

HOLROYD CITY COUNCIL

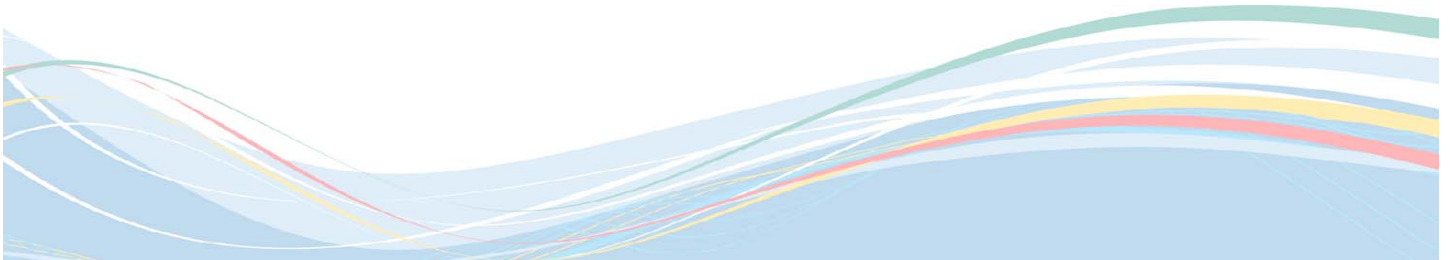
Holroyd Section 94

Development Contributions Plan 2013

Prepared by Holroyd City Council

Adopted by Council: 16 July 2013

Effective from: 5 August 2013



CONTENTS

1	EXECUTIVE SUMMARY	4
2	ADMINISTRATION AND OPERATION OF THE PLAN	12
2.1	NAME OF THIS PLAN	12
2.2	COMMENCEMENT OF THE PLAN.....	12
2.3	PURPOSE OF THE PLAN	12
2.4	LAND TO WHICH THE PLAN APPLIES	12
2.5	RELATIONSHIP TO OTHER PLANS AND POLICIES	14
2.6	DEVELOPMENT TO WHICH THIS PLAN APPLIES	14
2.7	SAVINGS AND TRANSITIONAL ARRANGEMENTS.....	14
2.8	OBLIGATIONS OF ACCREDITED CERTIFIERS	14
2.9	WHEN ARE CONTRIBUTIONS TO BE MADE?	16
2.10	EXEMPTIONS.....	16
2.11	ALLOWANCE FOR EXISTING DEVELOPMENT	17
2.12	DEFERRED OR PERIODIC PAYMENTS.....	17
2.13	CAN CONTRIBUTIONS BE DISCOUNTED?	18
2.14	ADJUSTMENT OF CONTRIBUTION RATES IN THIS PLAN.....	18
2.15	ADJUSTMENT OF SECTION 94 CONTRIBUTION RATES INCLUDED IN THIS PLAN.....	19
2.16	ADJUSTMENT OF MONETARY CONTRIBUTIONS REQUIRED BY A CONDITION IMPOSED UNDER THIS PLAN	19
2.17	OFFERS OF LAND, WORKS OR OTHER MATERIAL PUBLIC BENEFITS.....	19
2.18	ACCOUNTABILITY AND ACCESS TO INFORMATION.....	20
2.19	POOLING OF FUNDS.....	20
2.20	REVIEW AND MONITORING OF THE PLAN.....	20
2.21	DEFINITIONS	21
3	EXPECTED DEVELOPMENT AND DEMAND FOR INFRASTRUCTURE	22
3.1	EXISTING POPULATION CHARACTERISTICS	22
3.2	POPULATION GROWTH & CHANGE.....	24
3.3	HOUSING GROWTH.....	24
3.4	FUTURE POPULATION AND DWELLING PROJECTIONS	25
3.5	OCCUPANCY RATES	28
3.6	NON-RESIDENTIAL DEVELOPMENT.....	28
4	LOCAL INFRASTRUCTURE STRATEGY PLANS	30
4.1	COMMUNITY FACILITIES STRATEGY PLAN	30
4.1.1	<i>Issues assessment</i>	30
4.1.2	<i>Existing Facilities</i>	31
4.1.3	<i>Nexus</i>	32
4.1.4	<i>Proposed Infrastructure Works</i>	36
4.1.5	<i>Apportionment</i>	36
4.1.6	<i>Contribution Rates</i>	36
4.2	<i>Open Space and Recreation Strategy</i>	36
4.2.1	<i>Issues assessment</i>	37
4.2.2	<i>Existing Facilities</i>	37
4.2.3	<i>Nexus</i>	39
4.2.4	<i>Proposed Infrastructure Works</i>	42
4.2.5	<i>Apportionment</i>	43
4.2.6	<i>Contributions Rates</i>	43
4.3	<i>Public Domain Strategy Plan</i>	43
4.3.1	<i>Existing Public Domain facilities</i>	43
4.3.2	<i>Nexus</i>	44
4.3.3	<i>Proposed Infrastructure Works</i>	44
4.3.4	<i>Apportionment</i>	45

4.3.5	<i>Contribution Rates</i>	45
4.4	TRAFFIC AND TRANSPORT STRATEGY PLAN	46
4.4.1	<i>Nexus</i>	46
4.4.2	<i>Apportionment</i>	46
4.4.3	<i>Proposed Infrastructure Works</i>	47
4.4.4	<i>Contribution Rates</i>	47
4.4.6	<i>Contribution Rates – Merrylands</i>	47
4.4.7	<i>Contribution Rates – Centres (excluding Merrylands)</i>	48
4.5	MERRYLANDS PUBLIC CAR PARKING STRATEGY PLAN.....	48
4.5.1	<i>Nexus</i>	49
4.5.2	<i>Apportionment</i>	49
4.5.3	<i>Proposed Infrastructure Works</i>	49
4.5.4	<i>Contribution Rates</i>	49
4.6	MERRYLANDS TRUNK DRAINAGE STRATEGY PLAN	50
4.6.1	<i>Nexus – Merrylands Town Centre Drainage Precinct</i>	50
4.6.2	<i>Nexus – Neil Street Precinct</i>	51
4.6.3	<i>Apportionment</i>	51
4.6.4	<i>Proposed Infrastructure Works</i>	51
4.6.5	<i>Contribution Rates – Town Centre Drainage precinct</i>	51
4.6.6	<i>Contribution Rates – Neil Street precinct</i>	52
4.7	<i>Plan Preparation and Administration</i>	52
4.7.1	<i>Nexus</i>	53
4.7.2	<i>Apportionment</i>	53
4.7.3	<i>Contribution rates</i>	53
5	WORKS SCHEDULE	54
6	MAPS	86

1 Executive Summary

This Plan is called the Holroyd Section 94 Development Contributions Plan 2013 (the Plan) and applies to land within the Holroyd Local Government Area (LGA) with the exception of land contained within the 'Greystanes Precinct' under *State Environmental Planning Policy No. 59*. The life of the Plan is for the period from 2013 to 2031.

The Plan has been prepared following the finalisation of the Holroyd Local Environmental Plan 2013 to meet the demands for local infrastructure generated by up to an additional 15,150 dwellings and between 38,330 and 42,420 people until 2031.

The anticipated increase in local infrastructure has been identified as an increased demand for:

- community facilities – libraries, child care, community centres and youth services;
- local and city-wide open spaces and parks;
- public domain works;
- roads and public transport facilities; and
- car parking

The Plan provides an administrative framework and specific infrastructure strategies that will be implemented over the life of the Plan to ensure that all infrastructure works are delivered on a reasonable and equitable basis.

The Plan will be regularly monitored to ensure that local infrastructure is provided as development proceeds and will be amended, if necessary, to reflect changes in forecast predictions. Cost estimates will be indexed between the date the Plan is adopted and the date contributions are paid.

To ensure that future developments are only levied for the demands generated, the cost of some facilities in this Plan is apportioned to account for demands of the existing population. However, where the demand for facilities is solely as a consequence of future development, the full costs of those facilities are to be borne by future development.

The Plan authorises Holroyd City Council (Council) or an accredited certifier to impose conditions on development consents or complying development certificates requiring a development contribution for the development types identified in Table 1.1. A contribution will also be levied to cover the cost of administration of the Plan.

Structure of this Plan

This Plan is structured into five parts, namely:

Part 1 - provides a general overview of the Plan, a summary of contribution rates based on dwelling sizes and of the proposed works schedules.

Part 2 - details the operational components of the Plan and describes how the Plan is administered and managed by the Council.

Part 3 – details the expected development and population characteristics of Holroyd LGA and the need for additional local infrastructure to be provided.

Part 4 – contains the strategy plans Council will implement to address the demand for new local infrastructure – each strategy includes details of existing facilities; nexus; apportionment and what new facilities and services will be provided.

Part 5 – includes a prioritised works schedule for each category of infrastructure and an anticipated delivery date for each infrastructure item through funds collected under the Plan.

Summary Schedules

The facilities and services required to meet the demand generated by the anticipated development are summarised in Table 1.1.

Table 1.1 Summary of Works Schedule

Infrastructure type		Cost to be met by expected development contributions		Cost to be met from other funding sources (incl. existing S.94 funds)
Open Space & Recreation				
Land acquisition		\$83,300,441		\$2,844,559
Works		\$53,653,723		\$25,340,177
TOTAL		\$136,954,164		\$28,184,736
Community Facilities				
Land acquisition		\$3,889,433		\$132,817
Works		\$25,050,213		\$4,293,419
TOTAL		\$28,939,646		\$4,426,236
Roads & Transport				
Land acquisition		\$11,210,500		\$589,500
Works		\$24,096,820		\$604,524
TOTAL		\$35,307,320		\$1,194,024
Public Domain Works				
Land acquisition		\$0		\$0
Works		\$26,676,550		\$194,000
TOTAL		\$26,676,550		\$194,000
Drainage				
Land acquisition		\$1,800,000		\$0
Works		\$13,285,344		\$573,000
TOTAL		\$15,085,344		\$573,000
Parking				
Land acquisition		\$4,250,000		\$0
Works		\$16,940,000		\$0
TOTAL		\$21,190,000		\$0
Admin. & Studies				
TOTAL		\$3,531,409		\$120,591

Summary of contributions by development type

Contribution rates identified in Tables 1.2 to 1.6 on pages 6-10 are applicable at the time this Plan is publicly exhibited. The contribution areas to which different rates apply are shown in Figures 2 and 5 in Part 6 of this Plan.

All rates will be indexed following the public exhibition period to ensure they reflect the accurate costs at the date the Plan commences. Similarly, rates in the Plan and contribution amounts will be indexed between the commencement date of the Plan and the date of payment.

Table 1.2 Summary of Contribution Rates for Residential Development

See Figure 2 and 5 Maps in Part 6 for contribution areas and Part 4 for calculation details

New residential dwellings													
Contribution Area (see Map)	Dwelling type / lot	Informal Parks & Recreation Land Acquisition	City Wide Informal Parks & Recreation Works	Informal Parks & Recreation Land Acquisition	Local Informal Parks & Recreation Works	Sporting Fields & Facilities Land Acquisition	Sporting Fields & Facilities Works	Community Facilities	Centre Roads & Transport	Public Domain Works	Drainage	Admin. & Studies	Total
Merrylands Centre (General)	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$802.77	\$643.19	\$0.00	\$87.87	\$6,009.72
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$1,091.77	\$874.73	\$0.00	\$119.50	\$8,173.22
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$1,846.38	\$1,479.33	\$0.00	\$202.10	\$13,822.36
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$2,584.93	\$2,071.06	\$0.00	\$282.94	\$19,351.31
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$2,584.93	\$2,071.06	\$0.00	\$282.94	\$19,351.31
Merrylands Centre - Central Drainage Precinct	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$802.77	\$643.19	\$181.02	\$87.87	\$6,190.74
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$1,091.77	\$874.73	\$246.18	\$119.50	\$8,419.41
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$1,846.38	\$1,479.33	\$416.34	\$202.10	\$14,238.70
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$2,584.93	\$2,071.06	\$582.87	\$282.94	\$19,934.18
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$2,584.93	\$2,071.06	\$582.87	\$282.94	\$19,934.18
Merrylands Centre - Neil Street Precinct	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$802.77	\$643.19	\$3,234.03	\$87.87	\$9,243.75
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$1,091.77	\$874.73	\$4,398.28	\$119.50	\$12,571.50
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$1,846.38	\$1,479.33	\$7,438.27	\$202.10	\$21,260.63
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$2,584.93	\$2,071.06	\$10,413.57	\$282.94	\$29,764.88
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$2,584.93	\$2,071.06	\$10,413.57	\$282.94	\$29,764.88
Wentworthville Centre	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$180.81	\$988.23	\$0.00	\$87.87	\$5,732.80
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$245.90	\$1,343.99	\$0.00	\$119.50	\$7,796.61
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$415.86	\$2,272.93	\$0.00	\$202.10	\$13,185.44
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$582.21	\$3,182.10	\$0.00	\$282.94	\$18,459.62
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$582.21	\$3,182.10	\$0.00	\$282.94	\$18,459.62

New residential dwellings													
Contribution Area (see Map)	Dwelling type / lot	Informal Parks & Recreation Land Acquisition	City Wide Informal Parks & Recreation Works	Informal Parks & Recreation Land Acquisition	Local Informal Parks & Recreation Works	Sporting Fields & Facilities Land Acquisition	Sporting Fields & Facilities Works	Community Facilities	Centre Roads & Transport	Public Domain Works	Drainage	Admin. & Studies	Total
Pendle Hill Centre	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$272.62	\$735.67	\$0.00	\$87.87	\$5,572.05
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$370.76	\$1,000.51	\$0.00	\$119.50	\$7,577.98
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$627.02	\$1,692.03	\$0.00	\$202.10	\$12,815.71
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$877.83	\$2,368.85	\$0.00	\$282.94	\$17,941.99
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$877.83	\$2,368.85	\$0.00	\$282.94	\$17,941.99
Toongabbie Centre	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$982.36	\$379.05	\$0.00	\$87.87	\$925.171
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$1,336.00	\$515.51	\$0.00	\$119.50	\$8,058.23
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$2,259.42	\$871.82	\$0.00	\$202.10	\$13,627.89
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$3,163.18	\$1,220.55	\$0.00	\$282.94	\$19,079.05
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$3,163.18	\$1,220.55	\$0.00	\$282.94	\$19,079.05
South Wentworthville Centre	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$725.64	\$917.01	\$0.00	\$87.87	\$6,206.41
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$986.87	\$1,247.13	\$0.00	\$119.50	\$8,440.72
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$1,668.97	\$2,109.12	\$0.00	\$202.10	\$14,274.74
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$2,336.55	\$2,952.77	\$0.00	\$282.94	\$19,984.64
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$2,336.55	\$2,952.77	\$0.00	\$282.94	\$19,984.64
Mays Hill Centre	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$150.69	\$813.03	\$0.00	\$87.87	\$5,527.49
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$204.94	\$1,105.73	\$0.00	\$119.50	\$7,517.38
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$346.58	\$1,869.98	\$0.00	\$202.10	\$12,713.22
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$485.22	\$2,617.97	\$0.00	\$282.94	\$17,798.50
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$485.22	\$2,617.97	\$0.00	\$282.94	\$17,798.50

New residential dwellings													
Contribution Area (see Map)	Dwelling type / lot	Informal Parks & Recreation Land Acquisition	City Wide Informal Parks & Recreation Works	Informal Parks & Recreation Land Acquisition	Local Informal Parks & Recreation Works	Sporting Fields & Facilities Land Acquisition	Sporting Fields & Facilities Works	Community Facilities	Centre Roads & Transport	Public Domain Works	Drainage	Admin. & Studies	Total
Merrylands West Centre	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$0.00	\$809.55	\$0.00	\$87.87	\$5,373.31
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$0.00	\$1,100.98	\$0.00	\$119.50	\$7,307.70
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$0.00	\$1,861.96	\$0.00	\$202.10	\$12,358.61
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$0.00	\$2,606.74	\$0.00	\$282.94	\$17,302.06
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$0.00	\$2,606.74	\$0.00	\$282.94	\$17,302.06
Guildford Centre	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$0.00	\$1,157.29	\$0.00	\$87.87	\$5,721.05
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$0.00	\$1,573.91	\$0.00	\$119.50	\$7,780.63
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$0.00	\$2,661.76	\$0.00	\$202.10	\$13,158.41
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$0.00	\$3,726.46	\$0.00	\$282.94	\$18,421.78
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$0.00	\$3,726.46	\$0.00	\$282.94	\$18,421.78
Greystanes Centre	<i>Per person</i>	\$273.94	\$112.73	\$1,102.15	\$359.30	\$871.39	\$975.57	\$780.81	\$0.00	\$1,308.60	\$0.00	\$87.87	\$5,721.05
	1-bedroom / studio	\$372.56	\$153.32	\$1,498.93	\$488.65	\$1,185.09	\$1,326.77	\$1,061.90	\$0.00	\$1,779.69	\$0.00	\$119.50	\$7,986.41
	2-bedroom	\$630.06	\$259.29	\$2,534.95	\$826.40	\$2,004.20	\$2,243.80	\$1,795.85	\$0.00	\$3,009.78	\$0.00	\$202.10	\$13,506.43
	3 or more bedrooms	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$0.00	\$4,213.69	\$0.00	\$282.94	\$18,909.00
	New lot	\$882.09	\$363.00	\$3,548.93	\$1,156.96	\$2,805.88	\$3,141.33	\$2,514.19	\$0.00	\$4,213.69	\$0.00	\$282.94	\$18,909.00
All other areas (Infill)	<i>Per person</i>	\$203.21	\$83.63	\$817.58	\$266.53	\$646.40	\$723.68	\$579.20	\$0.00	\$0.00	\$0.00	\$65.18	\$3,385.39
	1-bedroom / studio	\$276.36	\$113.73	\$1,111.91	\$362.48	\$879.10	\$984.20	\$787.71	\$0.00	\$0.00	\$0.00	\$88.65	\$4,604.14
	2-bedroom	\$467.38	\$192.34	\$1,880.43	\$613.02	\$1,486.72	\$1,664.45	\$1,332.16	\$0.00	\$0.00	\$0.00	\$149.92	\$7,786.42
	3 or more bedrooms	\$654.33	\$269.27	\$2,632.60	\$858.23	\$2,081.40	\$2,330.24	\$1,865.03	\$0.00	\$0.00	\$0.00	\$209.88	\$10,900.99
	New lot	\$654.33	\$269.27	\$2,632.60	\$858.23	\$2,081.40	\$2,330.24	\$1,865.03	\$0.00	\$0.00	\$0.00	\$209.88	\$10,900.99

Table 1.3 Contribution Rates for Secondary Dwelling Development

Secondary dwellings (granny flats) flat rate - all areas	\$3,300
--	---------

Table 1.4 Contribution Rates for Non-Dwelling Residential Development

Non-dwelling residential (e.g. boarding house)	per person rate per every room
--	--------------------------------

Table 1.5 Contribution Rates – Common Forms of Complying Development

Complying Development rates (small lot housing - see Part 2.11)				
Contribution area (see Map)	Dwelling type / lot	Per dwelling where 1 of 2 lots that contained 1 existing dwelling	Per dwelling where 1 of 3 lots that contained 1 existing dwelling	Per dwelling where 1 of 4 lots that contained 1 existing dwelling
	Credit	0.5	0.33333333	0.25
Merrylands Centre (general)	1-bedroom / studio	\$4,086.61	\$5,448.82	\$6,129.92
	2-bedroom	\$6,911.18	\$9,214.91	\$10,366.77
	3 or more bedrooms	\$9,675.65	\$12,900.87	\$14,513.48
Merrylands Centre - Central Drainage Precinct	1-bedroom / studio	\$4,209.70	\$5,612.94	\$6,314.55
	2-bedroom	\$7,119.35	\$9,492.47	\$10,679.03
	3 or more bedrooms	\$9,967.09	\$13,289.46	\$14,950.64
Merrylands Centre - Neil Street Precinct	1-bedroom / studio	\$6,285.75	\$8,381.00	\$9,428.63
	2-bedroom	\$10,630.32	\$14,173.75	\$15,945.47
	3 or more bedrooms	\$14,882.44	\$19,843.26	\$22,323.66
Wentworthville Centre	1-bedroom / studio	\$3,898.30	\$5,197.74	\$5,847.46
	2-bedroom	\$6,592.72	\$8,790.29	\$9,889.08
	3 or more bedrooms	\$9,229.81	\$12,306.41	\$13,844.71
Pendle Hill Centre	1-bedroom / studio	\$3,788.99	\$5,051.99	\$5,683.49
	2-bedroom	\$6,407.85	\$8,543.80	\$9,611.78
	3 or more bedrooms	\$8,970.99	\$11,961.33	\$13,456.49
Toongabbie Centre	1-bedroom / studio	\$4,029.12	\$5,372.16	\$6,043.67
	2-bedroom	\$6,813.95	\$9,085.26	\$10,220.92
	3 or more bedrooms	\$9,539.53	\$12,719.37	\$14,309.29
South Wentworthville Centre	1-bedroom / studio	\$4,220.36	\$5,627.15	\$6,330.54
	2-bedroom	\$7,137.37	\$9,516.50	\$10,706.06
	3 or more bedrooms	\$9,992.32	\$13,323.09	\$14,988.48
Mays Hill Centre	1-bedroom / studio	\$3,758.69	\$5,011.59	\$5,638.04
	2-bedroom	\$6,356.61	\$8,475.48	\$9,534.91
	3 or more bedrooms	\$8,899.25	\$11,865.67	\$13,348.88
Merrylands West Centre	1-bedroom / studio	\$3,653.85	\$4,871.80	\$5,480.78
	2-bedroom	\$6,179.31	\$8,239.07	\$9,268.96
	3 or more bedrooms	\$8,651.03	\$11,534.70	\$12,976.54
Guildford Centre	1-bedroom / studio	\$3,890.31	\$5,187.08	\$5,835.47
	2-bedroom	\$6,579.21	\$8,772.28	\$9,868.81
	3 or more bedrooms	\$9,210.89	\$12,281.19	\$13,816.33
Greystanes Centre	1-bedroom / studio	\$3,993.21	\$5,324.27	\$5,989.81
	2-bedroom	\$6,753.21	\$9,004.29	\$10,129.82
	3 or more bedrooms	\$9,454.50	\$12,606.00	\$14,181.75
All other areas (Infill)	1-bedroom / studio	\$2,302.07	\$3,069.43	\$3,453.11
	2-bedroom	\$3,893.21	\$5,190.95	\$5,839.81
	3 or more bedrooms	\$5,450.49	\$7,267.32	\$8,175.74

Table 1.6 Summary of Contribution Rates for Non-residential Development

Contribution Area (See Map)	Centre Roads & Transport	Public Domain Works	Drainage	Admin. & Studies	Total (per m² gross floor area)
Merrylands Centre (General)	\$169.25	\$16.27	\$0.00	\$2.22	\$187.75
Merrylands Centre - Central Drainage Precinct	\$169.25	\$16.27	\$4.58	\$2.22	\$192.33
Merrylands Centre - Neil Street Precinct	\$169.25	\$16.27	\$81.82	\$2.22	\$269.57
Wentworthville Centre	\$0.00	\$25.00	\$0.00	\$2.22	\$27.23
Pendle Hill Centre	\$0.00	\$18.61	\$0.00	\$2.22	\$20.84
Toongabbie Centre	\$0.00	\$9.59	\$0.00	\$2.22	\$11.81
South Wentworthville Centre	\$0.00	\$23.20	\$0.00	\$2.22	\$25.42
Mays Hill Centre	\$0.00	\$20.57	\$0.00	\$2.22	\$22.79
Merrylands West Centre	\$0.00	\$20.48	\$0.00	\$2.22	\$22.70
Guildford Centre	\$0.00	\$29.28	\$0.00	\$2.22	\$31.50
Greystanes Centre	\$0.00	\$33.11	\$0.00	\$2.22	\$35.33

2 Administration and operation of the Plan

2.1 Name of this Plan

This Plan is called the Holroyd Section 94 Development Contributions Plan 2013.

