

Draft Development Contributions Plan

City of Ryde

September 2014



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SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au
Offices in Canberra, Hobart, Melbourne and Sydney

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INTRODUCTION

Section 94A of the *Environmental Planning and Assessment Act 1979* (the Act) authorises a consent authority when determining a development application to impose a condition requiring the applicant to pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development. A contributions plan may also specify whether or not an accredited certifier must impose such a condition when issuing a complying development certificate.

For a consent authority to impose a condition under section 94A, a contributions plan that complies with the Act and the *Environmental Planning and Assessment Regulation 2000* (the Regulation) must be in place.

The *Ryde Section 94A Development Contributions Plan 2014* authorises a condition of development consent or a complying development certificate to require the payment of a fixed levy.

The percentage of the levy and the types or area of development which attract the levy are set out in other clauses of this Plan.

Levies paid to the Council will be applied towards the provision, extension or augmentation of public amenities or public services, or towards recouping the cost of their provision, extension or augmentation.

The Plan applies to the whole City of Ryde local government area (LGA) and repeals all existing contributions plans within the meaning of the Act in so far as they apply to this land.

PART A: SUMMARY SCHEDULES

The following summary schedules are included in this plan:

Schedule 1: Ten Year Works Schedule

Schedule 2: Summary of section 94A levy rates by proposed cost of development

The schedule of works contained in Schedule 1 of this Contributions Plan identifies the public amenities and services for which a Section 94A (s94A) levy will be required.

The s94A levy rates for different types of development are set out in Schedule 2 of this Contributions Plan.

PART B: EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

The relationship between expected types of development and the demand for public amenities and services is established through:

The population projections undertaken by the NSW Bureau of Transport Statistics for Ryde LGA.

The expected development associated with this projected population growth, based on projections by the City of Ryde and NSW Bureau of Transport Statistics and Australian Bureau of Statistics (ANZSIC) in relation to dwelling capacities and job forecasts.

The likely population growth will require the provision of additional public facilities. The likely population growth will also diminish the enjoyment and standard of public facilities for the existing population unless new facilities are provided to meet the additional demand.

The population projections undertaken by the NSW Bureau of Transport Statistics for Ryde LGA indicate a likely growth in population of 23,387 from the 2011 Census population of 110,122 to 133,509 in 2031.

Table 1 illustrates the population projections by age for Ryde LGA and total population projections.

TABLE 1. POPULATION PROJECTIONS FOR RYDE BY AGE

| Population | 2011 | 2016 | 2021 | 2026 | 2031 |
|--------------|----------------|----------------|----------------|----------------|----------------|
| Aged 0-4 | 6,774 | 6,799 | 7,155 | 7,434 | 7,738 |
| Aged 5-9 | 5,827 | 6,439 | 6,570 | 6,832 | 7,100 |
| Aged 10-14 | 5,588 | 5,709 | 6,332 | 6,419 | 6,681 |
| Aged 15-19 | 6,008 | 6,056 | 6,239 | 6,792 | 6,906 |
| Aged 20-24 | 9,998 | 9,876 | 10,035 | 10,189 | 10,867 |
| Aged 25-29 | 8,907 | 9,151 | 9,317 | 9,421 | 9,647 |
| Aged 30-34 | 8,616 | 9,028 | 9,413 | 9,570 | 9,727 |
| Aged 35-39 | 8,494 | 8,578 | 9,110 | 9,411 | 9,622 |
| Aged 40-44 | 7,920 | 8,251 | 8,454 | 8,910 | 9,228 |
| Aged 45-49 | 7,723 | 7,567 | 7,982 | 8,133 | 8,596 |
| Aged 50-54 | 7,006 | 7,305 | 7,305 | 7,655 | 7,830 |
| Aged 55-59 | 6,129 | 6,580 | 6,949 | 6,948 | 7,297 |
| Aged 60-64 | 5,409 | 5,635 | 6,136 | 6,447 | 6,489 |
| Aged 65-69 | 3,992 | 5,028 | 5,327 | 5,785 | 6,098 |
| Aged 70-74 | 3,349 | 3,786 | 4,822 | 5,111 | 5,585 |
| Aged 75-79 | 2,952 | 3,142 | 3,670 | 4,660 | 4,992 |
| Aged 80-84 | 2,652 | 2,526 | 2,802 | 3,331 | 4,267 |
| Aged 85+ | 2,779 | 3,301 | 3,595 | 4,034 | 4,839 |
| Total | 110,122 | 114,758 | 121,212 | 127,082 | 133,509 |

Source: BTS population projection by age, 2012

Residential development forecasts for the Ryde LGA are based on the dwelling capacity figures for various town centres, Macquarie Park and other areas taken from the 2010 *City of Ryde Local Planning Study – Housing Study* (see Table 2). Council has projected 15,792 additional dwellings within Ryde LGA

to 2031. The majority of these additional dwellings are expected to occur within Macquarie Park during the period 2016-2021. The location of the town centres are shown in Figure 2 of Appendix B.

TABLE 2. HIGH RESIDENTIAL DEVELOPMENT FORECASTS FOR TOWN CENTRES, MACQUARIE PARK CORRIDOR AND REST OF THE LGA, 2011-31

| | Additional dwellings | | | | |
|---|----------------------|--------------|--------------|--------------|---------------|
| | 2011-16 | 2016-21 | 2021-26 | 2026-31 | 2011-31 |
| Flat / unit / apartment | 2,094 | 3,832 | 2,963 | 2,963 | 11,851 |
| Town Centre | 1,142 | 1,713 | 1,427 | 1,427 | 5,709 |
| Macquarie Park | 875 | 2,042 | 1,458 | 1,458 | 5,833 |
| Village | 77 | 77 | 77 | 77 | 309 |
| Semi-detached / row / terrace / townhouse | 985 | 985 | 985 | 985 | 3,941 |
| Infill areas | 985 | 985 | 985 | 985 | 3,941 |
| Total Residential | 3,079 | 4,817 | 3,948 | 3,948 | 15,792 |

In relation to expected non-residential development, Table 3 shows the floor space forecast for town centres, Macquarie Park and other employment areas in the Ryde LGA using job forecasts. (To be inserted)

Note that the projected retail floor space in Macquarie Park does not include the proposed 31,800 square metre expansion of Macquarie Shopping Centre, which is separately accounted for in the income projections.

According to NSW Bureau of Transport Statistics, Macquarie Park will accommodate over 90 per cent of the employment growth in the Ryde LGA (17,824 additional jobs to 2031).

The majority of residential and non-residential development in Ryde to 2031 will be accommodated in the centres identified in Figure 2 in Appendix 3.

TABLE 3. PROJECTED ADDITIONAL COMMERCIAL, RETAIL AND INDUSTRIAL FLOOR SPACE BY PRECINCT TYPE, 2011-2031

| Category | Δ 2011-2016 | Δ 2016-2021 | Δ 2021-2026 | Δ 2026-2031 | Total Δ 2011-2031 |
|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Macquarie Park | | | | | |
| Commercial office, research and development, university and hospitals | 151,886 m ² | 208,195 m ² | 198,248 m ² | 132,998 m ² | 691,327 m ² |
| Retail | 1,220 m ² | 7,220 m ² | 9,570 m ² | 9,570 m ² | 27,580 m ² |
| Industrial | 0 m ² | 0 m ² | 0 m ² | 0 m ² | 0 m ² |
| Town Centres | | | | | |
| Commercial office, research and development, university and hospitals | 3,586 m ² | 3,164 m ² | 2,530 m ² | 1,698 m ² | 10,978 m ² |
| Retail | 12,117 m ² | 6,015 m ² | 5,943 m ² | 2,684 m ² | 26,759 m ² |
| Industrial | 0 m ² | 0 m ² | 0 m ² | 0 m ² | 0 m ² |
| Other areas | | | | | |
| Commercial office, research and development, university and hospitals | 2,290 m ² | 1,241 m ² | 1,249 m ² | 1,103 m ² | 5,883 m ² |
| Retail | 2,615 m ² | 2,803 m ² | 2,483 m ² | 1,751 m ² | 9,652 m ² |
| Industrial | 0 m ² | 0 m ² | 0 m ² | 0 m ² | 0 m ² |
| Total | 173,713 m² | 228,638 m² | 220,023 m² | 149,804 m² | 772,179 m² |

Source: SGS Economics and Planning Calculation, 2013

PART C: ADMINISTRATION AND OPERATION OF THE PLAN

What is the name of this development contributions plan?

