



## **City of Parramatta Council Section 94A Development Contributions Plan (Amendment No. 5)**

*6 December 2017*

Historical Notes		City of Parramatta Council Section 94A Development Contributions Plan (Amendment No. 5)	
Rev No	Effective Date	Plan Name	Relationship to other plans
0	9 April 2008	Parramatta City Council Section 94A Development Contributions Plan	This Plan repealed Parramatta S94 Comprehensive Development Contribution Plan
1	8 June 2011	Parramatta City Council Section 94A Development Contributions Plan (Amendment No. 1)	This Plan repealed Parramatta City Council Section 94A Development Contributions Plan
2	28 November 2012	Parramatta City Council Section 94A Development Contributions Plan (Amendment No. 2)	This Plan repealed Parramatta City Council Section 94A Development Contributions Plan (Amendment No.1)
3	11 December 2013	Parramatta City Council Section 94A Development Contributions Plan (Amendment No. 3)	This Plan repealed Parramatta City Council Section 94A Development Contributions Plan (Amendment No.2)
4	20 May 2015	Parramatta City Council Section 94A Development Contributions Plan (Amendment No. 4)	This Plan repealed Parramatta City Council Section 94A Development Contributions Plan (Amendment No.3)
5	6 December 2017	City of Parramatta Council Section 94A Development Contributions Plan (Amendment No. 5)	This Plan repealed Parramatta City Council Section 94A Development Contributions Plan (Amendment No.4)

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## 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.
Former Woodville Ward	Means the area shown cross hatched on the Land Application Map provided at Appendix A
Land Application Map	means the map provided at Appendix A
Land Excluded from this Plan	means the area coloured grey on the Land Application Map provided at Appendix A
Plan	means the <i>City of Parramatta Council Section 94A Development Contributions Plan (Amendment No. 5)</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 Environmental Planning & Assessment Act, 1979

# 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 all types of development other than development that is exempt under Clause 3.6 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	\$9,000,000	2015/16-2020/21
Drainage, Water Quality & Laneway Infrastructure	\$5,261,000	
Natural Environment	\$1,530,000	
Open Space & Recreation	\$14,695,000	
Public Domain	\$4,200,000	
Roads & Shared Paths	\$7,800,000	
<b>Total value of program</b>	<b>\$42,486,000</b>	

## Schedule 2: Summary schedule of Development Contribution

Type of development	Development Contribution (Percentage levy based on cost of the development)
All development other than development that is exempt under Clause 3.6 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

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

The relationship between expected development and the demand for public facilities is established through:

- The population projections undertaken by the Bureau of Transport Statistics indicate a forecast growth in population of Parramatta LGA (excluding CBD) of 93,809 people from the 2011 population of 164,797 to 258,606 in 2041. This represents an annual growth rate of almost 2% over 30 years.
- The expected development associated with this projected population growth.
- The likely population growth will require the provision of additional public facilities.
- The likely population growth will diminish the enjoyment and standard of public facilities for the existing population unless new facilities are provided to meet the additional demand.

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.

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## **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 (Amendment No. 5).

### **3.2 Application of this Plan**

This Plan applies to land within the local government area of Parramatta as shown on the Land Application Map provided at Appendix A, but does not apply to the land excluded from this Plan as shown coloured grey on the Land Application Map provided at Appendix A.

The Plan will continue to apply to the land within the former Woodville Ward (shown cross hatched) on the Land Application Map provided at Appendix A) previously forming part of the the Parramatta City Council local government area that is now within the Cumberland Council local government area until such time as a new contribution plan is created for that area.

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

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.

### **3.3 Repeal of other contributions plans applying to the land**

This Plan repeals Parramatta City Council Section 94A Development Contributions Plan (Amendment 4) dated 20 May 2016.

### **3.4 When does this Plan commence?**

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

### **3.5 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.

### **3.6 Are there any exemptions to the development contribution?**

The Plan will not impose development contributions 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 building's use of potable water (where supplied from water mains) or energy;
- for the sole purpose of the adaptive reuse of an item of environmental heritage;

- 
- that has been the subject of a condition under section 94 under a previous development consent relating to the subdivision of the land on which the development is to be carried out.