2.2 Commencement of the Plan

This Plan has been prepared pursuant to the provisions of Subdivision 6 of Division 6 of Part 4 of the EP&A Act and Part 4 of the EP&A Regulation. The Plan takes effect from the date on which public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

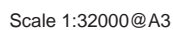
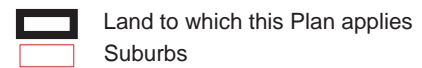
2.3 Purpose of the Plan

The purpose of this Plan is to:

- ensure that adequate public amenities and services are provided to meet the demands of expected development in the Holroyd LGA;
- ensure that the existing community is not unreasonably burdened by the provision of public amenities and services required as a result of future development;
- demonstrate the relationship between the expected development and the demand for additional public amenities and services;
- authorise the Council or an accredited certifier to require a monetary contribution and/or dedication of land towards the provision, extension or augmentation of necessary public amenities and services to support the expected future development within the Holroyd LGA;
- to provide a schedule of local infrastructure works and expenditure to meet expected development demands;
- establish the basis for determining contribution rates for expected development and Council's strategy for the collection, expenditure, accounting and review of development contributions;
- enable the council to be both publicly and financially accountable in its assessment and administration of this development contributions plan.

2.4 Land to which the Plan applies

This Plan applies to all land within the Holroyd LGA with the exception of land contained within the suburbs of Pemulwuy and Prospect. The land to which the plan applies is identified in Figure 1 – Land to which this plan applies.



2.5 Relationship to other plans and policies

This Plan follows a comprehensive review of Council's current section 94 contributions plans listed below and the making of Holroyd Local Environmental Plan 2013.

Upon commencement of this Plan, the following contributions plans are repealed:

- Community Facilities (August 2000)
- Open Space and Recreation (November 1998)
- Roads, Road Widening & Splay Corners (October 2000)
- Merrylands Town Centre Precinct (October 2006)
- Neil Street Precinct (May 2007)

The Pemulwuy Residential Lands Contribution Plan (Holroyd SEPP 59 Residential Lands Contribution Plan 2004) is not affected by this Plan.

All monies collected under pre-existing contributions plans will be allocated as follows:

- Towards the specific projects for which they were collected; or
- In the event the nominated projects are no longer considered a priority, the monies will be spent in the area from which they were collected for the general purpose for which they were collected; or
- If there is no necessity to provide the infrastructure in the relevant category, the monies will be spent the area from which they were collected for a similar purpose to that for which they were collected.

This will ensure that collected monies are spent to deliver infrastructure to support the community that provided the funds.

2.6 Development to which this Plan applies

This Plan applies to any development that in the consent authority's opinion will or is likely to require the provision of, or increase the demand for, public amenities and services within the Holroyd LGA. Such development includes, but is not necessarily limited to:

- the subdivision of land where additional allotments are created;
- all 'Residential Accommodation' (as defined in Holroyd LEP 2013) which results in the creation of additional private dwellings or in the case of non-private residential development, additional dwellings, beds or people; and
- all non-residential development within defined centres.

2.7 Savings and transitional arrangements

A development application which has been submitted prior to the commencement of this Plan but not determined shall be determined in accordance with the provisions of the Plan that was effective at the date of determination of the application.

2.8 Obligations of Accredited Certifiers

Complying Development Certificates

This Plan requires that, in relation to an application made to an Accredited Certifier for a Complying Development Certificate:

- the Accredited Certifier must, if a Complying Development Certificate is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this Plan;
- the amount of the monetary contribution that the Accredited Certifier must so impose is the amount determined in accordance with this clause; and

- the terms of the condition be in accordance with this clause.

The procedure for an Accredited Certifier to determine the amount of the Section 94 monetary contribution is as follows:

- A. If, and only if specified in writing in the application for a Complying Development Certificate, the applicant has requested a credit under section 94(6) of the EP&A Act or an exemption of part or the whole of the development under clause 2.10 of this Plan, the Accredited Certifier must:
 - (i) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
 - (ii) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the Complying Development Certificate, refuse the applicant's request.
- B. Determine the unadjusted Section 94 contributions in accordance with the rates included in Table 1.1 and 1.2 of this Plan taking into account any exempt development specified in clause 2.10 and any advice issued by the Council under paragraph A(ii) above.
- C. Adjust the calculated contribution in accordance with clause 2.17 to reflect the indexed cost of the provision of infrastructure.
- D. Subtract any credit advised by the Council under paragraph A(ii), or any assumed local infrastructure demand relating to the proposed development.

Terms of a section 94 condition or section 94A condition

The terms of the condition required by this clause are as follows:

Contribution

The developer must make a monetary contribution to Holroyd City Council in the amount of \$ [insert amount] for the purposes of the Holroyd Section 94 Development Contributions Plan 2013.

Indexation

The monetary contribution must be indexed between the date of the certificate and the date of payment in accordance with the following formula:

$$\text{Contribution (at time of payment)} = \frac{\$C_C \times CPI_P}{CPI_C}$$

Where:

$\$C_C$ is the contribution amount shown in the certificate expressed in dollars

CPI_P is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the time of the payment of the contribution

CPI_C is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics which applied at the time of the issue of the certificate

Note: The contribution payable will not be less than the contribution specified in the certificate.

Time for payment

The timing of payments shall be in accordance with the Council's policy contained in the Holroyd Section 94 Development Contributions Plan 2013. Deferred payments of contributions may be accepted in certain circumstances (see Part 2.12).

Construction Certificates

It is the responsibility of an Accredited Certifier issuing a Construction Certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the Complying Development Certificate.

The Accredited Certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

The only exceptions to the requirement are where a work in kind, material public benefit, dedication of land and/or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.9 When are contributions to be made?

All contributions will be stipulated as a condition of a Development Consent granted by the Consent Authority and paid at the time so specified. If no such time is specified, the contribution must be paid in accordance with the following criteria:

- 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 the first construction certificate.
- Development applications involving both subdivision and building approval – prior to release of the subdivision certificate or the first construction certificate, whichever occurs first; and
- Development applications where no subdivision or building approval is required – prior to occupation of the development, or the release of an interim occupation certificate, or the release of a final occupation certificate, whichever occurs first;
- Complying development works – in situations where works are proposed, prior to any works commencing; or in situations where no works are proposed, prior to occupation or release of an interim occupation certificate or release of a final occupation certificate, whichever occurs first.

Note: Part 2.12 provides that upon written request Council may accept payment of 50% of the required development contribution prior to the issue of a construction certificate, and the remaining 50% prior to the issue of any occupation certificate (interim or final).

2.10 Exemptions

Council will not provide exemptions to development contributions made under this Plan other than exemptions afforded under direction of the Minister for Planning and Infrastructure. The only exceptions to this will be for:

- Development for the purpose of the adaptive re-use of an item of environmental heritage; and

- Development for the purpose of alterations and additions to a dwelling house or the replacement of one dwelling with one dwelling.

Such requests must be accompanied by a comprehensive written submission supporting the case for exemption and justifying that the development is for a public benefit to the community.

2.11 Allowance for existing development

All contributions will be assessed according to whether the development would require the provision of public amenities and services, or the estimated increase in demand for public amenities and services. So as to ensure that contributions are reasonable, an amount equivalent to the contribution attributable to any existing (or approved) development on the site of a proposed development will be allowed for in the calculation of contributions for that proposed development.

Where it is proposed to replace an existing dwelling house, located on a parcel of land comprising more than one lot, with two or more new dwelling houses, each located upon one lot, either as local or complying development, allowance shall be made for the original dwelling house. In the case of the new dwelling houses being approved as local development, the development consent shall include contributions for a net increase in dwellings.

Where such new dwelling houses are proposed as complying development, each Complying Development Certificate (CDC) shall include a requirement to pay development contributions including a proportional allowance for part of the original dwelling house. The resultant contribution rate is:

$$P = \frac{(L - E)}{L}$$

Where:

P = Portion of contribution rate to be applied

L = Number of lots that could accommodate a dwelling

E = Number of lawful dwellings that existed on the lot

For example, where dwelling is proposed on an existing lot that was one of 3 lots in one parcel that contained 1 dwelling, the contribution is the *net increase in demand*, being $(3 - 1) / 3 = 2/3$ of the full contribution rate in this example. A separate schedule of rates has been provided in Part 1.

Where a single three-bedroom dwelling house is to be replaced by three three-bedroom dwelling houses on existing lots, each CDC shall require payment of development contributions equal to $\frac{2}{3}$ of the relevant contribution rate for a three-bedroom dwelling.

2.12 Deferred or periodic payments

Council may (at its absolute discretion and in accordance with this Plan):

- 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.

Council will only consider deferred or periodic payments of monetary contributions required under this Plan in Business zones nominated in Merrylands (including Neil Street Precinct); Wentworthville; South Wentworthville; Pendle Hill; Toongabbie; Guildford; Merrylands West; and Mays Hill.

Periodic payments

Requests for periodic payments (by instalments) of monetary contributions should be made to Council in writing with the lodgement of a development application. A periodic payment of the

contribution should not prejudice the timing or the manner of the provision of local infrastructure included in this Plan's works schedules.

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

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.

Deferred payments

All requests for deferred payments of monetary contributions are required to be made to Council in writing and are only permitted in the following circumstances:

- Deferred payment of the contribution will not prejudice the timing or the manner of the provision of local infrastructure included in this Plan's works schedules;
- Where the applicant intends to make a contribution by way of a planning agreement, works in kind or land dedication in lieu of a cash contribution, and Council and the applicant have a legally binding agreement for the provision of the works or land dedication;
- There are circumstances justifying the deferred payment of the contribution.

If council does decide to accept deferred payment, Council will require the applicant to provide a bank guarantee by a bank for the full amount of the contribution or the outstanding balance on condition that:

- The bank guarantee be by an Australian bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security;
- The bank unconditionally pays the guaranteed sum to the council if the council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work;
- The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- The bank's obligations are discharged when payment to the council is made in accordance with this guarantee or when council notifies the bank in writing that the guarantee is no longer required;
- Where a bank guarantee has been deposited with council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

2.13 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.

2.14 Adjustment of contribution rates in this Plan

Pursuant to 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 monetary contribution rates set out in

this Plan to reflect variations to the Consumer Price Index (All Groups Sydney) as published by the Australian Bureau of Statistics.

The contribution rates in this Plan are adjusted in accordance with the formula below at the time of imposing a condition on a development consent requiring payment of the monetary contribution to reflect quarterly variations in the CPI.

$$\text{Contribution (at time of development consent)} = \frac{C \times \text{CP1}}{\text{CP2}}$$

Where

C = contribution rate as shown in this Plan

CP1 = Consumer Price Index (All Groups) for Sydney at the time of granting the relevant development consent

C2 = Consumer Price Index (All Groups) for Sydney at the time of preparing this Plan

2.15 Adjustment of section 94 contribution rates included 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.

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

A monetary contribution that is required by a condition of Development Consent imposed in accordance with this Plan will be indexed between the date of the grant of the Development Consent and the date on which the contribution is paid in accordance with the Consumer Price Index (All Groups Index) for Sydney as provided by the Australian Bureau of Statistics.

2.17 Offers of land, works or other material public benefits

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, 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.

If the offer is made prior to the issue of a Development Consent then the offer must be made by way of a Planning Agreement, and the Council will consider the request as part of its assessment of the development application.

In considering such a request, Council will give consideration to the following matters:

- (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; and
- (b) the standard of the land or works is to council's full satisfaction; and
- (c) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public amenities and services included in this Plan's works program.

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.

If Council approves the offer then it will require the applicant to enter into a written agreement for the provision of the works, land or material public benefit or in a suitable time period. If the offer is made

by way of a draft Planning Agreement under the EP&A Act, the Council will require the agreement to be entered into and performed via a condition in the development consent.

The value of any works, land or material public benefit offered by the applicant may, at Council's discretion, be used to offset monetary contributions applicable to the development under this Plan.

Also, where the Council or another Consent Authority requires as a condition of Development Consent an applicant to carry out works in relation to that development, and those works are listed in this Plan's works schedule, the Council may use the value of those works to offset the monetary contributions applicable to the development.

The value of any works, land or material public benefit will be determined by a process agreed to between the Council and the applicant. Generally, the value of any works or land to be used as a basis for offsetting and monetary contribution requirement will be the indexed value of the works or land listed in this Plan's works schedule.

2.18 Accountability and access to information

As required by the EP&A Regulation, the following records pertaining to Section 94 contributions are available for inspection free of charge at the Council's administration office:

- the various kinds of public amenities and services for which expenditure is authorised by the Plan;
- the monetary contributions received under the Plan, by reference to the various kinds of public amenities and services for which they have been received;
- in respect of monetary contributions paid for different purposes, the pooling or progressive application of the contributions for those purposes, in accordance with any requirements of the Plan or any Ministerial direction under the EP&A Act; and
- the amounts spent in accordance with this Plan, by reference to the various kinds of public amenities and services for which they have been spent.

2.19 Pooling of funds

To facilitate the orderly and timely provision of local infrastructure, this Plan authorises monetary contributions paid for different purposes in accordance with the conditions of various Development Consents authorised by this Plan and any other contributions plan approved by the Council from time to time (whether or not such a plan is one that is repealed by this Plan) to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works as set out in the works schedule to this Plan.

2.20 Review and monitoring of the Plan

Given that this Plan contains development projections and other assumptions that directly inform the calculation of reasonable contribution rates, it is Council's intention to regularly monitor and review the Plan to ensure that:

- levels of services and facilities are consistent with anticipated population trends and community needs;
- the Plan remains financially sustainable and local infrastructure is delivered in a reasonable time;
- contribution levels reflect changes to construction costs and land values; and
- work schedules are amended should development levels and received income vary from projected forecasts.

The Plan will be re-exhibited where any of the following occurs as part of the regular review, with the exception of minor typographical corrections:

- the description or costs of infrastructure items have changed;
- Council decides to adjust the contribution rates; or
- Council reprioritises an item of infrastructure.

2.21 Definitions

Definitions of key words referred to in this Plan are referenced in *Holroyd Local Environmental Plan 2013*, *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000*.

In relation to the timing of delivery of works in this Plan:

High Priority -	are expected to be delivered within 8 years, based on 5,050 new dwellings and 42,000m ² of additional commercial floor space
Medium Priority -	are expected to be delivered within the next 16 years, based on 10,100 new dwellings and 84,000m ² of additional commercial floor space
Low Priority -	are expected to be delivered within 20 years, based on 15,150 new dwellings and 126,000m ² of additional commercial floor space

3 Expected development and demand for infrastructure

3.1 Existing population characteristics

The City of Holroyd is located approximately 25 kilometres west of the Sydney CBD, immediately south of Parramatta. The area adjoins Parramatta LGA to the north and east, Fairfield LGA to the south and Blacktown LGA to the west.

The LGA comprises an area of 40 square kilometres, approximately 60% of which is utilised as residential development comprising detached dwellings, villas and town houses, dual occupancies, and apartments.

The LGA also includes a number of commercial and retail centres, namely Merrylands, Toongabbie, Wentworthville, Pendle Hill, South Wentworthville, Greystanes, Guildford and Pemulwuy. It is on land within and adjacent to these centres that the majority of future residential development is expected to occur.

At the time of the 2011 Census, the LGA had a population of 99,163. This is an increase of 10.5% from the 2006 population (89,766). This increase has largely been brought about by the additional residential dwellings that have been created.

The population is spread across 18 suburbs with the most populous suburbs being Greystanes and Merrylands.

Combined, the two suburbs account for 41.5% of the LGA's population. Other suburbs with a large resident population include Guildford (7.1%), Wentworthville (7.1%) and South Wentworthville (5.6%), Westmead (6.5%), and Merrylands West (6.2%).

Table 3.1 Holroyd's existing population

Suburb	2011 population	% of LGA population
Greystanes	21,703	21.9%
Merrylands	19,471	19.6%
Guildford	7,087	7.1%
Wentworthville	7,024	7.1%
Westmead	6,406	6.5%
Merrylands West	6,186	6.2%
South Wentworthville	5,525	5.6%
Pendle Hill	5,485	5.5%
Girraween	4,692	4.7%
Guildford West	4,422	4.5%
Pemulwuy	3,010	3.0%
Toongabbie	1,607	1.6%
Woodpark	1,323	1.3%
Holroyd	1,044	1.1%
Mays Hill	716	0.7%
Parramatta	588	0.6%
Fairfield West	146	0.1%
LGA Total	99,163	100%

Source: Holroyd Council

The median income for the LGA is \$517 which is significantly less than for Greater Sydney with a median income of \$619. Similarly, the median household income of \$1,209 is below that for Sydney which is \$1,447.

With regards to the Socio-Economic Index of Disadvantage (SEIFA), which is used to gain a general overview of the relative level of disadvantage in an area, Holroyd City has an index of 972.4, indicating it is more disadvantaged than the national average.

Age and cultural diversity

A full summary of the age profile of the Holroyd LGA population is shown in Tables 3.2 and 3.3. The statistics show that the age structure is generally similar to that of the Greater Sydney as a whole although Holroyd is slightly younger with 24.5% of residents being under the age of 18, compared to 22.9% for Sydney region residents.

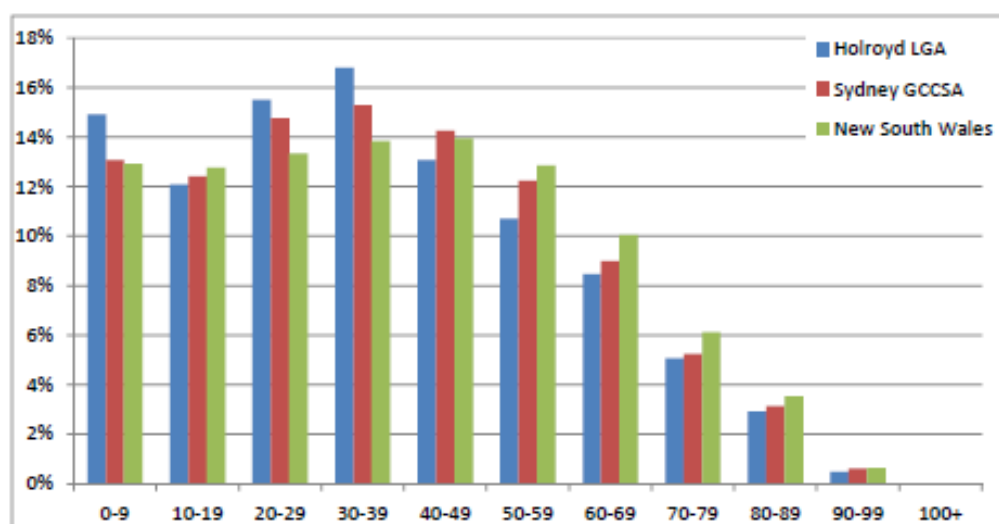
The data also demonstrate that Holroyd's population has a significantly higher proportion of young children (0-9) and adults in their twenties and thirties; conversely there is a significantly lower proportion of older residents in the LGA, with Holroyd having a lower proportion of every age group over 40 than both Sydney and NSW. This age distribution suggests there are a higher proportion of young families in the LGA, possibly attracted to the area due to its relative affordability.

Table 3.2 Age profile and 2011 population

Age group	2011 Population	%	Greater Sydney %
0-4	8,207	8.2%	6.8%
5-14	12,546	12.7%	12.4%
15-24	12,745	12.9%	13.3%
Under 18	24,327	24.5%	22.9%
25-54	43,982	44.4%	43.8%
55-64	9,707	9.8%	10.8%
65-74	6,414	6.5%	6.8%
75+	5,564	5.6%	6.1%
Total Population	99,163	-	-

Source: BBC Consulting Planners, Holroyd Section 94 Study, Community Facilities Update 2013

Chart 3.1 Age profile and 2011 population



Source: BBC Consulting Planners, Holroyd Section 94 Study, Community Facilities Update 2013

Culturally, the population is significantly more diverse than the Greater Sydney. In 2011, approximately 40% of the population were born in a non-English speaking country compared to 26.3% for Sydney. The most common countries of birth were India, accounting for 7.5% of the population, and Lebanon accounting for 4.5%.

Labour force & education

At the time of the 2011 census, 58.1% of the LGA's 15+ population were employed or seeking employment, which is lower than the labour force participation rate for Greater Sydney which was 61.7%.

Similarly, the unemployment rate was 7.2%, which is significantly higher than that of Sydney (5.7%). The most common occupations throughout the LGA are professionals (18.6%), technicians and trades (13.4%), and clerical and administrative (17.4%).

Housing characteristics

The predominant housing type across the LGA is separate houses, which accounts for 61.6% of all occupied private dwellings, while apartments account for 23.8% of dwellings.

Approximately two-thirds of dwellings are either owned or being purchased with 34.8% renting. This is broadly similar to tenure mix across Greater Sydney with 65.2% of dwellings either owned or being purchased and 31.6% renting.

3.2 Population growth & change

Between 2001 and 2011, the LGA experienced significant population growth. In 2001, there were 85,762 residents living in Holroyd, which increased to 89,766 by 2006, and to 99,163 by 2011. This represents an increase of 13,401 people over a ten year period, or 15.6%.

Suburbs with the largest absolute population increases were:

- Greystanes (additional 1,561 residents)
- Merrylands (additional 1,111 residents)
- Pemulwuy, (additional 2,030 residents)

As a proportion of the total population, significant increases also occurred in Guildford, Westmead, Girraween, Toongabbie, Pendle Hill, Holroyd and Pemulwuy; all experiencing population increases of over 10.0% since 2006.

3.3 Housing growth

Between 2006 and 2011, the total supply of private dwellings in the Holroyd LGA increased by 2,153 (6.3%) compared to 1,744 in the previous five year period. As shown in Table 3.4, the housing typology of Holroyd is undergoing a shift away from separate housing and more towards higher density living.

Semi-detached, row or terrace houses increased by 68.3% over the ten year period, rising 1,913 off a base of 2,800. Similarly, the number of flats and apartments increased by 8.8%, over the 10 year period, which was somewhat slower than the overall rate of dwelling growth.

Table 3.4 Dwelling types in Holroyd 2001 – 2011

Dwelling type	2011		2006		2001	
	Number	%	Number	%	Number	%
Separate house	20,343	55.8%	20,017	58.3%	20,424	62.7%
Semi-detached row or terrace house	4,713	12.9%	3,385	9.9%	2,800	8.6%
Flat, unit or apartment	7,871	21.6%	7,255	21.1%	7,234	22.2%
Other dwelling	71	0.2%	83	0.2%	106	0.3%
Total dwellings	36,465	-	34,312	-	32,568	-

Source: BBC Consulting Planners, Holroyd Section 94 Study, Community Facilities Update 2013

3.4 Future population and dwelling projections

Between 2006 and 2011, the LGA experienced significant growth in its resident population, primarily due to changes to planning controls permitting higher density development in the town centres. It is expected that this rate of approximately 10,000 new residents every five years will continue over the next 20 years.

In 2011, the population of Holroyd was 99,163, which based on the current occupancy rate of 2.8, was expected to increase the population by 42.8% to a total of 141,583 by 2031 - an increase of up to 42,420 over a 20 year period, consistent with previous trends.

However, given that it is anticipated that new dwelling growth will have a higher mix of 1 and 2 bedroom dwellings (increase of 35% to 70%), the overall occupancy rate for the growth is calculated to be 2.53. Such an average occupancy rate will result in a population increase of 38,330 and it is this figure that is used to calculate contribution rates for community facilities, open space and recreation.

As shown in the Table 3.5, 37% of the expected dwelling growth is anticipated will occur in the Merrylands Town Centre, 10% in Wentworthville and 9% in Mays Hill. The remaining growth in population is expected to be concentrated in the smaller centres of the LGA, close to public transport nodes.