This development contributions plan is called the *Ryde Section 94A Development Contributions Plan 2014*.

1.1 Application of this plan

This Contributions Plan applies to all land within City of Ryde LGA, as shown on the maps in Appendix B, and to all development on such land.

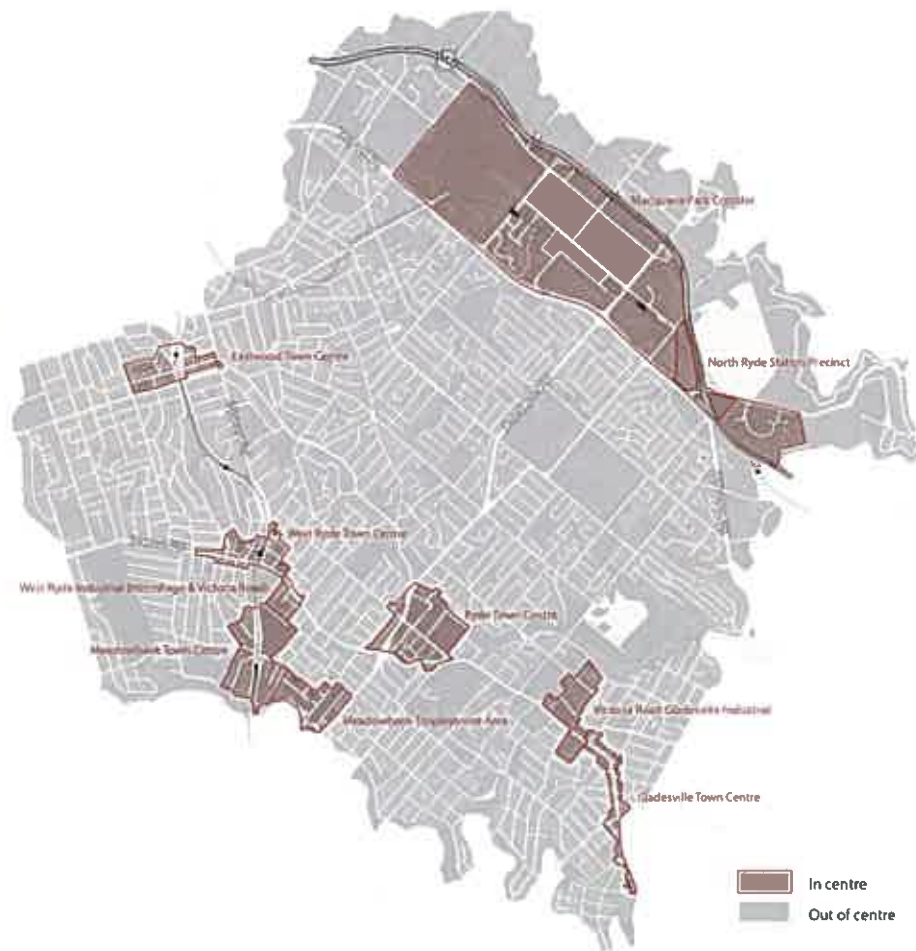
For the avoidance of any doubt, this plan applies to development in Macquarie Park involving additional height or floor space that is permitted by Part 7 of *Ryde Local Environmental Plan 2013*.

This Contributions Plan applies to the granting of development consents and the issuing of complying development certificates under Part 4 of the Act. The s94A levy rates for different types of development are set out below: (Council has resolved to exempt development costing less than \$350,000, where the Act exempts development costing less than \$100,000.)

| Area | Type of development | Cost* threshold | Levy rate |
|---|---|-----------------------|-----------|
| Outside centres (as shown in Figure 1) | Secondary dwelling on site (e.g. granny flat) | \$0 - \$350,000 | 0.0% |
| | | \$350,001 - \$450,000 | 0.5% |
| | | \$450,001 plus | 0.25% |
| | All other development | \$0 - \$350,000 | 0.0% |
| | | \$350,001 - \$450,000 | 0.5% |
| | | \$450,001 plus | 1.0% |
| Inside centres (as shown in Figure 1) | All development (outside Macquarie Park) | \$0 - \$350,000 | 0.0% |
| | | \$350,001 - \$450,000 | 0.5% |
| | | \$450,001 - \$550,000 | 1.0% |
| | | \$550,001 plus | 3.0% |
| Macquarie Park Corridor | All development | \$0 - 350,000 | 0.0% |
| | | \$350,001 - \$450,000 | 0.5% |
| | | \$450,001 - \$550,000 | 1.0% |
| | | \$550,001 plus | 4.0% |

FIGURE 1. CENTRES IN RYDE LGA

This Contributions Plan precludes the imposition of a condition under s94 of the Act in respect of the development to which this plan applies.



Development exempted by Ministerial direction under Section 94E of the Act

In accordance with the Ministerial direction dated 10 November 2006 in Appendix B, and until that direction is amended, repealed or revoked, a levy under s94A of the Act will not be imposed in respect of development:

Where the proposed cost of carrying out the development is \$100,000 or less,
For the purpose of disabled access,
For the sole purpose of providing affordable housing,
For the purpose of reducing a the consumption of mains-supplied potable water, or reducing the energy consumption of a building,
For the sole purpose of the adaptive reuse of an item of environmental heritage, or
Other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is to be carried out.

In accordance with the Ministerial direction dated 14 September 2007, and until that direction is amended, repealed or revoked, a levy under s94A of the Act will not be imposed in respect of development consents to carry out development for the purposes of any form of seniors housing as defined in *State Environmental Planning Policy (Seniors Living) 2004* granted to a social housing provider as defined in that SEPP.

In accordance with the Ministerial direction dated 9 September 2009, and until that direction is amended, repealed or revoked, a levy under s94A of the Act will not be imposed in respect of any component of a government school or non-government school (within the meaning of the Education Act 1990) development that is a 'Building the Education Revolution' project undertaken pursuant to the Building the Education Revolution program and funded by the Commonwealth under the *Nation Building and Jobs Plan, Appropriation 9Nation Building and Jobs) Act (No.1) 2008-2009* and the *Appropriation (Nation Building and Jobs) Act (No.2) 2008-2009*.

1.2 When does this development contributions plan commence?

This Contributions Plan commences on **(insert when)**.

1.3 What is the purpose of this Plan?

The primary purposes of this contributions plan are:

To authorise the imposition of a condition on development consents and complying development certificates requiring the payment of a levy pursuant to section 94A of the Act

To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area

To publicly identify the purposes for which the levies may be applied

1.4 What plans does this Contributions Plan repeal?

This Plan repeals the Ryde Section 94 Development Contributions Plan 2007.

1.5 Complying development and the obligation of certifying authorities

An accredited certifier to whom an application for a complying development certificate is made under s85A(1) of the Act in respect of development to which this plan applies, must impose a condition under s94A of the Act in accordance with this Contributions Plan if a complying development certificate is issued in respect of the development. The method by which the amount of the levy is determined is set out in clause 1.7.

1.6 How will the levy be calculated?

The Levy payable in respect of development will be determined by the consent authority on the basis of the proposed cost of carrying out the development, the corresponding levy rate as set out in Schedule 2 and calculated as follows:

Levy payable = %C x \$C

Where

%C is the levy rate applicable as set out in Schedule 2 corresponding to the proposed cost of carrying out the development

\$C is the proposed cost of carrying out the development determined by the consent authority in accordance with clause 25J of the Regulation.

The procedures set out in Appendix A to this Contributions Plan must be followed to enable the consent authority to determine the proposed cost of carrying out the development.

1.7 When is the levy payable?

A Levy imposed by a condition in a development consent (other than a complying development certificate) must be paid to the Council at the time specified in the condition that imposes the Levy. If no such time is specified, the Levy must be paid prior to the issue of a construction certificate or a complying development certificate.

