



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

6 December 2017

Historical Notes		City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)	
Rev No	Effective Date	Plan Name	Relationship to other plans
0	6 December 2017	City of Parramatta Council Section 94 Development Contributions(Former Hornsby LGA Land and Epping Town Centre)	<p>This Plan repeals Hornsby Shire Council Section 94 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 94A Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)</p>

Contents

Section	Page
1. Part A – Summary schedules	2
2. Part B – Administration and operation of the Plan	4
2.1 What is the name of this Plan?	4
2.2 When does this Plan commence?	4
2.3 What are the purposes of this Plan?	4
2.4 Land to which this Plan applies	4
2.5 Development to which this Plan applies	4
2.6 Savings and transitional arrangements	4
2.7 Relationship to other contributions plans	5
2.8 Are there any exemptions to the development contribution?	5
2.9 Can contributions be discounted?	5
2.10 How will development contributions be calculated?	5
2.11 Allowances for existing development	5
2.12 When is the development contribution payable?	5
2.13 Adjustment of contribution rates in this Plan	6
2.14 Adjustment of monetary contributions required by a condition imposed under this Plan	6
2.15 Can the contribution be provided as dedication of land, works in kind or through a material public benefit?	7
2.16 Can deferred or periodic development contribution payments be made?	8
2.17 Ministerial Directions under Section 94E of the Act	8
2.18 Pooling of development contributions	8
2.19 Construction certificates and the obligation of accredited certifiers	8
2.20 Complying development certificates and the obligation of accredited certifiers	8
2.21 Monitoring and review of the Plan	9
2.22 Credits	9
3. Part C – Expected development and demand for public facilities	10
3.1 Expected Development	10
3.2 Demand for Public Facilities and Services	12
4. Part D – Community Infrastructure and contributions	13
4.1 Studies and supporting documents	13
4.2 Community Facilities	14
4.3 Open Space & Recreation	17
4.4 Roads and Shared Paths	21
4.5 Public Domain	23
4.6 Drainage & Water Quality	24
4.7 Plan Administration	25

Appendix A Land Application Map

Appendix B Detailed Works Programme

Appendix C 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>
Council	means City of Parramatta Council
Detailed Works Programme	means the works set out in Appendix B
Development Contribution	means the monetary contribution imposed under Section 94 of the Act in a development consent or in a complying development certificate in accordance with this Plan.
Land Application Map	means the map provided at Appendix A
Plan	means the <i>City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)</i>
Public Facilities Location Maps	means the maps provided at Appendix C
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; seniors housing; residential care facilities; hostels; secondary dwellings, shop top housing, multi dwelling housing; dual occupancy; attached dwellings; and semi detached dwellings 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 of works schedule
- Schedule 2 – Contributions by category
- Schedule 3 - Contributions by development type

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 B contains a detailed schedule of works.

Schedules 2 and 3 provide a summary of the development contribution levy that is applied under this Plan.

Schedule 1: Summary works schedule

Public facilities	Estimated costs (funded from contributions)	Estimated timeframe
Community Facilities	\$10,197,600	2016/17 – 2026/27
Open Space & Recreation	\$89,180,305	
Roads & Shared Paths	\$10,233,622	
Public Domain	\$19,004,950	
Drainage & Water Quality	\$2,256,240	
Plan Administration	\$245,000	
Total value of program	\$131,117,717	

Schedule 2: Summary schedule of development contribution by category

Category	Base Rate	Plan area
Community Facilities	Per person	\$563.96
Open Space & Recreation	Per person	\$4,931.99
Roads & Shared Paths	Per person	\$595.96
Public Domain	Per person	\$1,051.04
Drainage & Water Quality	Per person	\$124.78
Plan Administration	Per person	\$13.55
Total contribution	Per person	\$7,251.28

Schedule 3: Summary schedule of development contribution by development type

Development type	Residential Occupancy Rate	Base (per)	Contribution (\$)
Secondary dwelling	1.24 ^A	Per dwelling	\$8,991.59
Seniors housing dwellings (excluding residential care facilities and hostels)	1.58 ^A	Per dwelling	\$11,457.02
Dwelling house/ subdivision lot	2.9 ^B	Per dwelling/lot	\$21,028.71
Dual occupancy/ attached dwellings/ semi detached dwellings	2.9 ^B	Per dwelling	\$21,028.71
Multi dwelling housing/residential flat building/ shop top housing with 1	1.24 ^A	Per dwelling	\$8,991.59

bedroom/bedsit			
Multi dwelling housing/residential flat building/ shop top housing with 2 bedrooms	2.1 ^B	Per dwelling	\$15,227.69
Multi dwelling housing/residential flat building/ shop top housing with 3 or more bedrooms	2.7 ^A	Per dwelling	\$19,578.46
Retail premises	0.92 ^C resident equivalent* (4 employees per 100sqm)	Per 100sqm GFA	\$6,671.18
Business premises and office premises	1.15 ^C resident equivalent* (5 employees per 100sqm)	Per 100sqm GFA	\$8,338.97

Notes:

- The above rates are indexed each quarter in line with Section 2.13 of this Plan
- Levies specified in this Plan will be applied to the extent permitted by prevailing Ministerial Directions relating to contribution thresholds.
- Occupancy rates are as follows:
 - A These rates are generally adopted from the *Hornsby Shire Council Section 94 Development Contribution Plan 2014-2024*.
 - B These rates are adopted from 2011 Census data averages for the suburbs of Epping/Carlingford/East and Beecroft.
 - C Resident equivalent rates are determined as 1 worker = 0.23 residents based on quantum of demand.

2. Part B – Administration and operation of the Plan

2.1 What is the name of this Plan?

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

2.2 When does this Plan commence?

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

2.3 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 94 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.

2.4 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 94A Plan also applies to the land, including *City of Parramatta Council Section 94A Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)*, and the development proposed is not eligible to be levied under this Plan, the development shall be levied in accordance with the applicable Section 94A Plan, instead of this Plan.

2.5 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:

- Residential development that will result in the creation of additional private lots/dwellings; and
- Non-residential development [excluding industrial development ('industry')] that will result in the creation of new or additional commercial floor space, specifically for commercial premises, including business premises; office premises; or retail premises.

2.6 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.