Table 3.5 Dwelling growth to 2032

Centre	Dwellings		
	Apartments	Townhouses	Total
Merrylands Centre	4919	304	5223
Wentworthville Centre	987	423	1410
Pendle Hill Centre (including Bonds site)	1204	162	1366
Toongabbie Centre	750	304	1054
South Wentworthville Centre	826	750	1576
Mays Hill Centre	1460	22	1482
Merrylands West Centre	649	0	649
Guildford Centre	268	90	358
Greystanes Centre	0	93	93
Hilltop (Merrylands)	29	125	154
Westmead	184	82	266
Granville	234	0	234
Guildford West (incl. Pipehead site)	130	45	175
R2 Infill (dual occupancies etc. in R2 zone)	0	1110	1110
Total	11640	3510	15150
Pemulwuy (separate contributions plan)	225	225	450
Total (Holroyd City)	11865	3735	15600

Source: Holroyd Council

Based on data from the Australian Bureau of Statistics, the mix of 1-, 2- and 3-bedroom (and larger) dwellings constructed in Holroyd over the 2006-2011 inter-censal period differed according to dwelling structure. Table 3.6 indicates the mix respectively for apartments, townhouses and semi-detached dwellings. With the exception of apartments, this Plan assumes that these mixes will continue to apply to new dwellings constructed over the period 2013-2032. For apartments, it is assumed that, in accordance with the requirements of Holroyd Development Control Plan 2013, some 10% will be 1-bedroom dwellings, with the proportion of 2-bedroom dwellings reduced accordingly. The dwelling mix in each centre reflects these mixes and the mix of apartments and townhouses indicated in Table 3.5.

For the purposes of calculating contributions for public domain, traffic, transport and drainage, this Plan assumes the average floor areas for different types of dwelling shown in Table 3.7.

Table 3.6 Dwelling mix by bedrooms 2006-2032

	1-bedroom	2-bedroom	3-bedroom & larger
2006-2011 (ABS)			
New apartments & flats	0.0%	82.8%	17.3%
New townhouses (& like)	2.3%	28.4%	69.2%
New semi-detached (inc. Dual-occupancy)	2.3%	28.4%	69.2%
2013-32 (Projected)			
All new dwellings	8.3%	62.7%	29.1%
Merrylands Centre	9.7%	70.8%	19.5%
Wentworthville Centre	7.7%	59.5%	32.8%
Toongabbie Centre	7.8%	60.0%	32.2%
South Wentworthville Centre	4.4%	40.3%	55.3%
Pendle Hill Centre (including Bonds site)	9.1%	67.5%	23.4%
Mays Hill Centre	10.0%	72.8%	17.3%
Merrylands West	10.0%	72.8%	17.3%
Guildford	8.1%	61.6%	30.3%
Greystanes	2.3%	28.4%	69.2%

Table 3.7 Average floor area by number of bedrooms

Number of bedrooms	Floor area m ²
Average	100
1	55
2	95
3	125

3.5 Occupancy rates

For the purpose of calculating contribution rates for open space, recreation and community facilities, the following occupancy rates are to be adopted.

Table 3.8 Occupancy rates

Residential development type	Assumed occupancy rate
Dwelling house and single vacant allotments	3.22 persons per dwelling / allotment
1 bedroom dwellings	1.36 persons per dwelling
2 bedroom dwellings	2.30 persons per dwelling
3 or more bedroom dwellings	3.22 persons per dwelling
Average dwelling occupancy for growth	2.53 persons per dwelling

Source: Holroyd Council

3.6 Non-residential development

The main employment areas of Holroyd are primarily concentrated in industrial lands to the south of the LGA. Whilst it is anticipated there will be some level of growth in employment over the next 20 years, it is only expected to be moderate based on employment projections provided by the NSW Bureau of Transport Statistics in Table 3.6 below.

Table 3.9 Estimated employment in the Holroyd LGA

Year	Workers	Increase
2006	38,029	-
2007	39,471	3.8%
2008	40,314	2.1%
2009	40,973	1.6%
2010	41,966	2.4%
2011	42,270	0.7%

Source: NSW Bureau of Transport Statistics, Travel Zone Employment Forecasts 2006-2046, August 2012 Release

Table 3.10 indicates the gross floor area of non-residential development anticipated in each centre where contributions are to be levied for public domain, traffic, transport or drainage works under this Plan.

Table 3.10 Gross floor area of non-residential development anticipated by centre

Non-residential Floor Area (based on development forecast and modelling)	
Centre	GFA m²
Merrylands Centre	98270
Wentworthville Centre	6000
Pendle Hill Centre (incl. Bonds site)	2500
Toongabbie Centre	2000
South Wentworthville Centre	6000
Mays Hill Centre	6000
Merrylands West	6000
Guildford	1000
Greystanes	0

4 Local infrastructure strategy plans

This section of the Plan details the strategies to deliver each of the categories of local infrastructure including the nexus between expected development and the infrastructure required.

In preparing this Plan Council commissioned three background studies to analyse its open space and recreation, public domain, community facilities, and traffic and parking infrastructure needs to determine the necessary local infrastructure required to accommodate the anticipated increase in population.

The three studies were:

- *Holroyd Section 94 Community Facilities Update Study 2013* - undertaken by BBC Consulting Planners;
- *Holroyd Open Space Recreation and Public Domain Study 2013*- undertaken by Parkland Environmental Planners and McGregor Coxall; and
- *Holroyd Section 94 Contributions Plan Town centres Transport Study 2013* - undertaken by ARUP

The key objectives of each study were to:

- document the likely need for additional facilities generated by the occupants of the anticipated future development throughout the Holroyd LGA;
- prepare a prioritised schedule of additional facilities required to serve the projected development and population growth; and
- prepare an estimate of the cost of each of the required facilities over the life of the Plan

A comprehensive list of infrastructure items from each of the three studies generated by the expected development and the anticipated additional population is detailed in the works schedule in Part 5.

4.1 Community Facilities Strategy Plan

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

- Library services;
- Child services and child care;
- Community centres; halls and meeting spaces; and
- Youth facilities

It is Council's objective to continue providing these services to meet the needs of both existing and future residents.

4.1.1 Issues assessment

To assist in identifying future community facility needs, the BBC study provided the following assessment of current service provisions:

- Council's existing provision of community facilities is generally adequate, with a good distribution across the LGA, with residents generally prepared to travel to use facilities;
- Wentworthville Library is operating at (or above) capacity, and needs upgrading in the short term to meet expected population growth;
- The Greystanes Library is relatively underutilised, in large part due to a lack of awareness of its existence and being located in a relatively quiet, residential area.
- The Merrylands Library functions well and has adequate capacity to serve the current population;
- There is an established need to provide an additional 1,200m² of library space over the life of this Plan to be funded from development contributions, of which 600m² can be accommodated within the existing Merrylands library building;

- It will be essential that an increase in population is accompanied by an increase in book stock to meet the demand of new residents;
- Existing community centres and halls are widely used by all sections of the resident community, with existing facilities considered to be operating at or close to capacity; in order to maintain the current level of service, Council needs to provide an additional 3,000m² which equates to two 1,500m² community centres;
- The strong cultural diversity of the Holroyd LGA means that youth centres play a role as a catalyst for social interaction between the youth of different communities;
- Existing youth facilities operate well and are capable of accommodating additional growth, supported by the purchase of two additional community buses.

4.1.2 Existing Facilities

Council's current community facilities and services comprise:

Children's Services

Five Council owned and operated Long Day Child Care Centres:

- *Holroyd Children's Centre – Gumnut Grove;*
- *Holroyd Children's Centre – Banksia Babes ;*
- *Wentworthville Children's Centre;*
- *Guildford West Children's Centre;*
- *Pemulwuy Children's Centre*

In addition to these centres there are 26 private / community based centres who offer long day care and a further 43 providers offering services in suburbs split between Holroyd and adjacent LGAs.

Family Day Care

Council operates one Family Day Care service for the whole of Holroyd LGA which is located in Merrylands. There is also one community owned Family Day Care Scheme located in Girraween that has carers in Blacktown, Parramatta and the Holroyd LGA's.

Occasional Care

Council operates two Occasional Care Centres with 11 additional facilities available in the adjoining suburbs, namely:

- *Sometime Centre, Merrylands (30 children per day)*
- *Sometime Centre Friend Park, Wentworthville (16 children per day)*

Out of School Hours Care

Council operates 7 of the 19 Out of School Hours Centres (OOSH) throughout Holroyd, namely:

- *Sherwood Grange, Merrylands West OOSHC;*
- *Guilford West OOSHC;*
- *Ringrose, Greystanes OOSHC;*
- *Widemere, Greystanes;*
- *Parramatta West OOSHC;*
- *Pendle Hill OOSHC;*
- *Pemulwuy OOSHC;*

Youth Facilities

Council owns 4 youth centres in the Holroyd LGA:

- *Merrylands Youth Centre;*
- *Wentworthville Youth Centre;*
- *Hyland Road Youth Centre;*
- *Guildford Youth Centre.*

In addition, there are a further 17 youth services across the LGA, including Scout groups and church groups.

Community Centres

Council owns 6 community centres all serving various suburbs:

- *Merrylands Community Centre;*
- *Toongabbie Community Centre;*
- *Guildford Community Centre;*
- *Wentworthville Community Centre;*
- *Greystanes Community Centre;*
- *Pemulwuy Community Centre;*

Senior Citizens Centres

Whilst there are no exclusive-use seniors' facilities in Holroyd, many of Council's community halls and meeting rooms are used by senior citizens' groups for various activities.

Libraries

Council has 3 libraries:

- *Merrylands Central Library;*
- *Greystanes Branch Library;*
- *Wentworthville Branch Library.*

4.1.3 Nexus

The community facilities for which contributions are being sought under this Plan are:

- 600m² floor space additions to both the Merrylands and Wentworthville libraries;
- A new 1,500m² community centre in Merrylands;
- Refurbishment of the existing Wentworthville and Toongabbie community centres;
- Expansion of the Merrylands family day care centre;
- A 100m² extension and 250m² refurbishment of the Wentworthville youth centre; and
- The purchase of two new buses for youth services

Library facilities

Holroyd currently has one central library, located at Merrylands, and two branch libraries, at Greystanes and Wentworthville. The central library has a floor area of 1,950m² GFA and the Wentworthville library has an approximate floor area of 671m².

The Greystanes library is the smallest library operated by Council at 180m² with funds being collected from the Pemulwuy residential area for a 165m² expansion.

In 2011, there were 99,163 residents in the Holroyd LGA, which equates to a floor space provision of 28.25m² GFA per 1,000 residents.

Based on the methodology adopted in State Library publication *People Places* (3rd edition), an additional 5,965m² would be generated by the resident population of new dwellings.

However, it is essential that contributions are collected towards the provision of additional library space at the existing rate of provision in order to maintain current level of service. Consequently, contributions will be collected from the incoming population towards the provision of an additional 1,200m² by 2031 (refer to Table 4.1).

Whilst this amount is considerably less than the benchmark requirements outlined in *People Places*, it represents the minimum expansion of library facilities that must be carried out in order to maintain current service levels.

Table 4.1 Future library floor space requirements

	2011	2021	2031
Resident population	99,163	120,373	141,583
Rate of provision	28.25m ² per 1,000	28.25m ² per 1,000	28.25m ² per 1,000
Floor space required	2,801	3,401m ²	4,000m ²
Increase from 2011	-	600m²	1,200m²

Source: BBC Consulting Planners, Holroyd Section 94 Study, Community Facilities Update 2013

Child care

Given the relatively high levels of cultural diversity and single-parent families in the Holroyd LGA, children's services are a key component of the City's local infrastructure.

Council currently operates a number of children's services, including Long Day Care (LDC), Out Of School Hours Care (OOSH), and Family Day Care (FDC).

Long Day Care

Long Day Care (LDC) is the most commonly used children's service in the Holroyd LGA with Council operating 5 centres with a total capacity of 236 places. In addition to the number of non-Council providers also operating LDC centres, there are 1,393 places available in 33 centres across the LGA.

The number of children as a proportion of the LGA's entire population increased slightly between 2001 and 2006, and by a greater amount between 2006 and 2011. In 2011, almost 10% of the LGA's population were 0-5 year old children. Refer Table 4.2

The absolute number of children in the LGA increased over this ten year period, by 330 in the first half of the decade and 1,893 in the last five years. There is therefore a trend towards both an absolute and a relative increase in the number of children in the Holroyd LGA.

Table 4.2 Children in the Holroyd LGA 2001-2011

Age group	2001	2006	2011
0-2 years	3,719 (4.34%)	4,069 (4.53%)	5,094 (5.24%)
3-5 years	3,652 (4.26%)	3,691 (4.11%)	4,559 (4.60%)
Total 0-5 years	7,371 (8.59%)	7,760 (8.65%)	9,653 (9.73%)
LGA total population	85,762	89,766	99,163

Source: BBC Consulting Planners, Holroyd Section 94 Study, Community Facilities Update 2013

While the private sector provides a level of childcare in the LGA, the BBC Planners' study suggested there is a preference for Council-operated childcare on the basis that most non-Council centres are operating at capacity.

Moreover, there is a shortage of 0-2 year old childcare places in the LGA due to the increased staffing ratios applicable to this type of care. Due to their not-for-profit nature, Council centres contribute towards an essential need of the resident population by providing places for these age groups.

Table 4.3 shows the requirements necessary for Council to maintain the current level of facility provision relative to the resident population.

Table 4.3 Future childcare needs at existing level of provision

	Population	Estimated 0-5 year olds	Places per 1,000 children 0-5	Total places required	Increase
2011	99,163	9,653	24.14	233	-
2021	120,373	11,718	24.14	283	50
2031	141,583	13,782	24.14	283	100

Source: BBC Consulting Planners, Holroyd Section 94 Study, Community Facilities Update 2013

In order to maintain the current rate of provision for Council-operated long day care places (defined as number of places per 1,000 children 0-5 years, assuming no change in the proportion of children), a minimum of 50 additional places will be required in Council-operated centres by 2021, and 100 by 2031.

Family day care

Council operates a Family Day Care (FDC) service comprising 53 educators for the whole of the Holroyd LGA caring for 250 FTE children per day. Care is provided to a total 347 children under the FDC scheme.

Council's FDC scheme provides an important function for the community by providing additional childcare places (particularly for 0-2 year olds) for residents in the Holroyd LGA. With increasing childcare ratios for children aged 2-3 years, and significant additional population growth in the LGA, Family Day Care will continue to be a central element of Council's childcare service.

On the basis that utilisation rates of FDC continue unchanged, there will be a need for an additional 106 places in FDC provided by Council through the expansion of the existing Merrylands administration centre. Given the introduction of increased staffing ratios to be introduced by 2016, it is likely that a higher proportion of carers will be required than is currently the case today,

The BBC Study recommended this expansion be provided via a 513m² additional floor to the existing Merrylands FDC administration centre to assist in accommodating the required number of additional Children's Development Officers.

Out of School Hours Care

Council currently provides 435 OOSH places in facilities that it operates throughout the LGA, with 195 of these places accommodated in Council owned facilities and is based on a population of 99,163 people. This equates to one OOSH place per 505 residents.

To maintain the current rate of provision relative to the anticipated increase in population of up to 42,420 residents, facilities will be required to support an additional 84 places. Previous experience has found that 75-place centres are optimal for the delivery and administration of OOSH services.

The BBC study recommends that the new facilities be located in the Wentworthville area to assist alleviate the current facilities which are operating at close to capacity. This will also relieve the pressure on the Merrylands OOSH facilities, which would then be better able to accommodate the projected 14,000 population growth.

The new OOSH centre is recommended to be accommodated in a demountable building located on the grounds of the Wentworthville Primary School.

Community centres

Community centres, halls and meeting spaces provide a medium for social interaction that helps strengthen communal bonds and develop a sense of belonging – a function which is particularly important in areas undergoing rapid transition and change.

The BBC Study identified a range of benchmarks used in determining new community facilities to accommodate the additional residents expected by 2031. Accordingly, it was recommended that additional floor space be provided as multipurpose community facilities, which are considered to be more appropriate as the population moves through varying stages of growth.

As shown in Table 4.4 and in order to maintain the current level of provision of community facilities in the LGA, the expected additional population would require 3,000m² of additional multipurpose community facilities floor space by 2031. This is based on a rate of 70.7m² per 1,000 population.

Table 4.3 Future community centre requirements

Year	Population	Rate of provision (GFA)	Total provision (GFA)	Additional provision (GFA)
2011	99,163	70.7	7,015	-
2016	109,768	70.7	7,765	750
2021	120,373	70.7	8,515	1,500
2026	130,978	70.7	9,266	2,251
2031	141,583	70.7	10,016	3,000

Source: BBC Consulting Planners, Holroyd Section 94 Study, Community Facilities Update 2013

The new community facilities are shown in Part 5 of the Plan. They include a new 1,500m² community centre in Merrylands, given its growth and accessibility by public transport, and the refurbishment of existing community centres at other high-growth locations in the LGA. This enables existing facilities to operate more effectively to meet the needs of the future community while minimising costs.

Youth services

Youth centres perform an important function in promoting the social cohesion of the community's younger adults. This is particularly important with Holroyd's strong cultural diversity whereby youth facilities can act as a catalyst for social interaction between the youth of different communities.

With the expected increase in high and medium-density housing in key centres in the LGA (in particular, in Merrylands and in Wentworthville), it's going to be very important for Council to provide youth centres as a safe venue for young people to meet and interact.

Based on the 2011 population of 99,163, 8.4% (8,333) is attributable to young people between the ages of 12 – 18, which is serviced by Council's five youth centres. This equates to one centre per 1667 resident young people.

Assuming that the youth population of 8.4% continues up to 2031, there will be an additional 3,394 young people resident in the Holroyd. At this rate of provision, the estimated future population would generate a need for two youth centres over the next twenty years, or one centre per ten year period.

However, based on the fact that the existing youth facilities are operating well and capable of accommodating additional growth, Council has elected for only minimal expansions at Wentworthville and levying for the purchase of two 22-seater accessible buses in lieu of collecting contributions towards the provision of additional youth centres to cater to the needs of the incoming population.

4.1.4 Proposed Infrastructure Works

Under current best practices, community facilities are best provided under a co-located service delivery model, rather than as single-use spaces, allowing multiple services to be co-located with shared operational functions.

Fortunately, both the Merrylands and Wentworthville centres contain co-located libraries and community centres within close proximity to each other.

Whilst it would be preferable to redevelop both centres with new multi-purpose facilities, this would require substantial funding from current financial resources, which is not feasible.

The local infrastructure works generated by this Plan and the estimated timing of their delivery are detailed in the consolidated Works Schedule in Section 5. The location of the works is indicated in Figure 3.

4.1.5 Apportionment

This Plan does not seek contributions to provide additional facilities to meet the demands of the existing population of the LGA.

The ratio of apportionment for new community facilities is attributed wholly to additional populations across the entire LGA, based on the methodology of ensuring that existing levels of service provision are maintained.

Details of apportionment are specified in the Works Schedule in Section 5.

4.1.6 Contribution Rates

Residential

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

$$\begin{aligned}\text{Contribution rate per person} &= \frac{\text{Total cost of facilities attributable to future development}}{\text{Total additional residents}} \\ &= \frac{\$29,927,883}{38,330} \\ &= \$780.81 \text{ per person}\end{aligned}$$

4.2 Open Space and Recreation Strategy

Holroyd Council provides a range of open space and recreation facilities to meet the needs of its existing residents. These include:

- Local, large local and citywide (district) parks & playgrounds
- Sporting fields & courts
- Aquatic facilities
- Linear open space and areas that provide linkages

4.2.1 Issues assessment

To assist in identifying future open space demands, Council engaged Parkland Environmental Planners (PEP) to undertake a study of open space & recreation needs across the LGA. The PEP study identified the following issues and trends influencing the provision of open space and recreation facilities:

- open space and recreation providers are finding many constraints to providing more recreation opportunities due to shortage of land, and limited resources. More resources are being directed towards improving the quality and amenity of open space and recreation facilities to increase their use capacity, rather than developing new spaces and facilities.
- increasing recognition of the need for balance in the provision of 'structured' and 'unstructured' recreation spaces and facilities. This is reflected, for example, in the widespread development of bicycle and walking trails and leisure pools rather than just concentrating on providing sporting facilities. This is also demonstrated through the delivery of play elements or skate elements in public domain areas rather than provision of playgrounds or skate parks.
- the widespread adoption of 'access for all' principles in open space and recreation facility planning, design and construction.
- increasing recognition that safe, accessible and visually attractive recreation facilities and open spaces will encourage and promote more active lifestyles, and stronger communities.
- increasing concentration on health promotion and education, especially in response to concerns about the increasing weight of children.
- escalating public liability insurance fees are a significant cost for sporting and community organisations, which are affecting the viability of the groups, and their ability to organise events. High risk activities are no longer readily accepted by open space and recreation managers who are finding insurance requirements unaffordable.
- a trend away from single-purpose or dedicated spaces or facilities towards shared or multi-use spaces and facilities that are flexible and can adapt to changing and diverse community needs.
- parks and open spaces are increasingly being designed to cater for several age groups and recreation needs, rather than a narrow range of ages and recreation needs. This supports multi-generational use of spaces and increased community safety.
- an increasing number of facilities (such as sporting fields) are being constructed or upgraded with synthetic surfaces which have a lower maintenance costs.
- perceptions and incidences of crime are guiding design of recreation spaces, particularly through adopting Crime Prevention through Environmental Design (CPTED) principles.
- a community desire to preserve water, and to reduce costs associated with water use, are encouraging Councils to adopt Water-Sensitive Urban Design (WSUD) principles in open space and recreation facility design.
- quality natural settings attract people for physical exercise, to enjoy nature, and to 'get away from it all'.

4.2.2 Existing Facilities

The City of Holroyd currently has 382 ha of public open space, which equates to an average of 3.85ha per 1,000 people. Refer to Table 4.2.

The open space is generally located within walking distance of residents and is concentrated in Merrylands in city-wide parks (e.g. Central Gardens and Holroyd Gardens), in sportsgrounds (e.g. Merrylands Park), and along creeks and natural areas throughout the LGA.

The condition of open spaces and recreation facilities in Holroyd City is generally rated as 'excellent to good' for parks and playing courts, and less favourable for playgrounds and sportsgrounds.

Table 4.2 Function of public open space in Holroyd City

Function of open space	Ha in Holroyd	% of open space	Ha per 1,000 people in 2011
Informal parks	116.6	30.5%	1.18
Sporting fields	144.4	37.8%	1.46
Natural open space	72.1	19.0%	0.73
Linkage open space	48.7	12.7%	0.48
TOTAL	381.8	100.0%	3.85

Informal Open Space

City-wide Parks

There are currently two City-wide parks that are accessible to everyone in the city for day outings. Holroyd Gardens and Central Gardens have a total area of 20 ha. These are located within 2 kilometres of most dwellings, with the exception of the far north-west of the City.

These two parks are very highly used (being the only multi-purpose parks) and are in good condition. They contain a variety of play equipment, barbeque and picnic facilities, paths, landscaping, water features, open areas and amenities.

Local Parks

There are currently 97 ha of local informal parkland, comprising 15 ha in 7 large local parks and 82 ha of smaller local parks.

Local parks are unevenly distributed throughout the City. The average provision of local informal parkland in the City is 0.97 ha/1,000 people. In different localities the amount of informal parkland ranges from 2.41 in Mays Hill, to just 0.27 ha/ 1,000 people in Westmead. Growth areas between Pendle Hill and Wentworthville, Guildford and Hilltop Road area in Merrylands are particularly deficient in open space and Merrylands West lacks a space suitable to serve as a large local park.