### **3.7 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.

### **3.8 Pooling of development contributions**

Development contributions paid for different purposes may be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the development contributions are shown in the Detailed Works Program (see Appendix C).

### **3.9 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.

### **3.10 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 ≤ \$100,000 is 0 (zero)  
If the cost of works is >\$100,001 but ≤ \$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 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.

### **3.13 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.

### **3.14 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.

### **3.15 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 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**

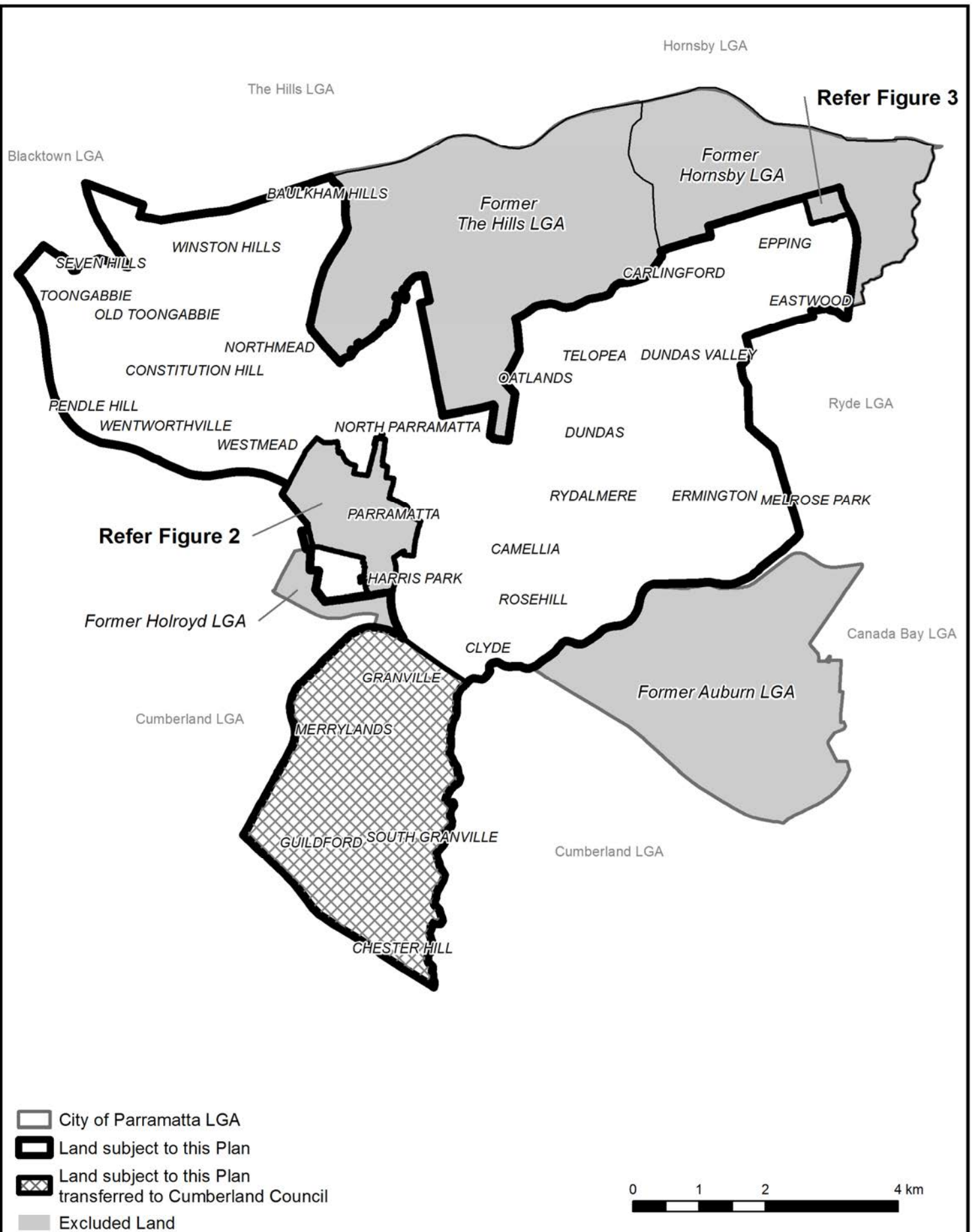


Figure 1

## Land Application Map

While every effort has been made to ensure the accuracy of the information on this map at the of its Production, the City of Parramatta does not warrant the information or plans do not contain errors and the Council shall be in no way liable for any loss, damage or injury as a result of any such errors.