2.7 Relationship to other contributions plans

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

City of Parramatta Council Section 94A 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 and the *City of Parramatta Council Section 94A 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.

2.8 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.

2.9 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, which has the potential to place an additional financial burden on existing residents to subsidise new development.

2.10 How will development contributions be calculated?

The development contribution is calculated in accordance with the applicable rate/s at Schedule 3 in Part A of this Plan (indexed to allow for increases in the consumer price index), less any allowance made for existing development in accordance clause 2.11 of this Plan.

Levies specified in this Plan will be applied to the extent permitted by prevailing Ministerial Directions relating to contribution thresholds.

2.11 Allowances for existing development

Contributions will be levied according to the estimated increase in demand. An amount equivalent to the contribution attributable to any existing lawful development on the site of a proposed new development will be allowed for in the calculation of contributions. Allowance for existing development is calculated in accordance with the applicable rate/s at Schedule 3 in Part A of this Plan (indexed to allow for increases in the consumer price index).

Where a Ministerial Direction applies a threshold to contribution levies, this threshold will also be applied when making allowance for existing development.

Where an existing development does not fall within any of the items included in Schedule 3, Council may (at its discretion) determine an allowance for the existing development on the basis of the likely demand that the existing development would create.

2.12 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 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.

2.13 Adjustment of contribution rates in this Plan

In accordance with clause 32(3)(b) of the EP&A Regulation, Council may, without the necessity of preparing a new or amending contributions plan, make changes to the section 94 contribution rates set out in this Plan to reflect quarterly variations to the Consumer Price Index (All Groups Index) for Sydney as provided by the Australian Bureau of Statistics

To ensure that the value of contributions is not eroded over time, the contribution rates in this Plan are adjusted quarterly in accordance with the formula below to reflect movements in the CPI.

$$\text{Adjustment Amount} = \$C + \$C \times \frac{[\text{Current CPI} - \text{Base CPI}]}{\text{Base CPI}}$$

Where:

\$C is contribution rate as shown in this Plan at the time of adoption of the Plan.

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

Base CPI is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the time of adoption of the Plan.

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

2.14 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 imposed in accordance with this Plan will be indexed 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:

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

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.

2.15 Can the contribution be provided as dedication of land, works in kind or through a material public benefit?

A person may make an offer to the Council to carry out works or provide another kind of material public benefit, or to dedicate land free of cost, in lieu of making a contribution in accordance with a condition imposed under this Plan. Any offer shall be made in writing to the Council. Before making an offer, consideration must be given to the requirements of Council's Planning Agreement Policy.

Council is under no obligation to accept land dedication, works-in-kind or material public benefit offers and in considering any such offer, will assess the benefits to the Council and the community and give due consideration to relevant matters including the following:

- (a) the value of the land to be dedicated, or the works to be undertaken, is at least equal to the value of the contribution that would otherwise be required under this Plan;
- (b) the standard of the land or works is to council's full satisfaction;
- (c) the provision of the works/material public benefit/ land dedication will not prejudice the timing or the manner of the provision of public amenities and services included in this Plan's works program;
- (d) the extent to which the works/material public benefit/land dedication satisfies the purpose for which the contribution was sought;
- (e) the works-in-kind being facilities which are already included in the Plan;
- (f) the extent to which the offer satisfies a community need or may reduce the demand for levied items;
- (g) the impending need to construct the works for which the contributions are to be offset;
- (h) locational and other factors that may affect usability;
- (i) impact of recurrent operational and maintenance costs;
- (j) the provision of the works or material public benefit must not result in piecemeal delivery of infrastructure or likely to result in the need to reconstruct the works due to future nearby developments (i.e. normally the works will need to relate to a whole street block or a defined precinct); and
- (k) the requirements of Council's Planning Agreement Policy.

Should Council, at its sole discretion, accept an alternative to a monetary contribution, the Council would require the implementation of the offer to be subject to an executed planning agreement to be prepared in accordance with Council's Planning Agreement Policy.

In accepting a material public benefit that is not an item identified in this Plan's works schedule, Council must be satisfied that the offer provides a substantial benefit to the community and that this benefit warrants Council accepting responsibility in fulfilling the intent of the Plan notwithstanding a reduction in expected cash contributions.

The value of any works, land or material public benefit will be determined by a process outlined in Council's Planning Agreement Policy.

2.16 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.

2.17 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.

2.18 Pooling of development contributions

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

2.19 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.

2.20 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 that is in accordance with that direction.

2.21 Monitoring and review of the Plan

It is intended that this Plan will be monitored and reviewed on a regular basis as it contains forecasts of future development including likely future populations and the likely demands and costs of providing community infrastructure for those populations.

Monitoring actual developments, population changes and community demands will allow appropriate updating and amendment as necessary.

The cost of works proposed by the Plan (including land values) may also need review over time if there is a concern that the indexation of costs may not be adequately reflecting actual current costs.

Council's aim is that all forecasts, costs and assumptions are reviewed and adjustments and/or amendments as appropriate will be made after the completion of the Epping Town Centre Planning Review (currently underway when this Plan was formulated), and otherwise at five yearly intervals after the date of adoption of this Plan, or as otherwise determined by Council.

2.22 Credits

Council may provide a credit where the net contributions provided by any particular development exceed that required by the Plan. This could arise where an applicant proposes the provision of a work or dedication of land, at a value determined by Council to exceed the amount of cash otherwise payable in accordance with the Plan. However, credits will only be provided at Council's absolute discretion.

A credit will be provided only against the same facility category for which the surplus contribution relates. For example, if the applicant proposes to dedicate more public open space that would otherwise be required under the Plan, then a credit could be accrued against open space contributions requirements of future development. Consequently, if an applicant dedicates more public open space than would otherwise be required under the Plan, the value of the additional open space cannot be used to offset the cash contribution otherwise payable under a different contribution category, such as roads or community facilities. The objective is to ensure that Council maintains an adequate flow of contributions across the range of facilities to be funded under this Plan to provide for the orderly and staged delivery of all categories of facilities.

The amount and terms of the credit are to be negotiated prior to the dedication of land or commencement of works and will be for the additional value only as agreed by Council. If agreed, Council will advise the applicant of the credit that would be redeemable in lieu of contributions in the same facility category otherwise payable by the applicant for future development in the area to which this Plan applies.