The average local park is in good condition and contains a small playground in fair condition, tree plantings, basic seating and an open area for informal ball sports or recreation. Large local parks typically have larger play equipment and soft fall, seating and tables, courts or equipment or a large open field. There are 158 playgrounds in total, 1 per 630 people.

Sporting Fields and Facilities

There are 144 ha of sporting open space in Holroyd, distributed unevenly throughout the City. The average provision of sporting fields and facilities in the LGA is 1.46 ha/1,000 people. The provision of sporting fields and facilities ranges from none in Pemulwuy and Merrylands West to 3.74 ha per 1,000 people in Greystanes. Sporting fields and facilities are generally well used, meet current needs and have little capacity in their present form.

City-wide sporting complexes are located at Gipps / Hyland Road Sporting Complex, Merrylands Sporting Complex, McCredie Park and Ringrose Park.

There are currently 47 sports fields, 1 per 2,110 people. These are mostly rectangular fields for soccer, rugby league or rugby union and are commonly coupled with cricket pitches (26 or 1 per 3,815 people).

Courts are distributed throughout local parks across the City (24 tennis courts, 3 multi-purpose courts, 13 basketball half-courts, 2 basketball courts in Merrylands). Participation in netball is high and the 13 existing netball courts dispersed throughout the City are inadequate to future needs, which would be better served by multiple courts in single location. There are three swimming pools and between one and three other facilities for sports such as for athletics, cycling, baseball, softball, golf, touch football and AFL. The current facilities represent a traditional focus on outdoor sports and future needs would also be met by indoor alternatives.

4.2.3 Nexus

The incoming population will contribute to demand for and use of open space and recreation opportunities. Increased demand will place pressure on existing open spaces and recreation facilities, and exacerbate any current deficiencies. It is assumed that demand will generally increase in line with population growth. In 2031 with a population over 140,000 people and no additional open space, the rate of provision of open space in Holroyd would fall by around 30% to 2.72 ha per 1,000 people. To maintain the current standard of recreational opportunity is proposed to ensure 3.44 ha per 1,000 people and to increase facilities within existing spaces, providing greater capacity for recreational use.

Existing open space and recreation opportunities generally have little capacity to accommodate the total forecast population. It is therefore necessary to acquire and/or embellish land to satisfy reasonable requirements of the incoming population for parkland, sporting facilities, aquatic facilities, natural areas and linkages, while ensuring that service standards for the current population are maintained.

The open space and recreational facilities for which contributions are being sought under this Plan are summarised as:

- 5.7 ha acquisition and dedication for informal parks
- 8 ha acquisition for sporting fields and facilities
- 105 embellishment and upgrade works for informal parks
- 21 embellishment and upgrade works for sporting fields and facilities

The implications of the expected population growth for open space will be most marked in the new centres, where the needs of people living in medium and high density developments, often in locations where there is no or little open space, will need to be met.

Informal Open Space

City-wide Parks

The two existing city-wide parks serve the existing population well and are close to or at capacity at peak times such as weekends and holidays. A population increase almost one-third will require the equivalent of a third city-wide park. The existing parks are accessible to the eastern and central areas of the City, while there is a lack of multi-purpose parks in the western area of Holroyd (including growth centres in north-west). Council will, in the near future, take possession of the ridgeline of Prospect Hill in Pemulwuy, which is suitable for a city-wide informal park. This plan provides for:

- a part contribution toward the embellishment of a new City-wide park at Prospect Hill; and
- a contribution toward upgrades in the two existing parks that would be accessed by growth in the east, particularly toward shelters, tables and seating for large groups of family and friends.

A contribution is required for upgrades to the existing large city-wide natural and linkage corridor along Lower Prospect Canal and Prospect Creek which is accessible from all parts of the City. Stronger links from the growth areas will be provided with the extension of pedestrian and cycle paths at Hyland Road, through new open space in Pemulwuy and the through the street network.

There is also provision for a new city-wide civic park in the City's main centre of Merrylands which would serve as an expansion of the existing public domain in Merrylands and open space that all of the new population would access. A contribution toward half of the land is required of all residential development, with the remaining land contributed by Council and the works funded out of contributions by development in the Merrylands Centre.

Strategies for City-wide Parks:

- New city-wide park with quality facilities and settings for families and range of age groups
- Upgrade existing city-wide parks for greater use
- Link shared paths with centres/destinations and improve attractiveness for use
- Improve bushland and provide opportunities for access and enjoyment
- Provide two skate parks in consultation with young people
- Establish a performance space in Holroyd Gardens.

Local Parks

Providing additional local open space for the expected growth at the current standard of provision would require an additional 29 ha of land, 3 additional large local parks and approximately 50 new local parks with playgrounds. Such provision would be unaffordable and difficult to deliver in a reasonable timeframe to meet the needs of the new population. An approach has been adopted involving a combination of new or expanded parks (particularly in localities where deficient) and upgrading existing parks with new and additional types of facilities that will enable higher recreational use of parks. The resultant provision of local open space will be 0.72 ha per 1,000 people, but space will have a higher capacity for use. Contributions are required toward:

- 5.5 ha of additional local open space
- 9 new local parks and 1 new large local park
- Expansion and upgrade to 9 local and 8 large local parks
- Upgrade and augmentation of facilities in 35 local parks and 3 large local parks including playgrounds

- Alternative forms of informal recreational facilities such as skate parks, adventure playgrounds, courts, picnic facilities, children's cycle paths, volleyball posts, etc.
- Tree planting, revegetation and landscaping to increase quality of experience.

To provide the appropriate range of recreational opportunities new local parks or expansions would generally be at least 3,000m², at least 5,000m² where there was substantial growth or 3 ha for a large local park. Large local parks are located within 2 km of the main growth centres and local parks to be upgraded are generally within walking distance (400m-500m) of growth centres.

Strategies for Local Parks:

- One quality large informal park in every locality
- Acquire land to extend large informal parks and improve access
- Upgrade and provide toilets at large informal parks
- Children's bike paths and equipment for children with disabilities in large informal parks
- Install fitness equipment in large local parks
- Provide volleyball net posts at pools and in district parks
- Acquire new local parks where not located within 400 metres of residential growth centres
- Extend local parks where size restricts an appropriate range of leisure and recreation
- Upgrade parks adjoining centres for suitable level of facilities and amenity
- Picnic and barbecue facilities where there is a view, natural setting and children's play
- At least one dog off leash exercise area in each locality
- Provide new, upgraded and combined playgrounds in growth areas
- Provide more challenging adventure playgrounds for older children aged 9-13 years
- Improve shade and provide additional seats at playgrounds for safety and comfort
- Fence playgrounds close to busy roads and connect existing pathways to playgrounds
- Provide basketball half-courts in large local parks or space near commercial zones
- Provide multi-purpose courts, tennis courts, upgraded fencing/surface and practice walls
- Provide chess tables in larger centres
- Establish community gardens in growth areas working with residents
- Restore native vegetation in parks and other open space areas throughout the City.

Sporting Fields and Facilities

The level of use of sports fields in Holroyd exceeds industry guidelines, with fields being used at or near capacity. There is little or no capacity in existing sports facilities to absorb additional use by a significantly larger population. Primary needs are for rectangular fields for soccer and rugby league/union, where possible coupled with a cricket pitch.

To maintain the existing rate of provision of sporting fields & courts in 2031 with a population of 140,000 would require an additional area of 58ha of land and 19 new fields. However, this would be unaffordable and undeliverable, particularly within residential growth areas. An alternative approach has been adopted involving a combination of new fields in industrial areas nearest to growth centres, new fields on existing parks, upgrading existing fields to enable higher use and alternative active recreation. The resultant provision of sporting open space will be 1.07 ha per 1,000 people, but fields and courts will have a higher capacity for use.

Contributions are required toward maintaining adequate provision of sporting fields & courts. The approach under this plan includes:

- 32 new or converted courts in existing parks close to growth centres
- Provision of the equivalent of 15 additional fields through new fields, field upgrades and indoor sports courts (see below)

- 10 new rectangular sports fields (6 requiring 8 ha land acquisition)
- Upgrades to 11 existing playing fields to provide for greater use (being equivalent to 3 additional fields – through 8 major upgrades and 3 minor)
- Upgrade to city-wide athletic facilities at Hyland/Gipps Road Sporting Complex
- New netball complex with 12 courts and administration/amenities building
- New indoor sporting facilities (Hyland Road complex), including 2 indoor sports courts
- Upgrade to swimming pool complex facilities
- Greater use of sporting fields in Greystanes (where there is capacity)
- Pursuing the community use of large sporting fields within high school sites.

Provision of netball courts is currently dispersed across the City. Based on the benchmark of 1 per 3,000 people, the new population growth would require 14 additional courts. Contributions are required towards 12 additional courts with an administration building in a single complex for local competitions. The courts would also be used for informal recreation.

There currently no indoor sports courts in Holroyd. There is a probable current latent demand for indoor sports facilities, which will be exacerbated as result of significant expected population growth. Indoor courts provide an effective alternative to outdoor fields and will accommodate remaining unmet demand out of a reduced playing field provision. The benchmark 1 indoor court per 16,000 people would indicate current demand for 6 and demand for 9 in the future. This plan requires part contribution toward 6 proposed new courts and other indoor facilities.

Council's 3 pools are well distributed across the city, have overlapping catchments and are located in areas accessible to the main areas of future population growth. Only Pemulwuy and south-west Greystanes are outside the catchments. Council's outdoor pools require upgrade for diverse water spaces for lap swimming, carnivals, leisure play, aquatic programs, learn-to-swim, and modern associated facilities. Part contributions are required toward the upgrade of the pools to be a modern, year-round indoor aquatic facility with greater capacity to cater for the additional population. Contributions are also required toward water play elements in centres and city-wide parks that would supplement swimming pools in summer and enable more equitable access for new residents to water recreation.

Strategies for Sports Fields and Facilities:

- Additional rectangular fields to cater for more than half of the increased demand
- Upgrade and extend sporting fields to a standard that meets expectations for greater use
- Provide high quality sporting field complexes
- Improve distribution of sporting fields throughout the City
- Provide new cricket pitches and cricket practice nets
- Provide a netball complex for competitions
- Provide indoor sports courts in the City
- Provide or upgrade playgrounds at sports grounds
- Install picnic and barbecue facilities at city-wide sportsgrounds.

4.2.4 Proposed Infrastructure Works

The proposed open space and recreation infrastructure works generated by this Plan are detailed in the consolidated Works Schedule in Part 5. The location of the works is indicated in Figure 3.

4.2.5 Apportionment

The cost of local open space upgrade works and acquisitions for expansion or the creation of new parks will be attributed wholly to additional populations across the entire LGA. This is based on the methodology of ensuring that existing levels of service are maintained. Similarly, the cost of various new sporting fields, including land acquisition costs, will be attributed wholly to additional populations across the entire LGA.

However, the costs of the proposed upgrade to Council's three existing swimming pools and the development of a new sporting complex at Hyland Road Reserve are apportioned 28% to the anticipated additional population and 72% to the existing population. In the case of the former, the proposed upgrade will increase the capacity and useability of the pools, allowing them to meet the needs of the additional population. For the latter, the additional population will contribute proportionally to the cost of this new facility.

Details of apportionment are specified in the Works Schedule in Section 5.

4.2.6 Contributions Rates

Residential

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

$$\begin{aligned}\text{Contribution rate per person} &= \frac{\text{Total cost of facilities attributable to future development}}{\text{Total additional residents}} \\ &= \frac{\$141,630,900}{38,330} \\ &= \$3,690.23 \text{ per person}\end{aligned}$$

Total cost of open space facilities includes \$14,821,000 (\$386.67 per person) for City-Wide Informal Parks and Recreation, \$56,016,900 (\$1,461.44 per person) for Local Informal Parks and Recreation and \$70,793,000 (\$1,844.53 per person) for Sporting Fields and Facilities.

4.3 Public Domain Strategy Plan

To assist in preparing the public domain strategy plan, Council engaged McGregor Coxall (MG) to undertake a study of the public domain infrastructure requirements to meet the needs of the future Holroyd population.

4.3.1 Existing Public Domain facilities

The quality of the public domain within Holroyd is generally fairly basic and consists of the following elements:

- Footpaths in existing business zones extend from shopfront to kerb, generally with concrete/bitumen paving
- In areas where centres are being expanded and in new centres (e.g. Mays Hill) there are residential-standard concrete paths
- There is no additional space allocated for outdoor dining with the exception of Merrylands, which has several locations on McFarlane Street, Merrylands Road and Miller Street.
- Other centres such as Wentworthville have limited outdoor dining within the existing footpath space. Given the substantial growth occurring in most centres, it will be necessary to allocate

additional space to outdoor dining to ensure pedestrian zones retain sufficient capacity for efficient pedestrian movement.

- There is a basic level of seating and bins
- Street lighting is on stand-alone steel poles
- Street trees are minimal, sporadic and/or inconsistent

4.3.2 Nexus

With an anticipated increase in population of between 38,330 and 42,420 residents by 2031, the existing public domain in most local centres will not be adequate for the increased levels of activity once redevelopment commences.

Subsequently, additional public domain space will be needed as well as a higher quality or standard of public domain elements than currently exists. Public domain works are required to ensure an adequate level of comfort, convenience, safety, amenity and environmental quality.

4.3.3 Proposed Infrastructure Works

The proposed public domain infrastructure works generated by this Plan are detailed in the consolidated works schedule in Part 5. The location of the works is indicated in Figure 3.

In summary, works include:

- New / upgraded public spaces to provide sufficient gathering and recreation spaces for the future population;
- Footpath widening to that will allow for increased pedestrian traffic, provide for safe movement of pedestrians and provide opportunities for outdoor dining;
- Tree & vegetation plantings will provide shade, amenity, legibility, improved environmental quality and a buffer between the roadway and footpath;
- Paving treatments to define particular streets and spaces and assist in creating the identity of a centre;
- New street furniture (seating, bins, bike racks, etc.) to meet the needs of increased usage and ensure a consistent theme within a centre and across the LGA;
- Street lighting to provide adequate visibility for pedestrians and traffic for wayfinding and safety;
- Banner poles;
- Signage;
- Public art.

The public domain strategies developed for each of the centres within the LGA generally include:

- Upgrade road pavements;
- Upgrade footpath pavements;
- Widening of pedestrian zones;
- Signature tree planting;
- Implementation of a unified material palette for street furniture, signage, paving, lighting and planting. This will tie together the public domain elements and ensure the public domain is of a higher quality, providing the necessary amenity to accommodate the expected population growth.

4.3.4 Apportionment

The full cost of the proposed public domain works will be levied from residential development in each centre in which the works will occur as well as non-residential in Merrylands. This is upon the basis that the future growth in those centres will demand higher use of the public spaces in those centres for leisure and to access services, and the standard of provision is appropriate to the change in character and increase in activity.

Details of apportionment are specified in the Works Schedule in Section 5.

4.3.5 Contribution Rates

The total cost of public domain works are attributed on a per m² basis to new (additional) residential and non-residential development expected within the centre catchment areas. The calculation of the contribution rate for public domain works is based on the following formula:

$$\text{Contribution rate per m}^2 = \frac{\text{Total cost of works attributable to future development}}{\text{Total additional m}^2 \text{ of floor space}}$$

For residential development, contributions are calculated as follows:

$$\text{Contribution rate per person} = \text{Contribution per m}^2 \times 2.53 \text{ (average occupancy rate)} / 100 \text{ (floor area of average dwelling)}$$

In the case of Merrylands centre, Council holds \$194,000 in contributions and interest for public domain works under the former Merrylands Town Centre Section 94 Development Contributions Plan 2006. The cost attributable to future development is therefore reduced by this amount.

As a result of the above calculations, non-residential and residential development are, de facto, apportioned costs in each centre as follows:

Merrylands –	non-residential	16%	residential	84%
Wentworthville –	non-residential	4%	residential	96%
Pendle Hill –	non-residential	2%	residential	98%
Toongabbie –	non-residential	1%	residential	99%
South Wentworthville –	non-residential	5%	residential	95%
Mays Hill –	non-residential	4%	residential	96%
Guildford –	non-residential	3%	residential	97%
Greystanes –	non-residential	0%	residential	100%

Contributions in each centre are shown in Table 4.3.5 and result in the contribution rates in Part 1.

Table 4.3.5 Public domain works costs and contributions

Centre	Net cost of works	Total floor area (m ²)	Contribution per m ² floor area
Merrylands Centre	\$10,292,310.00	620570	\$16.27
Wentworthville Centre	\$3,675,320.00	147000	\$25.00
Pendle Hill Centre	\$2,979,840.00	160100	\$18.61
Toongabbie Centre	\$1,329,180.00	138600	\$9.59
South Wentworthville Centre	\$2,584,520.00	111400	\$23.20
Mays Hill Centre	\$3,171,860.00	154200	\$20.57
Merrylands West Centre	\$1,452,140.00	70900	\$20.48
Guildford Centre	\$1,077,480.00	36800	\$29.28
Greystanes Centre	\$307,900.00	9300	\$33.11

4.4 Traffic and Transport Strategy Plan

The *Holroyd Section 94 Contributions Plan Town Centres Transport Study 2013*, undertaken by ARUP, considered the impact of future development on Holroyd's transport network, with particular emphasis on the following centres:

- Merrylands
- Wentworthville
- Pendle Hill
- Toongabbie
- South Wentworthville
- Mays Hill

A variety of traffic, bicycle and pedestrian works were identified as required to facilitate development in these centres over the next 20 years. Figure 2 indicates the boundaries of each centre for contributions purposes.

4.4.1 Nexus

The proposed traffic and transport works are required to:

- ensure that the local road network within each of the centres can adequately cater for the increased traffic generated as a result of future development within the centre; and
- pedestrian, cycle and bus access to, from and within each centre is appropriate to the nature and scale of the centre.

In the case of Merrylands centre, the proposed works are required within the next 10 years. The Transport Study has identified that the identified works are necessary to ensure the viability of development in the centre, as failure to provide these will have a significant adverse impact on accessibility and prevent the centre from reaching its development potential.

Outside of Merrylands centre, the proposed works are required over the next 20 years. Currently, the existing local transport network in each centre performs satisfactorily at most times, but that additional development will increase traffic such that safe and convenient access to these centres will be compromised unless the proposed works are completed.

The Transport Study identified the following types of traffic and transport facilities as being required to support future development:

- Intersection improvements, including traffic signals and roundabouts;
- New access roads and laneways;
- New pedestrian connections;
- Improved pedestrian footpaths; and
- New cycleway links.

Works to complete the basic Holroyd cycle network have been identified as required to support future residential development across all of Holroyd City. These works will therefore be funded through contributions levied on all residential development within Holroyd.

Finally, a number of new roads and laneways are required to provide satisfactory vehicular access within particular centres. While the land required for these is to be dedicated free-of-cost as part of the redevelopment of adjacent land, construction costs are to be funded by development throughout the centre. Provision of these new roads and laneways will proceed in parallel with redevelopment.

4.4.2 Apportionment

The full cost of the proposed works will be levied from development in each centre. This is upon the basis that, based on the traffic generated by future development, satisfactory levels

of service for the transport network will only be maintained if the identified works are carried out.

4.4.3 Proposed Infrastructure Works

The proposed traffic and transport works required for each centre and precinct are detailed in the consolidated Works Schedule in Section 5. The location of the works is indicated in Figure 4. The total cost of local traffic and transport works is \$34,867,344 and cycleways is \$455,000.

4.4.4 Contribution Rates

Contribution rates for traffic and transport works under this plan are calculated on the basis of the additional PM peak hour vehicular traffic generated by development in each centre.

Contribution amounts for an individual development are calculated on the basis of the anticipated additional vehicular trips generated by that development in the PM peak hour in each centre.

The trip generation rates in the following table are used to determine the expected additional vehicle trips for each development:

Table 4.4.4 Vehicle trip generation rates

Land use	Peak vehicle trips
Residential floor space (per m ² for average dwelling – Merrylands, Pendle Hill, Mays Hill)	0.003
Residential floor space (per m ² for average dwelling – Wentworthville, Toongabbie, South Wentworthville)	0.004
Commercial floor space (per m ²)	0.015
Retail floor space (per m ²)	0.054
Non-residential floor space (per m ²) in Merrylands centre (weighted average of commercial, retail & enterprise corridor floor space)	0.025

In Merrylands Centre, Council will levy contributions upon all development. Accordingly, costs of apportioned between residential and non-residential on the basis of the above traffic generation rates. The non-residential development contribution rate is then calculated based on the apportioned cost of works per square metre of floor area, regardless of use.

In the remaining centres, however, as the growth in non-residential development is less certain, only residential development will be levied and no apportionment is required.

Contribution rates for residential development in all centres are then based upon the assumed floor area for the size of dwelling as indicated in Table 3.7.

4.4.6 Contribution Rates – Merrylands

As indicated in Table 4.4.3, the total cost of the traffic and transport works (excluding car parking) attributed to all development in Merrylands Centre is \$28,419,344 including works valued at \$4,091,079 already completed. In addition, Council holds \$1,179,000 in contributions and interest under the former Merrylands Town Centre Section 94 Development Contributions Plan 2006. Therefore, the cost attributable to future development is \$27,240,344.

Based on the provisions of Holroyd Local Environmental Plan 2013 and Development Control Plan 2013, it is anticipated that 4,919 apartment dwellings, 304 medium density dwellings and 98,270m² of additional non-residential floor space may be constructed over the life of this plan.

Based on the data in Table 4.4.4, this level of development will generate 4,024 additional average peak vehicle trips.

The apportionment of costs between residential and non-residential development, based the above traffic generation rates is therefore 38.9% and 61.1%.

On this basis, the contribution rate per square metre floor area for non-residential development is calculated as \$169.25. For residential development, the contribution rate is \$20.31 per square metre floor area, with contribution rates for individual dwellings will be determined according to their number of bedrooms and the average floor area as indicated in Table 3.7.

4.4.7 Contribution Rates – Centres (excluding Merrylands)

In the remaining 5 centres, where the works are to be funded only by residential development, the value of the traffic and transport works, the contributing floor area and the contribution rate per square metre are set out in Table 4.4.7.

Table 4.4.7 Traffic & transport works and contributions – centres other than Merrylands

Road and transport works and contributions			
Centre	Net cost of works	Total floor area (m2)	Contribution per m2 floor area
Wentworthville Centre	\$645,000.00	147000	\$4.39
Pendle Hill Centre	\$1,087,000.00	160100	\$6.79
Toongabbie Centre	\$3,395,000.00	138600	\$24.49
South Wentworthville Centre	\$1,935,000.00	111400	\$17.37
Mays Hill Centre	\$565,000.00	111400	\$5.07

4.5 Merrylands Public Car Parking Strategy Plan

The Transport Study indicated that, in 2008, the cost of construction for underground car parking ranges from \$37,000 per space to \$52,000 per space. In comparison, construction costs per space for above ground structured car parking, above 2 levels, were in the range of \$16,000 - \$19,000 per space. Under Holroyd Development Control Plan 2013, all car parking for redevelopment of sites within the B4 Mixed Use zone within the Merrylands Centre will be required to be provided underground. Accordingly, considerable savings can be realised for the community if a proportion of car parking for non-residential uses is provided off-site and in shared above-ground public car parks.

Further, as discussed in the Study, a significant shift from private vehicle travel to other modes will be required in the medium to long term to avoid the need for expensive higher-order improvements to the local and district road network. In addition, traffic generated by development in the shorter term will adversely affect the amenity of the centre and this can be minimised by relocating a proportion of car parking to a centralised facility on the fringe of the commercial area.

On these bases, Council will seek to locate a proportion of the car parking required by non-residential development in the B4 Mixed Use zone to a conveniently located, above-ground, structured public car park. This will:

- Reduce the cost of parking provision for landowners / developers, on the basis of the lower cost of above-ground structures in comparison with basement parking;
- Reduce vehicular traffic within the core of the Merrylands Centre, thereby reducing its adverse impact on the amenity of the centre; and
- Discourage motor vehicle travel to the centre, thereby reducing the need, in the longer term, for expensive higher-order improvements to the local and district road network.