Maps updated and published by City Strategy,  
City of Parramatta  
Copyright City of Parramatta 2017  
Base data applied from NSW Department of Lands  
Projection - Map Grid of Australia (MGA84)  
Data - Geocentric Datum of Australia (GDA84)





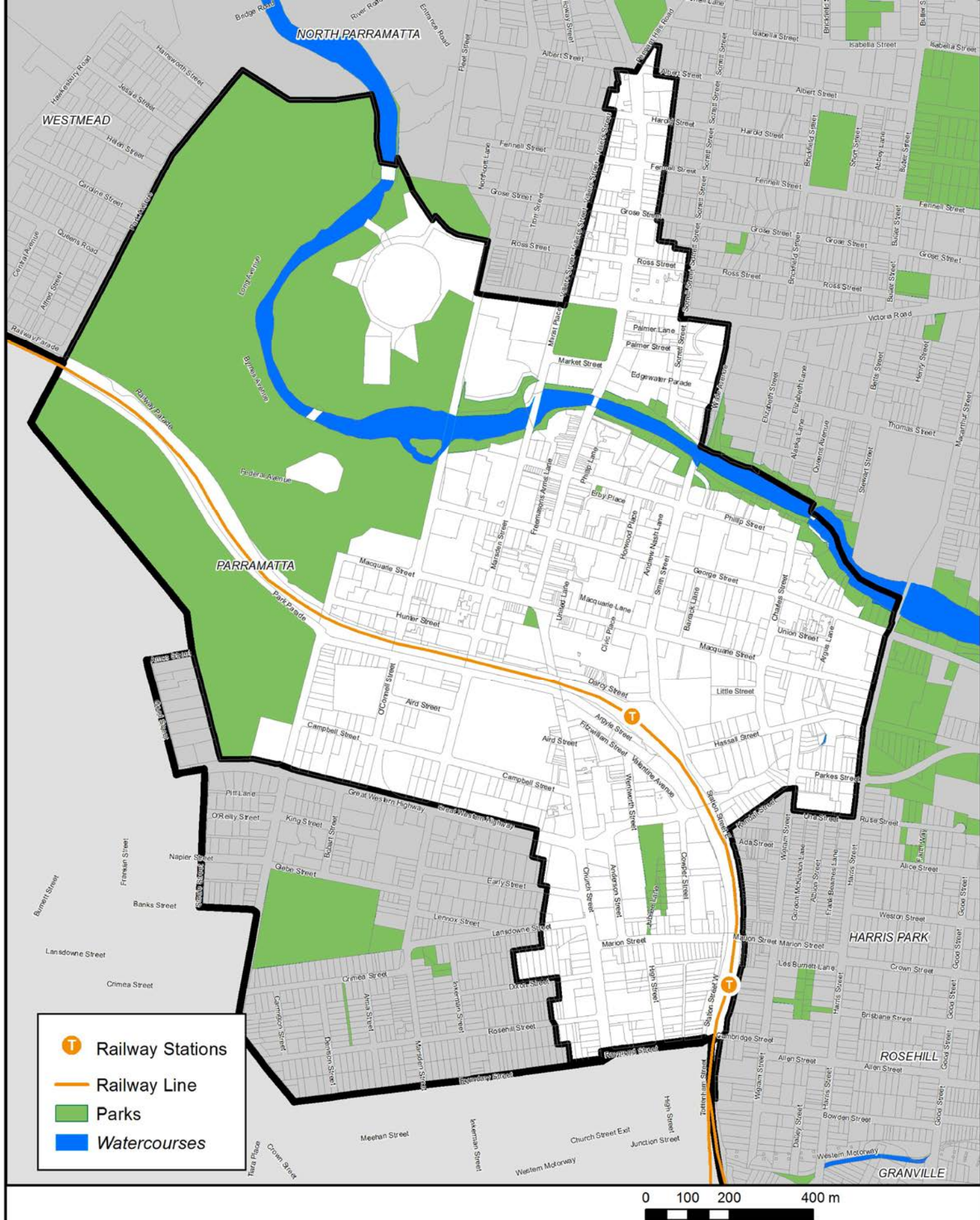


Figure 2

## Land excluded from this Plan Parramatta City Centre



While every effort has been made to ensure the accuracy of the information on this map at the time of its production, the City of Parramatta does not warrant the information or plans do not contain errors and the Council shall be in no way liable for

Maps updated and published by City Strategy,  
City of Parramatta  
Copyright City of Parramatta 2017  
Base data applied from NSW Department of Lands  
Projection - Man Grid of Australia (MGA94)







Figure 3

## Land excluded from this Plan Epping



While every effort has been made to ensure the accuracy of the information on this map at the time of its Production, the City of Parramatta does not warrant the information or plans do not contain errors and the Council shall be in no way liable for

Maps updated and published by City Strategy,  
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Base data applied from NSW Department of Lands  
Projection - Man Grid of Australia (MGA94)

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# **Appendix B**

**Procedure to determine the cost of the development**

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# 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 (m<sup>2</sup>)  