Council reserves the right to require payment of a monetary contribution or to terminate the "credit agreement" should the applicant be unwilling or unable to meet its terms. No credit will be given for land or works that are not nominated in the works schedule in the relevant contributions plan.

3. Part C – Expected development and demand for public facilities

3.1 Expected Development

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.

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

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 B contains a detailed schedule of works, and Appendix C contains the Public Facilities Location Maps.

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 predominant forms of infill development will comprise secondary dwellings and subdivision lots.

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.

Where available, occupancy assumptions are based on 2011 Census averages for the Plan area (i.e. averages for the suburbs of Epping, Carlingford, Beecroft and Eastwood). Where information was not available, occupancy rates used in the *Hornsby Shire Council Section 94 Development Contribution Plan 2014 – 2014* have generally been adopted in this Plan. Further detail is provided in Schedule 3 in Part A of this Plan.

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.

In calculating workforce demand, the Plan assumes workforce population at a resident equivalent rate, where one worker equates to 0.23 residents. This is determined on the average of time a worker would spend in a precinct compared to potential time spent by resident. Residents could spend 168 hours per week (24 hours x 7 days per week) in the locality, compared to workers than on average may spend approximately 38 hours per week in the locality. This Plan does not discount for the fact that some workers in Epping Town Centre may also be residents within the Plan area. Resident equivalent occupancy rates for non-residential uses are provided in Schedule 3 in Part A of this Plan.

Workforce occupancy for office/business premises for Epping Town Centre is averaged at 1 worker per 20sqm as identified in the *Epping Town Centre Commercial Floorspace Study* prepared by SGS Economics and Planning. SGS have also advised that industry recognised workforce occupancy rates for retail premises in centres comparable to Epping Town Centre is averaged at 1 worker per 25 sqm.

3.2 Demand for Public Facilities and Services

One of the fundamental principles of development contributions is the relationship, or 'nexus', between the expected types of development and the demonstrated demand for new, augmented or embellished public and community infrastructure arising from that new development. Key aspects of determining nexus are:

- Whether the anticipated development actually creates a demand or increases the demand for a particular public facility;
- Whether the estimates of demand for each item of public infrastructure to which the proposed development contribution relates are reasonable;
- What types of facilities will be required to meet that demand;
- Whether the proposed development contribution is based on a reasonable apportionment between existing demand and new demand for public infrastructure to be created by the proposed development to which the contribution relates;
- Whether the proposed development contribution is based on a reasonable estimate of the cost of proposed public infrastructure; and
- When facilities will be provided to meet the demand of the development – often expressed as timing or thresholds.

It is also necessary to ensure that new development contributes to its share of the total demand for public facilities and services, rather than any demand generated by the existing population, which may result out of a deficiency in existing facilities. This is known as 'apportionment'.

The increased usage of and demand for new public facilities as a consequence of future development is likely to exceed the capacity of existing public facilities in the Plan area. Accordingly, it will be necessary for new and embellished public facilities to be provided to cater for the anticipated demand of that development.

Section 4 of this Plan establishes the nexus between the anticipated development and the demand for additional or embellished public facilities and if relevant, details how that nexus has been apportioned, to ensure that contributions reflect the demand of new development.

4. Part D – Community Infrastructure and contributions

4.1 Studies and supporting documents

In undertaking an assessment of infrastructure need within the Plan area, Council has had regard to a number of studies and strategies including:

- Epping Planning Review Discussion Paper prepared by City of Parramatta Council, June 2017
- Interim Traffic Modelling Report Epping Town Centre prepared by EMM, June 2017;
- Epping Town Centre Commercial Floorspace Study prepared by SGS Economics and Planning, June 2017;
- Epping Social Infrastructure Study prepared by City of Parramatta Council, June 2017;
- Population data prepared by Informed Decisions, June 2017*;
- Analysis of Epping Town Centre Development Application Data and Floor Space Ratio Potential, June 2017;
- City of Parramatta Bike Plan prepared by City of Parramatta Council, April 2017;
- City of Parramatta 'Parramatta Ways' Strategy prepared by City of Parramatta Council, April 2017
- Upper Devlins Creek Catchment Master Drainage Plan prepared by Cardno, 2009;
- Epping Stormwater Drainage Study prepared by Cardno, June 2016;
- Drainage Works Keeler Street to Darwin Street prepared by Brown/Smart Consulting, 2014;
- Epping Town Centre Public Domain Plan Guidelines prepared by Hornsby Shire Council, December 2015
- Boronia Park and Duncan Park Masterplan prepared by City of Parramatta Council, October 2015
- Draft West Epping Park Plan of Management prepared by Hornsby Shire Council, September 2014;
- Parramatta Pedestrian Access and Mobility Plan

** Note: Population numbers prepared by Informed Decisions for the Plan area were adjusted by City of Parramatta Council to account for additional growth estimated in Epping Town Centre to 2026 based on development application and approval data and existing floor space potential analysis.*

In undertaking an assessment of demand, City of Parramatta Council has sought to include the infrastructure items previously identified by Hornsby Shire Council in the *Hornsby Shire Council Section 94 Development Contributions Plan*, (2012-2021 and 2014-2024 versions) as they relate to those works within the area transferred to City of Parramatta local government area.

The intention of this is to ensure a consistent approach toward the delivery of those infrastructure items. In most instances the apportionment and infrastructure cost information is consistent with that included within the *Hornsby Shire Council Section 94 Development Contribution Plan*. However, some changes have been made where: the project has been completed; the project has been funded in part by other sources; and/or additional information has been prepared by City of Parramatta relating to infrastructure demand, cost, or apportionment assumptions.

4.2 Community Facilities

Following council boundary changes in 2016, Council commissioned Suter Planners and Elton Consulting to prepare studies of Council's social infrastructure across the City of Parramatta Local Government Area. The analysis relevant to Epping has been extracted and presented in the Epping Social Infrastructure Study (the Study). As growth in Epping Town Centre is the key driver of growth within the Plan area this study has been used to inform Community Facility and Open Space and Recreation needs within the Plan area. This Section of the Plan refers to the Community Facility needs.