4.5.1 Nexus

The proposed public car park is to be provided to meet a proportion of a development's parking demand that is not satisfied through on-site provision. Council will only require the payment of contributions towards public parking where a development, in accordance with this plan and Holroyd Development Control Plan 2013, does not provide on-site the required number of car parking spaces for non-residential uses within the B4 Mixed Use zone within the Merrylands Centre. The proposed public car park will be constructed on a site at the fringe of the B4 zone.

4.5.2 Apportionment

The full cost of the proposed works will be levied on future non-residential development within the B4 Mixed Use zone within the Merrylands Centre. Contributions will be made on the basis that development will provide on-site between 20% and 80% of its required car parking spaces for non-residential uses, with contributions being made in lieu of 100% of spaces not provided on-site.

No contributions will be levied from residential development, as such development, and dwellings within mixed use developments, will continue to be required to provide all of their necessary parking on-site.

4.5.3 Proposed Infrastructure Works

For the purposes of facility planning, it is assumed that, on average, 50% of car parking spaces for non-residential uses will be provided in the proposed public car park.

Council plans to construct a multi-level car park with capacity for up to 750 spaces.

The final location and size of the facility will be dependent upon many factors including the availability of land, the extent of contributions received, and the non-contribution sources of funding.

Council has identified a potential site for an above-ground structured public car park between Memorial Avenue and Addlestone Road, Merrylands, incorporating its existing surface public car park. To accommodate up to 750 spaces, Council will need to assemble a site with an area of 4,300m² (including part of Council's existing car park). This site has the potential to be developed for a 8-9 level car park. Land acquisition costs are estimated in the range of \$4,240,000 to \$5,239,000, depending upon the particular zoning and development controls of the land to be purchased. The general location of the proposed car park is indicated on Figure 4.

For the purposes of this plan, a land acquisition cost of \$4,500,000 is adopted. Construction costs are assumed to be approximately \$21,377 per space provided, totalling \$16,940,000, including 10% project management and design and 10% contingency reserve. The total cost of the proposed car park is therefore \$21,190,000.

The proposed public car park will meet the anticipated need for non-residential car parking for the first 10 years of development. In the longer term, Council will consider further options for car parking supply and management in the Merrylands Centre. These options will include:

- Review of on-site car parking demand provision;
- Imposition of timed, paid parking for both on-street and public off-street parking;
- Further structured public car parking on other Council-owned sites (such as the Administration Centre – Library – Holroyd Centre site) or on other sites for acquisition.

The proposed car park is detailed in the consolidated Works Schedule in Section 5.

4.5.4 Contribution Rates

On the basis of 100% apportionment of costs to new development, the contribution rate per car space is \$28,254.

4.6 Merrylands Trunk Drainage Strategy Plan

Parts of the Merrylands centre are significantly flood-affected. Two areas are affected – an area within the Town Centre precinct and the Neil Street precinct.

Some 53 properties within the Town Centre precinct (approximately 10.32 hectares) are affected by flooding. Accordingly, it is proposed to upgrade culverts at Addlestone Road and Treves Street to lower the flood planning level for these properties.

The Neil Street Precinct is largely flood liable, being located on the floodplain of A'Becketts Creek. With current stormwater drainage infrastructure, the majority of the Precinct is affected by the 1% Annual Event Probability (AEP), or 1-in-100 year, flood and significant parts affected by less intense, more frequent flood events. In the 1% AEP flood, floodwaters are currently anticipated to exceed 1 metre in depth within the Precinct.

The extent of flooding within the Precinct is largely the result of drainage infrastructure being provided prior to a full understanding of the local flooding regime and the impact of urban development within the catchment. Given the current character of the Precinct (a mix of light industrial and bulky goods retailing), the impact of this degree of flooding has been relatively minor. However, given the expected development, being mixed use commercial and residential, the associated intensification of activity and greater numbers of people expected to use and reside in the Precinct, a reduction in the extent and depth of flooding is considered necessary.

4.6.1 Nexus – Merrylands Town Centre Drainage Precinct

Holroyd Development Control Plan 2013 requires “activation” of certain street frontages, particularly those properties fronting Merrylands Road and McFarlane Street. This will involve buildings being constructed to the street–property boundary and ground level premises not being excessively elevated above footpath level. This in turn will minimise front ramps and stairs, maximising access and interaction between ground level development and the street.

However, these requirements will expose development to flood impacts that might otherwise be avoided by raising ground floor levels. Given this, any reduction in the flood planning level through stormwater drainage improvements will facilitate the achievement of the development vision for the Precinct and the street “activation” objectives of DCP 2013. The proposed Trunk Drainage works will reduce the flood planning level for those properties identified as flood prone in Council's Flood Map.

If Council did not pursue the trunk drainage strategy and if flood planning levels were not lowered, redevelopment of the affected land would be burdened by the following costs:

- increased construction costs associated with ground level flood proofing, including raising entries to any basement parking;
- increased insurance premiums;
- periodic disruption to businesses and surface car parking due to flooding;
- reduced productive ground floor area, by increasing the need for internal ramps, stairs and the like;
- reduced ground floor productive volume (e.g. by reduced use of lower level retail shelving);
- less attractive ground floor premises, being less accessible and visible from street level, resulting in reduced rent.

Further, safe evacuation of occupants of upper level dwellings is not currently possible unless the flood planning level within the Precinct is lowered.

In this way, the orderly and economic use of the affected properties, and the activation of the relevant streets, is best achieved through a reduction of the flood planning level. Therefore, it is considered that the redevelopment of the affected properties generates a demand for the

proposed trunk drainage works. The location of the works and the relevant contribution area are shown in Figure 5.

4.6.2 Nexus – Neil Street Precinct

Holroyd Local Environmental Plan 2013 and Development Control Plan 2013 seek to facilitate the redevelopment of the Neil Street Precinct for mixed residential / retail / commercial uses at higher densities. However, the Precinct is subject to significant flooding, which reduces its development capacity.

Flooding would reduce the development capacity of the Precinct by:

- requiring raised floor levels for ground floor development, making ground floor retailing, restaurants and similar uses less accessible and attractive;
- requiring raised entries to basement parking, potentially limiting parking provision, through the need for longer access ramps, and reducing potential ground level floor space; and
- preventing safe evacuation of occupants of upper level dwellings.

As a result, the DCP includes the provision of roads and swales to provide a 40 metre wide floodway through the middle of the precinct. This will accommodate floodwaters in the most intense floods. Significant trunk drainage infrastructure, in the form of culverts, primarily beneath the floodway, is also required, to accommodate flows during less intense but more frequent storm and flood events.

In this way, the orderly and economic use of the affected properties, and the activation of the relevant streets, is best achieved through a reduction of the flood planning level. Therefore, it is considered that the anticipated redevelopment of the affected properties generates a demand for the proposed trunk drainage works. The location of the works and the relevant contribution area are shown in Figure 5.

4.6.3 Apportionment

Future development of all sites in each precinct will benefit from a reduction in the flood planning level arising from the proposed trunk drainage works. These works are required to maximise the development potential of these sites. In this way, all future development within the precinct creates a demand for the proposed works. On this basis, the full cost of the proposed works will be met by development.

As both residential and non-residential development will demand the provision of the proposed trunk drainage works, both forms of development will be levied. Accordingly, contributions will be levied on the basis of total anticipated gross floor area.

4.6.4 Proposed Infrastructure Works

The proposed trunk drainage works required for the Town Centre Drainage and Neil Street precincts are shown in the Works Schedule in Section 5. The location of the works is indicated in Figure 5.

4.6.5 Contribution Rates – Town Centre Drainage precinct

The total cost of the trunk drainage works is \$1,265,224, while Council held, at the time this Plan was prepared, \$573,000 in contributions and interest under the former Merrylands Town Centre Section 94 Development Contributions Plan 2006. Therefore, the cost attributable to future development is \$692,224.

Based on the provisions of Holroyd Local Environmental Plan 2013 and Development Control Plan 2013, it is anticipated that 1,282 dwellings (averaging 100m² floor area each) and 22,950m² of additional non-residential floor space may be constructed within the contributing catchment shown on Figure 5. Accordingly, the contribution rates for residential and non-residential floor space are calculated as follows:

$$\begin{aligned}
 \text{Contribution per m}^2 \text{ floor area} &= \text{Cost} / \text{total floor area} \\
 &= \$692,224 / (128,200 + 22,950) \\
 &= \$4.58
 \end{aligned}$$

Contribution rates for individual dwellings will be determined according to their number of bedrooms and the average floor area as indicated in Table 3.7. The resultant contribution rates are shown in Part 1.

It should be noted that no contributions towards these drainage works will be sought from further development upon the Stocklands Mall site (located between Neil, Pitt, McFarlane and Treves Streets). This is due to:

- no additional non-residential floor space being anticipated on that site within the life of this Plan; and
- drainage contributions for the site have been already been paid under the former Merrylands Town Centre Section 94 Development Contributions Plan 2006.

4.6.6 Contribution Rates – Neil Street precinct

The total cost of the trunk drainage works proposed is \$21,783,120. Council holds no funds under the former Neil Street Precinct Section 94 Development Contributions Plan 2007.

Based on the provisions of Holroyd Local Environmental Plan 2013 and Development Control Plan 2013, it is anticipated that 1,588 dwellings (averaging 100m² floor area each) and 17,105m² of additional non-residential floor space may be constructed within the contributing catchment shown on Figure 5. Accordingly, the contribution rates for residential and non-residential floor space are calculated as follows:

$$\begin{aligned}
 \text{Contribution per m}^2 \text{ floor area} &= \text{Cost} / \text{total floor area} \\
 &= \$14,393,120 / (158,800 + 17,110) \\
 &= \$81.82
 \end{aligned}$$

Contribution rates for individual dwellings will be determined according to their number of bedrooms and the average floor area as indicated in Table 3.7.

4.7 Plan Preparation and Administration

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 20 year life of the Plan.

The costs of consultants and relevant studies carried out to support the preparation of this Plan, periodic review of the Plan and ongoing administration of the Plan is as follows:

Consultants & supporting studies –	\$250,000	
Periodic review, including studies –	\$344,000	(one major review of \$250,000 and two minor reviews each of \$47,000 during the life of the plan)
Administration –	\$3,058,000	(based on the equivalent of 1.5 staff members paid at Local Government Award Grade 17, Step 3, including on-costs)
Total –	\$3,652,000	

Council holds no contributions for Plan preparation and administration. Therefore, the cost attributable to future development is \$3,652,000.

4.7.1 Nexus

In preparing this Plan, a number of background studies and investigations were required to be prepared to assist Council in the delivery of adequate local infrastructure required to meet the demands generated by new development. The costs incurred by Council to prepare these studies are directly the result of future development.

A guiding principle in the delivery of this new infrastructure is not burden the existing population of Holroyd. Accordingly, new development is responsible for these costs.

4.7.2 Apportionment

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.

4.7.3 Contribution rates

Contributions towards Plan preparation, review and ongoing administration will be levied on all residential development in Holroyd and upon non-residential development in the Merrylands centre. Calculation of the contribution rate for plan preparation and ongoing administration is therefore based on the following formula:

$$\begin{aligned}\text{Contribution rate per m}^2 \text{ GFA} &= \frac{\text{Total cost attributable to future development}}{\text{Total additional m}^2 \text{ of floor space}} \\ &= \$3,652,000 / 1,642,770 \\ &= \$2.2231\end{aligned}$$

This rate applies to non-residential floor space in the Merrylands centre. For residential development, contributions per person are calculated as follows:

$$\begin{aligned}\text{Contribution rate per person} &= \frac{\text{Contribution per m}^2 \times \text{floor area of average dwelling}}{\text{Average dwelling occupancy rate in persons}} \\ &= \$222.31 / 2.53 \\ &= \$87.87\end{aligned}$$

Based on the above calculations, non-residential and residential development are de facto apportioned 7.8% and 92.2% of costs respectively.

5 Works Schedule

Comprehensive Works Schedule – Holroyd LGA up to 2031

Open Space and Recreation Works Program											
Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
City Wide Informal Parks and Recreation											
City Wide Informal Parks											
OICW01	City-wide	New city-wide park at Prospect Hill (shelters, play settings, picnic and barbecue facilities, paths, bike racks, fitness equipment, children's bike tracks, landscaping, viewing areas)		\$0	\$2,432,000	100%	\$2,432,000	\$0	High	\$0	\$2,432,000
OICW02	City-wide	Holroyd Gardens Stage 1 upgrade (picnic and barbecue facilities, water play, bike rack installation)		\$0	\$252,000	100%	\$252,000	\$0	High	\$0	\$252,000
OICW03	City-wide	City-wide civic space - Merrylands Town Square (expansion and stage 2 works)	2,000	\$10,500,000	\$0	100%	\$10,500,000	\$0	Medium	\$0	\$10,500,000
OICW07	City-wide	Central Gardens upgrade (picnic and barbecue facilities, universal access playground, children's bike path, bike rack installation, outdoor table tennis)		\$0	\$267,000	100%	\$267,000	\$0	Low	\$0	\$267,000
Total Parks							\$13,451,000			\$0	\$13,451,000
City Wide Informal Recreation Facilities											
OICW04	City-wide	Adventure play equipment x 3 parks		\$0	\$270,000	100%	\$270,000	\$0	Medium	\$0	\$270,000
OICW05	City-wide	Skate park 1		\$0	\$550,000	100%	\$550,000	\$0	Medium	\$0	\$550,000
OICW06	City-wide	Skate park 2		\$0	\$550,000	100%	\$550,000	\$0	Low	\$0	\$550,000
Total Facilities							\$1,370,000			\$0	\$1,370,000

TOTAL CITY-WIDE INFORMAL			\$10,500,000	\$4,321,000						\$0	\$14,821,000
			Attributable to new development		\$14,821,000		LAND	WORKS			
			Cost attributable to Council / others		\$0		\$0	\$0			
Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Local informal parks and recreation											
Merrylands Local Parks (incl. Holroyd)											
OIML01	Merrylands	King Park upgrade (multi-purpose courts, fitness equipment, practice wall, volleyball posts, children's bike paths, universal access playground, Exeloo toilets, bike rack installation)		\$0	\$384,500	100%	\$384,500	\$0	High	\$0	\$384,500
OIML02	Merrylands	New Neil Street Precinct park (landscaping, playground, shade structure, tree planting, fencing, paths, seats)	2,300	\$1,300,000	\$180,000	100%	\$1,480,000	\$0	High	\$0	\$1,480,000
OIML03	Merrylands	Byron Park upgrade (southern community garden, landscaping, tree planting, play equipment, seats/tables, basketball half-court on Newman Street)		\$0	\$289,400	100%	\$289,400	\$0	High	\$0	\$289,400
OIML04	Merrylands	Merrylands Sporting Complex local recreation facilities upgrade (conversion to multi-purpose netball/basketball/tennis courts, practice wall, volleyball posts in pool complex)		\$0	\$52,500	100%	\$52,500	\$0	High	\$0	\$52,500
OIML05	Merrylands	New Merrylands north unleashed dog exercise area (fencing, dispensers/bins, seat, landscaping - Robert Street)		\$0	\$15,000	100%	\$15,000	\$0	High	\$0	\$15,000
OIML06	Merrylands	Cedric Hoffman Reserve upgrade (play equipment, tree planting, seat)		\$0	\$72,400	100%	\$72,400	\$0	High	\$0	\$72,400
OIML07	Merrylands	Local playground fencing (80m - close to busy roads)		\$0	\$19,200	100%	\$19,200	\$0	High	\$0	\$19,200

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
OIML08	Merrylands	Holroyd Gardens Stage 2 local recreation facilities upgrade (grassed informal half-field, 2 tennis courts, basketball half-court - southern end Holroyd Gardens with new access from Sheffield Street extension)		\$0	\$293,000	100%	\$293,000	\$0	Medium	\$0	\$293,000
OIML09	Merrylands	New Hilltop central park (landscaping, playground, shade structure, tree planting, fencing, paths, seats, basketball half-court, site costs - Clarence Street)	2,200	\$1,810,000	\$1,124,000	100%	\$2,934,000	\$0	Medium	\$0	\$2,934,000
OIML10	Merrylands	Merrylands Park upgrade (landscaping, path, playground, seats/tables)		\$0	\$157,200	100%	\$157,200	\$0	Medium	\$0	\$157,200
OIML11	Merrylands	Small local park upgrades x 2 Stage 1 (playground, shade structure, tree planting, seating, path, practice wall)		\$0	\$124,600	100%	\$124,600	\$0	Medium	\$0	\$124,600
OIML12	Merrylands	Merrylands northern community garden (Young Park in Walpole Street)		\$0	\$80,000	100%	\$80,000	\$0	Medium	\$0	\$80,000
OIML13	Merrylands	New cricket practice nets		\$0	\$20,000	100%	\$20,000	\$0	Medium	\$0	\$20,000
OIML14	Merrylands	King Park expansion (land in King Park block used as recreational youth centre)	3,500	\$2,880,000	\$0	100%	\$2,880,000	\$0	Low	\$0	\$2,880,000
OIML15	Merrylands	New Merrylands south unleashed dog exercise area (fencing, dispensers/bins, seat, landscaping)		\$0	\$15,000	100%	\$15,000	\$0	Low	\$0	\$15,000
OIML16	Merrylands	Small local park upgrades x 2 Stage 2 (playground, tree planting, seat, path)		\$0	\$118,400	100%	\$118,400	\$0	Low	\$0	\$118,400
OIML17	Merrylands	Local play equipment augmentation x 5 (relocate, combine, expand, tree planting)		\$0	\$42,000	100%	\$42,000	\$0	Low	\$0	\$42,000
OIML18	Merrylands	Local playground shade tree planting x 3 (3 x 100-litre shade trees)		\$0	\$7,200	100%	\$7,200	\$0	Low	\$0	\$7,200
OIML19	Merrylands	Merrylands western basketball half-court (locate in consultation)		\$0	\$27,000	100%	\$27,000	\$0	Low	\$0	\$27,000
		Total Merrylands					\$9,011,400			\$0	\$9,011,400

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Merrylands West Local Parks (Sherwood)											
OIMW01	Merrylands West	New Merrylands West central park linking to Leeton Street Park (grassed informal half-field, playground, universal access playground, children's bike path, fitness equipment, multi-purpose court, bike rack installation, bushland revegetation, tree planting, seating, volleyball posts, practice wall, site costs - Merrylands Road)	7,800	\$5,980,000	\$559,500	100%	\$6,539,500	\$0	Medium	\$0	\$6,539,500
OIMW02	Merrylands West	Merrylands West basketball half-court (locate in consultation)		\$0	\$27,000	100%	\$27,000	\$0	Medium	\$0	\$27,000
OIMW03	Merrylands West	New Merrylands West unleashed dog exercise area (fencing, dispensers/bins, seat, landscaping)		\$0	\$15,000	100%	\$15,000	\$0	Medium	\$0	\$15,000
OIMW04	Merrylands West	Small local park upgrade (combine and expand play equipment, tree planting, practice wall)		\$0	\$33,100	100%	\$33,100	\$0	Low	\$0	\$33,100
OIMW05	Merrylands West	Local playground shade tree planting x 3 (2 x 100-litre shade trees)		\$0	\$4,800	100%	\$4,800	\$0	Low	\$0	\$4,800
OIMW06	Merrylands West	New cricket practice nets		\$0	\$20,000	100%	\$20,000	\$0	Low	\$0	\$20,000
Total Merrylands West							\$6,639,400			\$0	\$6,639,400
Wentworthville Local Parks											
OI WV01	Wentworthville	Lytton Street Park Stage 1 upgrade and expansion (landscaping, paths, lighting, Exeloo toilets, playground, universal access playground, children's bike path, bike rack installation, tree planting, site costs - at northern end)	1,500	\$1,295,000	\$636,800	100%	\$1,931,800	\$0	High	\$0	\$1,931,800
OI WV02	Wentworthville	New cricket practice nets x 2		\$0	\$40,000	100%	\$40,000	\$0	High	\$0	\$40,000
OI WV03	Wentworthville	New Friend Park basketball half-court		\$0	\$27,000	100%	\$27,000	\$0	High	\$0	\$27,000

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
OIWV04	Wentworthville	New west Wentworthville local park (landscaping, grassed informal half-field, playground, tree planting, seating, path, practice wall, site costs - between Jones St and Cumberland Hwy)	5,000	\$3,895,000	\$315,100	100%	\$4,210,100	\$0	Medium	\$0	\$4,210,100
OIWV05	Wentworthville	Veron Street Park upgrade (playground, tree planting, shade structure installation, fencing, seating, path, practice wall - co-located with community facilities)		\$0	\$179,600	100%	\$179,600	\$0	Medium	\$0	\$179,600
OIWV06	Wentworthville	New Wentworthville unleashed dog exercise area (fencing, dispensers/bins, seat, landscaping)		\$0	\$15,000	100%	\$15,000	\$0	Medium	\$0	\$15,000
OIWV07	Wentworthville	Local playground shade tree planting x 3 (2 x 100-litre shade trees)		\$0	\$4,800	100%	\$4,800	\$0	Medium	\$0	\$4,800
OIWV08	Wentworthville	Lytton Street Park Stage 2 recreation facilities upgrade (fitness equipment, multi-purpose court, tennis court extension x 2, volleyball posts)		\$0	\$281,000	100%	\$281,000	\$0	Low	\$0	\$281,000
OIWV09	Wentworthville	Wentworthville basketball full-courts x 2 (locate in consultation)		\$0	\$100,000	100%	\$100,000	\$0	Low	\$0	\$100,000
OIWV10	Wentworthville	Volleyball posts (in pool complex)		\$0	\$1,000	100%	\$1,000	\$0	Low	\$0	\$1,000
Total Wentworthville							\$6,790,300			\$0	\$6,790,300
South Wentworthville Local Parks (incl. Bransgrove area)											
OISW01	South Wentworthville	New South Wentworthville unleashed dog exercise area (fencing, dispensers/bins, seat, landscaping)		\$0	\$15,000	100%	\$15,000	\$0	High	\$0	\$15,000
OISW02	South Wentworthville	New cricket practice nets		\$0	\$20,000	100%	\$20,000	\$0	High	\$0	\$20,000
OISW03	South Wentworthville	New Irwin Place local park (grassed informal half-field, recreation facilities, paths, playground, tree planting, shade structure, seating, bushland revegetation, volleyball posts, practice wall, site costs)	3,000	\$2,500,000	\$475,600	100%	\$2,975,600	\$0	Medium	\$0	\$2,975,600

