



**City of Parramatta Council Section 94A
Development Contributions Plan (Former Hornsby
LGA Land and Epping Town Centre)**

6 December 2017

<div> <div>Historical Notes</div> <div>City of Parramatta Council Section 94A Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)</div> </div>			
Rev No	Effective Date	Plan Name	Relationship to other plans
0	6 December 2017	City of Parramatta Council Section 94A Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)	<p>This Plan repeals Hornsby Section 94A Development Contribution Plan 2014-2024 (as it related to land to which this plan applies).</p> <p>This Plan should also be read in conjunction with City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)</p>

Contents

Section	Page
1. Part A – Summary schedules	2
2. Part B – Expected development and demand for public facilities	3
3. Part C – Administration and operation of the Plan	5
3.1 What is the name of this Plan?	5
3.2 When does this Plan commence?	5
3.3 What are the purposes of this Plan?	5
3.4 Land to which this Plan applies	5
3.5 Development to which this Plan applies	5
3.6 Savings and transitional arrangements	6
3.7 Relationship to other contributions plans	6
3.8 Are there any exemptions to the development contribution?	6
3.9 Can contributions be discounted?	6
3.10 How will development contributions be calculated?	6
3.11 Allowances for existing development	7
3.12 When is the development contribution payable?	7
3.13 Adjustment of monetary contributions required by a condition imposed under this Plan	7
3.14 Cost summary reports must accompany development applications or applications for complying development certificates	8
3.15 Can deferred or periodic development contribution payments be made?	8
3.16 Ministerial Directions under Section 94E of the Act	8
3.17 Pooling of development contributions	9
3.18 Construction certificates and the obligation of accredited certifiers	9
3.19 Complying development certificates and the obligation of accredited certifiers	9

Appendix A Land Application Map

Appendix B Procedure to determine the cost of the development

Appendix C Detailed Works Program

Appendix D Public Facilities Location Maps

Definitions

Term	Definition
Act	means the <i>Environmental Planning and Assessment Act 1979</i> (as amended from time to time)
Contribution Plans	means a development contribution plan prepared under either Section 94 or Section 94A of the <i>Environmental Planning and Assessment Act 1979</i>
Cost Summary Report	Means a report contained in Schedule A of Appendix B, setting out the anticipated cost of the development to which the relevant report relates.
Council	means City of Parramatta Council
Detailed Works Program	means the works set out in Appendix C
Development Contribution	means the monetary contribution imposed under Section 94A of the Act in a development consent or in a complying development certificate and is calculated as a fixed percentage of the cost of development as referred to in Schedule 2.
Land Application Map	means the map provided at Appendix A
Plan	means the <i>City of Parramatta Council Section 94A Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)</i>
Public Facilities Location Maps	means the maps provided at Appendix D
Quantity Surveyors Report	means a report in the format contained in Schedule B of Appendix B, setting out the anticipated cost of the development to which the relevant report relates, prepared by a duly qualified quantity surveyor.
Regulation	means the <i>Environmental Planning and Assessment Regulation 2000</i> (as amended from time to time)
VPA	means a Voluntary Planning Agreement and has the meaning given in Section 93F of the <i>Environmental Planning & Assessment Act, 1979</i>

Reference in this Plan to the terms: commercial premises; retail premises; office premises; business premises; industry; residential care facilities; hostels; hospitals; boarding house; group home; educational establishment; tourist and visitor accommodation; and eco tourist facility has the same meaning as defined in the *Standard Instrument—Principal Local Environmental Plan* published on the NSW Legislation website.

1. Part A – Summary schedules

The following summary schedules are included in this Plan:

- Schedule 1 – Summary works schedule
- Schedule 2 - Summary schedule of levy

Development contributions paid to council will be applied towards meeting the cost of the provision or augmentation of new public facilities. Schedule 1 provides a summary of new public facilities that Council intends to provide together with the estimated cost and the timing of delivery. Appendix C contains a detailed schedule of works.

Schedule 2 provides a summary of the development contribution levy that is applied to development which is subject to this Plan, as described by Clause 3.5 of the Plan, except for development that is exempt under Clause 3.8 of this Plan. Development contributions are calculated by applying the relevant levy against the estimated cost of the development.

Schedule 1: Summary works schedule

Public facilities	Estimated costs	Estimated timeframe
Community Facilities	\$2,000,000 To fund one or more of the public facility categories in line with projects identified in <i>City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)</i> as provided in Appendix C of this Plan. The nomination or prioritisation of projects funded by this Plan will be at the sole discretion of Council. However, it is the intention of Council for this Plan to fund projects where the apportionment under the <i>City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)</i> is less than 100%.	2016/17 – 2026/27
Open Space & Recreation		
Roads & Shared Paths		
Public Domain		
Drainage & Water Quality		
Total value of program		

Schedule 2: Summary schedule of Development Contribution

Type of development	Development Contribution (Percentage levy based on cost of the development)
Development that is subject to this Plan as described by Clause 3.5 of the Plan, except for development that is exempt under Clause 3.8 of this Plan.	0% up to and including \$100,000 0.5% more than \$100,000 up to and including \$200,000 1.0% in excess of \$200,000

2. Part B – Expected development and demand for public facilities

The land to which this Plan applies was previously subject to a number of contribution plans including, *Hornsby Shire Council Section 94 Development Contribution Plan*, *Hornsby Shire Council Section 94A Development Contribution Plan* and *Parramatta City Council Section 94A Development Contribution Plan*, which enabled the collection of development contributions toward the provision of public amenities and services required to support growth within this area for an additional resident and workforce population.

In response to the *Local Government (Council Amalgamations) Proclamation 2016* and *Local Government (City of Parramatta and Cumberland) Proclamation 2016* notified on 12 May 2016, this Plan is proposed to be created to reflect the boundary changes and to recognise significant growth happening, and likely to continue, around Epping Town Centre, as well as reflecting the Epping Town Centre now being entirely within one local government area.

The Plan area has an area of 741 hectares and includes part of the suburbs of Beecroft, Carlingford, Epping and Eastwood. The Plan incorporates the Epping Town Centre as a whole, including the commercial centre and surrounding land zoned for medium and high-density residential development. The Plan period is set for 10 financial years being 2016/17 to 2026/27.

This Plan is prepared to supplement the City of Parramatta Section 94 Development Contribution Plan (Former Hornsby LGA Land and Epping Town Centre).

The new public facilities to be provided to meet the expected future demand are set out in summary form in Schedule 1 in Part A of this Plan. Appendix C contains a detailed schedule of works, and Appendix D contains the Public Facilities Location Maps.