Total Construction Area (exc. Parking / Garaging) (m<sup>2</sup>)

<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	\$
<b>TOTAL</b>	<b>\$</b>

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 <sup>2</sup>
Gross Floor Area – Residential	m <sup>2</sup>
Gross Floor Area – Retail	m <sup>2</sup>
Gross Floor Area – Car Parking	m <sup>2</sup>
Gross Floor Area – Other	m <sup>2</sup>
Total Gross Floor Area	m <sup>2</sup>
Total Site Area	m <sup>2</sup>
Total Car Parking Spaces	
<b>Total Development Cost</b>	<b>\$</b>
<b>Total Construction Cost</b>	<b>\$</b>
<b>Total GST</b>	<b>\$</b>

#### ESTIMATE DETAILS:

<b>Excavation</b>	<b>\$</b>
Cost per square metre of site area	\$/m <sup>2</sup>
<b>Demolition and Site Preparation</b>	<b>\$</b>
Cost per square metre of site area	\$/m <sup>2</sup>
<b>Construction – Commercial</b>	<b>\$</b>
Cost per square metre of commercial area	\$/m <sup>2</sup>
<b>Construction – Residential</b>	<b>\$</b>
Cost per square metre of residential area	\$/m <sup>2</sup>
<b>Construction – Retail</b>	<b>\$</b>
Cost per square metre of retail area	\$/m <sup>2</sup>
<b>Car Park</b>	<b>\$</b>
Cost per square metre of site area	\$/m <sup>2</sup>
Cost per space	\$/space
<b>Fit-out – Commercial</b>	<b>\$</b>
Cost per m <sup>2</sup> of commercial area	\$/m <sup>2</sup>
<b>Fit-out – Residential</b>	<b>\$</b>
Cost per m <sup>2</sup> of residential area	\$/m <sup>2</sup>
<b>Fit-out – Retail</b>	<b>\$</b>
Cost per m <sup>2</sup> of retail area	\$/m <sup>2</sup>
<b>Professional Fees</b>	<b>\$</b>
% 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 Program**