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
OISW04	South Wentworthville	Mujar Reserve upgrade and expansion (landscaping, grassed informal half-field, playground, tree planting, path, practice wall, site costs - Hampden Road)	2,200	\$2,300,000	\$439,600	100%	\$2,739,600	\$0	Medium	\$0	\$2,739,600
OISW05	South Wentworthville	South-Wentworthville basketball half-court (locate in consultation)		\$0	\$27,000	100%	\$27,000	\$0	Medium	\$0	\$27,000
OISW06	South Wentworthville	Local play equipment augmentation x 1 (relocate, combine, expand, tree planting)		\$0	\$31,600	100%	\$31,600	\$0	Medium	\$0	\$31,600
OISW07	South Wentworthville	Local playground shade tree planting x 10 (2 x 100-litre shade trees)		\$0	\$16,000	100%	\$16,000	\$0	Medium	\$0	\$16,000
OISW08	South Wentworthville	Ted Burge Sportsground upgrade (landscaping, Exeloo toilets, universal access playground, children's bike path, fitness equipment, multi-purpose court, bike rack installation)		\$0	\$372,000	100%	\$372,000	\$0	Low	\$0	\$372,000
OISW09	South Wentworthville	Hampden Road Reserve upgrade and expansion (landscaping, tree planting, seating, playground, path - north-eastern side, site costs)	1,700	\$1,220,000	\$791,600	100%	\$2,011,600	\$0	Low	\$0	\$2,011,600
Total South Wentworthville							\$8,208,400			\$0	\$8,208,400
Westmead Local Parks											
OIWM01	Westmead	MJ Bennett Reserve upgrade (children's bike path, bike rack installation, seating, tree planting, volleyball posts)		\$0	\$39,600	100%	\$39,600	\$0	High	\$0	\$39,600
OIWM02	Westmead	New Westmead unleashed dog exercise area (fencing, dispensers/bins, seat, landscaping)		\$0	\$15,000	100%	\$15,000	\$0	High	\$0	\$15,000
OIWM03	Westmead	Sidney Smith Park expansion (playground, tree planting, practice wall - widening street frontage, site costs)	1,200	\$1,235,000	\$191,900	100%	\$1,426,900	\$0	Medium	\$0	\$1,426,900
OIWM04	Westmead	Westmead community garden (expanded Bridge Road Reserve inc site costs)	1,200	\$1,035,000	\$120,000	100%	\$1,155,000	\$0	Medium	\$0	\$1,155,000
OIWM05	Westmead	Goombarra Reserve upgrade (playground, tree planting)		\$0	\$2,900	100%	\$2,900	\$0	Medium	\$0	\$2,900
OIWM06	Westmead	Local play equipment augmentation x 1 (relocate, combine, expand, tree planting)		\$0	\$31,600	100%	\$31,600	\$0	Low	\$0	\$31,600
OIWM07	Westmead	New cricket practice nets		\$0	\$20,000	100%	\$20,000	\$0	Low	\$0	\$20,000

Total Westmead			\$2,691,000							\$0	\$2,691,000
Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Mays Hill Local Parks (incl. Granville, Parramatta)											
OIMH01	Mays Hill / Granville	Mays Hill Reserve informal recreation settings (picnic facilities, playground, conversion to multi-purpose unfenced courts, grassed informal half-field, tree planting, seating, volleyball posts)		\$0	\$244,600	100%	\$244,600	\$0	High	\$0	\$244,600
OIMH02	Mays Hill / Granville	New Mays Hill basketball half-court (locate in consultation)		\$0	\$27,000	100%	\$27,000	\$0	High	\$0	\$27,000
OIMH03	Mays Hill / Granville	New cricket practice nets		\$0	\$20,000	100%	\$20,000	\$0	High	\$0	\$20,000
OIMH04	Mays Hill / Granville	Freame / Jones Park upgrade (landscaping, playground, universal playground, Exeloo, children's bike path, fitness equipment, water play, bike rack installation, tree planting, shade structure, fencing, seating, path, basketball half-court, practice wall)		\$0	\$517,100	100%	\$517,100	\$0	High	\$0	\$517,100
OIMH05	Mays Hill / Granville	Local play equipment augmentation x 2 (relocate, combine, expand, tree planting)		\$0	\$63,200	100%	\$63,200	\$0	Medium	\$0	\$63,200
OIMH06	Mays Hill / Granville	New Mays Hill community garden (Jones Park)		\$0	\$80,000	100%	\$80,000	\$0	Low	\$0	\$80,000
OIMH07	Mays Hill / Granville	Local playground shade tree planting x 6 (2 x 100-litre shade trees)		\$0	\$9,600	100%	\$9,600	\$0	Low	\$0	\$9,600
Total Mays Hill, Granville & Westmead South							\$961,500			\$0	\$961,500
Toongabbie Local Parks (incl. Girraween West)											
OITG01	Toongabbie / Girraween	Girraween Park Stage 1 upgrade and expansion (playground, universal access playground, tree planting, Exeloo toilets, children's bike path, path, seating, fitness equipment, bike rack installation, shade structure, site costs - 2 x Octavia Street lots in adjacent to entrance)	1,500	\$1,150,000	\$439,350	100%	\$1,589,350	\$0	High	\$0	\$1,589,350

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
OITG02	Toongabbie / Girraween	New Toongabbie community Garden and Keene Park expansion (expansion to Linden Street)	1,500	\$1,070,000	\$120,000	100%	\$1,190,000	\$0	High	\$0	\$1,190,000
OITG03	Toongabbie / Girraween	New Toongabbie unleashed dog exercise area (fencing, dispensers/bins, seat, landscaping)		\$0	\$15,000	100%	\$15,000	\$0	High	\$0	\$15,000
OITG04	Toongabbie / Girraween	Girraween Park Stage 2 upgrade (picnic and barbecue facilities, multi-purpose court, practice wall, vegetation enhancement, tree planting, creek path to centre)		\$0	\$333,100	100%	\$333,100	\$0	Medium	\$0	\$333,100
OITG05	Toongabbie / Girraween	CV Kelly Park local facilities upgrade and expansion (playground, path, seating, tree planting, fencing, volleyball posts, practice wall, site costs)	1,200	\$1,000,000	\$87,000	100%	\$1,087,000	\$0	Medium	\$0	\$1,087,000
OITG06	Toongabbie / Girraween	New Targo Road local park (playground, seating, tree planting, path, site costs - Girraween)	2,500	\$2,450,000	\$135,850	100%	\$2,585,850	\$0	Medium	\$0	\$2,585,850
OITG07	Toongabbie / Girraween	New Toongabbie basketball half-court (corner Targo / Toongabbie Road)		\$0	\$27,000	100%	\$27,000	\$0	Medium	\$0	\$27,000
OITG08	Toongabbie / Girraween	New cricket practice nets		\$0	\$20,000	100%	\$20,000	\$0	Medium	\$0	\$20,000
OITG09	Toongabbie / Girraween	Portico Park upgrade (playground, seats/tables, shelters, landscaping, fencing)		\$0	\$597,000	100%	\$597,000	\$0	Low	\$0	\$597,000
OITG10	Toongabbie / Girraween	Local play equipment augmentation x 1 (relocate, combine, expand, tree planting)		\$0	\$31,600	100%	\$31,600	\$0	Low	\$0	\$31,600
OITG11	Toongabbie / Girraween	Local playground shade tree planting x 10 (2 x 100-litre shade trees)		\$0	\$16,000	100%	\$16,000	\$0	Low	\$0	\$16,000
Total Toongabbie & Girraween West							\$7,491,900			\$0	\$7,491,900

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Pendle Hill Local Parks (incl. Girraween East & Bonds site)											
OIPH01	Pendle Hill	New local park on Bonds Spinning Mills site (grassed informal half-field, multi-purpose court, cricket practice nets, children's playground, shade structure, children's bike track, picnic shelters and barbecues, seating decks around trees, landscaping, shade planting, feature entrance at Jones Street entry with art and signage - Jones Street side 0.6 ha)									
			6,000	\$4,150,000	\$450,000	100%	\$4,600,000	\$0	High	\$0	\$4,600,000
OIPH02	Pendle Hill	Small local park upgrade (playground, tree planting, seating, path, fencing, practice wall)		\$0	\$66,000	100%	\$66,000	\$0	High	\$0	\$66,000
OIPH03	Pendle Hill	Civic Park upgrade & expansion (playground, universal access playground, shade structure, children's bike path, fitness equipment, multi-purpose court, water play, bike rack installation, seating, tree planting, path, volleyball posts, practice wall, site costs - southern side of park)									
			3,000	\$2,500,000	\$606,600	100%	\$3,106,600	\$0	Medium	\$0	\$3,106,600
OIPH04	Pendle Hill	New Pendle Hill basketball half-court (locate in consultation)		\$0	\$27,000	100%	\$27,000	\$0	Medium	\$0	\$27,000
OIPH05	Pendle Hill	Pendle Hill community garden		\$0	\$80,000	100%	\$80,000	\$0	Medium	\$0	\$80,000
OIPH06	Pendle Hill	New cricket practice nets		\$0	\$20,000	100%	\$20,000	\$0	Medium	\$0	\$20,000
OIPH07	Pendle Hill	New Pendle Hill unleashed dog exercise area (fencing, dispensers/bins, seat, landscaping)		\$0	\$15,000	100%	\$15,000	\$0	Low	\$0	\$15,000
OIPH08	Pendle Hill	Local play equipment augmentation x 1 (relocate, combine, expand, tree planting)		\$0	\$31,600	100%	\$31,600	\$0	Low	\$0	\$31,600
OIPH09	Pendle Hill	Local playground shade tree planting x 10 (2 x 100-litre shade trees)		\$0	\$16,000	100%	\$16,000	\$0	Low	\$0	\$16,000
		Total Pendle Hill					\$7,962,200			\$0	\$7,962,200

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Guildford Local Parks (incl. Yennora)											
OIGF01	Guildford	McCredie Park Stage 1 upgrade (tennis courts x 2, multi-purpose netball/tennis court, universal access playground, children's bike path, fitness equipment, bike rack installation, tree planting, path, seating, volleyball posts, practice wall)		\$0	\$378,100	100%	\$378,100	\$0	High	\$0	\$378,100
OIGF02	Guildford	New Guildford unleashed dog exercise area (fencing, dispensers/bins, seat, landscaping)		\$0	\$15,000	100%	\$15,000	\$0	High	\$0	\$15,000
OIGF03	Guildford	New Kane Street local park and community garden (corner Guildford Road)	1,400	\$1,290,000	\$120,000	100%	\$1,410,000	\$0	Medium	\$0	\$1,410,000
OIGF04	Guildford	Surrey Street Local Park upgrade and expansion (playground, seating, path, tree planting, fencing - Surrey Street road closure)		\$0	\$144,500	100%	\$144,500	\$0	Medium	\$0	\$144,500
OIGF05	Guildford	Warnock Park upgrade (play facilities for older children, shade structure, picnic facilities, tree planting)		\$0	\$137,600	100%	\$137,600	\$0	Medium	\$0	\$137,600
OIGF06	Guildford	New Guildford basketball half-court (locate in consultation)		\$0	\$27,000	100%	\$27,000	\$0	Medium	\$0	\$27,000
OIGF07	Guildford	Local play equipment augmentation x 1 (relocate, combine, expand, tree planting)		\$0	\$31,600	100%	\$31,600	\$0	Medium	\$0	\$31,600
OIGF08	Guildford	Native shade tree planting at playgrounds (1 x 100-litre shade trees for 10 playgrounds)		\$0	\$8,000	100%	\$8,000	\$0	Low	\$0	\$8,000
OIGF09	Guildford	McCredie Park Stage 2 upgrade (landscaping, picnic facilities)		\$0	\$100,000	100%	\$100,000	\$0	Low	\$0	\$100,000
OIGF10	Guildford	New cricket practice nets		\$0	\$20,000	100%	\$20,000	\$0	Low	\$0	\$20,000
Total Guildford							\$2,271,800			\$0	\$2,271,800
Guildford West Local Parks (incl. Woodpark & Pipehead site)											
OIGW01	Guildford West	New Frank Street local park (landscaping, playground, seating, tree planting, basketball half-court, volleyball posts, practice wall - Pipehead site between canal and Frank Street)	4,700	\$2,300,000	\$283,100	100%	\$2,583,100	\$0	High	\$0	\$2,583,100

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
OIGW02	Guildford West	Tom Uren Park upgrade (landscaping, children's bike path, bike rack installation, tree planting, fitness equipment, multi-purpose court conversion)		\$0	\$103,600	100%	\$103,600	\$0	Medium	\$0	\$103,600
OIGW03	Guildford West	New Bowden Street local park park (playground, tree planting, path - Pipehead site at Bowden Street)	1,097	\$375,000	\$33,850	100%	\$408,850	\$0	Low	\$0	\$408,850
OIGW04	Guildford West	New Guildford West unleashed dog exercise area (provide fencing, dog waste bag dispensers/bins and landscaping at designated location)		\$0	\$15,000	100%	\$15,000	\$0	Low	\$0	\$15,000
Total Guildford West						\$3,110,550				\$0	\$3,110,550
Greystanes Local Parks											
OIGS01	Greystanes	Daniel Street Park multi-purpose court conversion		\$0	\$50,000	100%	\$50,000	\$0	Medium	\$0	\$50,000
OIGS02	Greystanes	Holroyd Apex Park upgrade (seats and tables, playground, path, tree planting)		\$0	\$54,850	100%	\$54,850	\$0	Medium	\$0	\$54,850
OIGS03	Greystanes	Greystanes Sportsground upgrade and link (playground, children's bike path, tree planting - 1 lot linking to Canal Reserve path)	600	\$510,000	\$83,600	100%	\$593,600	\$0	Low	\$0	\$593,600
OIGS04	Greystanes	Canal Street Park upgrade (playground, seats and tables located to take advantage of view, site costs)		\$0	\$180,000	100%	\$180,000	\$0	Low	\$0	\$180,000
Total Greystanes						\$878,450				\$0	\$878,450
TOTAL LOCAL INFORMAL				\$42,245,000	\$13,771,900					\$0	\$56,016,900
							LAND	WORKS			
						Attributable to new development	\$56,016,900	\$42,245,000	\$13,771,900		
						Cost attributable to Council / others	\$0	\$0	\$0		
TOTAL INFORMAL PARKS & RECREATION						\$70,837,900					

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Sporting Fields and Facilities											
Sporting Fields											
OSFI01	Greystanes	New Hyland Road fields x 2 (1 rectangular field, 1 set of mini-fields, lighting, amenities building, bench spectator seating, water harvesting, vehicle access)		\$0	\$3,300,000	100%	\$3,300,000	\$0	High	\$0	\$3,300,000
OSFI02	Toongabbie	New Girraween fields x 2 (turf, irrigation, water harvesting, training lighting, bench seating, amenities building, car parking, cricket pitch and net, site costs - eastern side of light industrial area - Magowar / Mandoon Roads)									
OSFI03	Merrylands West	New Merrylands West field x 1 (turf, irrigation, water harvesting, training lighting, bench seating, amenities building, site costs - 0.5 ha flood lots and part of existing park)	30,000	\$16,700,000	\$3,128,000	100%	\$19,828,000	\$0	Medium	\$0	\$19,828,000
OSFI04	Merrylands	New Lawson Square field x 1 (levelling, turf, irrigation, water harvesting, amenities building, high fencing, tennis court reconstruction)	5,000	\$4,300,000	\$1,560,000	100%	\$5,860,000	\$0	Medium	\$0	\$5,860,000
OSFI05	Greystanes	New Daisy Street Park fields x 1 (turf, irrigation, water harvesting, training lighting, bench seating, amenities building)		\$0	\$1,560,000	100%	\$1,560,000	\$0	Medium	\$0	\$1,560,000
OSFI06	Greystanes	Gipps Road Field conversion and upgrade x 1 (turf, irrigation, water harvesting, training lighting, amenities building - baseball to rectangular)		\$0	\$1,400,000	100%	\$1,400,000	\$0	Medium	\$0	\$1,400,000
OSFI07	Greystanes	Gipps Road Field No 2 upgrade x 1 (turf, irrigation, lighting, cricket pitch and net - existing sporting fields)		\$0	\$1,170,000	100%	\$1,170,000	\$0	Medium	\$0	\$1,170,000
OSFI08	Toongabbie	CV Kelly Park field upgrade x 1 (turf, irrigation, lighting, amenities building, cricket pitch and net - existing sporting fields)		\$0	\$798,000	100%	\$798,000	\$0	Medium	\$0	\$798,000
				\$0	\$1,798,000	100%	\$1,798,000	\$0	Medium	\$0	\$1,798,000

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
OSFI09	Mays Hill	Jones Park field upgrade x 2 (turf, irrigation, lighting, amenities building, cricket pitch and net - existing sporting fields)		\$0	\$2,168,000	100%	\$2,168,000	\$0	High	\$0	\$2,168,000
OSFI10	Guildford West	Guildford West Sports Ground irrigation and playground x 1		\$0	\$200,000	100%	\$200,000	\$0	Medium	\$0	\$200,000
OSFI12	Smithfield	New Smithfield/Woodpark fields x 2 (turf, irrigation, lighting (training), some bench seating, amenities building, synthetic cricket pitch and nets, car parking - 5 ha industrial site)									
OSFI13	Mays Hill	Jones Park playing field extension and upgrade x 1 (turf, fencing, lighting and water harvesting)	30,000	\$12,400,000	\$3,428,000	100%	\$15,828,000	\$0	Low	\$0	\$15,828,000
OSFI14	Wentworthville	Monty Bennett Oval field upgrade x 1 (turf, irrigation, lighting, amenities building, cricket pitch and net - existing sporting fields)		\$0	\$370,000	100%	\$370,000	\$0	Low	\$0	\$370,000
OSFI15	South Wentworthville	Ted Burge Sportsground field upgrade x 2 (turf, irrigation, lighting, amenities building, cricket pitch and net - existing sporting fields)		\$0	\$1,198,000	100%	\$1,198,000	\$0	Low	\$0	\$1,198,000
				\$0	\$2,168,000	100%	\$2,168,000	\$0	Low	\$0	\$2,168,000
TOTAL SPORTING FIELDS				\$33,400,000	\$24,246,000					\$0	\$57,646,000
						\$57,646,000		LAND	WORKS		
								\$33,400,000	\$24,246,000		
						\$0		\$0	\$0		
City Wide Sporting Facilities											
OSFA01	City-wide	Gipps Road Complex athletics facility upgrade (athletics field surface, hammer throwing field, long jump track and pit, lighting, fencing, amenities and kiosk)		\$0	\$2,000,000	100%	\$2,000,000	\$0	High	\$0	\$2,000,000
OSFA02	City-wide	Swimming pools upgrade x 3 (pool, filter system)		\$0	\$19,500,000	28%	\$5,460,000	\$14,000,000	High	\$0	\$5,460,000
OSFA03	City-wide	New netball complex comprising at least 12 sealed courts and an administration/amenities building (courts also used for informal recreation)		\$0	\$1,875,000	100%	\$1,875,000	\$0	Medium	\$0	\$1,875,000

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
OSFA04	City-wide	New Hyland Road sporting complex (4 tennis courts, 2 netball courts, 2 basketball courts, 2 indoor multi-purpose courts, playground)		\$0	\$13,150,000	28%	\$3,682,000	\$9,205,000	Medium	\$0	\$3,682,000
OSFA06	City-wide	Guildford West Sportsground softball/baseball field upgrade (safety fence, diamond)		\$0	\$130,000	100%	\$130,000	\$0	Low	\$0	\$130,000
TOTAL SPORTING FACILITIES				\$0	\$36,655,000					\$0	\$13,147,000
								LAND	WORKS		
Attributable to new development						\$13,147,000	\$0	\$13,147,000			
Cost attributable to Council / others						\$23,508,000	\$0	\$23,508,000			
TOTAL SPORTING FIELDS & FACILITIES						\$94,301,000					
TOTAL OPEN SPACE & RECREATION			Attributable to new development			\$141,630,900					
			Cost attributable to Council / others			\$23,508,000					
			Total			\$165,138,900					

Community Facilities Works Program											
Code	Locality	Description	Land Acquisition Area m ²	Land Acquisition Cost	Works Cost	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority	Cost attributable to non-residential	Cost attributable to residential
Libraries											
CLB01		Library book stock		\$0	\$2,501,932	100%	\$2,501,932	\$0	Ongoing	\$0	\$2,501,932
CLM01	Merrylands	Central Library expansion		\$0	\$3,897,185	100%	\$3,897,185	\$0	Low	\$0	\$3,897,185
CLW01	Wentworthville	Wentworthville Library expansion		\$0	\$3,897,185	100%	\$3,897,185	\$0	High	\$0	\$3,897,185
Total Libraries							\$10,296,303			\$0	\$10,296,303
Childcare Centres											
CCLM1	Merrylands	Long Day Care Centre - north of city	1600.00	\$1,038,000	\$2,400,000	50%	\$1,719,000	\$1,719,000		\$0	\$1,719,000
CCLW1	Wentworthville	Long Day Care Centre - east of city	1600.00	\$1,038,000	\$2,400,000	50%	\$1,719,000	\$1,719,000	High	\$0	\$1,719,000
CCOW1	Wentworthville	OOSH Centre demountable (W Primary School)		\$0	\$1,625,000	100%	\$1,625,000	\$0	High	\$0	\$1,625,000
CCFC1		Family Day Care Centres expansion		\$0	\$1,540,000	100%	\$1,540,000	\$0	Low	\$0	\$1,540,000
Total Childcare							\$6,603,000			\$0	\$6,603,000
Community Facilities											
CCFM1	Merrylands	Merrylands Community Centre	TBC	\$1,946,250	\$7,407,330	100%	\$9,353,580	\$0	Low	\$0	\$9,353,580
CCFW1	Wentworthville	Wentworthville Community Centre refurbishment		\$0	\$1,800,000	100%	\$1,800,000	\$0	High	\$0	\$1,800,000
CCFW2	Wentworthville	Wentworthville Community Centre expansion		\$0	\$250,000	100%	\$250,000	\$0	High	\$0	\$250,000
CCFT1	Toongabbie	Toongabbie Community Centre refurbishment		\$0	\$720,000	100%	\$720,000	\$0	High	\$0	\$720,000
Total Community Facilities							\$12,123,580			\$0	\$12,123,580
Youth Centres											
CYCW1	Wentworthville	Wentworthville Youth Centre refurbishment		\$0	\$375,000	100%	\$375,000	\$0	High	\$0	\$375,000
CYCW2	Wentworthville	Wentworthville Youth Centre expansion		\$0	\$250,000	100%	\$250,000	\$0	Low	\$0	\$250,000

Total Youth Centres				\$625,000				\$0	\$625,000
Community Buses									
CYCB1	New bus	\$0	\$140,000	100%	\$140,000	\$0	2013-2022	\$0	\$140,000
CYCB2	New bus	\$0	\$140,000	100%	\$140,000	\$0	2023-2032	\$0	\$140,000
Total Community Buses				\$280,000				\$0	\$280,000
TOTAL COMMUNITY FACILITIES		\$4,022,250	\$29,343,633					\$0	\$29,927,883
						LAND	WORKS		
		Attributable to new development		\$29,927,883		\$4,022,250	\$25,905,633		
		Cost attributable to Council / others		\$3,438,000		\$0	\$3,438,000		
TOTAL COMMUNITY FACILITIES WORKS PROGRAM				\$29,927,883					

Public Domain Works Program											
Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Merrylands Centre Public Domain (incl. Holroyd)											
PDML01	Merrylands	Merrylands Town Square (stage 1 works) including paving, soft scape, furniture		\$0	\$1,822,500	100%	\$1,822,500	\$0	High	\$288,601	\$1,533,899
PDM02	Merrylands	Footpath Widening including demolition of existing footpath and paving, new kerb, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$3,106,800	100%	\$3,106,800	\$0	Medium	\$491,975	\$2,614,825
PDM03	Merrylands	Paving upgrade including demolition of existing footpath and paving, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$1,594,500	100%	\$1,594,500	\$0	Medium	\$252,496	\$1,342,004
PDM04	Merrylands	Furniture [benches, bin enclosures, bike racks]		\$0	\$100,000	100%	\$100,000	\$0	Medium	\$15,835	\$84,165
PDM05	Merrylands	200L Tree Planting at 8m Centres and Tree Grill including WSUD tree pit		\$0	\$499,120	100%	\$499,120	\$0	Medium	\$79,038	\$420,082
PDM06	Merrylands	Shared Pedestrian Zone including new paving, Precast Concrete unit paver on concrete slab.		\$0	\$1,324,320	100%	\$1,324,320	\$0	Medium	\$209,712	\$1,114,608
PDM07	Merrylands	Lane way upgrade including bitumen pavement with detailed granite sett edges		\$0	\$971,370	100%	\$971,370	\$0	Medium	\$153,821	\$817,549
PDM08	Merrylands	Upgrade Sarah Daniels Court		\$0	\$137,700	100%	\$137,700	\$0	Low	\$21,805	\$115,895
PDM09	Merrylands	Upgrade to Station Entrance		\$0	\$100,000	100%	\$100,000	\$0	Low	\$15,835	\$84,165
PDM10	Merrylands	Signage		\$0	\$45,000	100%	\$45,000	\$0	Low	\$7,126	\$37,874
PDM11	Merrylands	Lighting McFarlane Street, Merrylands Road, Terminal Place, Pitt Street, Military Road. [One-side of the road at 24m Centres]		\$0	\$456,000	100%	\$456,000	\$0	Low	\$72,210	\$383,790
PDM12	Merrylands	Playground		\$0	\$60,000	100%	\$60,000	\$0	Low	\$9,501	\$50,499
PDM13	Merrylands	Public Art		\$0	\$75,000	100%	\$75,000	\$0	Medium	\$11,877	\$63,123
TOTAL MERRYLANDS PUBLIC DOMAIN				\$0	\$10,292,310			LAND	WORKS	\$1,629,833	\$8,662,477
Attributable to new development						\$10,292,310		\$0	\$10,292,310		
Cost attributable to Council / others						\$0		\$0	\$0		
<i>Note: Existing Funds Held</i>		\$194,000									