Details on expected residential and workforce population growth are set out below.

Residential Population Growth

It is expected that up to 10,000 additional dwellings could be achieved within Epping Town Centre by 2036. Of this, development application and approval data indicates that 4,735 dwellings are either currently under construction, or being considered by Council for approval. This Plan assumes that all these 4,735 dwellings will be realised within the Plan period, being to 2026.

In addition to the above, further capacity within the Epping Town Centre has the ability to deliver approximately an additional 5,000 dwellings. This Plan assumes that of these, half (2,500) could be delivered by 2026.

This Plan also recognises the recent development at Carlingford between Keeler Street and Carlingford Road and acknowledges this population increase as a driver for infrastructure demand within the Plan area. It is also recognised that some additional population growth will continue to occur in this location to 2026.

This Plan assumes that moderate levels of infill residential development will continue to occur in the remainder of the Plan area, which is largely zoned for low density residential uses.

The resident population within the Plan area as at 2016 is estimated at approximately 24,703 persons (Informed Decisions). By 2026 it is estimated that the resident population will increase to approximately 42,785 persons (Informed Decisions and CoP), predominantly as a result of growth within Epping Town Centre.

The above population numbers are based on data prepared by Informed Decision specifically for the land area to which the Plan applies (parts of Epping, Carlingford, Beecroft and Eastwood) based on 2011 Census data and other sources. The data has been further modified by City of Parramatta as it relates to Epping Town Centre, having regard to the existing development application and approval data and further floor space potential analysis prepared for Epping Town Centre.

It is acknowledged that the above population growth figures do differ from figures nominated within the Epping Planning Review Discussion Paper and Epping Social Infrastructure Study. However, this is primarily due to the fact that the Plan area relates to a different land area, compared to the other documents. While the Plan area population focuses on likely future growth in Epping Town Centre it also has regard to recent and potential future population growth in Carlingford near Keeler Street and Carlingford Road, and some further growth just outside Epping Town Centre near the Epping/Eastwood boundary.

Workforce Population Growth

Many existing commercial buildings in Epping Town Centre have recently been demolished, resulting in a decrease in local workforce population. This trend may continue in the short term as more commercial buildings are demolished to make way for new mixed use development. However, new development in the commercial core could provide for non-residential development in the first two to three levels of each new building, resulting in the potential replacement of commercial and retail floor space across the centre.

The *Epping Town Centre Commercial Floorspace Study* prepared by SGS Economics and Planning for City of Parramatta Council forecasts that by 2036 retail floor space should aim to be at approximately 13,000sqm, and commercial floor space could be at approximately 55,000sqm, which is equivalent to a return to 2011 volumes. This quantum of commercial floorspace is forecast to support the functioning of the Epping Town Centre to meet the needs of surrounding residents and to provide diverse employment opportunities in small to medium enterprises in a highly accessible location in Greater Sydney.

The SGS report also forecasts that by 2036, the workforce population within Epping Town Centre could be higher than the workforce population at 2011 (i.e. 4,512 workers at 2011). So even though it is expected that the floor space will be equivalent to that available in 2011, the density of employees could be higher and so the number of jobs could be higher, even if the floor space is not. This forecast assumes a high growth commercial scenario for the Epping Town Centre to function as a sub-district centre on the basis of Epping's existing and planned transport infrastructure. This forecast in employment growth is based on a Sydney-wide accessibility model applied by SGS to forecast future jobs by Travel Zone across the metropolitan area. The accessibility model analyses the likely shift in jobs locating in centres and employment centres with the completion of the Sydney Metro.

Given the current trend of loss of commercial floor space and some uncertainty regarding how future development in Epping Town Centre will respond to demand for new commercial floor space, this Plan assumes that over the Plan life (to 2026) that workforce population may have returned to 2011 rates (4,512 workers), but does not account for any further increase in workforce population by 2026. It assumes, that any increase in workforce population above 4,512, may occur between 2026 and 2036.

This Plan also recognises that a review of commercial and retail floor space and workforce population within Epping Town Centre will be required in the short to medium term to understand how new development is providing for retail/commercial floor space and how this is translating into workforce population. The growth in workforce population in Epping Town Centre above 4,512 workers may require a review of the Plan's works programme or contribution levy rates for commercial /retail floor space.

3. Part C – Administration and operation of the Plan

3.1 What is the name of this Plan?

This Plan is called the *City of Parramatta Council Section 94A Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)*.

3.2 When does this Plan commence?

This Plan was adopted by Council on 13 November 2017 and commenced on 6 December 2017.

3.3 What are the purposes of this Plan?

The primary purposes of this Plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a development contribution 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 covered by this Plan.
- To publicly identify the purposes for which the development contributions are required.

3.4 Land to which this Plan applies

This Plan applies to all the land within the local government area (LGA) of Parramatta that was formerly located within the Hornsby LGA. This Plan also applies to part of the Epping Town Centre that was historically located within Parramatta LGA, including land bound by Beecroft Road, Carlingford Road, Kent Street and the southern boundaries of properties zoned B2 Local Centre at Nos. 24-30 High Street and Nos. 6-18A Bridge Street; and the southern boundaries of properties zoned R4 High Density Residential at Nos.20-62 Bridge Street, No. 2 Wyralla Avenue; and Nos 32 and 35 Victoria Street, Epping.

The land to which this Plan applies is shown on the Land Application Map at Appendix A.

Where an existing Section 94 Plan also applies to the land, including *City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)*, and the development proposed is eligible to be levied under that Plan, the development shall be levied in accordance with that Section 94 Plan, instead of this Plan.

3.5 Development to which this Plan applies

This Plan applies to applications for development consent and applications for complying development certificates under Part 4 of the *Environmental Planning and Assessment Act 1979* (Act), for the following types of development:

- Alterations or additions to existing residential development (excluding development where additional lots/dwellings are created);
- Alterations or additions to commercial premises being for office premises, business premises; retail premises (excluding development that results in additional gross floor area);
- Non-residential uses that do not comprise commercial premises being for office premises, business premises; or retail premises
- Industrial development (industry);
- Residential care facilities;
- Hostel/ boarding house/ group home/ hospital/ educational establishment;
- Tourist and visitor accommodation and eco-tourist facilities; and

- All other development that does not involve the creation of:
 - additional residential lots/dwellings, or
 - additional commercial gross floor area (for the purpose of office premises, business premises; retail premises)

The Plan does not apply to the following development:

- Where the cost of development is less than \$100,000 or less;
- For residential development that would result in additional dwellings/lots;
- For commercial premises (for the purpose of office premises, business premises; retail premises) that would result in additional gross floor area; and
- Development that is exempt in accordance with Clause 3.8 of this Plan.