A Levy imposed by a condition in a complying development certificate must be paid before the commencement of any building work or subdivision work (within the meaning of, the Act) that is authorised by the certificate.

1.8 How will the levy be applied?

Levies paid to the Council under this Contributions Plan will be applied towards the provision, extension or augmentation, or recouping the cost of the provision, extension or augmentation, of such of the public amenities and public services specified in Schedule 1 as the Council considers is in the public interest and reasonably practicable to do so. Levies will be applied by the Council in accordance with the priorities identified in the Works Schedule to the extent that it is not inconsistent with this Contributions Plan in so far as the Council considers it reasonably practicable to do so. Refer to Schedule 1. Schedule of Works and Appendix C Maps.

1.9 How will the levy be adjusted?

The amount of a levy required to be paid to the Council under a condition of development consent or a complying development certificate imposed in accordance with this Contributions Plan will be adjusted between the time of the imposition of the condition and the time of payment. This will be done by adjusting the proposed cost of carrying out the development (on which the calculation of the amount of the levy is based) to which the condition applies to reflect quarterly variations to readily accessible index figures such as CPI or Building price Index between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.

1.10 Can deferred or periodic payments be made?

Deferred or periodic payments of a Levy may be permitted only with the approval in writing of the Council in the following circumstances: where the deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public amenities and public services included in the Works Schedule in Schedule 1,

Council may approve deferred or periodic payments, provided Council is satisfied with proposed security on terms.

1.11 Alternatives to payment of the levy

A planning agreement under s93F of the Act may provide that s94A of the Act is wholly or partly excluded from applying to development to which the agreement applies. This means that, if the applicant and the Council agree, a planning agreement may be entered into in connection with the granting of a development consent (other than a complying development certificate) as an alternative to the imposition of a condition requiring the payment of the levy under this Contributions Plan.

A condition of development consent (other than a complying development certificate) may provide that a levy must be paid to the Council under this Contributions Plan unless, before the time payment is due, the applicant has entered into a planning agreement with the Council.

A development consent that has been granted that is subject to a condition requiring a levy to be paid to the Council under this Contributions Plan may, upon application being made to the consent authority and subject to the Council's approval under the Act, be modified at any time to require a planning agreement to be entered into instead of payment of the levy.

1.12 Ministerial conditions under Section 94E of the Act

Conditions authorised by this Plan are subject to any direction given by the Minister under Section 94E of the Act. This Plan authorises the imposition of conditions in accordance with any such direction.

1.13 Definitions

Council means Ryde City Council.

Contributions Plan means this plan

Levy means a levy under section 94A of the Act authorised by this plan.

The Act means the *Environmental Planning and Assessment Act 1979*

The Regulation means the *Environmental Planning and Assessment Regulation 2000*.

1.14 Procedure

For the purposes of the consent authority determining the proposed cost of carrying out the development in accordance with clause 25J of the Regulation, the applicant is to submit the following to the consent authority:

A cost summary report in accordance with Appendix D in respect of development where the estimated development costs is \$499,999 or less.

A Quantity Surveyor's Detailed Cost Report in accordance with Appendix D, in respect of development where the estimated development costs is \$500,000 or more.

To avoid doubt, section 25J of the Environmental Planning and Assessment Act 1979 sets out the things that are included in the estimation of the development costs 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:

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
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
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.

Upon reviewing a cost summary report or a Quantity Surveyor's Detailed Cost Report, the Council may, at the applicant's cost, engage an independent person to verify the costs.

Approved persons for the provision of cost estimate reports where Council is consent authority

For the purpose of clause 25J(2) of the Regulation, the following persons are approved by the Council as consent authority to provide an estimate of the proposed cost of carrying out development in the following circumstances:

Where the proposed development cost is \$499,999 or less— a person who, in the opinion of the Council, is suitably qualified to provide a cost summary report,

Where the proposed development cost is \$500,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors to provide a Quantity Surveyor's Detailed Cost Report

SCHEDULE 1A: TEN YEARS WORK SCHEDULE - COST BY YEAR

| ACTIVITY | Total | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 |
|--------------------------------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Heavy Patching | \$2,951,433 | \$257,000 | \$265,225 | \$273,180 | \$281,375 | \$289,817 | \$298,511 | \$307,466 | \$316,690 | \$326,191 | \$335,977 |
| Road Resurfacing | \$29,912,667 | \$2,813,773 | \$2,879,674 | \$2,630,064 | \$2,817,522 | \$2,902,048 | \$2,989,109 | \$3,078,782 | \$3,171,146 | \$3,266,280 | \$3,364,269 |
| Road Kerb Renewal | \$17,458,209 | \$1,001,133 | \$1,822,489 | \$1,822,489 | \$1,822,489 | \$1,822,489 | \$1,822,489 | \$1,822,489 | \$1,822,489 | \$1,822,489 | \$1,877,164 |
| Bridge Upgrade / Renewal | \$1,958,588 | \$175,000 | \$180,300 | \$180,300 | \$185,709 | \$191,280 | \$197,019 | \$202,929 | \$209,017 | \$215,288 | \$221,746 |
| Stormwater Asset Replacement Renewal | \$12,104,261 | \$787,856 | \$811,492 | \$900,000 | \$998,161 | \$1,107,029 | \$1,227,771 | \$1,361,682 | \$1,510,198 | \$1,674,912 | \$1,725,160 |
| Stormwater Improvement Works Renewal | \$16,841,157 | \$2,090,000 | \$1,133,000 | \$1,167,000 | \$1,294,203 | \$1,435,271 | \$1,591,716 | \$1,765,213 | \$1,957,621 | \$2,171,002 | \$2,236,132 |
| Footpath Construction Renewal | \$4,136,337 | \$337,000 | \$350,000 | \$387,900 | \$399,537 | \$411,523 | \$423,869 | \$436,585 | \$449,682 | \$463,173 | \$477,068 |
| Cycleways Construction Expansion | \$2,361,155 | \$206,000 | \$212,180 | \$218,500 | \$225,055 | \$231,807 | \$238,761 | \$245,924 | \$253,301 | \$260,900 | \$268,727 |
| Footpath Construction Expansion | \$9,990,000 | \$790,000 | \$1,000,000 | \$1,200,000 | \$1,000,000 | \$1,000,000 | \$1,000,000 | \$1,000,000 | \$1,000,000 | \$1,000,000 | \$1,000,000 |
| Top Ryder Bus Service | \$3,180,000 | \$300,000 | \$480,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 |
| Bus Shelters – new | \$516,089 | \$45,020 | \$46,371 | \$47,760 | \$49,193 | \$50,569 | \$52,189 | \$53,754 | \$55,367 | \$57,028 | \$58,739 |
| Bus Stop DDA compliance | \$1,032,178 | \$90,040 | \$92,742 | \$95,520 | \$98,386 | \$101,337 | \$104,377 | \$107,509 | \$110,734 | \$114,056 | \$117,478 |
| Bus Stop Seats –new | \$387,066 | \$33,765 | \$34,778 | \$35,820 | \$36,895 | \$38,001 | \$39,141 | \$40,316 | \$41,525 | \$42,771 | \$44,054 |