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Merrylands West Centre Public Domain (Sherwood)											
PDMW01	Merrylands West	Paving upgrade including demolition of existing footpath and paving, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$639,300	100%	\$639,300	\$0	Low	\$54,102	\$585,198
PDMW02	Merrylands West	Furniture [benches, bin enclosures, bike racks]		\$0	\$60,000	100%	\$60,000	\$0	Low	\$5,078	\$54,922
PDMW03	Merrylands West	200L Tree Planting at 8m Centres and Tree Grill including WSUD tree pit		\$0	\$59,840	100%	\$59,840	\$0	Low	\$5,064	\$54,776
PDMW04	Merrylands West	Signage		\$0	\$15,000	100%	\$15,000	\$0	Low	\$1,269	\$13,731
PDMW05	Merrylands West	Open pedestrian link including new paving, Precast Concrete unit paver on concrete slab		\$0	\$480,000	100%	\$480,000	\$0	Low	\$40,621	\$439,379
PDMW06	Merrylands West	Lighting, Sherwood Road, Paton Street, Coolibah Street and proposed through links. [One-side of the road 24m Centres]		\$0	\$198,000	100%	\$198,000	\$0	Low	\$16,756	\$181,244
TOTAL MERRYLANDS WEST PUBLIC DOMAIN				\$0	\$1,452,140			LAND	WORKS	\$122,889	\$1,329,251
Attributable to new development						\$1,452,140		\$0	\$1,452,140		
Cost attributable to Council / others						\$0		\$0	\$0		
Wentworthville Centre Public Domain											
PDWV01	Wentworthville	Footpath Widening including demolition of existing footpath and paving, new kerb, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$823,200	100%	\$823,200	\$0	Medium	\$33,600	\$789,600
PDWV02	Wentworthville	Paving upgrade including demolition of existing footpath and paving, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$1,809,000	100%	\$1,809,000	\$0	Medium	\$73,837	\$1,735,163
PDWV03	Wentworthville	Furniture [benches, bin enclosures, bike racks]		\$0	\$60,000	100%	\$60,000	\$0	Medium	\$2,449	\$57,551
PDWV04	Wentworthville	200L Tree Planting at 8m Centres and Tree Grill including WSUD tree pit		\$0	\$85,680	100%	\$85,680	\$0	Medium	\$3,497	\$82,183

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
PDWV05	Wentworthville	Upgrade to Station Entrance		\$0	\$50,000	100%	\$50,000	\$0	Medium	\$2,041	\$47,959
PDWV06	Wentworthville	Shared Pedestrian Zone including new paving, Precast Concrete unit paver on concrete slab.		\$0	\$529,440	100%	\$529,440	\$0	Low	\$21,610	\$507,830
PDWV07	Wentworthville	Open pedestrian link including Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$72,000	100%	\$72,000	\$0	Low	\$2,939	\$69,061
PDWV08	Wentworthville	Signage		\$0	\$15,000	100%	\$15,000	\$0	Medium	\$612	\$14,388
PDWV09	Wentworthville	Lighting to Dunmore Street, The Kingsway, Station Street. [One-side of the road at 24m Centres]		\$0	\$216,000	100%	\$216,000	\$0	Medium	\$8,816	\$207,184
PDWV10	Wentworthville	Public Art		\$0	\$15,000	100%	\$15,000	\$0	Medium	\$612	\$14,388
TOTAL WENTWORTHVILLE PUBLIC DOMAIN				\$0	\$3,675,320			LAND	WORKS	\$150,013	\$3,525,307
Attributable to new development						\$3,675,320		\$0	\$3,675,320		
Cost attributable to Council / others						\$0		\$0	\$0		
South Wentworthville Centre Public Domain (incl. Bransgrove area)											
PDSW01	South Wentworthville	Paving upgrade including demolition of existing footpath and paving, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$2,323,200	100%	\$2,323,200	\$0	High	\$125,127	\$2,198,073
PDSW02	South Wentworthville	Furniture [benches, bin enclosures, bike racks]		\$0	\$60,000	100%	\$60,000	\$0	High	\$3,232	\$56,768
PDSW03	South Wentworthville	200L Tree Planting at 8m Centres and Tree Grill including WSUD tree pit		\$0	\$186,320	100%	\$186,320	\$0	High	\$10,035	\$176,285
PDSW04	South Wentworthville	Signage		\$0	\$15,000	100%	\$15,000	\$0	High	\$808	\$14,192
TOTAL SOUTH WENTWORTHVILLE PUBLIC DOMAIN				\$0	\$2,584,520			LAND	WORKS	\$139,202	\$2,445,318
Attributable to new development						\$2,584,520		\$0	\$2,584,520		
Cost attributable to Council / others						\$0		\$0	\$0		

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Mays Hill Centre Public Domain (incl. Westmead South)											
PDMH01	Mays Hill	Footpath Widening including demolition of existing footpath and paving, new kerb, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$1,833,600	100%	\$1,833,600	\$0	Medium	\$71,346	\$1,762,254
PDMH02	Mays Hill	Paving upgrade including demolition of existing footpath and paving, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$582,900	100%	\$582,900	\$0	Medium	\$22,681	\$560,219
PDMH03	Mays Hill	Furniture [benches, bin enclosures, bike racks]		\$0	\$60,000	100%	\$60,000	\$0	Medium	\$2,335	\$57,665
PDMH04	Mays Hill	200L Tree Planting at 8m Centres and Tree Grill including WSUD tree pit		\$0	\$269,280	100%	\$269,280	\$0	Medium	\$10,478	\$258,802
PDMH05	Mays Hill	Signage		\$0	\$15,000	100%	\$15,000	\$0	Medium	\$584	\$14,416
PDMH06	Mays Hill	Lighting [One-side of the road 24m Centres]		\$0	\$102,000	100%	\$102,000	\$0	Medium	\$3,969	\$98,031
PDMH07	Mays Hill	Vegetated Buffer		\$0	\$294,080	100%	\$294,080	\$0	Low	\$11,443	\$282,637
PDMH08	Mays Hill	Public Art		\$0	\$15,000	100%	\$15,000	\$0	Low	\$584	\$14,416
TOTAL MAYS HILL PUBLIC DOMAIN				\$0	\$3,171,860			LAND	WORKS	\$123,419	\$3,048,441
						Attributable to new development	\$3,171,860	\$0	\$3,171,860		
						Cost attributable to Council / others	\$0	\$0	\$0		
Toongabbie Centre Public Domain (incl. Girraween West)											
PDTG01	Toongabbie	Paving upgrade including demolition of existing footpath and paving, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$1,234,500	100%	\$1,234,500	\$0	Medium	\$17,814	\$1,216,686
PDTG02	Toongabbie	Furniture [benches, bin enclosures, bike racks]		\$0	\$60,000	100%	\$60,000	\$0	Medium	\$866	\$59,134
PDTG03	Toongabbie	200L Tree Planting at 8m Centres and Tree Grill including WSUD tree pit		\$0	\$34,680	100%	\$34,680	\$0	Medium	\$500	\$34,180

TOTAL TOONGABBIE PUBLIC DOMAIN			\$0	\$1,329,180				LAND	WORKS	\$19,180	\$1,310,000
Attributable to new development						\$1,329,180		\$0	\$1,329,180		
Cost attributable to Council / others						\$0		\$0	\$0		
Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Pendle Hill Public Domain (incl. Girraween East)											
PDPH01	Pendle Hill	Footpath Widening including demolition of existing footpath and paving, new kerb, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$788,000	100%	\$788,000	\$0	Medium	\$12,305	\$775,695
PDPH02	Pendle Hill	Paving upgrade including demolition of existing footpath and paving, Precast Concrete unit paver on compact subgrade and sand bed.		\$0	\$807,600	100%	\$807,600	\$0	Medium	\$12,611	\$794,989
PDPH03	Pendle Hill	Furniture [benches, bin enclosures, bike racks]		\$0	\$60,000	100%	\$60,000	\$0	Medium	\$937	\$59,063
PDPH04	Pendle Hill	200L Tree Planting at 8m Centres and Tree Grill including WSUD tree pit		\$0	\$108,800	100%	\$108,800	\$0	Medium	\$1,699	\$107,101
PDPH05	Pendle Hill	Upgrade Plaza		\$0	\$630,000	100%	\$630,000	\$0	Medium	\$9,838	\$620,162
PDPH06	Pendle Hill	Shared Pedestrian Zone including new paving, Precast Concrete unit paver on concrete slab.		\$0	\$241,440	100%	\$241,440	\$0	Low	\$3,770	\$237,670
PDPH07	Pendle Hill	Signage		\$0	\$15,000	100%	\$15,000	\$0	Low	\$234	\$14,766
PDPH08	Pendle Hill	Lighting to Pendle Way, Joyce Street and Purdie Lane. [One-side of the road at 24m Centres]		\$0	\$138,000	100%	\$138,000	\$0	Low	\$2,155	\$135,845
PDPH09	Pendle Hill	Screen Planting		\$0	\$176,000	100%	\$176,000	\$0	Low	\$2,748	\$173,252
PDPH10	Pendle Hill	Public Art		\$0	\$15,000	100%	\$15,000	\$0	Low	\$234	\$14,766
TOTAL PENDLE HILL PUBLIC DOMAIN				\$0	\$2,979,840			LAND	WORKS	\$46,531	\$2,933,309
Attributable to new development						\$2,979,840		\$0	\$2,979,840		
Cost attributable to Council / others						\$0		\$0	\$0		

Code	Locality	Description of works	Land Acquisition Area m ²	Land acquisition cost	Cost of works	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority / timing	Cost attributable to non-residential	Cost attributable to residential
Guildford Centre Public Domain											
PDGF01	Guildford	Paving upgrade including demolition of existing footpath and paving, Precast Concrete unit paver on compact subgrade and sand bed.									
				\$0	\$812,400	100%	\$812,400	\$0	Low	\$22,076	\$790,324
PDGF02	Guildford	Furniture [benches, bin enclosures, bike racks]		\$0	\$30,000	100%	\$30,000	\$0	Low	\$815	\$29,185
PDGF03	Guildford	200L Tree Planting at 8m Centres and Tree Grill including WSUD tree pit		\$0	\$38,080	100%	\$38,080	\$0	Low	\$1,035	\$37,045
PDGF04	Guildford	Signage		\$0	\$15,000	100%	\$15,000	\$0	Low	\$408	\$14,592
PDGF05	Guildford	Upgrade to Station Entrance and Bus Stop		\$0	\$80,000	100%	\$80,000	\$0	Low	\$2,174	\$77,826
PDGF06	Guildford	Lighting to Guildford Road and Military Road. [One-side of the road 24m Centres]		\$0	\$102,000	100%	\$102,000	\$0	Low	\$2,772	\$99,228
TOTAL GUILDFORD PUBLIC DOMAIN				\$0	\$1,077,480			LAND	WORKS	\$29,279	\$1,048,201
Attributable to new development						\$1,077,480		\$0	\$1,077,480		
Cost attributable to Council / others						\$0		\$0	\$0		
Greystanes Centre Public Domain											
PDGS01	Greystanes	Paving upgrade including demolition of existing footpath and paving, Precast Concrete unit paver on compact subgrade and sand bed.									
				\$0	\$260,700	100%	\$260,700	\$0	Low	\$0	\$260,700
PDGS02	Greystanes	Furniture [benches, bin enclosures, bike racks]		\$0	\$20,000	100%	\$20,000	\$0	Low	\$0	\$20,000
PDGS03	Greystanes	200L Tree Planting at 8m Centres and Tree Grill including WSUD tree pit		\$0	\$27,200	100%	\$27,200	\$0	Low	\$0	\$27,200
TOTAL GREYSTANES PUBLIC DOMAIN				\$0	\$307,900			LAND	WORKS	\$0	\$307,900
Attributable to new development						\$307,900		\$0	\$307,900		
Cost attributable to Council / others						\$0		\$0	\$0		

TOTAL PUBLIC DOMAIN WORKS PROGRAM

Attributable to new development

\$26,870,550

Cost attributable to Council / others

\$0

Total

\$26,870,550

Transport Works Program

Code	Locality	Description	Land Acquisition Area m ²	Land Acquisition Cost	Works Cost	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority	Cost attributable to non-residential	Cost attributable to residential
Merrylands Centre Local Transport											
Local Transport Works (Residential and non-residential development)											
TML01	Merrylands	Merrylands Road right turn bans - Monitor, Windsor, Cambridge & Burford Streets		\$0	\$400,000	100%	\$400,000	\$0	High	\$244,231	\$155,769
TML02	Merrylands	Closure of Military Road at Newman Street		\$0	\$200,000	100%	\$200,000	\$0	High	\$122,115	\$77,885
TML03	Merrylands	Pitt & Neil Street intersection - additional works	171	\$350,000	\$225,000	100%	\$575,000	\$0	High	\$351,082	\$223,918
TML04	Merrylands	New Road No.1 - additional works		\$0	\$1,250,000	100%	\$1,250,000	\$0	High	\$763,222	\$486,778
TML05	Merrylands	Shared use zone - Terminal Place		\$0	\$500,000	100%	\$500,000	\$0	High	\$305,289	\$194,711
TML06	Merrylands	Roundabout - St Anne Street & Addestone Road		\$0	\$200,000	100%	\$200,000	\$0	High	\$122,115	\$77,885
TML07	Merrylands	Roundabout - St Anne & Denmark Streets		\$0	\$200,000	100%	\$200,000	\$0	High	\$122,115	\$77,885
TML08	Merrylands	Ring road junctions & right turn bans - Chetwynd Road & St Ann Street		\$0	\$275,000	100%	\$275,000	\$0	High	\$167,909	\$107,091
TML09	Merrylands	Ring road junctions & right turn bans - Chetwynd & Merrylands Roads		\$0	\$218,000	100%	\$218,000	\$0	High	\$133,106	\$84,894
TML10	Merrylands	Intersection realignment - Merrylands Road / Chetwynd & Lockwood Streets	305	\$450,000	\$500,000	100%	\$950,000	\$0	High	\$580,049	\$369,951
TML11	Merrylands	Ring road junction improvement - Lockwood & Walpole Streets		\$0	\$225,000	100%	\$225,000	\$0	High	\$137,380	\$87,620
TML12	Merrylands	Intersection realignment - Pitt & Walpole Streets	304	\$255,000	\$150,000	100%	\$405,000	\$0	High	\$247,284	\$157,716
TML13	Merrylands	Junction improvement inc signalisation - McFarlane & Pitt Streets		\$0	\$350,000	100%	\$350,000	\$0	High	\$213,702	\$136,298
TML14	Merrylands	Removal of parking - Pitt Street & Merrylands Road		\$0	\$100,000	100%	\$100,000	\$0	High	\$61,058	\$38,942
TML15	Merrylands	Right turn lane - Pitt at Gladstone Street		\$0	\$100,000	100%	\$100,000	\$0	High	\$61,058	\$38,942
TML16	Merrylands	Pedestrian footpath improvements - Merrylands Town Centre		\$0	\$700,000	100%	\$700,000	\$0	High	\$427,404	\$272,596
TML17	Merrylands	New Road No. 1 north	1900	\$1,140,000	\$543,000	100%	\$1,683,000	\$0	High	\$1,027,602	\$655,398
TML18	Merrylands	Reconstruction - Neil Street		\$0	\$1,847,214	100%	\$1,847,214	\$0	High	\$1,127,867	\$719,347

Code	Locality	Description	Land Acquisition Area m ²	Land Acquisition Cost	Works Cost	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority	Cost attributable to non-residential	Cost attributable to residential
TML19	Merrylands	New Road No. 1 south	2225	\$1,446,000	\$1,466,706	100%	\$2,912,706	\$0	High	\$1,778,433	\$1,134,273
TML20	Merrylands	Sheffield Street extension construction		\$0	\$660,104	100%	\$660,104	\$0	High	\$403,045	\$257,059
TML21	Merrylands	Reconstruction - Pitt & Neil Streets intersection		\$0	\$2,043,964	100%	\$2,043,964	\$0	Recoupment	\$1,247,998	\$795,966
TML22	Merrylands	Treves & McFarlane Streets intersection	90	\$207,000	\$1,634,511	100%	\$1,841,511	\$0	Recoupment	\$1,124,385	\$717,126
TML23	Merrylands	Reconstruction - Treves Street & Merrylands Road intersection		\$0	\$205,604	100%	\$205,604	\$0	Recoupment	\$125,537	\$80,067
TML24	Merrylands	Merrylands Road upgrade		\$0	\$54,983	100%	\$54,983	\$0	High	\$33,571	\$21,412
TML25	Merrylands	Reconstruction - Merrylands Road & Terminal Place intersection		\$0	\$416,631	100%	\$416,631	\$0	High	\$254,385	\$162,246
TML26	Merrylands	Reconstruction - Merrylands Road & Pitt Street intersection		\$0	\$308,890	100%	\$308,890	\$0	High	\$188,601	\$120,289
TML27	Merrylands	Reconstruction - Gladstone Street		\$0	\$1,862,927	100%	\$1,862,927	\$0	High	\$1,137,461	\$725,466
TML28	Merrylands	New Road No.2	2500	\$1,500,000	\$1,850,983	100%	\$3,350,983	\$0	High	\$2,046,035	\$1,304,948
TML29	Merrylands	New N-S Lane McFarlane Street - Main Lane	360	\$1,145,000	\$40,788	100%	\$1,185,788	\$0	High	\$724,015	\$461,773
TML30	Merrylands	New N-S Lane Main Lane - Merrylands Road	360	\$1,145,000	\$40,788	100%	\$1,185,788	\$0	High	\$724,015	\$461,773
TML31	Merrylands	Main Lane extension	240	\$790,000	\$1,421,251	100%	\$2,211,251	\$0	High	\$1,350,140	\$861,111
TOTAL MERRYLANDS TRANSPORT				\$8,428,000	\$19,991,344			LAND	WORKS	\$17,352,211	\$11,067,133
				Attributable to new development			\$28,419,344	\$8,428,000	\$19,991,344		
Note: Existing Funds Held	\$1,179,000			Cost attributable to Council / others			\$0	\$0	\$0		
Wentworthville Centre Local Transport											
Local Transport Works											
TWV01	Wentworthville	Junction improvement - Dunmore & Station Streets, inc. increased parking restrictions & pedestrian phase		\$0	\$100,000	100%	\$100,000	\$0	Low	\$0	\$100,000
TWV02	Wentworthville	New pedestrian links - Dunmore Street - Kingsway		\$0	\$70,000	100%	\$70,000	\$0	High	\$0	\$70,000
TWV03	Wentworthville	Roundabout - Veron & Lane Streets		\$0	\$225,000	100%	\$225,000	\$0	Low	\$0	\$225,000
TWV04	Wentworthville	Junction improvement - Garfield & Dunmore Streets		\$0	\$150,000	100%	\$150,000	\$0	Low	\$0	\$150,000

Code	Locality	Description	Land Acquisition Area m ²	Land Acquisition Cost	Works Cost	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority	Cost attributable to non-residential	Cost attributable to residential
TWV05	Wentworthville	Junction timing & lighting improvements - Dunmore Street & Cumberland Highway		\$0	\$100,000	100%	\$100,000	\$0	Low	\$0	\$100,000
TOTAL WENTWORTHVILLE TRANSPORT				\$0	\$645,000			LAND	WORKS		\$645,000
Attributable to new development						\$645,000		\$0	\$645,000		
Cost attributable to Council / others						\$0		\$0	\$0		
Toongabbie Centre Local Transport											
Local Transport Works											
TTG01	Toongabbie	New laneway - Junia & Aurelia Streets	703	\$500,000	\$105,000	100%	\$605,000	\$0	High	\$0	\$605,000
TTG02	Toongabbie	New laneway - Aurelia Street - Toongabbie Road	738	\$960,000	\$50,000	100%	\$1,010,000	\$0	High	\$0	\$1,010,000
TTG03	Toongabbie	Intersection improvement - Girraween & Targo Roads		\$0	\$225,000	100%	\$225,000	\$0	Medium	\$0	\$225,000
TTG04	Toongabbie	New laneway - Linden Street - Harvey Place	808	\$280,000	\$50,000	100%	\$330,000	\$0	High	\$0	\$330,000
TTG05	Toongabbie	Intersection improvement - Cornelia Road & The Portico		\$0	\$1,000,000	100%	\$1,000,000	\$0	Medium	\$0	\$1,000,000
TTG06	Toongabbie	Intersection improvement - Toongabbie & Targo Roads		\$0	\$225,000	100%	\$225,000	\$0	Medium	\$0	\$225,000
TOTAL TOONGABBIE TRANSPORT				\$1,740,000	\$1,655,000			LAND	WORKS		\$3,395,000
Attributable to new development						\$3,395,000		\$1,740,000	\$1,655,000		
Cost attributable to Council / others						\$0		\$0	\$0		
South Wentworthville Centre Local Transport											
Local Transport Works											
TSW01	South Wentworthville	Additional pedestrian crossing - Great Western Highway		\$0	\$300,000	100%	\$300,000	\$0	High	\$0	\$300,000
TSW03	South Wentworthville	Intersection improvements - Station Street & Great Western Highway	315	\$180,000	\$500,000	100%	\$680,000	\$0	Low	\$0	\$680,000
TSW05	South Wentworthville	New road - Barfil Crescent - Centenary Road	1421	\$780,000	\$175,000	100%	\$955,000	\$0	Low	\$0	\$955,000

TOTAL STH WENTWORTH. TRANSPORT			\$960,000	\$975,000				LAND	WORKS	\$1,935,000	
			Attributable to new development		\$1,935,000		\$960,000	\$975,000			
			Cost attributable to Council / others		\$0		\$0	\$0			
Pendle Hill Centre Local Transport											
Local Transport Works											
TPH01	Pendle Hill	Pedestrian crossing - Stapleton & Goodall Streets		\$0	\$35,000	100%	\$35,000	\$0	High	\$0	\$35,000
TPH02	Pendle Hill	Intersection improvement - Pendle Way, Magowar Road, Collins Street	25	\$90,000	\$225,000	100%	\$315,000	\$0	Low	\$0	\$315,000
TPH03	Pendle Hill	Pedestrian connection - Purdie Lane - Pendle Way	232	\$0	\$50,000	100%	\$50,000	\$0	High	\$0	\$50,000
TPH04	Pendle Hill	U-turn facility - Pendle Way & Joyce Street		\$0	\$300,000	100%	\$300,000	\$0	Medium	\$0	\$300,000
TPH05	Pendle Hill	Andrew Place extension	900.00	\$312,000	\$75,000	100%	\$387,000	\$0	Medium	\$0	\$387,000
TOTAL PENDLE HILL TRANSPORT				\$402,000	\$685,000			LAND	WORKS	\$1,087,000	
			Attributable to new development		\$1,087,000		\$402,000	\$685,000			
			Cost attributable to Council / others		\$0		\$0	\$0			
Mays Hill Centre Local Transport											
Local Transport Works											
TMH01	Mays Hill	Roundabout - Burnett, Rees & Banks Streets	19.50	\$270,000	\$225,000	100%	\$495,000	\$0	High	\$0	\$495,000
TMH02	Mays Hill	Pedestrian connections - Great Western Highway - Hannah & Telfer	945.80	\$0	\$70,000	100%	\$70,000	\$0	High	\$0	\$70,000
TOTAL MAYS HILL TRANSPORT				\$270,000	\$295,000			LAND	WORKS	\$565,000	
			Attributable to new development		\$565,000		\$270,000	\$295,000			
			Cost attributable to Council / others		\$0		\$0	\$0			
TOTAL TRANSPORT WORKS PROGRAM											
			Attributable to new development		\$36,046,344						
			Cost attributable to Council / others		\$0						
			Total		\$36,046,344						