3.6 Savings and transitional arrangements

If a development application has been made but not finally determined before this Plan comes into effect, the application will be determined in accordance with this Plan.

3.7 Relationship to other contributions plans

This Plan repeals *Hornsby Shire Council Section 94A Development Contributions Plan 2014-2024* as it applies to the subject land.

City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre) also applies to the Land and should be read in conjunction with this Plan. This Plan intends to supplement the *City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)* Plan.

This Plan and the *City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)* amend the *Parramatta City Council Section 94A Development Contributions Plan* to excise land within Epping Town Centre (including land bound by Beecroft Road, Carlingford Road, Kent Street and the southern boundaries of properties zoned B2 Local Centre at Nos. 24-30 High Street and Nos. 6-18A Bridge Street; and the southern boundaries of properties zoned R4 High Density Residential at Nos.20-62 Bridge Street, No. 2 Wyralla Avenue; and Nos 32 and 35 Victoria Street, Epping) to which these Plans now apply.

3.8 Are there any exemptions to the development contribution?

Council will not provide exemption to development contributions made under this Plan other than exemptions afforded under Directions of the Minister for Planning and Infrastructure pursuant to Section 94E of the Environmental Planning & Assessment Act, 1979.

3.9 Can contributions be discounted?

Council does not discount contributions on the grounds this would potentially compromise Council's ability to provide the required infrastructure outlined in this Plan.

3.10 How will development contributions be calculated?

The development contribution is calculated as follows:

Development contribution = A x B

Where:

- A** If the cost of works is $\leq \$100,000$ is 0 (zero)
If the cost of works is $> \$100,001$ but $\leq \$200,000$ is 0.5% (half a percent)
If the cost of works is $> \$200,001$ is 1% (one percent)
- B** is the cost of the development

The cost of the development is to be determined in accordance with clause 25J of the Regulation.

In the absence of errors, the development contribution amount will be calculated based on the cost of works information relied upon at the time of determination.

3.11 Allowances for existing development

Allowances are not made for existing development.

3.12 When is the development contribution payable?

A development contribution must be paid to Council prior to the issue of a construction certificate, complying development certificate or subdivision certificate as follows:

- Development applications involving subdivision – prior to the release of the subdivision certificate for each stage;
- Development applications involving building work - prior to the release of a construction certificate.
- Development applications involving both subdivision and building work – prior to release of the subdivision certificate or a construction certificate, whichever occurs first;
- In the case of Complying Development - prior to issue of the Complying Development Certificate.

In circumstances where a construction certificate, subdivision certificate or complying development certificate is not required, Council can require the contribution to be paid prior to the commencement of works, or require the payment as a condition of deferred commencement.

In the case of complying development, it is the responsibility of an accredited certifier to ensure that a condition is imposed on a complying development certificate in accordance with this Plan and that any monetary contributions have been paid to Council prior to issuing a Complying Development Certificate.

3.13 Adjustment of monetary contributions required by a condition imposed under this Plan

To ensure that the value of contributions is not eroded over time, a monetary contribution that is owing to Council as imposed on a development consent or complying development certificate will be indexed by Council each quarter in accordance with the Consumer Price Index (All Groups Index) for Sydney as provided by the Australian Bureau of Statistics).

If the contributions required by a condition of development consent or complying development certificate imposed under this plan are not paid within the quarter within which the consent is granted, the contributions payable will be adjusted and the amount payable will be calculated in the following manner:

$$\text{Contribution at time of payment (\$)} = \$C + \frac{\$C \times (\text{Current CPI} - \text{Consent CPI})}{\text{Consent CPI}}$$

Where:

\$C is contribution amount shown on the development consent or complying development certificate.

Current CPI is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the time of payment of the development contribution.

Consent CPI is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics which applied at the time the development consent or complying development certificate was issued.

Note: In the event that the Current CPI is less than the Consent CPI, the Current CPI shall be taken as not less than the Consent CPI.

Furthermore, in undertaking quarterly updates of outstanding contribution levies imposed on development consents or complying development certificates, in the event that the latest CPI is less than the CPI in the previous quarter, it shall be taken as not less than the CPI in the previous quarter.

3.14 Cost summary reports must accompany development applications or applications for complying development certificates

A development application or application for a complying development certificate must be accompanied by a Cost Summary Report (where development cost is less than \$3 million) or Quantity Surveyors Report (where the development cost is more than \$3 million) that provides the cost of development in accordance with clause 25J of the Regulation.

This information is to be provided at the time of lodgement of the application.

Appendix B outlines the matters to address in the preparation of cost estimates.

3.15 Can deferred or periodic development contribution payments be made?

Council may (at its absolute discretion):

- Defer payment of any development contribution to such time as it thinks fit; or
- Permit payment of any development undertaken by way of instalments it thinks fit.

Where a deferred or periodic payment is accepted, 50% of the required development contribution will be required to be paid prior to the issue of a construction certificate (or complying development certificate or subdivision certificate where relevant), and the remaining 50% to be paid prior to the issue of any occupation certificate (interim or final) or as otherwise determined by Council.

Prior to the issue of the construction certificate (or complying development certificate or subdivision certificate where relevant) Council will require the applicant to provide a bank guarantee to Council's satisfaction for the outstanding balance.

The outstanding balance will continue to be indexed quarterly in accordance with movements in the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics. Interest will be charged on the outstanding balance at the time of the staged/final payment in line with industry recognised investment benchmarks.

3.16 Ministerial Directions 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.

3.17 Pooling of development contributions

Development contributions paid for different purposes may be pooled and applied (progressively or otherwise) for those purposes.