**WORK PROGRAM 2015/16 to 2020/21**

Facility Category	Program	Project	Location/Map Reference	Strategic Justification	S94 Funding	Facility Category Total
Community Facilities	Community Buildings Capital Renewal Program	Upgrade/ new community buildings throughout LGA including halls, meetings rooms, community centres, youth centres and the like; or the provision of one community hub.	LGA Wide	Corporate Plan Principal Activity D3.1 Providing high quality services and engaging with the local community.	\$1,500,000	\$9,000,000
	Library Materials Upgrade Program	New library materials and equipment to meet changing community needs.	LGA Wide - Existing Libraries	Corporate Plan Principal Activity D3.1 Providing high quality services and engaging with the local community.	\$900,000	
	Early Learning Centres Capital Renewal Program	Upgrade at least one early learning centre across the LGA to increase capacity.	LGA Wide - Existing Early Learning Centres	Corporate Plan Service 'Maintain sustainable child care services'	\$600,000	
	Library Capital Renewal Program	Upgrade/expand at least one library building across the LGA.	LGA Wide - Existing Libraries	Corporate Plan Principal Activity D3.1 Providing high quality services and engaging with the local community.	\$500,000	
	Pavilion & Amenity Buildings Capital Renewal Program	Upgrade/expand/new amenity buildings to meet demand within LGA.	LGA wide	Corporate Plan Principal Activity D1.2 Provide strategic planning and asset management for high quality open space including parks, reserves, playgrounds and sporting grounds	\$5,500,000	
Drainage, Water Quality & Laneway Infrastructure	Drainage Construction Program	Upgrade and expansion of stormwater drainage system.	Abeckett's Creek; Upper Devlin's Creek & Clay Cliff	Corporate Plan Principal Activity C1.4 Managing and maintaining civil infrastructure to ensure it is safe, effective	\$3,094,000	\$5,261,000
	Laneway Upgrade Program	Upgrade/new laneways including stormwater drainage, kerb and guttering and road pavement.	LGA wide	Corporate Plan Principal Activity C1.2 Implementing programs focused on safer local roads, managing traffic congestion and the regular turnover of traffic in commercial centres	\$787,000	
	Water Quality Improvements Program	Provision of water quality improvement systems including gross pollutant traps, stormwater treatment/ harvesting/storage, sediment, ponds and the like.	LGA Wide	Corporate Plan Principal Activity B1.2 Providing asset management services for Council's natural areas including bushland	\$1,380,000	
Natural Environment	Bushland Walking Track Construction Program	Upgrade and expansion of bushland walking track network.	LGA Wide	Corporate Plan Principal Activity B1.2 Providing asset management services for Council's natural areas including bushland and waterways.	\$375,000	\$1,530,000

**WORK PROGRAM 2015/16 to 2020/21**

Facility Category	Program	Project	Location/Map Reference	Strategic Justification	S94 Funding	Facility Category Total
	City of Trees Program	Improved shade and enhancement of streetscapes and parks through additional tree planting.	LGA wide	Corporate Plan Principal Activity D4. 8 Protecting and enhancing city streetscape.	\$625,000	
	Enhancement of Natural Areas	Enhancement and restoration capital works in core bushland areas and creek corridors.	LGA Wide	Corporate Plan Principal Activity B1.2 Providing asset management services for Council's natural areas including bushland and waterways.	\$530,000	
Open Space & Recreation	Land Acquisition for Open Space	Land acquisition of properties for local open space as identified on land acquisition map; on opportunity basis; or as otherwise resolved by Council.	LGA Wide	Corporate Plan Principal Activity D1.2 Providing strategic planning and asset management for high quality open space including parks, reserves, playgrounds and	\$3,000,000	\$14,695,000
	Parks Landscape Master plan Implementation Program	New landscape works in parks in accordance with Council adopted Park Master Plans.	LGA wide	Corporate Plan Principal Activity D1.2 Provide strategic planning and asset management for high quality open space including parks, reserves, playgrounds and sporting grounds	\$1,790,000	
	Parks Program	Upgrades to parks to include paths, seating, fencing, bins, landscaping, picnic shelters and the like.	LGA wide	Corporate Plan Principal Activity D1.2 Provide strategic planning and asset management for high quality open space including parks, reserves, playgrounds and sporting grounds	\$1,480,000	
	Playground Program	Provide eight new children's playgrounds per year.	LGA wide	Corporate Plan Principal Activity D1.2 Provide strategic planning and asset management for high quality open space including parks, reserves, playgrounds and sporting grounds	\$2,700,000	
	Sportsground Program	Rebuild playing fields and floodlight upgrade at one sportsground each year.	LGA wide	Corporate Plan Principal Activity D1.2 Provide strategic planning and asset management for high quality open space including parks, reserves, playgrounds and sporting grounds	\$2,000,000	
	Recreation Buildings Capital Renewal Program	Upgrade/new recreational buildings and facilities including swimming pools; tennis courts; golf course and the like.	LGA Wide	Corporate Plan Principal Activity D1.3 Ensure a range of active recreation, leisure and sporting opportunities is available for all ages, genders, ethnicities, ability levels and socio-economic groups	\$750,000	