| ACTIVITY | Total | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 |
|--|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Eastwood Town Centre - TMAP | \$3,110,000 | \$311,000 | \$311,000 | \$311,000 | \$311,000 | \$311,000 | \$311,000 | \$311,000 | \$311,000 | \$311,000 | \$311,000 |
| Traffic Calming Devices | \$3,050,200 | \$260,000 | \$270,000 | \$280,000 | \$290,000 | \$300,000 | \$310,000 | \$320,000 | \$330,000 | \$340,000 | \$350,200 |
| Macquarie Park Traffic Facilities (Traffic Signals) | \$21,100,000 | \$2,400,000 | \$3,000,000 | \$1,200,000 | \$3,000,000 | \$1,200,000 | \$1,200,000 | \$1,200,000 | \$2,400,000 | \$2,750,000 | \$2,750,000 |
| Traffic Facilities Renewal | \$1,918,891 | \$180,000 | \$185,400 | \$174,700 | \$179,941 | \$185,339 | \$190,899 | \$196,626 | \$202,525 | \$208,601 | \$214,859 |
| Car Park Renewal | \$1,891,109 | \$165,000 | \$169,950 | \$175,000 | \$180,250 | \$185,658 | \$191,227 | \$196,964 | \$202,873 | \$208,959 | \$215,228 |
| Library Books | \$7,126,642 | \$437,746 | \$563,987 | \$563,987 | \$563,987 | \$2,177,000 | \$563,987 | \$563,987 | \$563,987 | \$563,987 | \$563,987 |
| Digital enhancement for Libraries | \$456,598 | \$36,300 | \$26,500 | \$34,000 | \$105,020 | \$35,020 | \$36,071 | \$37,153 | \$108,267 | \$38,267 | \$0 |
| Community Buildings Renewals - Libraries Only | \$1,684,000 | \$300,000 | \$100,000 | \$125,000 | \$299,000 | \$174,000 | \$39,000 | \$105,000 | \$170,000 | \$186,000 | \$186,000 |
| Library Laptops for Community Training | \$53,100 | \$8,100 | \$0 | \$0 | \$0 | \$20,000 | \$0 | \$0 | \$0 | \$25,000 | \$0 |
| RFID equipment replacement | \$874,360 | \$0 | \$129,000 | \$83,000 | \$212,000 | \$0 | \$218,360 | \$0 | \$0 | \$232,000 | \$0 |
| Ryde Library refurbishment | \$5,348,750 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,348,750 | \$0 | \$0 | \$0 | \$0 |
| West Ryde Library refurbishment | \$3,652,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,652,000 | \$0 |
| Lighting Upgrade - Council Facilities | \$270,000 | \$90,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 |
| Sustainable Management of Sports Facilities Implementation | \$4,000,000 | \$0 | \$1,000,000 | \$0 | \$1,000,000 | \$0 | \$1,000,000 | \$0 | \$1,000,000 | \$0 | \$0 |

| ACTIVITY | Total | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 |
|---|--------------|-------------|-----------|-------------|-----------|-------------|-------------|-------------|-----------|-------------|-----------|
| Street Tree Planting Program | \$1,575,000 | \$75,000 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$0 |
| Park & Open Space Tree Planting Program | \$1,350,000 | \$0 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 |
| Delineation of Natural areas | \$553,000 | \$13,000 | \$60,000 | \$60,000 | \$60,000 | \$60,000 | \$60,000 | \$60,000 | \$60,000 | \$60,000 | \$60,000 |
| Sportsfield Synthetic Surfaces | \$8,200,000 | \$1,400,000 | \$200,000 | \$1,500,000 | \$200,000 | \$1,500,000 | \$200,000 | \$1,500,000 | \$200,000 | \$1,500,000 | \$0 |
| Implementation of Children Play Plan -P2 | \$3,674,700 | \$174,700 | \$437,500 | \$437,500 | \$437,500 | \$437,500 | \$437,500 | \$437,500 | \$437,500 | \$437,500 | \$0 |
| Sportsfield Renewal & Upgrade | \$7,500,000 | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$750,000 |
| Ryde Aquatic Centre | \$10,292,596 | \$240,000 | \$770,000 | \$3,485,380 | \$903,794 | \$1,000,000 | \$1,381,481 | \$2,262,326 | \$94,579 | \$77,518 | \$77,518 |
| Sportsground Amenities Renewal & Upgrade | \$3,050,000 | \$350,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 | \$300,000 |
| Sportsground Subsidence Program | \$500,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| Sportsfield Floodlighting Renewal | \$2,360,000 | \$210,000 | \$200,000 | \$200,000 | \$250,000 | \$250,000 | \$250,000 | \$250,000 | \$250,000 | \$250,000 | \$250,000 |
| Walking trail upgrade (New) | \$1,687,500 | \$0 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 |
| Signage - Bush regen in progress / EEC / Directional information for walking trails and all open space assets (new) | \$1,687,500 | \$0 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 |
| Biodiversity action plan roll out? (new) | \$2,250,000 | \$0 | \$250,000 | \$250,000 | \$250,000 | \$250,000 | \$250,000 | \$250,000 | \$250,000 | \$250,000 | \$250,000 |

| ACTIVITY | Total | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 |
|---|--------------|-----------|--------------|-------------|-------------|--------------|-------------|--------------|-------------|-------------|-------------|
| Flora and Fauna Surveys | \$500,000 | \$0 | \$125,000 | \$125,000 | \$0 | \$0 | \$0 | \$0 | \$125,000 | \$125,000 | \$0 |
| Planting project | \$675,000 | \$0 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 |
| Marsfield Park - termite control | \$140,000 | \$0 | \$0 | \$0 | \$140,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Skate park / Youth Space | \$1,000,000 | \$0 | \$0 | \$500,000 | \$0 | \$0 | \$500,000 | \$0 | \$0 | \$0 | \$0 |
| Open Space Acquisition | \$35,312,500 | \$0 | \$12,812,500 | \$2,812,500 | \$2,812,500 | \$2,812,500 | \$2,812,500 | \$2,812,500 | \$2,812,500 | \$2,812,500 | \$2,812,500 |
| Plan of Management Implementation Work | \$4,050,000 | \$0 | \$450,000 | \$450,000 | \$450,000 | \$450,000 | \$450,000 | \$450,000 | \$450,000 | \$450,000 | \$450,000 |
| Recreation Trail (connections and cycleways) | \$1,687,500 | \$0 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 |
| Ryde River Walk Implementation | \$3,000,000 | \$0 | \$750,000 | \$0 | \$750,000 | \$0 | \$750,000 | \$0 | \$750,000 | \$0 | \$0 |
| Community Buildings Renewal - Excluding Libraries | \$2,892,625 | \$250,000 | \$293,625 | \$293,625 | \$293,625 | \$293,625 | \$293,625 | \$293,625 | \$293,625 | \$293,625 | \$293,625 |
| Community Buildings - including Community Halls, Libraries and Community Facilities | \$47,200,000 | \$0 | \$0 | \$0 | \$0 | \$24,500,000 | \$0 | \$19,200,000 | \$0 | \$3,500,000 | \$0 |
| Centres and Neighbourhoods Public Art | \$1,687,500 | \$0 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$187,500 |
| Macquarie Park Parking Study | \$1,550,000 | \$50,000 | \$0 | \$0 | \$0 | \$0 | \$750,000 | \$750,000 | \$0 | \$0 | \$0 |
| Multi Function Poles in Macquarie Park | \$1,225,000 | \$225,000 | \$100,000 | \$100,000 | \$250,000 | \$300,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 |

| ACTIVITY | Total | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 |
|--|--------------|-------------|------------|-------------|-------------|-------------|-----------|-------------|-------------|-----------|----------|
| Public Domain Upgrade Lane Cove (east) | \$663,750 | \$612,750 | \$25,500 | \$25,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Public Domain Upgrade Waterloo Rd | \$684,000 | \$9,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 |
| Ped Access & Mobility Plan - Macq Park | \$775,000 | \$100,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 |
| Neighbourhood Centre Renewal | \$1,673,541 | \$113,541 | \$60,000 | \$0 | \$450,000 | \$250,000 | \$50,000 | \$450,000 | \$250,000 | \$50,000 | \$0 |
| Town Centre Upgrade Renewal | \$7,920,000 | \$1,500,000 | \$0 | \$1,300,000 | \$1,500,000 | \$1,000,000 | \$60,000 | \$1,500,000 | \$1,000,000 | \$60,000 | \$0 |
| Sculpture, monuments and outdoor cultural material - audit, works and signage | \$210,000 | \$0 | \$15,000 | \$15,000 | \$30,000 | \$30,000 | \$30,000 | \$30,000 | \$30,000 | \$30,000 | \$0 |
| Pedestrian Accessibility & Mobility Plan | \$590,000 | \$120,000 | \$60,000 | \$60,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| Footpath Upgrade - Byfield St Macquarie Park | \$500,000 | \$0 | \$500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Footpath Upgrade Delhi Rd | \$700,000 | \$0 | \$0 | \$700,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Seawalls/Retaining Walls Refurbishment | \$2,960,000 | \$600,000 | \$180,000 | \$420,000 | \$220,000 | \$280,000 | \$340,000 | \$310,000 | \$160,000 | \$450,000 | \$0 |
| Pedestrian Tunnel under Rail Embankment, Rowe Street | \$2,500,000 | 0 | 0 | 1,250,000 | 1,250,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stormwater Infrastructure, Tunnel, Eastwood | \$30,000,000 | 0 | 10,000,000 | 10,000,000 | 10,000,000 | 0 | 0 | 0 | 0 | 0 | 0 |