3.18 Construction certificates and the obligation of accredited certifiers

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

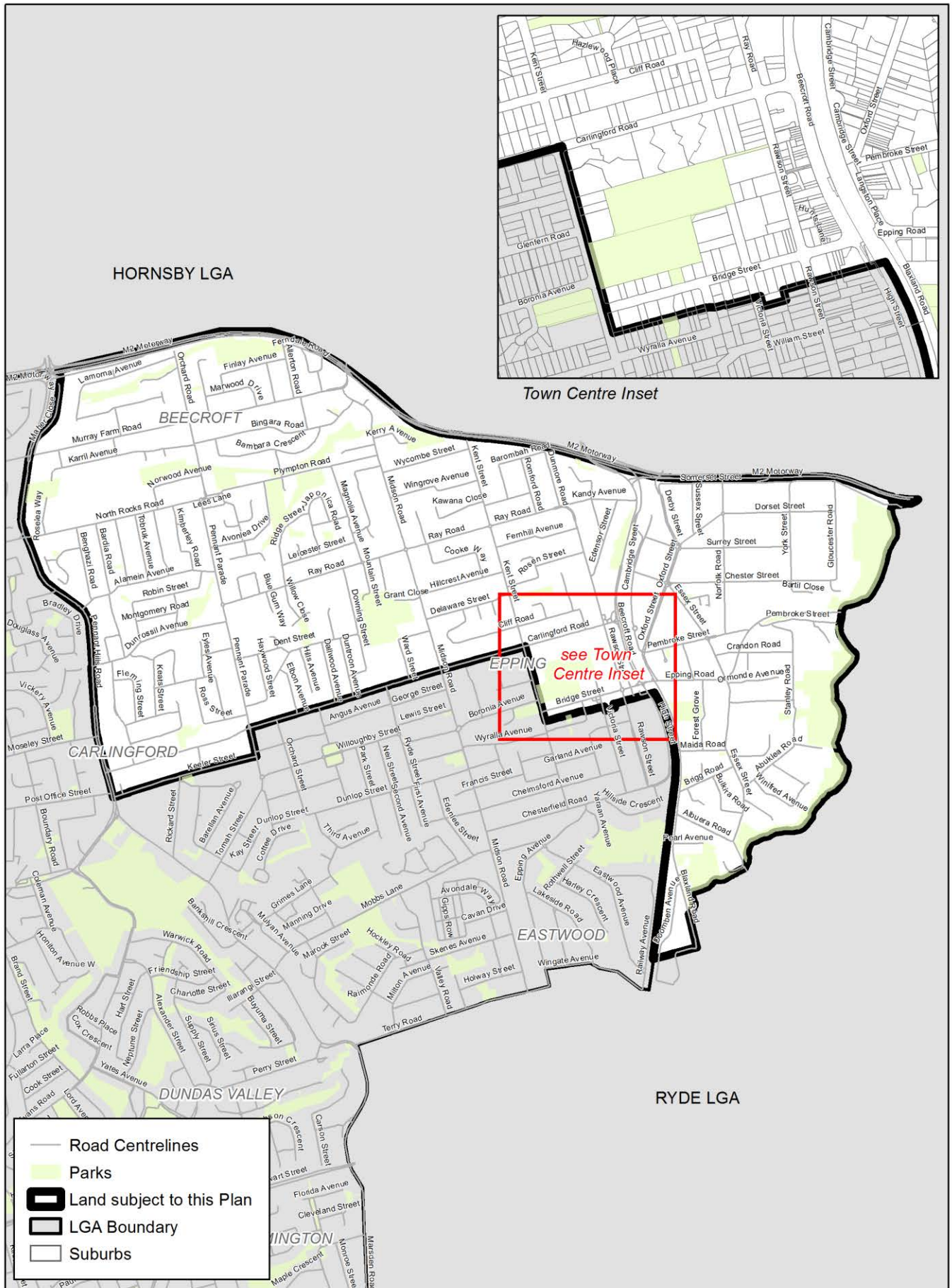
3.19 Complying development certificates and the obligation of accredited certifiers

In accordance with Section 94EC of the Act, if a complying development certificate has been granted, then this Plan requires an accredited certifier to issue a complying development certificate in respect of development to which this Plan applies subject to a condition requiring payment to Council of a development contribution in accordance with this Plan.

If a Ministerial direction under Section 94E of the Act is in force, this Plan authorises the certifying authority to issue a complying development certificate subject to a condition which is in accordance with that direction.

APPENDIX A

Land Application Map



0 500 1,000 Metres



APPENDIX B

Procedure to determine the cost of development

Appendix B

Procedure to determine the cost of the development

A development application or application for a complying development certificate must be accompanied by an estimate of the cost of development prepared in accordance with clause 25J of the Regulation. The following should be provided at the time of lodgement:

- A Cost Summary Report for works with a value no greater than \$3 million.
- A Quantity Surveyor's Detailed Cost Report prepared by a registered Quantity Surveyor for works with a value greater than \$3 million.

Templates for the Cost Summary Report and the Quantity Surveyor's Detailed Cost Report are provided in Schedule A and B.

Council may review the cost of the development provided and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant.

To avoid doubt, section 25J of the Regulation sets out the process for determining the cost of the development. as is detailed below.

- (1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:*
 - (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,*
 - (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,*
 - (c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*
- (2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*
- (3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:*
 - (a) the cost of the land on which the development is to be carried out,*
 - (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
 - (c) the costs associated with marketing or financing the development (including interest on any loans),*
 - (d) the costs associated with legal work carried out or to be carried out in connection with the development,*
 - (e) project management costs associated with the development,*
 - (f) the cost of building insurance in respect of the development,*

- (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),*
 - (h) the costs of commercial stock inventory,*
 - (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
 - (j) the costs of enabling access by disabled persons in respect of the development,*
 - (k) the costs of energy and water efficiency measures associated with the development,*
 - (l) the cost of any development that is provided as affordable housing,*
 - (m) the costs of any development that is the adaptive reuse of a heritage item.*
- (4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.*
- (5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.*



Schedule A

Cost Summary Report

Development cost no greater than \$3 million

DEVELOPMENT APPLICATION No.

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No. DATE:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT DESCRIPTION:

DEVELOPMENT ADDRESS:

Parking / Garaging Area (m²)

Total Construction Area (exc. Parking / Garaging) (m²)

<input type="text"/>
<input type="text"/>

Description of Cost	Applicant's Genuine Estimate
Demolition	\$
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$
Excavation	\$
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, waste management)	\$
Construction and Engineering Costs	\$
Change of Use	\$
Subdivision (planning, executing & registering, inc. covenants & easements)	\$
Services (e.g. plumbing, mechanical, fire, lift)	\$
External works (e.g. landscaping, driveways, parking, pools)	\$
External services (e.g. gas, telephone, electricity connection to mains)	\$
Other (specify)	\$
Margin	\$
Goods and Services Tax	\$
TOTAL	\$

Note: If works do not form part of your application, inset "N/A"

I certify that I have:

- provided the genuine costs of the development proposed by this application and these costs are based on industry recognised prices;
- included GST in the calculation of development costs;
- calculated the development costs in accordance with the definition of development costs in Section 25J of the Environmental Planning and Assessment Regulation 2000, at current prices;
- acknowledged that Council may review the information provided and may seek further information or make its own fee determination.**

Signed:

Name:

Position:

Date:

Contact Number:

Contact Address:

Schedule B



Registered* Quantity Surveyor's Detailed Cost Report

Development cost in excess of \$3 million
*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No.