Council provides a range of community facilities to meet the needs of its existing residents. These include:

Facility	Address
Epping Community Centre (School of Arts)	9 Oxford Street, Epping
Epping Library	1 Chambers Court, Epping
Epping Leisure and Learning Centre	1 Chambers Court, Epping
Epping Creative Centre	26 Stanley Road, Epping
West Epping Community Centre	15 Ward Street, Epping
B. Parker Memorial Guide Hall	1-3 Briggs Road, Epping

The Epping Social Infrastructure Study notes that the following types of social infrastructure were not audited as part of the study:

- school facilities used by the community;
- facilities owned and/or operated by other Councils that are outside City of Parramatta borders, but are likely to be used by City of Parramatta residents; and
- facilities not owned by Council, but used by the community for meetings and functions, such as churches and YMCA venues.

The Study relies on population benchmarking as a basis to compare and understand the provision of social infrastructure across various geographical areas in the Parramatta LGA. While benchmarking is useful and widely used by government as an analysis tool, the Study is clear to point out that it is only one factor that should be considered as:

- It does not assess the useability or quality of the floor space being provided, so is therefore not a useful tool to assess the suitability of the space provided to meet the specific needs of the local community.
- It does not take into account the different ways that different communities live. For instance, the needs of residents living in high-density environments are different to those living in suburban settings, and provision of social infrastructure may need to change accordingly.
- It does not assess the practical elements that affect the way we plan for social infrastructure. For example, (in the case of open space) large parcels of land for additional sports fields are often not available in an urban or infill environment.
- Other approaches, such as using school grounds for organised sport on weekends may create better outcomes for the community, rather than Council acquiring additional land to expand its sporting facilities assets. In other words, considering community needs within their own context is critical.

Key findings

Benchmarking alone indicates that the current population of Epping (suburb) is currently well serviced with community space when compared with other parts of the Parramatta LGA. However, there are a number of shortfalls:

- Library floor space is inadequate to meet community needs. The Study identifies that approximately 1,000sqm of additional floor space is required to service the needs of the community (including population increase to 2026).
- In many cases, existing community facilities are not adequately staffed and have limited programming available, making much of the space unusable to the community and underutilised.
- Whilst the community facility floor space exists to satisfy numerical benchmarks, the quality of the floor space across many of the community facilities is poor.
- The current dispersed “branch network” of community centres in and around the centre reinforces their underutilisation and poor useability. A best practice model that enables Council to efficiently resource, staff and program to meet the needs of local residents would be a large, flexible multipurpose community facility.
- Inadequate parking creates barriers to use, especially for facilities that do not benefit from public transport connectivity (e.g. West Epping Community Centre).
- Some community facilities lack visual prominence or do not provide universal access.

Recommendations/ Nexus

- In the short term, convert the Epping Leisure and Learning Centre into an expanded multi purpose space for Epping Library to service library needs.
- By 2026 construct a new community hub comprising 1,500sqm library and 2,000sqm multi purpose community space.
- Embellish existing library resources to serve the new population

Apportionment Library Facility & Resources

	2016	2026
Population Plan area*	24,703	42,785
Library space per 1,000 people	22 sqm <i>Based on existing library floor space of 550sqm</i>	35 sqm <i>Based on proposed library floor space of 1,500 sqm</i>

* Note: Population numbers prepared by Informed Decisions for the Plan area were adjusted by City of Parramatta Council to account for additional growth estimated in Epping Town Centre to 2026 based on development application and approval data and existing floor space potential analysis.

In order for a library level of service of 22sqm per 1,000 people to be maintained, the incoming population would generate demand for an additional 398sqm. The ratio of apportionment for this additional space is attributed wholly to additional population within the Plan area.

The ratio of apportionment to increase the service provision to 35sqm per 1,000 people is attributed as a proportion of population growth being 42%. In this instance, the additional service provision equates to an extra 550sqm of library space, and the incoming population would contribute to 231sqm.

However, in order for a new 1500sqm library facility to be delivered it will be necessary for the existing 550sqm library building to be demolished. The ratio of apportionment for the replacement of this floor space is attributed as a proportion of population growth being 42%. In this instance, the incoming population would contribute to 231sqm.

Therefore, the incoming population would contribute toward a total of 862sqm of library floor space, out of 1500sqm, resulting in an overall apportionment of 57%.

The short-term conversion of the Epping Leisure and Learning Centre (400sqm) into an expanded multi purpose space for Epping Library is apportioned at 100% to new development to respond to the immediate pressures of the incoming population. The 400sqm conversion provides a short term solution to limit the erosion of the level of library service.

New library resources are to be apportioned at 100% to account solely for the increased demand generated by incoming population.

Apportionment Community Facilities

This Plan proposes the construction of a new multi-purpose community facility to be delivered in conjunction with a new library. This combined space would form a community hub for the Epping Town Centre.

The new community space is likely to replace some existing facilities, however the Epping Social Infrastructure Study identifies that the new community space could result in a net gain of between 1,100sqm and 1,600sqm of additional community floor space.

The ratio of apportionment for new community facilities is attributed wholly as a proportion of population growth being 42%.

Contribution Rate Community Facilities

The formula for the calculation of the contribution rate for community facilities is based on the following formula:

$$\begin{aligned}
 \text{Contribution rate per person} &= \frac{\text{Total cost of facilities attributable to future development}}{\text{Total additional residents}} \\
 &= \frac{\$10,197,600}{18,082} \\
 &= \$563.96 \text{ per person}
 \end{aligned}$$

4.3 Open Space & Recreation

As previously detailed, following council boundary changes in 2016, Council commissioned Suter Planners and Elton Consulting to prepare studies of Council's social infrastructure across the City of Parramatta Local Government Area. The analysis relevant to Epping has been extracted and presented in the Epping Social Infrastructure Study (the Study). As growth in Epping Town Centre is the key driver of growth within the Plan area this study has been used to inform Community Facility and Open Space needs within the Plan area. This Section of the Plan refers to the Open Space and Recreation needs.

