infrastructure	\$1,100,000	100%	\$1,100,000	2028	Low
48	Eastwood and Macquarie Park regional cycling route	Construction of a regional cycling route connecting Eastwood and Macquarie Park, comprising a mix of on-road and off-road facilities (project RR12 of Ryde's Bicycle Strategy & Action Plan 2022 - 2030)	\$1,082,718	50%	\$541,359	2030	Low

Map ID	Project name	Project description	Estimated total project cost	Attributable cost % to plan	Estimated attributed cost to plan	Estimated year of delivery	Priority
49	Shrimptons Creek bridge	Pedestrian bridge over Shrimptons Creek connecting to Wilga Park (Between 2A Cottonwood Crescent and 6-8 Byfield Street, Macquarie Park)	\$2,718,000	100%	\$2,718,000	2030	Medium
50	Land acquisition for Waterloo Road widening	Acquire land for Waterloo Road widening to facilitate bike lanes & footpaths. Both sides of Waterloo Road between Byfield Street and Land Cove Road (project for civil works still needs to be scoped and costed)	\$6,493,000	100%	\$6,493,000	2030	High
51	Land acquisition for Waterloo Road widening	Acquire land for Waterloo Road widening to facilitate bike lanes & footpaths. Both sides of Waterloo Road between Lane Cove Road and roundabout at Eden Park Drive (project for civil works still needs to be scoped and costed)	\$3,396,000	100%	\$3,396,000	2030	Medium
52	Land acquisition for Khartoum Road widening	Acquire land for Khartoum Road widening at 8 Khartoum Road (project for civil works still needs to be scoped and costed)	\$552,000	100%	\$552,000	2035	Low
53	Land acquisition for Drake Avenue extension	Acquire land for Drake Avenue critical link extension at 61-65 Epping Road (project for civil works still needs to be scoped and costed)	\$5,712,000	100%	\$5,712,000	2030	Low
54	Land acquisition for Julius Avenue widening	Acquire land for Julius Avenue widening at 3 and 5-11 Julius Avenue (project for roads works still needs to be scoped and costed)	\$1,440,000	100%	\$1,440,000	2037	Low

Map ID	Project name	Project description	Estimated total project cost	Attributable cost % to plan	Estimated attributed cost to plan	Estimated year of delivery	Priority
Total cost to plan					\$649,797,917		





A-3 Standard condition for complying development

A levy is to be paid to City of Ryde Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Macquarie Park Corridor Section 7.12 Local Infrastructure Contributions Plan 2024.

Indexation

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

$$\text{indexed cost of development} = \text{cost of development at consent} \times \frac{\text{current index figure}}{\text{base index figure}}$$

- *Current index figure is the last published Producer Price Index (Building Construction, NSW) figure as at the date of payment.*
- *Base index figure is the last published Producer Price Index (Building Construction, NSW) figure as at the date of determination.*

NB: If the adjusted levy amount at payment is less than the levy amount specified in the consent, then the levy amount specified in the consent is payable.

Timing of payment

The levy must be paid prior to the commencement of any work authorised by this certificate, as required by section 156 of the Environmental Planning and Assessment Regulation 2021