| ACTIVITY | Total | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 |
|--|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Constitution Road Design and Construction | \$8,000,000 | 0 | 0 | 0 | 4,000,000 | 4,000,000 | 0 | 0 | 0 | 0 | 0 |
| Stormwater Infrastructure, Building Purchase and Demolition, 100 Rowe Street | \$1,500,000 | 1,500,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land Purchase for Fine Grain Roads, MPC | \$30,491,365 | 3,049,136 | 3,049,136 | 3,049,136 | 3,049,136 | 3,049,136 | 3,049,136 | 3,049,136 | 3,049,136 | 3,049,136 | 3,049,141 |
| Public Car Park Provision (Glen St, Rowe St, John Wilson) | \$20,000,000 | 5,000,000 | 5,000,000 | 5,000,000 | 5,000,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Civic Centre Renovation | \$15,000,000 | 3,000,000 | 3,000,000 | 3,000,000 | 3,000,000 | 3,000,000 | 0 | 0 | 0 | 0 | 0 |
| Fine Grade Road Construction | \$96,058,554 | 4,000,000 | 5,300,000 | 7,600,000 | 11,000,000 | 8,500,000 | 10,000,000 | 12,500,000 | 12,500,000 | 12,500,000 | 12,158,554 |
| Totals | \$523,191,422 | \$36,506,860 | \$61,134,849 | \$57,271,361 | \$64,428,778 | \$68,914,549 | \$43,890,988 | \$62,290,966 | \$41,731,263 | \$48,657,684 | \$38,364,125 |

SCHEDULE 1B: TEN YEARS WORK SCHEDULE - COST BY LOCATION

| ACTIVITY | Total | Macquarie | Eastwood | West Ryde | Meadowbank | Ryde | Gladesville | Outside Centres |
|--------------------------------------|--------------|-------------|-------------|-------------|------------|-------------|-------------|-----------------|
| Heavy Patching | \$2,951,433 | \$271,532 | \$17,709 | \$14,757 | \$23,611 | \$29,514 | \$11,806 | \$2,582,504 |
| Road Resurfacing | \$29,912,667 | \$2,270,202 | \$198,536 | \$186,946 | \$348,712 | \$215,891 | \$237,356 | \$26,455,025 |
| Road Kerb Renewal | \$17,458,209 | \$1,514,051 | \$98,743 | \$82,281 | \$131,657 | \$164,572 | \$65,829 | \$15,401,075 |
| Bridge Upgrade / Renewal | \$1,958,588 | \$130,915 | \$8,538 | \$7,115 | \$11,384 | \$14,230 | \$5,692 | \$1,780,715 |
| Stormwater Asset Replacement Renewal | \$12,104,261 | \$3,026,065 | \$4,539,098 | \$1,513,033 | \$0 | \$1,513,033 | \$0 | \$1,513,033 |
| Stormwater Improvement Works Renewal | \$16,841,157 | \$4,210,289 | \$4,497,789 | \$2,105,145 | \$0 | \$2,105,145 | \$1,817,645 | \$2,105,145 |
| Footpath Construction Renewal | \$4,136,337 | \$380,543 | \$24,818 | \$20,682 | \$33,091 | \$41,363 | \$16,545 | \$3,619,295 |
| Cycleways Construction Expansion | \$2,361,155 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,361,155 |
| Footpath Construction Expansion | \$9,990,000 | \$1,920,000 | \$1,190,000 | \$350,000 | \$560,000 | \$700,000 | \$280,000 | \$4,990,000 |
| Top Ryder Bus Service | \$3,180,000 | \$454,285 | \$454,284 | \$454,285 | \$454,285 | \$454,285 | \$454,289 | \$454,287 |

| ACTIVITY | Total | Macquarie | Eastwood | West Ryde | Meadowbank | Ryde | Gladesville | Outside Centres |
|---|--------------|--------------|-------------|-------------|------------|-------------|-------------|-----------------|
| Bus Shelters - new | \$516,089 | \$47,480 | \$3,097 | \$2,580 | \$4,129 | \$5,161 | \$2,064 | \$451,578 |
| Bus Stop DDA compliance | \$1,032,178 | \$94,960 | \$6,193 | \$5,161 | \$8,257 | \$10,322 | \$4,129 | \$903,156 |
| Bus Stop Seats - new | \$387,066 | \$35,610 | \$2,322 | \$1,935 | \$3,097 | \$3,871 | \$1,548 | \$338,683 |
| Eastwood Town Centre - TMAP | \$3,110,000 | \$0 | \$3,110,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Traffic Calming Devices | \$3,050,200 | \$435,744 | \$435,739 | \$435,740 | \$435,742 | \$435,745 | \$435,745 | \$435,744 |
| Macquarie Park Traffic Facilities (Traffic Signals) | \$21,100,000 | \$21,100,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Traffic Facilities Renewal | \$1,918,891 | \$178,941 | \$11,215 | \$9,700 | \$16,275 | \$19,974 | \$7,800 | \$1,674,987 |
| Car Park Renewal | \$1,891,109 | \$127,067 | \$173,287 | \$6,906 | \$11,049 | \$13,812 | \$180,525 | \$1,378,464 |
| Library Books | \$7,126,642 | \$2,261,380 | \$1,032,708 | \$1,201,770 | \$0 | \$1,714,674 | \$639,249 | \$276,861 |
| Digital enhancement for Libraries | \$456,598 | \$59,335 | \$82,700 | \$96,056 | \$0 | \$137,492 | \$50,226 | \$30,789 |
| Community Buildings Renewals - Libraries Only | \$1,684,000 | \$0 | \$367,000 | \$596,000 | \$0 | \$357,000 | \$180,000 | \$184,000 |
| Library Laptops for Community Training | \$53,100 | \$6,750 | \$9,651 | \$11,182 | \$0 | \$16,023 | \$5,841 | \$3,653 |
| RFID equipment replacement | \$874,360 | \$0 | \$174,000 | \$270,000 | \$0 | \$218,360 | \$106,000 | \$106,000 |
| Ryde Library refurbishment | \$5,348,750 | \$0 | \$0 | \$0 | \$0 | \$5,348,750 | \$0 | \$0 |
| West Ryde Library refurbishment | \$3,652,000 | \$0 | \$0 | \$3,652,000 | \$0 | \$0 | \$0 | \$0 |

| ACTIVITY | Total | Macquarie | Eastwood | West Ryde | Meadowbank | Ryde | Gladesville | Outside Centres |
|--|--------------|-----------|-----------|-----------|------------|-------------|-------------|-----------------|
| Lighting Upgrade - Council Facilities | \$270,000 | \$15,000 | \$10,000 | \$15,000 | \$10,000 | \$55,000 | \$15,000 | \$150,000 |
| Sustainable Management of Sports Facilities Implementation | \$4,000,000 | \$0 | \$0 | \$0 | \$0 | \$1,000,000 | \$0 | \$3,000,000 |
| Street Tree Planting Program | \$1,575,000 | \$78,750 | \$78,750 | \$78,750 | \$78,750 | \$78,750 | \$78,750 | \$1,102,500 |
| Park & Open Space Tree Planting Program | \$1,350,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$450,000 |
| Delineation of Natural areas | \$553,000 | \$60,000 | \$0 | \$0 | \$60,000 | \$0 | \$0 | \$433,000 |
| Sportsfield Synthetic Surfaces | \$8,200,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,200,000 |
| Implementation of Children Play Plan -P2 | \$3,674,700 | \$218,750 | \$0 | \$87,500 | \$0 | \$0 | \$0 | \$3,368,450 |
| Sportsfield Renewal & Upgrade | \$7,500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$7,500,000 |
| Ryde Aquatic Centre | \$10,292,596 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,292,596 |
| Sportsground Amenities Renewal & Upgrade | \$3,050,000 | \$0 | \$100,000 | \$0 | \$0 | \$200,000 | \$0 | \$2,750,000 |
| Sportsground Subsidence Program | \$500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$500,000 |