Council provides a range of open space and recreational facilities within the Plan area to meet the needs of its existing residents. These include:

- Open space reserves;
- Parks;
- Playgrounds;
- Sportsfields;
- Bushland and creek corridors;
- Recreation Facilities (indoor and outdoor);
- Walking tracks; and
- Aquatic Centre

Key findings

- The Epping Social Infrastructure Study identifies that open space provision is low for the current population, with a particular lack of sports fields for organised activities. This shortage will only be exacerbated by growth in Epping Town Centre. Specifically, additional open space will be required to provide for additional tennis and netball courts, as well as fields appropriately sized to allow for organised sport including rugby league, touch football and soccer.
- Many of the open space areas in Epping are not universally accessible, particularly at Dence Park and the Epping Aquatic and Leisure Centre, as access grades (the slope of the path) are not consistent with current building code requirements for universal accessibility.
- There are limited walkable connections between recreation facilities and spaces.
- By 2036 (and at 2026) there will be some shortages in specific facilities like in playgrounds, youth skate and bike facilities, and dog parks. The study also identified that the diversity and quality of these facilities was generally lacking, particularly for older children and young adults.
- Epping Aquatic and Recreation Centre is ageing and not close to the majority of expected population growth.
- By upgrading parks and open spaces, there is an opportunity to enhance the quality and function of the public spaces adjoining parks and sports fields.
- There is potential to increase the value and useability of smaller parks.
- There is potential to partner with the Department of Education to utilise existing school grounds for organised sport on weekends when they are not being used by the school.
- The Epping Town Centre lacks a clear focal point for Civic Activity and does not have a plaza or gathering space consistent with its strategic importance and size.

Recommendations/ Nexus

The Plan includes provision for:

- Open space acquisition and its embellishment;
- Upgrade and embellishment of existing open spaces/walking tracks;
- Upgrade sports fields and recreation facilities;
- New aquatic facility; and
- New civic spaces within Epping Town Centre.

Apportionment Open Space Provision

At 2036, there is expected to be a gap of 56 hectares of usable recreation and sporting open space to meet benchmark requirements of 2 hectares per 1,000 people (or 11% of land area). Currently (at 2016) the open space provision sits at approximately 2.7% of land area. This level is expected to be maintained. However, in order to service the needs of the growing population, additional open space is required as well as better utilisation of existing open spaces.

Council recognises that the ability to purchase the volume of open space required to meet benchmark requirements is not feasible due to the fact that the land is currently urbanised. Furthermore, the cost if such acquisition is not viable. However, it does recognise the need to provide additional open space (and provide for its embellishment) within 1.5km of Epping Town Centre as a result of increased population growth.

The ratio of apportionment for land acquisition and embellishment for open space and recreation is attributed wholly to additional population within the Plan area, based on the methodology of ensuring that existing levels of service provision are not further eroded.

Details of apportionment are specified in the Works Programme at Appendix B.

Apportionment Open Space and Natural Area Embellishment/Upgrade

The Plan proposes numerous upgrades to existing open spaces and reservations in order to improve the quality and type of facilities available.

The ratio of apportionment for the embellishment and augmentation of existing open spaces and natural areas to provide new and/or improved facilities is attributed wholly to additional population within the Plan area, based on the methodology of ensuring that existing levels of service provision are not further eroded.

Details of apportionment are specified in the Works Programme at Appendix B.

Apportionment Use of Open Spaces with Department of Education sites

The Plan identifies the need to formally partner with the Department of Education to enable use of existing school sporting fields and open spaces to be used by the broader community outside of school hours. The need for the use of these spaces is driven by population growth. Recognising that Council cannot feasibly acquire all the land required for open space purposes (including organised sports), this option enables an increase in the quantum of facilities available to be used by the general population outside of school use, predominantly during weekends.

The ratio of apportionment for the embellishment and augmentation of existing open spaces located on Department of Education grounds is attributed wholly to additional population within the Plan area, based on the methodology of ensuring that existing levels of service provision are not further eroded.

It is noted that in order for this to progress, a formal Memorandum of Understanding will need to be prepared between City of Parramatta Council and the Department of Education. Should this not eventuate, Council will need to revise the work programme to remove these items and include new options for open space provision/embellishment to service the population growth.

Details of apportionment are specified in the Works Programme at Appendix B.

Apportionment Aquatic Facility

The existing 50m outdoor swimming pool at Epping Aquatic and Leisure Centre (Dence Park) is ageing and is not located in the most accessible location. The position of City of Parramatta Council is that a masterplan will need to be undertaken to determine whether the existing pool should be retained or replaced. Given this uncertainty, an assumption has been made in accordance with the Epping Social Infrastructure Study that a new 25m indoor pool could be facilitated in this location, and provision for this work item has been included in the Plan. However, this will be required to be reviewed in the future.

As indicated in the Epping Social Infrastructure Study, benchmarks indicate that one indoor 25m pool is justified within the catchment area. The benchmark identifies one indoor 25m pool per 30,000 people. However broader industry information suggests that an indoor 25m swimming pool generally requires a population of at least 50,000 people to be feasible.

The proposed Plan area population at 2026 is expected to be 42,785 persons. This is not quite equivalent to the benchmark of 50,000 people. However, a new aquatic facility is likely to service a catchment beyond the Plan area, including at minimum the remainder of the suburbs of Epping, Carlingford, Beecroft and Eastwood, along with other neighbouring suburb including North Epping.

The ratio of apportionment for the new aquatic facility is a proportion of the population growth across Plan area (18,082) divided by an industry recognised viable catchment for a facility of this nature (50,000), which equates to 36%.

Apportionment Civic Spaces

The Plan identifies the need for new civic spaces within Epping Town Centre, both within Rawson Street and Pembroke Street. These spaces are identified on land currently in Council ownership and as such the costs identified relate to the embellishment of these spaces as high quality urban open space.

At present both facilities are identified in the Plan, and the Pembroke Street Town Square is currently also identified within the *Hornsby Section 94 Development Contribution Plan 2014-2024* at 100% apportionment.

Initial investigations undertaken by City of Parramatta Council's would suggest that the primary civic space should be located on Rawson street. The civic space on Pembroke Street would form a secondary function. However, the location and quantum of civic spaces will be dependent upon the outcomes of the Epping Planning Review Discussion Paper, including consultation with the Epping community, as well as further detailed design. The outcomes of these processes may result in a review of the works programme.

The ratio of apportionment for the civic space/s within Epping Town Centre is attributed wholly to additional population within the Plan area.