**WORK PROGRAM 2015/16 to 2020/21**

Facility Category	Program	Project	Location/Map Reference	Strategic Justification	S94 Funding	Facility Category Total
	Recreation Facilities	Provision of indoor recreation centre and/or informal recreational facilities such as skate parks, multi use games areas, outdoor fitness structures and the like. Facilities could be indoor or outdoor	LGA wide	Corporate Plan Principal Activity D1.3 Ensure a range of active recreation, leisure and sporting opportunities is available for all ages, genders, ethnicities, ability levels and socio-economic groups	\$2,975,000	
Public Domain	Better Neighbourhood Program	Delivery of Better Neighbourhood Program (BNP) to Town, Village & Neighbourhood Centres across LGA. The BNP focuses on public domain improvements to centres outside of the Parramatta CBD, enhancing accessibility, use and enjoyment through improved public spaces that add safety, vitality and economic prosperity.	LGA wide	Corporate Plan principal Activity D4.5 Delivering the Better Neighbourhood Program to enhance neighbourhood centres as high quality, attractive, distinctive and viable places	\$3,000,000	\$4,200,000
	Car Parking Harris Park	Land acquisition for car parking and/or construction of car parking with 800m radius of Harris Park Commercial Centre.	Harris Park Commercial Centre 800m radius	Corporate Plan Principal Activity C1.8 Implementing a range of programs focused on safer local roads, minimising traffic congestion and the regular turnover of traffic in commercial centres	\$800,000	
	Public Art Program	Deliver public artwork installations within key locations in the public domain.	LGA wide	Corporate Plan Principal Activity D4.7 Contributing to improved public domain and public amenity	\$400,000	
Roads & Shared Paths	Pedestrian Access Improvements	Upgrade/new pedestrian connections throughout the LGA to improve walkability and create a network of high quality interconnected public spaces, including possible bridges at Westmead.	LGA wide	Corporate Plan Principal Activity C1.5 Improving public domain assets and pedestrian connectivity in all of our neighbourhoods.	\$2,500,000	\$7,800,000
	Pedestrian/Cycleway Improvement Program	Upgrade/new shared pedestrian and cycleway connections to link communities including possible new shared bridge over Parramatta River.	LGA wide	Corporate Plan Principal Activity C1.1 Develop and implement River City network of pathways to improve connectivity	\$2,750,000	
	Road and Traffic Improvement Program	Upgrade to road network to improve pedestrian and vehicular traffic movements.	LGA wide	Corporate Plan Principal Activity C1.8 Implementing a range of programs focused on safer local roads, minimising traffic congestion and the regular turnover of traffic in commercial centres	\$2,550,000	
					<b>TOTAL</b>	<b>\$42,486,000</b>