| ACTIVITY | Total | Macquarie | Eastwood | West Ryde | Meadowbank | Ryde | Gladesville | Outside Centres |
|---|--------------|--------------|-----------|-----------|------------|-----------|-------------|-----------------|
| Sportsfield Floodlighting Renewal | \$2,360,000 | \$0 | \$360,000 | \$0 | \$0 | \$150,000 | \$0 | \$1,850,000 |
| Walking trail upgrade (New) | \$1,687,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,687,500 |
| Signage - Bush regen in progress / EEC / Directional information for walking trails and all open space assets (new) | \$1,687,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,687,500 |
| Biodiversity action plan roll out? (new) | \$2,250,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,250,000 |
| Flora and Fauna Surveys | \$500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$500,000 |
| Planting project | \$675,000 | \$45,000 | \$45,000 | \$45,000 | \$45,000 | \$45,000 | \$45,000 | \$405,000 |
| Marsfield Park - termite control | \$140,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$140,000 |
| Skate park / Youth Space | \$1,000,000 | \$0 | \$500,000 | \$500,000 | \$0 | \$0 | \$0 | \$0 |
| Open Space Acquisition | \$35,312,500 | \$10,000,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$25,312,500 |
| Plan of Management Implementation Work | \$4,050,000 | \$450,000 | \$150,000 | \$75,000 | \$75,000 | \$75,000 | \$75,000 | \$3,150,000 |
| Recreation Trail (connections and cycleways) | \$1,687,500 | \$281,250 | \$18,750 | \$37,500 | \$37,500 | \$37,500 | \$0 | \$1,275,000 |

| ACTIVITY | Total | Macquarie | Eastwood | West Ryde | Meadowbank | Ryde | Gladesville | Outside Centres |
|---|--------------|--------------|-------------|-----------|------------|--------------|-------------|-----------------|
| Ryde River Walk Implementation | \$3,000,000 | \$0 | \$0 | \$0 | \$500,000 | \$0 | \$0 | \$2,500,000 |
| Community Buildings Renewal - Excluding Libraries | \$2,892,625 | \$0 | \$1,103,552 | \$120,473 | \$0 | \$737,401 | \$0 | \$931,199 |
| Community Buildings - including Community Halls, Libraries and Community Facilities | \$47,200,000 | \$24,500,000 | \$0 | \$0 | \$0 | \$19,200,000 | \$0 | \$3,500,000 |
| Centres and Neighbourhoods Public Art | \$1,687,500 | \$468,750 | \$234,375 | \$187,500 | \$187,500 | \$187,500 | \$187,500 | \$234,375 |
| Macquarie Park Parking Study | \$1,550,000 | \$1,550,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Multi Function Poles in Macquarie Park | \$1,225,000 | \$1,225,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Public Domain Upgrade Lane Cove (east) | \$663,750 | \$663,750 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Public Domain Upgrade Waterloo Rd | \$684,000 | \$684,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Ped Access & Mobility Plan - Macq Park | \$775,000 | \$775,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Neighbourhood Centre Renewal | \$1,673,541 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,673,541 |

| ACTIVITY | Total | Macquarie | Eastwood | West Ryde | Meadowbank | Ryde | Gladesville | Outside Centres |
|---|--------------|-----------|--------------|-------------|-------------|-------------|-------------|-----------------|
| Town Centre Upgrade Renewal | \$7,920,000 | \$0 | \$1,560,000 | \$2,500,000 | \$0 | \$2,560,000 | \$1,300,000 | \$0 |
| Sculpture, monuments and outdoor cultural material - audit, works and signage | \$210,000 | \$0 | \$25,000 | \$25,000 | \$25,000 | \$55,000 | \$55,000 | \$25,000 |
| Pedestrian Accessibility & Mobility Plan | \$590,000 | \$0 | \$295,000 | \$0 | \$0 | \$0 | \$295,000 | \$0 |
| Footpath Upgrade - Byfield St | \$500,000 | \$500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Macquarie Park | \$700,000 | \$700,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Footpath Upgrade Delhi Rd | \$2,960,000 | \$0 | \$0 | \$0 | \$1,010,000 | \$0 | \$0 | \$1,950,000 |
| Seawalls/Retaining Walls Refurbishment | \$2,500,000 | \$0 | \$2,500,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Pedestrian Tunnel under Rail Embankment, Rowe Street | \$30,000,000 | \$0 | \$30,000,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Stormwater Infrastructure, Tunnel, Eastwood | \$8,000,000 | \$0 | \$0 | \$0 | \$8,000,000 | \$0 | \$0 | \$0 |
| Constitution Road Design and Construction | | | | | | | | |

| ACTIVITY | Total | Macquarie | Eastwood | West Ryde | Meadowbank | Ryde | Gladesville | Outside Centres |
|--|----------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| Stormwater Infrastructure, Building Purchase and Demolition, 100 Rowe Street | \$1,500,000 | \$0 | \$1,500,000 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Purchase for Fine Grain Roads, MPC | \$30,491,365 | \$30,491,365 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Public Car Park Provision (Glen St, Rowe St, John Wilson) | \$20,000,000 | \$0 | \$15,000,000 | \$0 | \$0 | \$0 | \$5,000,000 | \$0 |
| Civic Centre Renovation | \$15,000,000 | \$0 | \$0 | \$0 | \$0 | \$15,000,000 | \$0 | \$0 |
| Fine Grade Road Construction | \$96,058,554 | \$96,058,554 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Totals | \$523,191,422 | \$207,440,318 | \$70,067,853 | \$14,844,997 | \$12,220,039 | \$53,050,367 | \$11,703,538 | \$153,864,310 |

SCHEDULE 2: SECTION 94A LEVY RATES

Schedule 2: Summary of section 94A levy rates by proposed cost of development

| Area | Type of development | Cost* threshold | Levy rate |
|--|---|-----------------------|-----------|
| Outside centres (as shown in Figure 1) | Secondary dwelling on site (e.g. granny flat) | \$0 - \$350,000 | 0.0% |
| | | \$350,001 - \$450,000 | 0.5% |
| | | \$450,001 plus | 0.25% |
| | All other development | \$0 - \$350,000 | 0.0% |
| | | \$350,001 - \$450,000 | 0.5% |
| | | \$450,001 plus | 1.0% |
| Inside centres (as shown in Figure 1) | All development (outside Macquarie Park) | \$0 - \$350,000 | 0.0% |
| | | \$350,001 - \$450,000 | 0.5% |
| | | \$450,001 - \$550,000 | 1.0% |
| | | \$550,001 plus | 3.0% |
| Macquarie Park Corridor | All development | \$0 - \$350,000 | 0.0% |
| | | \$350,001 - \$450,000 | 0.5% |
| | | \$450,001 - \$550,000 | 1.0% |
| | | \$550,001 plus | 4.0% |

*Cost as defined in the *Environmental Planning and Assessment Regulation 2000*, 25J Section 94A Levy – Determination of proposed cost of development.

**Town Centres are *Eastwood Town Centre*, *Gladesville Town Centre* and *Victoria Road Corridor*, *Meadowbank Employment Area*, *Ryde Town Centre* and *West Ryde Town Centre* as described by the City of Ryde in the *Ryde Local Environment Plan (LEP) 2013*, *Ryde Development Control Plan 2010* and *Public Domain Technical Manuals*.

*** As described by the City of Ryde in the *Ryde Local Environment Plan (LEP) 2013*, *Ryde Development Control Plan 2010* and *Public Domain Technical Manuals*. This area is taken to include any Urban Activation Areas that may be designed within the Macquarie Park Corridor for the purposes of this contributions plan.

Conditions authorised by this Plan are subject to any direction given by the Minister under section 94E (s94E) of the Act.