Contribution Rate Open Space & Recreation

The formula for the calculation of the contribution rate for open space and recreation is based on the following formula:

$$\begin{aligned}\text{Contribution rate per person} &= \frac{\text{Total cost of facilities attributable to future development}}{\text{Total additional residents}} \\ &= \frac{\$89,180,305}{18,082} \\ &= \$4,931.99 \text{ per person}\end{aligned}$$

4.4 Roads and Shared Paths

The Plan proposes a number of improvements to the current vehicular and pedestrian network. Many of these road improvements are located within Carlingford and Epping Town Centre and were previously identified by Hornsby Shire Council and included in versions of the *Hornsby Shire Council Section 94 Development Contributions Plan* (2012-2021 and/or 2014-2024 versions). These works are directly attributable to recent and future development in Carlingford (between Carlingford Road and Keeler Street) and in Epping Town Centre.

It is noted that at the time of preparing this Plan (June 2017), that an additional traffic study was underway in relation to Epping Town Centre. The outcomes of this study may further inform a future review of the work programme with regard to traffic improvements within the Plan area.

Improvements to the pedestrian and cycling network are informed by City of Parramatta Bike Plan; City of Parramatta 'Parramatta Ways' Strategy, City of Parramatta Pedestrian Access and Mobility Plan; and traffic data.

The City of Parramatta Bike Plan establishes the existing and required cycling routes required across the Parramatta LGA. The Bike Plan seeks to increase cycling for all members of the community aged 8 to 80, and specifically seeks to increase the proportion of people cycling in Parramatta to 5% of all trips to work, and 10% for those trips ending in Parramatta CBD.

This Plan identifies the required cycling network upgrades within the Plan area, focusing on Epping Town Centre, which is the key driver of growth within the Plan area.

Parramatta Ways is a plan to improve walkability across Parramatta LGA. Walkability is a measure of how pleasant and attractive an area is to walk. Parramatta Ways recognises the need to improve the walkability of urban areas, with a strong emphasis on connecting people to existing services and facilities including shops, schools, open spaces, natural bushland and creek corridors, transport options and community facilities. The strategy is also a formalised plan for increasing urban greening, recreation and local centre amenity, and seeks to continue to improve the quality of streetscapes, open spaces and natural area corridors to make the Parramatta LGA more attractive for walking.

There is some overlap of the Parramatta Ways projects with other facility categories. With regard to open space, the *Epping Social Infrastructure Study* prepared by Council recognises that one of the current weaknesses for Council's existing open space facilities are the '*limited walkable connections between recreational facilities and spaces*'. Other overlaps of the Parramatta Ways projects with open space improvements include upgrades to park/open space entries as well as the provision of facilities including bike racks and bubblers. Furthermore, some of the Parramatta Ways projects also overlap with public domain improvements such as tree planting and way finding signage. Where suitable, the Parramatta Ways projects have been included within the most relevant facility category identified by this Plan, and equivalent apportionment applied.

Apportionment Road Improvements

The Plan includes road improvements, aimed at improving both vehicular and pedestrian accessibility.

The ratio of apportionment for the local road improvements (vehicular) in Carlingford (between Carlingford Road and Keeler Street) and in Epping Town Centre is attributed wholly to incoming population. These apportionments are consistent with those previously applied by Hornsby Shire Council for these work items under *Hornsby Shire Council Section 94 Development Contribution Plan* (2012-2021 and/or 2014 to 2024 versions).

In all other cases, the ratio of apportionment for the local road improvements is as a proportion of population growth being 42%. Details of apportionment are specified in the Works Programme at Appendix B.

Apportionment Cycling Network

This Plan nominates the required cycling connections around Epping Town Centre, being the key population driver within the Plan area. Other sections of the network will need to be funded by other sources, potentially including other development contribution plans.

The ratio of apportionment for the cycling network is attributed as a proportion of population growth being 42%.

Apportionment Parramatta Ways

With the exception of footpath upgrades, the Parramatta Ways projects are apportioned consistently with the facility category grouping they otherwise align with i.e. open space, public domain, or road improvements as discussed elsewhere in this Plan. With respect to footpaths identified by Parramatta Ways, these are apportioned as follows:

The ratio of apportionment for the widening of existing footpaths is attributed wholly to additional population within the Plan area. This is on the basis that the widening of the footpath is required to support increased population.

With respect to the provision of new footpaths up to 1.8m wide, these are apportioned in the following manner:

The ratio of apportionment of the first 1.3m in width is attributed as a proportion of population growth being 42%. This equates to 0.546m of footpath. A 1.3m wide footpath is generally the requirement for footpaths in low to medium density areas, and as such it is reasonable that the cost of this facility is be shared.

However, due to the level of growth occurring within the Plan area, a 1.8m wide footpath is required in some locations. The ratio of apportionment for the additional 0.5m width of footpath is attributed wholly to additional population within the Plan area.

Accordingly, the incoming population will contribute to a footpath width of 1.046m (0.546m + 0.5m) of a total 1.8m width. The overall apportionment rate is 58%.

Apportionment Footpaths Pedestrian Access and Mobility Plan

The ratio of apportionment for the footpaths identified in Council's Pedestrian Access and Mobility Plan is attributed as a proportion of population growth being 42%.

Contribution Rate Roads and Shared Paths

The formula for the calculation of the contribution rate for roads and shared paths is based on the following formula:

$$\begin{aligned}
 \text{Contribution rate per person} &= \frac{\text{Total cost of facilities attributable to future development}}{\text{Total additional residents}} \\
 &= \frac{\$10,233,622}{18,082} \\
 &= \$595.96 \text{ per person}
 \end{aligned}$$

4.5 Public Domain

The Plan identifies a number of public domain improvements predominantly around Epping Town Centre. As growth within the centre continues to occur, the role of Epping Town Centre will keep changing from a local centre, potentially evolving into a larger sub-district centre. The *Epping Town Centre Commercial Floorspace Study* prepared by SGS Economics and Planning, suggests that retail and commercial floor space could return to 2011 levels by 2036, with an increase in employment numbers at 2036 compared to that at 2011. The SGS study identifies that such an offering would serve a sub district catchment.