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No. DATE:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT DESCRIPTION:

DEVELOPMENT ADDRESS:

DEVELOPMENT DETAILS:	
Gross Floor Area – Commercial	m ²
Gross Floor Area – Residential	m ²
Gross Floor Area – Retail	m ²
Gross Floor Area – Car Parking	m ²
Gross Floor Area – Other	m ²
Total Gross Floor Area	m ²
Total Site Area	m ²
Total Car Parking Spaces	
Total Development Cost	\$
Total Construction Cost	\$
Total GST	\$

ESTIMATE DETAILS:	
Excavation	\$
Cost per square metre of site area	\$/m ²
Demolition and Site Preparation	\$
Cost per square metre of site area	\$/m ²
Construction – Commercial	\$
Cost per square metre of commercial area	\$/m ²
Construction – Residential	\$
Cost per square metre of residential area	\$/m ²
Construction – Retail	\$
Cost per square metre of retail area	\$/m ²
Car Park	\$
Cost per square metre of site area	\$/m ²
Cost per space	\$/space
Fit-out – Commercial	\$
Cost per m ² of commercial area	\$/m ²
Fit-out – Residential	\$
Cost per m ² of residential area	\$/m ²
Fit-out – Retail	\$
Cost per m ² of retail area	\$/m ²
Professional Fees	\$
% of Development Cost	%
% of Construction Cost	%

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 Section 25J of the Environmental Planning and Assessment Regulation 2000, 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);
- **acknowledged that Council may review the information provided and may seek further information or make its own fee determination.**

Signed: _____

Contact Number: _____

Name: _____

Contact Address: _____

Position: _____

Date: _____

APPENDIX C

Detailed Works Programme

Detailed Works Programme

The contributions collected under this Plan, known as *City of Parramatta Council Section 94A Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)* will be used to contribute toward the funding of projects identified in the Detailed Works Programme included within *City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)*. A copy of the Detailed Works Programme is provided in this Appendix.

This Plan is likely to contribute a maximum total of approximately \$2,000,000 to be applied to one or more of any of the projects listed in this Appendix.

The nomination or prioritisation of projects funded by this Plan (from the projects listed in this Appendix) will be at the sole discretion of Council. However, it is the intention of Council for this Plan to fund projects where the apportionment under the *City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)* is less than 100%.