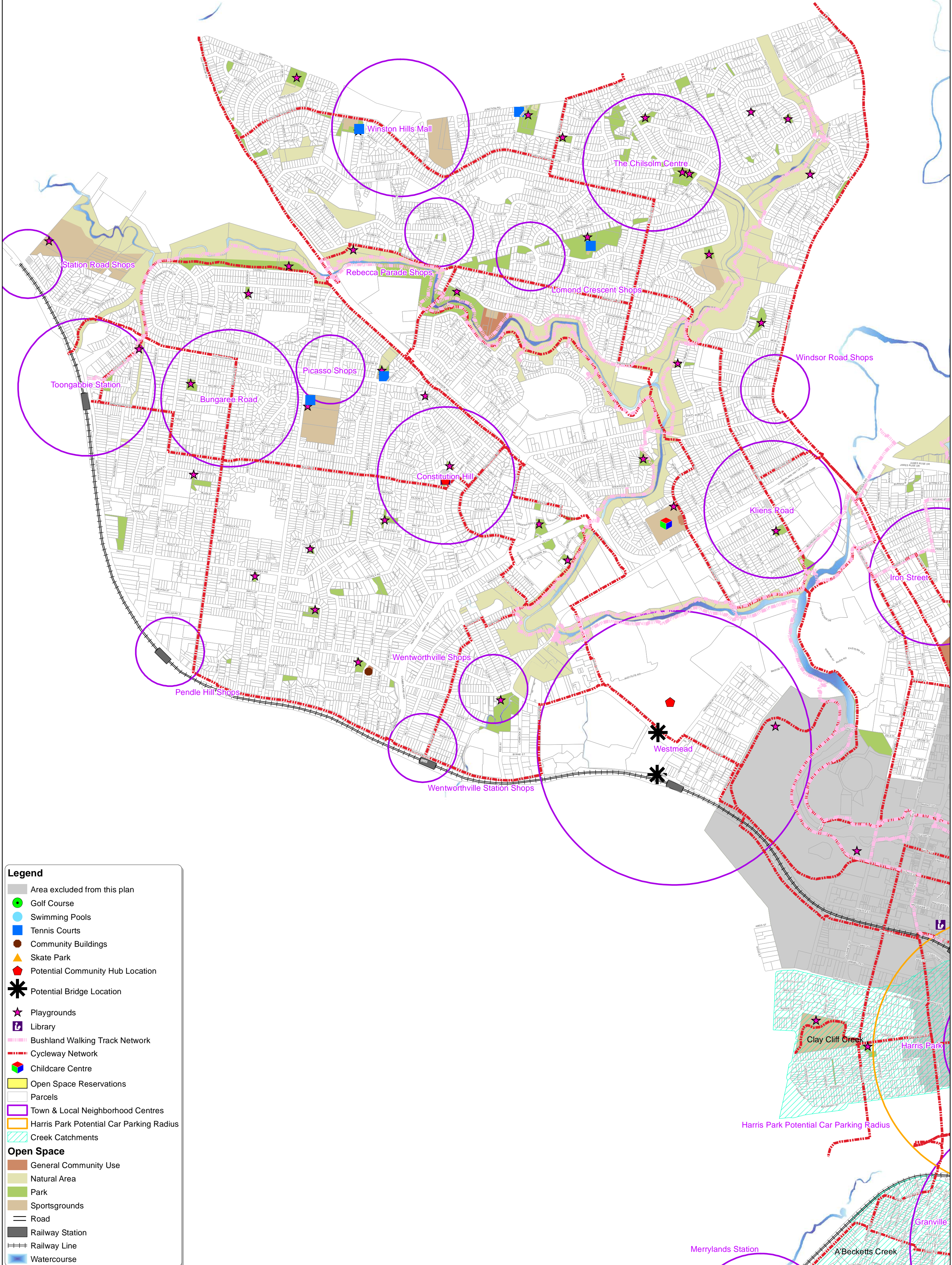


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# **Appendix D**

## **Public Facilities Location Maps**





**Legend**

Area excluded from this plan

Golf Course

Swimming Pools

Tennis Courts

Community Buildings

Skate Park

Potential Community Hub Location

Potential Bridge Location

Playgrounds

Library

Bushland Walking Track Network

Cycleway Network

Childcare Centre

Open Space Reservations

Parcels

Town & Local Neighborhood Centres

Harris Park Potential Car Parking Radius

Creek Catchments

**Open Space**

General Community Use

Natural Area

Park

Sportsgrounds