This Plan assumes that by 2026, employment rates may have returned to 2011 rates and therefore does not anticipate additional demand for services from an increased work force population at that time. The primary reason for this is that much of the existing commercial floor space within the town centre has already been demolished and it is likely that this trend will continue to occur in the short term as commercial buildings are demolished to make way for new mixed use buildings.

A further review of the Plan with regard to workforce population may be required in the short to medium term to determine how development approvals are responding to demand for commercial and retail floor space within the centre and how this equates to growth in the workforce population.

The public domain improvements proposed by the Plan recognise the predominant residential growth in the heart of the Epping Town Centre, coupled with its future potential to service a sub district level with respect to commercial floor space opportunities. However, for the life of this Plan (to 2026), the Plan does not assume any increase in workforce above that which existed in 2011.

As such, all demand for public domain upgrades will be the result of residential growth. Without this level of residential growth, it is unlikely that the centre would be subject to such significant public domain enhancement. At its growth rates pre Epping Urban Activation Precinct changes, the existing level of public domain provision was sufficient having regard to the role and function of Epping town Centre as a local centre.

Apportionment Public Domain Improvements

The Plan proposes numerous public domain improvements to Epping Town Centre. The ratio of apportionment for the public domain improvements is attributed wholly to additional population within the area.

Details of apportionment are specified in the Works Programme at Appendix B.

Contribution Rate Public Domain

The formula for the calculation of the contribution rate for public domain is based on the following formula:

$$\begin{aligned}
 \text{Contribution rate per person} &= \frac{\text{Total cost of facilities attributable to future development}}{\text{Total additional residents}} \\
 &= \frac{\$19,004,950}{18,082} \\
 &= \$1,051.04 \text{ per person}
 \end{aligned}$$

4.6 Drainage & Water Quality

A number of drainage studies prepared previously for the former City of Parramatta Council, and Hornsby Shire Council identify a number of required upgrades to Council's stormwater drainage system within the Plan area

It is recognised that new development is required to provide on-site detention, with an intention to mitigate additional impact on the local stormwater drainage system. However, the growth of new development will still exacerbate incapacities in the local stormwater drainage system as a result of decreasing impervious areas, increasing the rates of discharge into the stormwater system, and providing for pipe capacity at the point of discharge at greater level than the existing network capacity.

Without improvement to the stormwater drainage network, localised flooding (from stormwater) could affect both new and existing development.

Water quality improvements are also proposed in the form of gross pollutant traps, as well as sediment and erosion to creek at bushland drainage outlets. This will have the effect of reducing the entry of rubbish and sediment into local creeks and waterways, resulting in improvements to the local creek systems, which are recognised as an important part of the local open space network.

Apportionment Drainage Works & Water Quality

The Plan proposed upgrades to Council's stormwater drainage system, as well as infrastructure upgrades to improve water quality.

The ratio of apportionment for drainage and water quality improvements is attributed as a proportion of population growth being 42%.

Contribution Rate Public Domain

The formula for the calculation of the contribution rate for drainage and water quality improvements is based on the following formula:

$$\begin{aligned}
 \text{Contribution rate per person} &= \frac{\text{Total cost of facilities attributable to future development}}{\text{Total additional residents}} \\
 &= \frac{\$2,256,240}{18,082} \\
 &= \$124.78 \text{ per person}
 \end{aligned}$$

4.7 Plan Administration

This Plan is required as a direct result of local government boundary changes, and as a result of significant growth occurring in Epping Town Centre.

Council is authorised under the Act to recoup all reasonable costs involved in preparing this Plan, together with any costs associated with the ongoing management and administration of the Plan. In addition, Council is also authorised to recoup the cost of periodically revising the Plan. Council will seek to recoup these costs over the 10 year life of the Plan.

Apportionment Plan Administration

On the basis that this Plan has been prepared to accommodate the demands for future local infrastructure, all costs associated with studies informing the Plan's preparation and ongoing administration will be fully apportioned to new development.