Map Ref	Facility Category	Project Description	Total Facility Cost	Apportionment	Cost attributable to new development	Cost attributable to Council/Others	Timing
Not Mapped	Administration	Plan preparation	\$ 124,000	100%	\$ 124,000	\$ -	2016/17 to 2026/27
Not Mapped	Administration	Plan administration	\$ 121,000	100%	\$ 121,000	\$ -	2016/17 to 2026/27
		SUB TOTAL	\$ 245,000		\$ 245,000	\$ -	
CF01	Community Facilities	Epping Library facility augmentation	\$ 300,000	100%	\$ 300,000	\$ -	2016/17 to 2026/27
CF01	Community Facilities	New Community Hub in Epping comprising 1,500sqm library space	\$ 8,400,000	57%	\$ 4,788,000	\$ 3,612,000	2016/17 to 2026/27
CF01	Community Facilities	2,000 sqm multi purpose community facility to be provided as part of community hub in Epping with in conjunction with new library	\$ 11,200,000	42%	\$ 4,704,000	\$ 6,496,000	2016/17 to 2026/27
CF02	Community Facilities	Convert Epping Leisure and Learning Centre into a multi purpose space for the Epping Library	\$ 405,600	100%	\$ 405,600	\$ -	2016/17 to 2026/27
		SUB TOTAL	\$ 20,305,600		\$ 10,197,600	\$ 10,108,000	
DW01	Drainage & Water Quality	Drainage upgrade Pembroke Street, Epping	\$ 700,000	42%	\$ 294,000	\$ 406,000	2016/17 to 2026/27
DW02	Drainage & Water Quality	Drainage upgrade Essex Street to Epping Road, Epping	\$ 300,000	42%	\$ 126,000	\$ 174,000	2016/17 to 2026/27
DW03	Drainage & Water Quality	Drainage upgrade Keeler Street to Darwin Street, Carlingford	\$ 2,000,000	42%	\$ 840,000	\$ 1,160,000	2016/17 to 2026/27
DW04	Drainage & Water Quality	Drainage upgrade Bridge Street, Epping	\$ 310,000	42%	\$ 130,200	\$ 179,800	2016/17 to 2026/27
DW05	Drainage & Water Quality	Drainage upgrade Rawson Street, Epping	\$ 112,000	42%	\$ 47,040	\$ 64,960	2016/17 to 2026/27
DW06	Drainage & Water Quality	Drainage upgrade Carlingford Road to Kent Street to Upper Devlins Creek Crossing	\$ 350,000	42%	\$ 147,000	\$ 203,000	2016/17 to 2026/27
DW07	Drainage & Water Quality	Gross Pollutant Trap at Duncan Park	\$ 250,000	42%	\$ 105,000	\$ 145,000	2016/17 to 2026/27
DW08	Drainage & Water Quality	Gross Pollutant Trap at Kim Rutherford Reserve	\$ 250,000	42%	\$ 105,000	\$ 145,000	2016/17 to 2026/27
DW09	Drainage & Water Quality	Gross Pollutant Trap Beecroft Road, Epping (opposite Kandy Ave in unnamed Reserve)	\$ 100,000	42%	\$ 42,000	\$ 58,000	2016/17 to 2026/27
Not Mapped	Drainage & Water Quality	Sediment & erosion controls to local creeks at bushland drainage outlets	\$ 1,000,000	42%	\$ 420,000	\$ 580,000	2016/17 to 2026/27
		SUB TOTAL	\$ 5,372,000		\$ 2,256,240	\$ 3,115,760	
OS01	Open Space & Recreation	Civic Space/s Epping Town Centre (Rawson Street and/or Pembroke Street)	\$ 21,200,000	100%	\$ 21,200,000	\$ -	2016/17 to 2026/27
OS03	Open Space & Recreation	Vimiera Reserve Entry/Creek Crossing upgrade	\$ 65,000	100%	\$ 65,000	\$ -	2016/17 to 2026/27
OS04	Open Space & Recreation	Lane Cove Valley Walking Track Entry	\$ 150,000	100%	\$ 150,000	\$ -	2016/17 to 2026/27
Not Mapped	Open Space & Recreation	Land acquisition for open space within 1500m of Epping Town Centre	\$ 25,000,000	100%	\$ 25,000,000	\$ -	2016/17 to 2026/27
Not Mapped	Open Space & Recreation	Embellishment of land acquired for open space within 1500m of Epping Town Centre	\$ 6,600,000	100%	\$ 6,600,000	\$ -	2016/17 to 2026/27
Not Mapped	Open Space & Recreation	Upgrade local school oval facilities for joint community use	\$ 2,500,000	100%	\$ 2,500,000	\$ -	2016/17 to 2026/27
OS05	Open Space & Recreation	Boronia Park & Duncan Park Masterplan Implementation (Stage 2)	\$ 6,000,000	100%	\$ 6,000,000	\$ -	2016/17 to 2026/27
OS06	Open Space & Recreation	Forest Park Upgrade	\$ 3,000,000	100%	\$ 3,000,000	\$ -	2016/17 to 2026/27
OS07	Open Space & Recreation	Dence Park Upgrade	\$ 5,000,000	100%	\$ 5,000,000	\$ -	2016/17 to 2026/27
OS08	Open Space & Recreation	Pembroke Street Reserve Playground	\$ 500,000	100%	\$ 500,000	\$ -	2016/17 to 2026/27
OS09	Open Space & Recreation	Edna Hunt Reserve Embellishment	\$ 250,000	100%	\$ 250,000	\$ -	2016/17 to 2026/27
OS10	Open Space & Recreation	David Scott Reserve Embellishment	\$ 500,000	100%	\$ 500,000	\$ -	2016/17 to 2026/27
OS11	Open Space & Recreation	West Epping Park Upgrade	\$ 1,000,000	100%	\$ 1,000,000	\$ -	2016/17 to 2026/27
OS12	Open Space & Recreation	New Aquatic Facility and Water Play at Dence Park or similar	\$ 25,000,000	36%	\$ 9,000,000	\$ 16,000,000	2016/17 to 2026/27
OS13	Open Space & Recreation	Carlingford Oval & Roselea Park Upgrade	\$ 2,000,000	100%	\$ 2,000,000	\$ -	2016/17 to 2026/27
OS14	Open Space & Recreation	Fred Spurway Reserve Upgrade	\$ 3,000,000	100%	\$ 3,000,000	\$ -	2016/17 to 2026/27
OS15	Open Space & Recreation	Sommerville Park Upgrade	\$ 2,500,000	100%	\$ 2,500,000	\$ -	2016/17 to 2026/27
OS16	Open Space & Recreation	Terrys Creek Walking Track Upgrade	\$ 450,000	100%	\$ 450,000	\$ -	2016/17 to 2026/27
OS17	Open Space & Recreation	Ray Park & Plympton Park Beecroft/Carlingford - Walking Track & Trail upgrade	\$ 53,305	100%	\$ 53,305	\$ -	2016/17 to 2026/27
OS18	Open Space & Recreation	Epping Road to Somerset Street Walking Track	\$ 350,000	100%	\$ 350,000	\$ -	2016/17 to 2026/27
OS19	Open Space & Recreation	5 x Bubblers (Epping Town Centre, Boronia Park, Terrys Creek, Sommerville Park)	\$ 50,000	100%	\$ 50,000	\$ -	2016/17 to 2026/27
OS20	Open Space & Recreation	4 x bike racks (Epping Aquatic Centre, Boronia Park, West Epping Park, Sommerville Park)	\$ 12,000	100%	\$ 12,000	\$ -	2016/17 to 2026/27
		SUB TOTAL	\$ 105,180,305		\$ 89,180,305	\$ 16,000,000	
PD01	Public Domain	Public Lane Upgrade (Beecroft Road to Rawson Street)	\$ 450,000	100%	\$ 450,000	\$ -	2016/17 to 2026/27
PD02	Public Domain	Rawson Street upgrade	\$ 3,900,000	100%	\$ 3,900,000	\$ -	2016/17 to 2026/27