APPENDIX A: MINISTERIAL DIRECTION

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DIRECTION UNDER SECTION 94E

I, the Minister for Planning, under section 94E of the *Environmental Planning and Assessment Act 1979* ("the Act"), direct consent authorities that:

(1) The maximum percentage of the levy for development under section 94A of the Act, having a proposed cost within the range specified in the Table to Schedule A, is to be calculated in accordance with that Table.

(2) Despite subclause (1), a levy under section 94A of the Act cannot be imposed on development:

- a) for the purpose of disabled access,
- b) for the sole purpose of affordable housing,
- c) for the purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building,
- d) for the sole purpose of the adaptive reuse of an item of environmental heritage, or
- e) other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

In this direction words and expressions used have the same meaning as they have in the Act. The term "item" and "environmental heritage" have the same meaning as in the *Heritage Act 1977*.

This direction does not apply to development applications and applications for complying development certificates finally determined before 1 December 2006.



FRANK SARTOR, M.P.,
Minister for Planning,
Sydney
[Dated: 10 November 2006]

SCHEDULE A

| Proposed cost of the development | Maximum percentage of the levy |
|----------------------------------|--------------------------------|
| Up to \$100,000 | Nil |
| \$100,001–\$200,000 | 0.5 percent |
| More than \$200,000 | 1.0 percent |

FIGURE 2. CENTRES IN RYDE LGA

FIGURE 3. POTENTIAL SITES FOR PROPERTY PORTFOLIO, CENTRES AND NEIGHBOURHOOD AND PATHS AND CYCLEWAYS PROGRAM

- Ryde Section 94A
Development Contributions Plan
Potential sites for
Property Portfolio Program
Centres and Neighborhood Program
Paths and Cycleways Program
1. Macquarie Park Corridor
 2. Ryde Town Centre
 3. West Ryde
 4. Putney Village Centre
 5. Eastwood Town Centre
 6. Gladesville Town Centre
 7. Meadowbank
 8. Midway



Source: City of Ryde, 2013. N/A 2017

FIGURE 4. POTENTIAL SITES FOR LIBRARY, COMMUNITY AND CULTURAL AND ENVIRONMENTAL PROGRAM

Ryde Section 94A
Development Contributions Plan
Potential sites for
Library Program
Community and Cultural Program
Environmental Program

Locations cover (but not limited to)
Ryde Library
Macquarie Park Library
Cultural facilities
Home and Community Care facilities (HACC)
Recreation facilities
Multi-purpose community centre

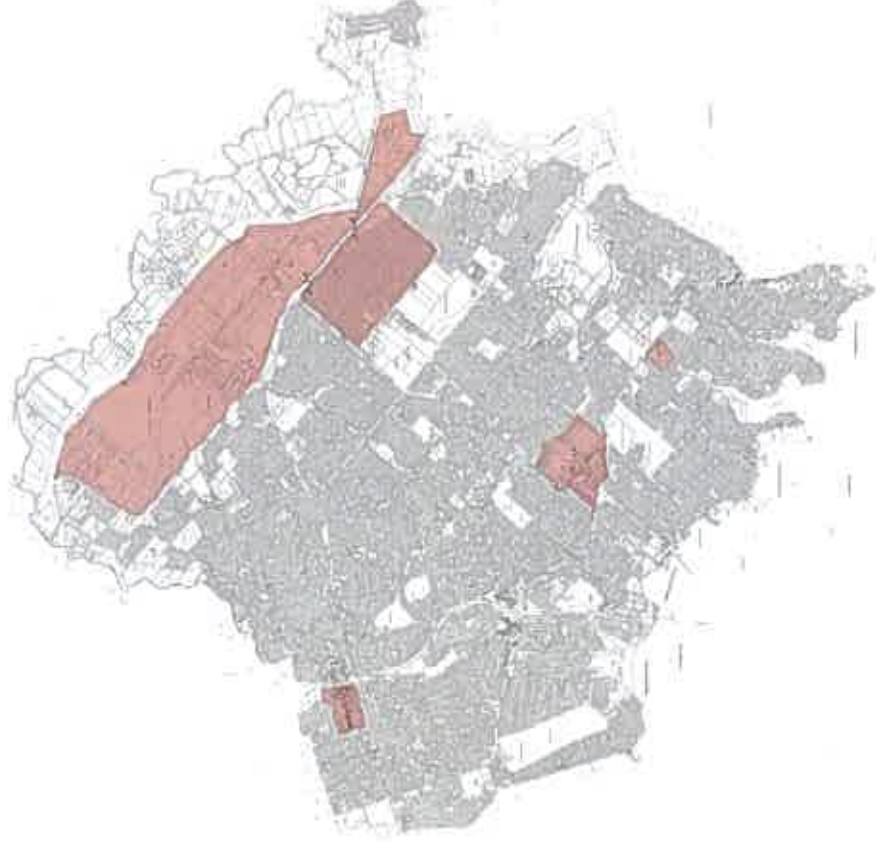


FIGURE 5. POTENTIAL SITES FOR PATH AND CYCLEWAYS PROGRAM

Ryde Section 94A
Development Contributions Plan
Potential Sites for
Path and Cycleways Program

Local routes
Regional routes
Ryde Riverwalk

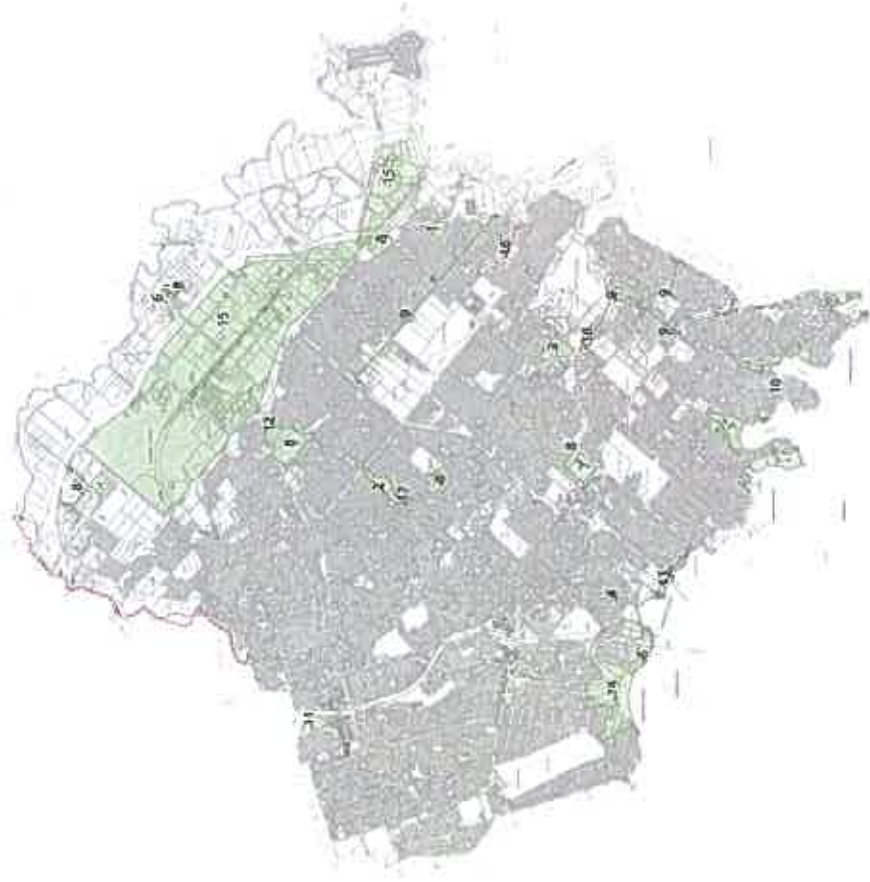


Comment [u1]: Need to fix spelling of "routs", and Malcolm is checking the routes themselves.