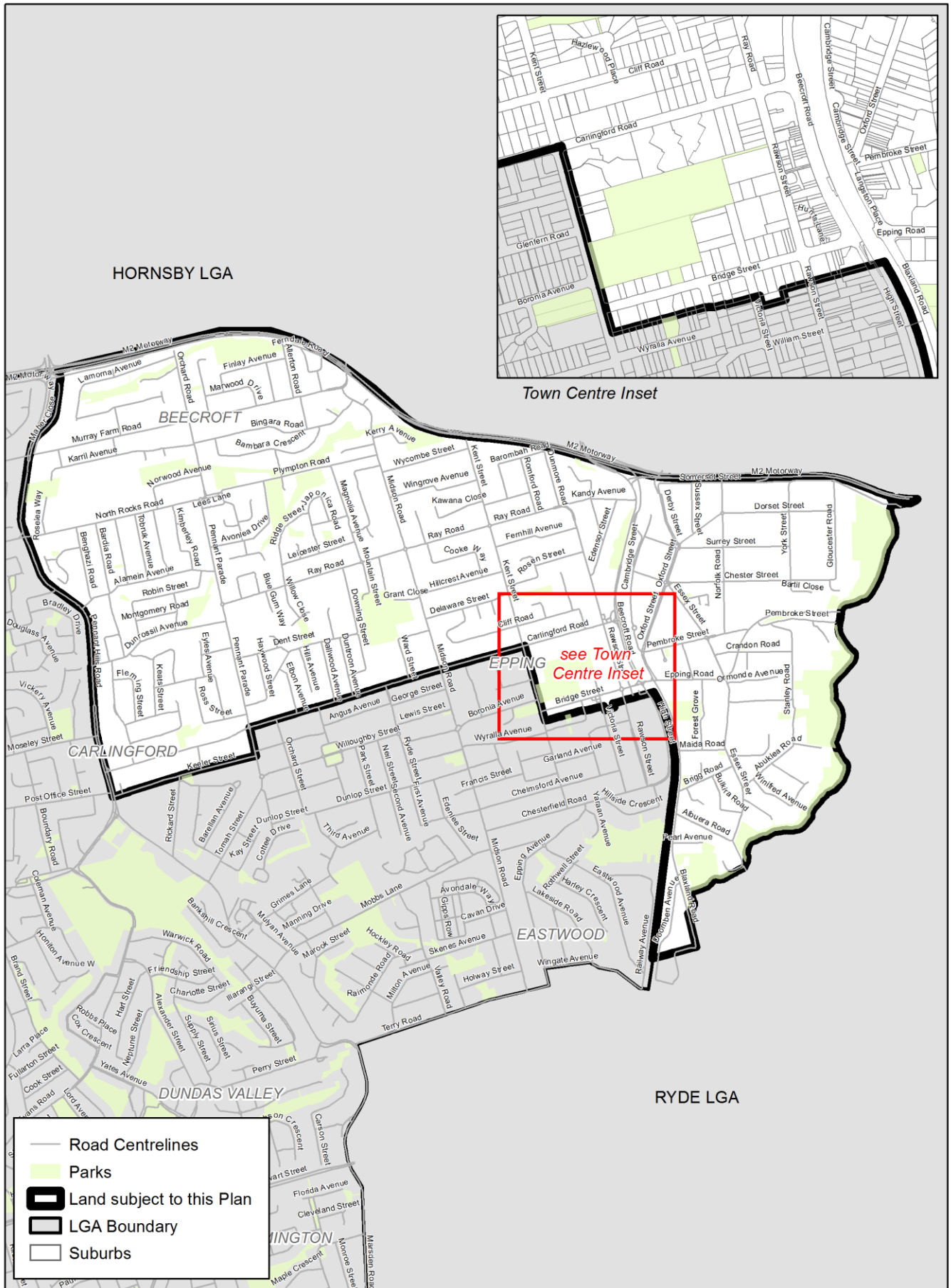
Contribution Rate Plan Administration

The formula for the calculation of the contribution rate for plan administration improvements is based on the following formula:

$$\begin{aligned}
 \text{Contribution rate per person} &= \frac{\text{Total cost of facilities attributable to future development}}{\text{Total additional residents}} \\
 &= \frac{\$245,000}{18,082} \\
 &= \$13.55 \text{ per person}
 \end{aligned}$$

APPENDIX A

Land Application Map



APPENDIX B

Detailed Works Programme

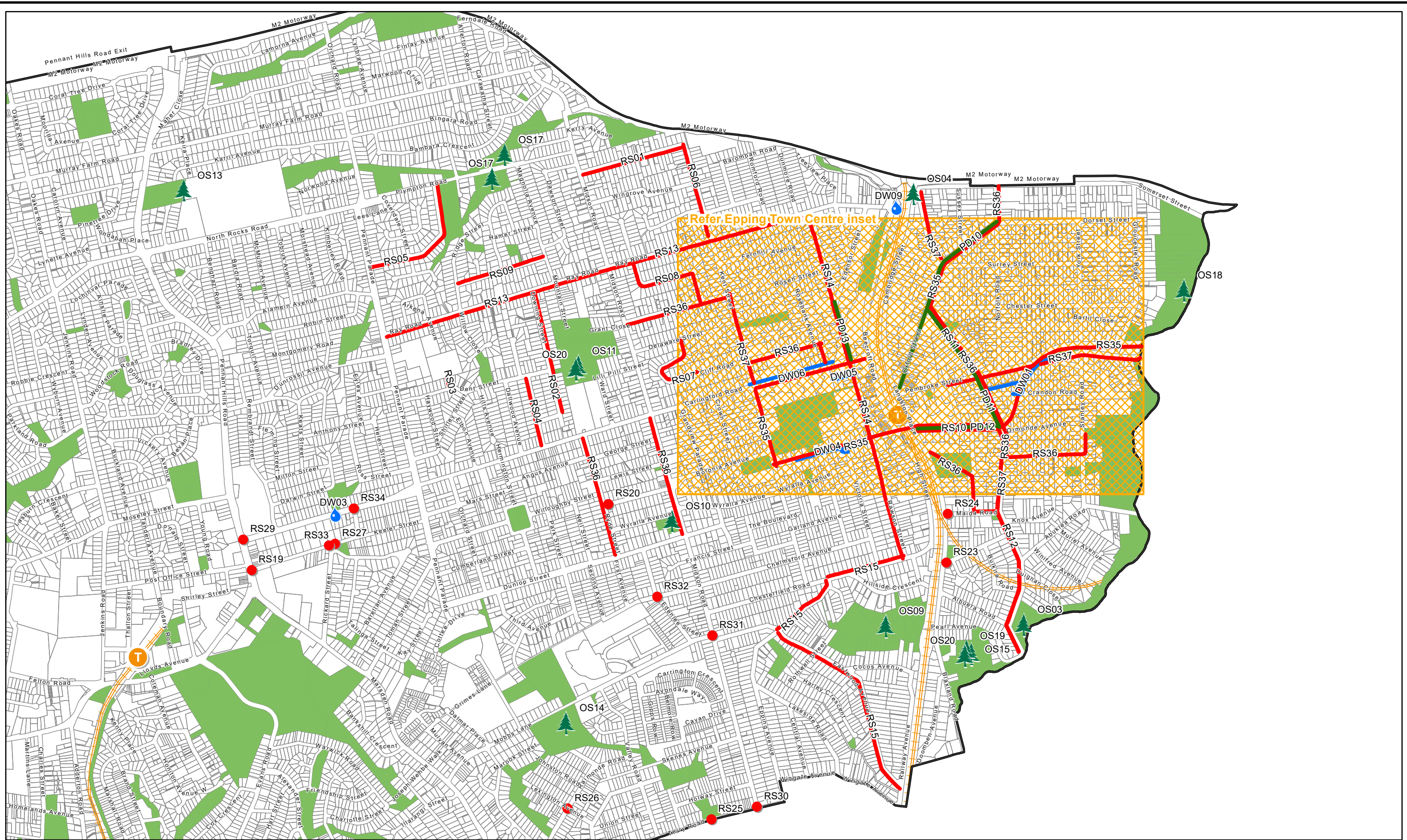
Map Ref	Facility Category	Project Description	Total Facility Cost	Apportionment	Cost attributable to new development	Cost attributable to Council/Others	Timing
Not Mapped	Administration	Plan preparation	\$ 124,000	100%	\$ 124,000	\$ -	2016/17 to 2026/27
Not Mapped	Administration	Plan administration	\$ 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 C

Public Facilities Location Maps



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

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

-  LGA Boundary
-  Parks



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

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

- LGA Boundary
- Parks