PD03	Public Domain	Beecroft Road Upgrade	\$ 4,600,000	100%	\$ 4,600,000	\$ -	2016/17 to 2026/27
PD04	Public Domain	Transport Place Upgrade (adjacent Epping Station east side)	\$ 100,000	100%	\$ 100,000	\$ -	2016/17 to 2026/27
PD05	Public Domain	Public Lane Upgrade (Oxford Street to Cambridge Street)	\$ 430,000	100%	\$ 430,000	\$ -	2016/17 to 2026/27
PD06	Public Domain	Oxford Street North Upgrade	\$ 2,700,000	100%	\$ 2,700,000	\$ -	2016/17 to 2026/27
PD07	Public Domain	Oxford Street South Upgrade	\$ 4,300,000	100%	\$ 4,300,000	\$ -	2016/17 to 2026/27
PD08	Public Domain	Langston Place Upgrade	\$ 1,350,000	100%	\$ 1,350,000	\$ -	2016/17 to 2026/27
Not Mapped	Public Domain	Parramatta Ways Street Signage	\$50,400	100%	\$ 50,400	\$ -	2016/17 to 2026/27
Not Mapped	Public Domain	Epping Town Centre Signage	\$ 18,000	100%	\$ 18,000	\$ -	2016/17 to 2026/27
PD10	Public Domain	Street Trees Oxford Street - 32 trees in kerb blisters	\$ 601,600	100%	\$ 601,600	\$ -	2016/17 to 2026/27
PD11	Public Domain	Street Trees Essex Street - 10 trees in verge	\$ 21,500	100%	\$ 21,500	\$ -	2016/17 to 2026/27
PD12	Public Domain	Street Trees Epping Road - 15 trees in verge	\$ 32,250	100%	\$ 32,250	\$ -	2016/17 to 2026/27
PD13	Public Domain	Street Trees Ray Road - 24 trees in kerb blisters	\$ 451,200	100%	\$ 451,200	\$ -	2016/17 to 2026/27
		SUB TOTAL	\$ 19,004,950		\$ 19,004,950		
RS01	Roads & Shared Paths	Footpath Wycombe Street, Epping	\$ 70,000	42%	\$ 29,400	\$ 40,600	2016/17 to 2026/27
RS02	Roads & Shared Paths	Footpath Downing Street, Epping	\$ 93,450	42%	\$ 39,249	\$ 54,201	2016/17 to 2026/27
RS03	Roads & Shared Paths	Footpath Karonga Close, Epping	\$ 6,966	42%	\$ 2,926	\$ 4,040	2016/17 to 2026/27
RS04	Roads & Shared Paths	Footpath Duntroon Avenue, Epping	\$ 60,138	42%	\$ 25,258	\$ 34,880	2016/17 to 2026/27
RS05	Roads & Shared Paths	Footpath Avonlea Drive, Carlingford	\$ 99,075	42%	\$ 41,612	\$ 57,464	2016/17 to 2026/27
RS06	Roads & Shared Paths	Footpath Kent Street, Epping	\$ 59,280	42%	\$ 24,898	\$ 34,382	2016/17 to 2026/27
RS07	Roads & Shared Paths	Footpath Cliff Road, Epping	\$ 116,000	42%	\$ 48,720	\$ 67,280	2016/17 to 2026/27
RS08	Roads & Shared Paths	Footpath Cooke Way, Epping	\$ 166,500	42%	\$ 69,930	\$ 96,570	2016/17 to 2026/27
RS09	Roads & Shared Paths	Footpath Leicester Street, Epping	\$ 82,608	42%	\$ 34,695	\$ 47,913	2016/17 to 2026/27
RS10	Roads & Shared Paths	Cycleway (shared path) Epping Road, Epping	\$ 1,125,000	42%	\$ 472,500	\$ 652,500	2016/17 to 2026/27
RS11	Roads & Shared Paths	Cycleway Oxford and Essex Streets, Epping	\$ 575,000	42%	\$ 241,500	\$ 333,500	2016/17 to 2026/27
RS12	Roads & Shared Paths	Cycleway Oxford Street and Epping Road, Epping	\$ 200,000	42%	\$ 84,000	\$ 116,000	2016/17 to 2026/27
RS13	Roads & Shared Paths	Cycleway Ray Road, Epping	\$ 380,000	42%	\$ 159,600	\$ 220,400	2016/17 to 2026/27
RS14	Roads & Shared Paths	Cycleway Ray Road and Rawson Street, Epping	\$ 780,000	42%	\$ 327,600	\$ 452,400	2016/17 to 2026/27
RS15	Roads & Shared Paths	Cycleway Chesterfield Road, Epping Avenue & Eastwood Avenue	\$ 825,000	42%	\$ 346,500	\$ 478,500	2016/17 to 2026/27
RS16	Roads & Shared Paths	Pembroke Street Share Way	\$ 2,700,000	100%	\$ 2,700,000	\$ -	2016/17 to 2026/27
RS17	Roads & Shared Paths	Intersection improvements Langston Place and Pembroke Street	\$ 90,000	100%	\$ 90,000	\$ -	2016/17 to 2026/27
RS18	Roads & Shared Paths	Signalisation of Oxford/Essex/Chester Streets	\$ 400,000	100%	\$ 400,000	\$ -	2016/17 to 2026/27
RS19	Roads & Shared Paths	Intersection - Keeler Street, Carlingford, Prevent left turn out	\$ 41,005	100%	\$ 41,005	\$ -	2016/17 to 2026/27
RS20	Roads & Shared Paths	Pedestrian refuge island in Boronia Avenue east of Ryde Street, Epping	\$ 170,000	42%	\$ 71,400	\$ 98,600	2016/17 to 2026/27
RS21	Roads & Shared Paths	Raise existing pedestrian crossing in Bridge Street (between Victoria Street and Kent Street), Epping	\$ 210,000	42%	\$ 88,200	\$ 121,800	2016/17 to 2026/27
RS22	Roads & Shared Paths	Raise existing pedestrian crossing in Bridge Street (east of Rawson Street), Epping	\$ 210,000	42%	\$ 88,200	\$ 121,800	2016/17 to 2026/27
RS23	Roads & Shared Paths	Pedestrian refuge island in Brigg Road (at Blaxland Road), Epping	\$ 180,000	42%	\$ 75,600	\$ 104,400	2016/17 to 2026/27
RS24	Roads & Shared Paths	Pedestrian refuge Island in Maida Road (at Blaxland Road), Epping	\$ 200,000	42%	\$ 84,000	\$ 116,000	2016/17 to 2026/27
RS25	Roads & Shared Paths	Pedestrian refuge Island in Terry Road, Eastwood	\$ 180,000	42%	\$ 75,600	\$ 104,400	2016/17 to 2026/27
RS26	Roads & Shared Paths	Concrete median island in Lexington Avenue (at Raimonde Road), Eastwood	\$ 80,000	42%	\$ 33,600	\$ 46,400	2016/17 to 2026/27
RS27	Roads & Shared Paths	Pedestrian refuge island in Keeler Street (east of Rickard Street), Carlingford near Carlingford Public School	\$ 200,000	42%	\$ 84,000	\$ 116,000	2016/17 to 2026/27
RS28	Roads & Shared Paths	Upgrade kerb ramps at existing traffic signals at the intersection of Carlingford Road and Rawson Street, Epping	\$ 694,000	42%	\$ 291,480	\$ 402,520	2016/17 to 2026/27
RS29	Roads & Shared Paths	Upgrade kerb ramps at existing traffic signals at the intersection of Pennant Hills Road and Carlingford Road, Carlingford	\$ 412,500	42%	\$ 173,250	\$ 239,250	2016/17 to 2026/27
RS30	Roads & Shared Paths	Install missing pedestrian leg and upgrade kerb ramps at existing traffic signals at the intersection of Midson Road and Terry Road, Eastwood	\$ 1,375,000	42%	\$ 577,500	\$ 797,500	2016/17 to 2026/27