FIGURE 6. POTENTIAL SITES FOR OPEN SPACE, SPORT & RECREATION AND FORESHORE PROGRAMS

**Ryde Section 94A
Development Contributions Plan
Potential sites for
Open Space, Sport & Recreation Programs
Foreshire Program**

1. North Ryde Park
2. Santa Rosa Park
3. Pidding Park
4. Ann Thorn Park
5. Memorial Park
6. Fontenoy Park
7. Ryde Park
8. Playgrounds
9. Boulevards
10. Foreshore Parks
11. Eastwood Park
12. ELS Hall
13. Shepherd's Bay open space
14. Meadowbank Park
15. Macquarie Park
16. Kitty's Creek Trail
17. Shrimptons Creek
18. Buffalo Creek
19. Terrys Creek



Comment [u2]: Malcolm is checking whether Strangers Creek should be included in this map

FIGURE 7. POTENTIAL SITES FOR ROADS, TRAFFIC & TRANSPORT PROGRAMS

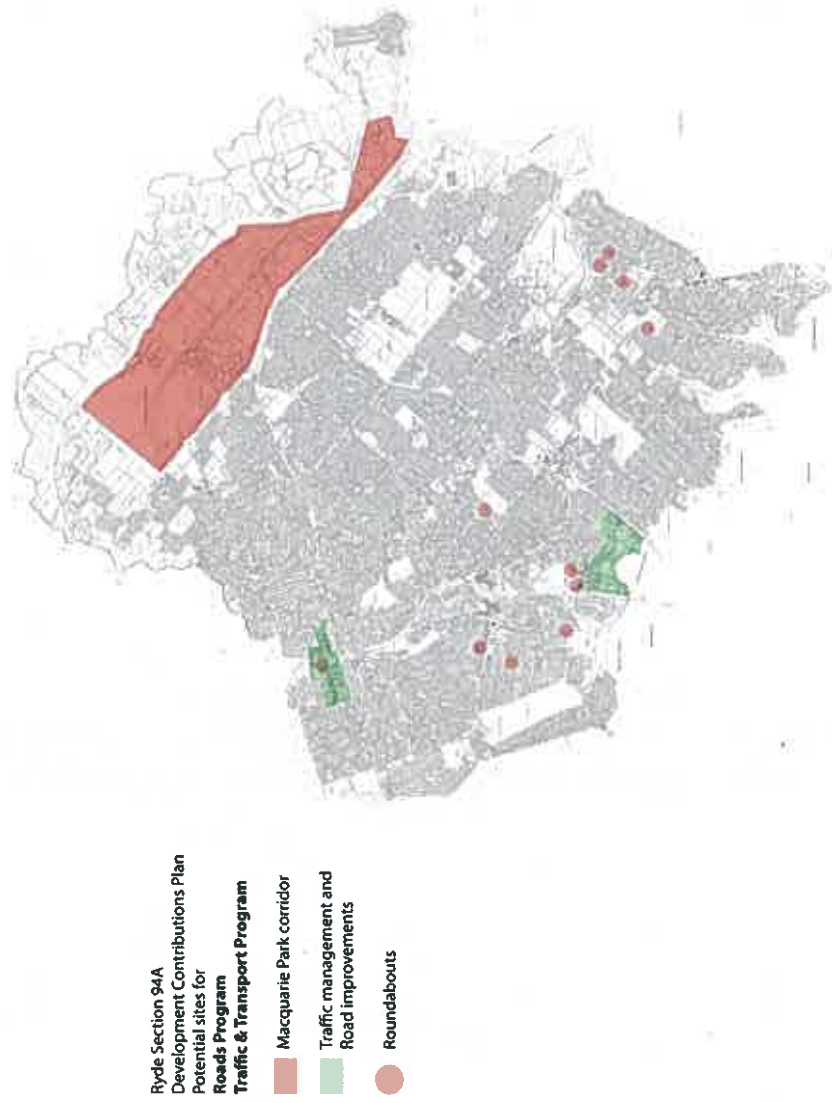


FIGURE 8. POTENTIAL SITES FOR CATCHMENTS AND WASTE AND RECYCLING PROGRAMS

Ryde Section 94A
Development Contributions Plan
Potential sites for
Catchments Program
Waste and Recycling Program

1. Macquarie Park Corridor
2. North Ryde Gold Club
3. Eastwood & Terrys Creek
4. Kitty & Buffalo Creek
5. Parramatta River catchments
6. Parry Park
7. Hughes St/Dunmore Rd/Moss St
8. Looking Glass Bay
9. Cudal Reserve
10. Morrisons Bay
11. Strangers Creek
12. Terrys Creek
13. Shrimptons Creek
14. Kittys Creek
15. Archers Creek
16. Buffalo Creek
17. Porters Creek



APPENDIX C: FORMS

Cost summary report

Development Cost no greater than \$500,000.

DEVELOPMENT APPLICATION _____ No. REFERENCE: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No. _____

CONSTRUCTION CERTIFICATE No. _____ DATE: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

ANALYSIS OF DEVELOPMENT COSTS:

| | | | |
|-----------------------------------|----|---------------------|----|
| Demolition and alterations | \$ | Hydraulic services | \$ |
| Structure | \$ | Mechanical services | \$ |
| External walls, windows and doors | \$ | Fire services | \$ |
| Internal walls, screens and doors | \$ | Lift services | \$ |
| Wall finishes | \$ | External works | \$ |
| Floor finishes | \$ | External services | \$ |
| Ceiling finishes | \$ | Other related work | \$ |
| Fittings and equipment | \$ | Sub-total | \$ |

| | |
|---------------------------------|----|
| Sub-total above carried forward | \$ |
| Preliminaries and margin | \$ |
| Sub-total | \$ |
| Consultant Fees | \$ |
| Other related development costs | \$ |
| Sub-total | \$ |
| Goods and Services Tax | \$ |
| TOTAL DEVELOPMENT COST | \$ |

I certify that I have:

inspected the plans the subject of the application for development consent or construction certificate.

calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.

included GST in the calculation of development cost.

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

Registered Quantity Surveyor's Detailed Cost Report

Development cost of \$500,000 or more.

DEVELOPMENT APPLICATION _____ No. REFERENCE: _____

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No. _____

CONSTRUCTION CERTIFICATE No. _____ DATE: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

DEVELOPMENT NAME: _____

DEVELOPMENT ADDRESS: _____

DEVELOPMENT DETAILS

| | | | |
|-------------------------------------|----|-------------------------------|--|
| Gross Floor Area – Commercial (m2) | | Gross Floor Area – Other (m2) | |
| Gross Floor Area – Residential (m2) | | Total Gross Floor Area (m2) | |
| Gross Floor Area – Retail (m2) | | Total Site Area (m2) | |
| Gross Floor Area – Car Parking (m2) | | Total Car Parking Spaces (m2) | |
| Total Development Cost | \$ | | |
| Total Construction Cost | \$ | | |
| Total GST | \$ | | |

ESTIMATE DETAILS

| | | | |
|---|----|---|----|
| Professional Fees | \$ | Excavation | \$ |
| % of Development Cost | \$ | Cost per square metre of site area | \$ |
| % of Construction Cost | \$ | Car Park | \$ |
| Demolition and Site Preparation | \$ | Cost per square metre of site area | \$ |
| Cost per square metre of site area | \$ | Cost per space | \$ |
| Construction – Commercial | \$ | Fit-out – Commercial | \$ |
| Cost per square metre of commercial area | \$ | Cost per square metre of commercial area | \$ |
| Construction – Residential | \$ | Fit-out – Residential | \$ |
| Cost per square metre of residential area | \$ | Cost per square metre of residential area | \$ |
| Construction – Retail | \$ | Fit-out – Retail | \$ |
| Cost per square metre of retail area | \$ | Cost per square metres of retail area | \$ |

I certify that I have:

Inspected the plans the subject of the application for development consent or construction certificate
Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost
Management Manuals from the Australian Institute of Quantity Surveyors.

Calculated the development costs in accordance with the definition of development costs in the S94A
Development Contributions Plan of the City of Ryde at current prices.

Included GST in the calculation of development cost.

Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost
Management Manual Volume 1, Appendix A2.

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

Contact us

CANBERRA

Level 1, 55 Woolley Street
Dickson ACT 2602
+61 2 6262 7603
sgsact@sgsep.com.au

HOBART

Unit 2, 5 King Street
Bellerive TAS 7018
+61 (0)439 941 934
sgstas@sgsep.com.au

MELBOURNE

Level 5, 171 La Trobe Street
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

SYDNEY

209/50 Holt Street
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au