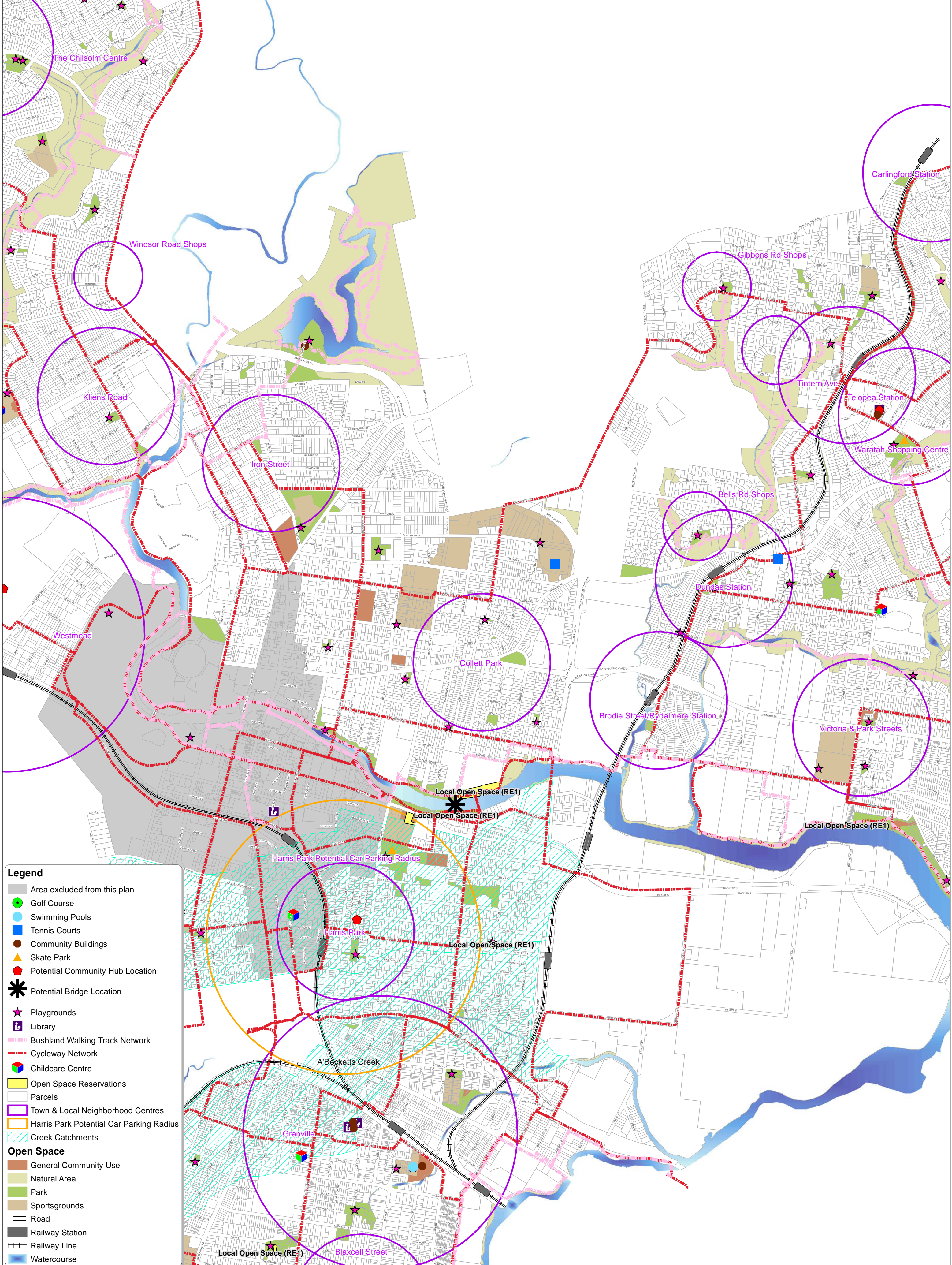
Road

Railway Station

Railway Line

Watercourse









**Legend**

- Area excluded from this plan
- Golf Course
- Swimming Pools
- Tennis Courts
- Community Buildings
- Skate Park
- Potential Community Hub Location
- Potential Bridge Location
- Playgrounds
- Library
- Bushland Walking Track Network
- Cycleway Network
- Childcare Centre
- Open Space Reservations
- Parcels
- Town & Local Neighborhood Centres
- Harris Park Potential Car Parking Radius
- Creek Catchments

**Open Space**

- General Community Use
- Natural Area
- Park
- Sportsgrounds
- Road
- Railway Station
- Railway Line
- Watercourse