RS31	Roads & Shared Paths	Upgrade existing traffic signals at the intersection of Midson Road and Mobbs Lane, Epping to install 'Left Lane Must Turn Left' for northbound traffic and missing pedestrian phase, and to upgrade kerb ramps to current standards.	\$ 1,000,000	42%	\$ 420,000	\$ 580,000	2016/17 to 2026/27
RS32	Roads & Shared Paths	Concrete median island in Edenlee Street (at Chelmsford Avenue), Epping	\$ 180,000	42%	\$ 75,600	\$ 104,400	2016/17 to 2026/27
RS33	Roads & Shared Paths	Traffic calming in Keeler Street, Carlingford	\$ 300,000	100%	\$ 300,000	\$ -	2016/17 to 2026/27
RS34	Roads & Shared Paths	Install traffic signals at the intersection of Carlingford Road at Hepburn Avenue, Carlingford	\$ 500,000	100%	\$ 500,000	\$ -	2016/17 to 2026/27
RS35	Roads & Shared Paths	Footpath width upgrades (Avg 1.3m to 2.1m) (Oxford Street, Bridge Street, Carlingford Road, Kent Street, Epping Road, Pembroke Street)	\$ 573,800	100%	\$ 573,800	\$ -	2016/17 to 2026/27
RS36	Roads & Shared Paths	Footpath width Upgrades (Avg 1.3m to 1.8m)(Cliff Road, Kent Street, Midson Road, Ryde Street, Forest Grove, Maida Road, Hillcrest Avenue)	\$ 918,000	100%	\$ 918,000	\$ -	2016/17 to 2026/27
RS37	Roads & Shared Paths	New Paths (1.8m wide) (Kent Street, Derby Street, Essex Street South)	\$ 330,000	58%	\$ 191,400	\$ 138,600	2016/17 to 2026/27
RS38	Roads & Shared Paths	Two raised pedestrian crossings Oxford Street, Epping	\$ 420,000	42%	\$ 176,400	\$ 243,600	2016/17 to 2026/27
RS39	Roads & Shared Paths	New raised pedestrian crossing Essex Street, Epping	\$ 160,000	42%	\$ 67,200	\$ 92,800	2016/17 to 2026/27
RS40	Roads & Shared Paths	Terry's Creek/Epping Road Bridge Underpass Pedestrian Access and Cycle Separation	\$ 450,000	42%	\$ 189,000	\$ 261,000	2016/17 to 2026/27
		SUB TOTAL	\$ 16,613,322		\$ 10,233,622	\$ 6,379,700	
		TOTAL	\$ 166,721,177		\$ 131,117,717	\$ 35,603,460	

APPENDIX D

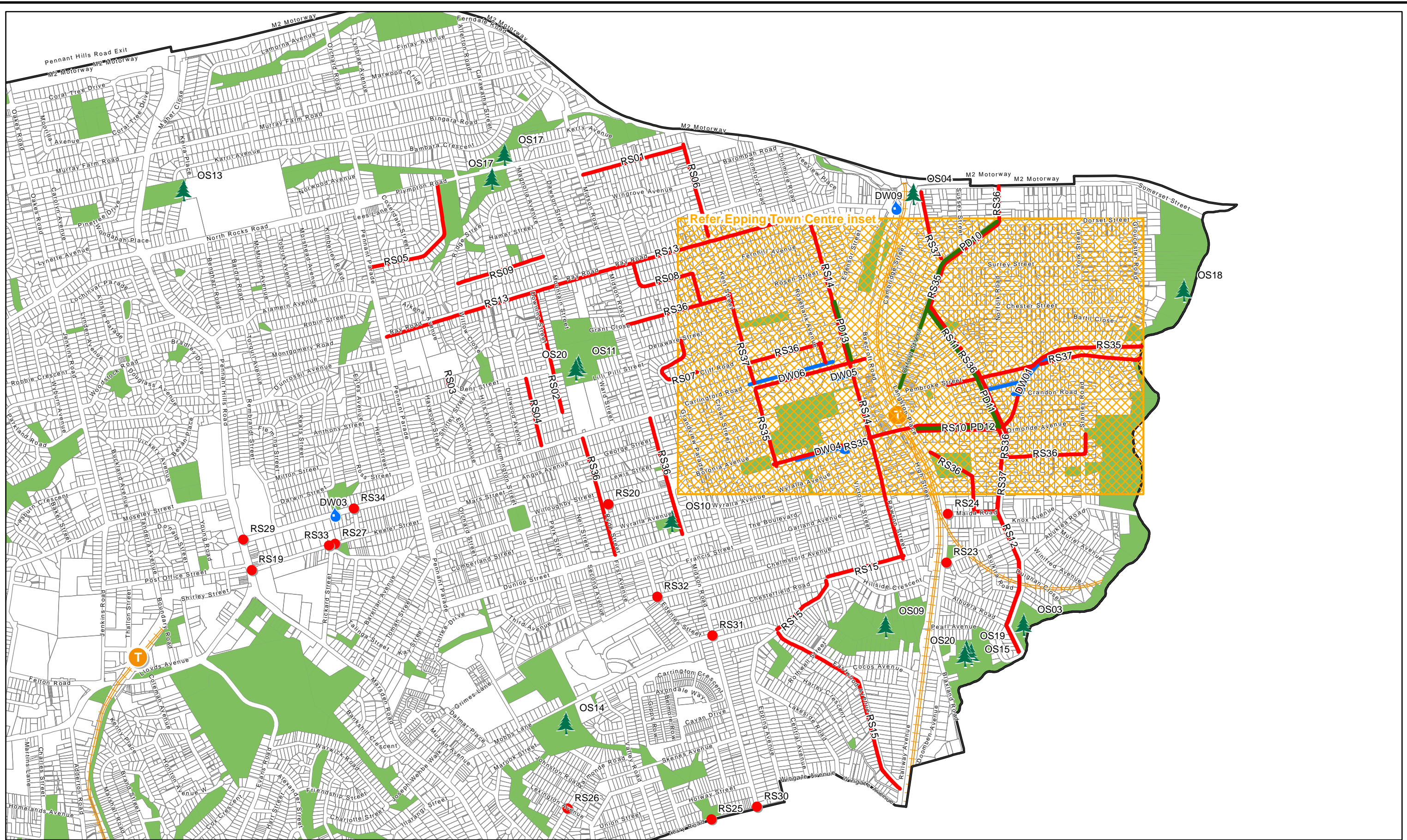
Public Facilities Location Maps




Public Facilities Location Maps



The contributions collected under this Plan, known as *City of Parramatta Council Section 94A Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)* will be used to contribute toward the funding of projects identified in the Public Facilities Location Maps included within *City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)*. A copy of the Public Facilities Location Maps is provided in this Appendix.

Funds collected under this Plan will be applied to one or more of any of the projects listed Public Facilities Location Maps to the maximum value collected under this Plan.

The nomination or prioritisation of projects funded by this Plan (from the projects listed shown on the Public Facilities Location Maps) will be at the sole discretion of Council. However, it is the intention of Council for this Plan to fund projects where the apportionment under the *City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)* is less than 100%.



-  Drainage and Water Quality (DW)
-  Public Domain (PD)
-  Roads and Shared Paths (RS)

-  Community Facilities (CF)
-  Open Space and Recreation (OS)

-  LGA Boundary
-  Parks