Drainage Works Program

			Land Acquisition Area m ²	Land Acquisition Cost	Works Cost	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others		Cost attributable to non-residential	Cost attributable to residential
Code	Locality	Description							Priority		
Merrylands Central Drainage Precinct Works											
DMT01	Merrylands	Addlestone Road Culvert		\$0	\$819,450	100%	\$819,450	\$0	High	\$124,422	\$695,028
DMT02	Merrylands	Treves Street Culvert		\$0	\$445,774	100%	\$445,774	\$0	High	\$67,685	\$378,089
TOTAL CENTRAL DRAINAGE PRECINCT				\$0	\$1,265,224			LAND	WORKS	\$192,106	\$1,073,118
Attributable to new development						\$1,265,224		\$0	\$1,265,224		
Note: Existing Funds Held		\$573,000	Cost attributable to Council / others			\$0		\$0	\$0		
Merrylands Neil Street Precinct Drainage Works											
DMN01	Merrylands	Box Culvert A 3600 x 2100		\$0	\$5,135,600	100%	\$5,135,600	\$0	High	\$499,517	\$4,636,083
DMN02	Merrylands	Box Culvert B 4000 x 2100		\$0	\$4,035,139	100%	\$4,035,139	\$0	High	\$392,480	\$3,642,659
DMN03	Merrylands	Box Culvert C 2 x 3200 x 2400		\$0	\$3,422,381	100%	\$3,422,381	\$0	High	\$332,880	\$3,089,501
DMN04	Merrylands	Drainage Swale north	860	\$400,000	\$0	100%	\$400,000	\$0	High	\$38,906	\$361,094
DMN05	Merrylands	Drainage Swale south	3390	\$1,400,000	\$0	100%	\$1,400,000	\$0	High	\$136,172	\$1,263,828
TOTAL NEIL STREET PRECINCT DRAINAGE				\$1,800,000	\$12,593,120			LAND	WORKS	\$1,399,956	\$12,993,164
Attributable to new development						\$14,393,120		\$1,800,000	\$12,593,120		
Cost attributable to Council / others						\$0		\$0	\$0		
TOTAL DRAINAGE WORKS PROGRAM			Attributable to new development			\$15,658,344					
			Cost attributable to Council / others			\$0					
			Total			\$15,658,344					

Administration & Studies Program											
Code	Locality	Description	Land Acquisition Area m ²	Land Acquisition Cost	Works Cost	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority	Cost attributable to non-residential	Cost attributable to residential
ASCW01	City-wide	Consultants and background studies			\$250,000	100%	\$250,000	\$0	Recoupment	\$19,444	\$230,556
ASCW02	City-wide	Periodic review including further studies			\$344,000	100%	\$344,000	\$0	Medium	\$26,755	\$317,245
ASCW03	City-wide	Administration			\$3,058,000	100%	\$3,058,000	\$0	Medium	\$237,843	\$2,820,157
		TOTAL ADMINSTRATION			\$3,652,000				WORKS	\$284,042	\$3,367,958
			Attributable to new development			\$3,652,000			\$3,652,000	Res Land	Res Work
			Cost attributable to Council / others			\$0			\$0	\$0	\$3,367,958
TOTAL ADMINISTRATION & STUDIES PROGRAM					\$3,652,000						

Car Parking Works Program											
Code	Locality	Description	Land Acquisition Area m ²	Land Acquisition Cost	Works Cost	Apportionment to new development	Cost attributable to new development	Cost attributable to Council / others	Priority	Cost attributable to non-residential	Cost attributable to residential
Merrylands Centre Public Car Park											
(Non-residential development only)											
TMP01	Merrylands	Merrylands Public Car Park	2763.10	\$4,250,000	\$16,940,000	100%	\$21,190,000	\$0	Medium	\$21,190,000	\$0
TOTAL MERRYLANDS CENTRE CAR PARK						\$21,190,000				\$21,190,000	\$0

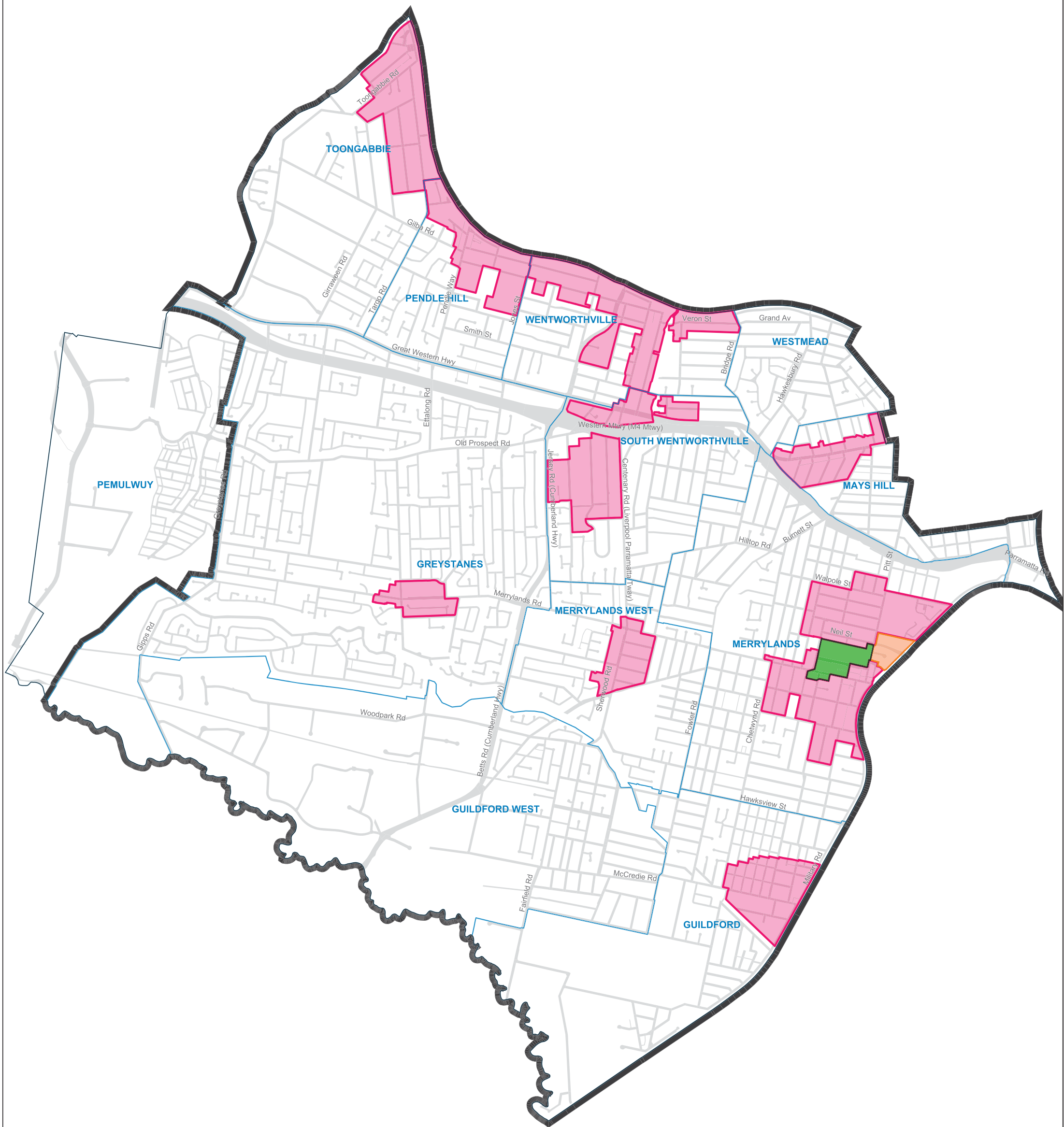
Consolidated Schedule of Land Dedications

Code	Suburb	Location	Purpose	Land dedication (m ²)	Width (metres)	Contributions deduction
DLC01	Granville	See HDCP 2013 Part A Appendix K Map 11	Road widening - Church Street	-	5.0	N/A
DLC02	Greystanes	See HDCP 2013 Part G Crosby Street, Greystanes Map	Crosby Street extension	-	15.0	N/A
DLC03	Guildford	See HDCP 2013 Part A Appendix K Map 1	Road widenings within R4 zone	-	1.5 - 2.4	N/A
DLC04	Guildford	See HDCP 2013 Part A Appendix K Map 1	Splay corners within R4 zone	4.50	(3.0 x 3.0)	N/A
DLC05	Guildford West	See HDCP 2013 Part G Guildford Pipehead Map 4	Open Space	As indicated on Map 4		No contribution towards open space land acquisition
DLC06	Mays Hill	See HDCP 2013 Part G Transitway Station Precincts Figure 6	New laneway between Robilliard and Burnett Streets	-	8.0	N/A
DLC07	Mays Hill	See HDCP 2013 Part G Transitway Station Precincts Figure 7	New vehicular accessway and pedestrian link between Joyner and Good Streets	-	6.0	N/A
TML17	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 2	Neil Street Precinct - New Road No. 1 north	1900.00	-	N/A
TML19	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 2	Neil Street Precinct - New Road No. 1 south	2225.00	-	N/A
TML28	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 2	Neil Street Precinct - New Road No.2	2500.00	-	N/A
TML29	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 2	New laneway between McFarlane Street and Main Lane	360.00	-	N/A
TML30	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 2	New laneway between Main Lane - Merrylands Road	360.00	-	N/A
TML31	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 2	Main Lane extension to new laneway	240.00	-	N/A
DLC08	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 2	Laneway between Memorial Avenue and Addlestone Road	-	8.0	N/A
DLC09	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 2	Laneway between Military and Miller Streets	-	8.0	N/A

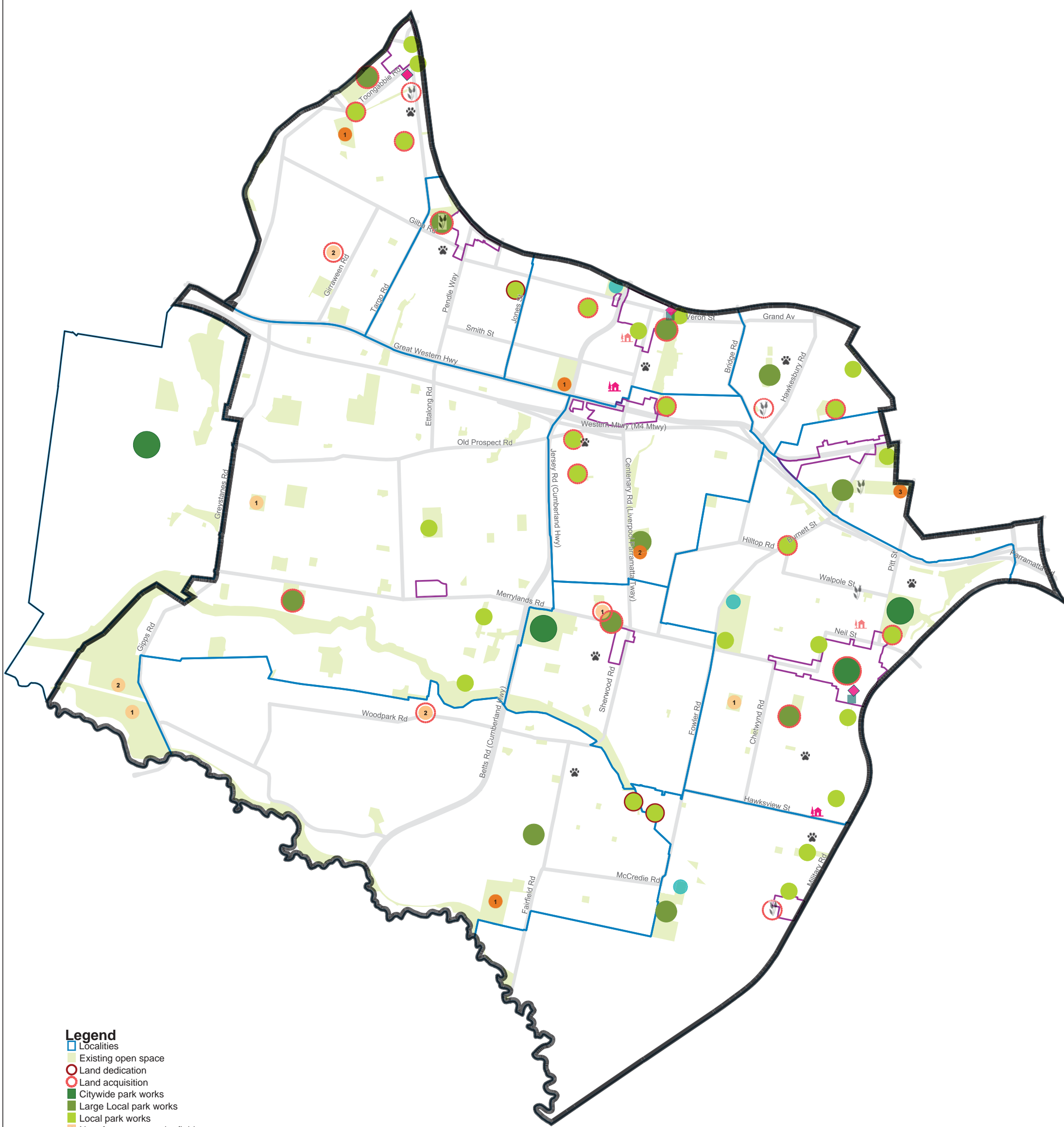
Code	Suburb	Location	Purpose	Land dedication (m ²)	Width (metres)	Contributions deduction
DLC10	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 2	Road widening - Merrylands Road north side, Terminal Place to Treves Street	-	0.5	N/A
DLC11	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 2	Road widening - Merrylands Road south side, Terminal Place - Burford Street	-	0.5	N/A
DLC12	Merrylands	See HDCP 2013 Part A Appendix K Map 2	Road widenings within R4 zone	-	1.5	N/A
DLC13	Merrylands	See HDCP 2013 Part A Appendix K Map 2	Splay corners within R4 zone	4.5	(3.0 x 3.0)	N/A
DLC14	Merrylands	See HDCP 2013 Part A Appendix K Map 7	Road widening - intersection of Burnett Street, Merrylands and Fowler Roads	-	1.5	N/A
DLC15	Merrylands	See HDCP 2013 Part A Appendix K Map 7	Splay corner - intersection of Burnett Street and Merrylands Road	4.5	(3.0 x 3.0)	N/A
DLC16	Merrylands	See HDCP 2013 Part A Appendix K Map 9	Road widening - intersection of Pitt and Neil Streets	-	1.5	N/A
DLC17	Merrylands	See HDCP 2013 Part A Appendix K Map 9	Splay corner - intersection of Pitt and Neil Streets	4.5	(3.0 x 3.0)	N/A
DLC18	Merrylands	See HDCP 2013 Part G Hillier Street, Merrylands Map	Hillier Street extension	As indicated on Hillier Street Map		N/A
DLC19	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 3	Pedestrian access - Terminal Place to Pitt Street	-	5.0	N/A
DLC20	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 3	Pedestrian access - Merrylands Road to Addlestone Road car park	-	5.0	N/A
DLC21	Merrylands	See HDCP 2013 Part G Merrylands Town Centre Figure 3	Pedestrian access - Merrylands Road to Main Lane	-	5.0	N/A
DLC22	Merrylands West	See HDCP 2013 Part A Appendix K Map 3	Splay corners within R4 zone	4.50	(3.0 x 3.0)	N/A
DLC23	Merrylands West	See HDCP 2013 Part A Appendix K Map 8	Road widening - intersection of Centenary, Merrylands & Sherwood Roads	-	1.5	N/A
DLC24	Merrylands West	See HDCP 2013 Part A Appendix K Map 8	Splay corners - intersection of Centenary, Merrylands and Sherwood Roads	4.50	(3.0 x 3.0)	N/A
DLC25	Parramatta	See HDCP 2013 Part A Appendix K Map 4	Road widenings within R4 zone	-	1.5	N/A
DLC26	Parramatta	See HDCP 2013 Part A Appendix K Map 4	Splay corners within R4 zone	4.50	(3.0 x 3.0)	N/A

Code	Suburb	Location	Purpose	Land dedication (m ²)	Width (metres)	Contributions deduction
TPH03	Pendle Hill	See HDCP 2013 Part G town Centres Figure 9	Pedestrian connection - Purdie Lane to Pendle Way	-	5.0	N/A
TPH05	Pendle Hill	See HDCP 2013 Part A Appendix K Map 10	Andrew Place extension to Targo Road	900.00	-	N/A
DLC27	Pendle Hill	Former Bonds Spinning Mill site	Open Space	As determined upon adoption of site specific controls		No contribution towards open space land acquisition
TSW01	South Wentworthville	Between Barfil Crescent & Centenary Road	New road connecting Barfil Crescent, Florence Street and Centenary Road	1421.19	-	N/A
DLC28	South Wentworthville	See HDCP 2013 Part G Hereford Place, Wentworthville Map	Hereford Place extension	As indicated on Hereford Place Map		N/A
TTG02	Toongabbie	See HDCP 2013 Part G Town Centres Figure 6	New laneway between Junia and Aurelia Streets	702.72	-	N/A
TTG03	Toongabbie	See HDCP 2013 Part G Town Centres Figure 6	New laneway between Aurelia Street and Toongabbie Road	737.92	-	N/A
TTG05	Toongabbie	See HDCP 2013 Part G Town Centres Figure 6	New laneway between Linden Street and Harvey Place	808.00	-	N/A
DLC29	Wentworthville	See HDCP 2013 Part A Appendix K Map 6	Road widening - intersection of Dunmore Street and Cumberland Highway	-	1.5	N/A
DLC30	Wentworthville	See HDCP 2013 Part A Appendix K Map 6	Splay corners - intersection of Dunmore Street and Cumberland Highway	4.50	(3.0 x 3.0)	N/A
TWV02	Wentworthville	See HDCP 2013 Part G Town Centres Figure 12	Pedestrian access - Dunmore Street to Kingsway and Kingsway car park	-	5.0	N/A
DLC31	Westmead	See HDCP 2013 Part A Appendix K Map 5	Road widenings within R4 zone	-	1.4 - 6.0	N/A
DLC32	Westmead	See HDCP 2013 Part A Appendix K Map 5	Splay corners within R4 zone	4.50	(3.0 x 3.0)	N/A

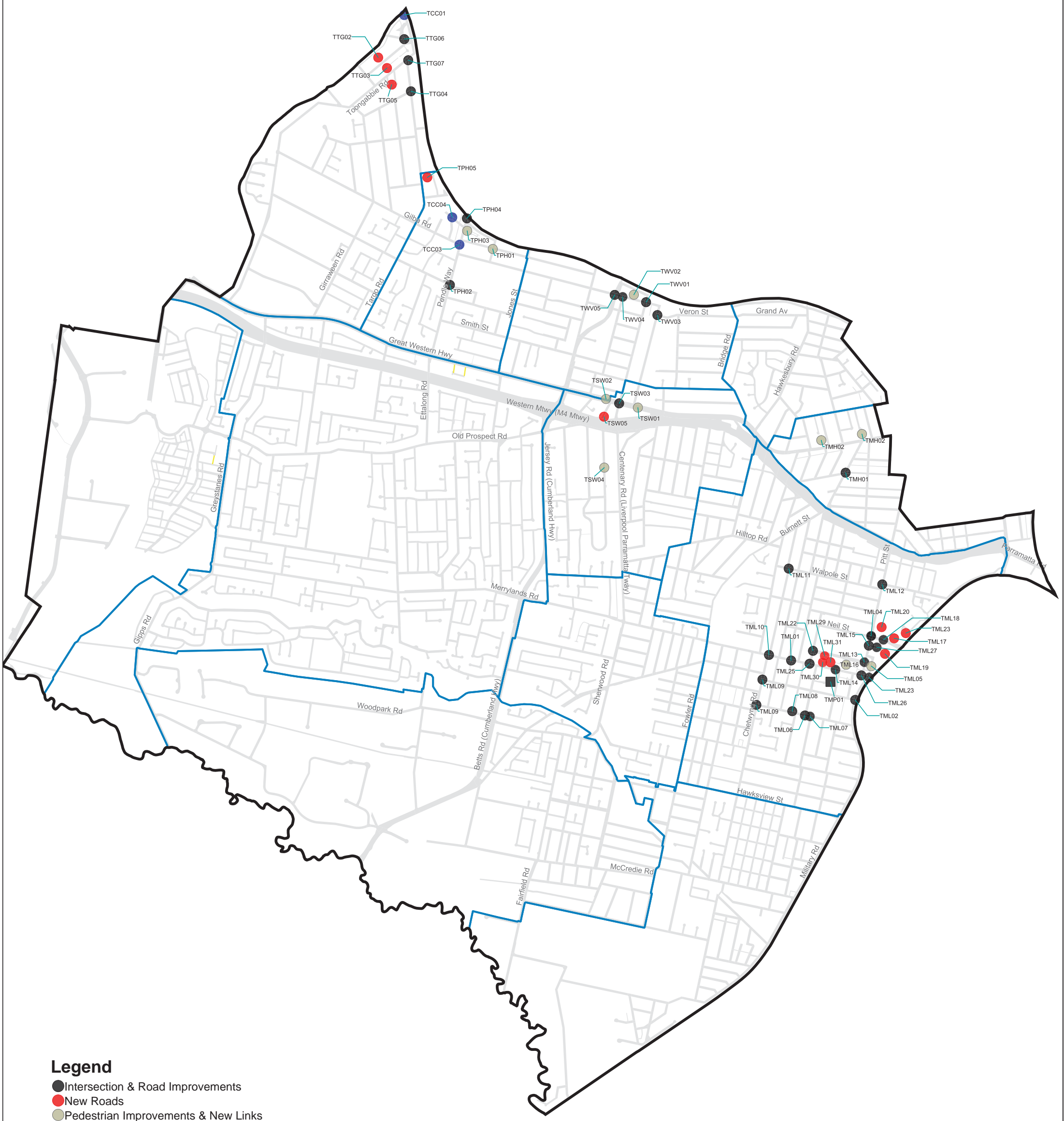
6 Maps



- Legend**
- Localities
 - Centre Contribution Areas
 - Neil Street Precinct
 - Central Drainage Precinct
 - Holroyd City Council boundary
 - Land to which this Plan applies



- Legend**
- Localities
 - Existing open space
 - Land dedication
 - Land acquisition
 - Citywide park works
 - Large Local park works
 - Local park works
 - No. of new rectangular fields
 - No. of upgraded fields
 - Aquatic facilities
 - Unleashed Dog Exercise Area
 - Community Garden
 - Library Expansion
 - Community Centre Expansion/Upgrade
 - Family Day Care administration building expansion
 - OOSH Centre Expansion
 - New Long Day Care Centre
 - Public Domain works
 - Land to which this Plan applies
 - Holroyd City Council boundary

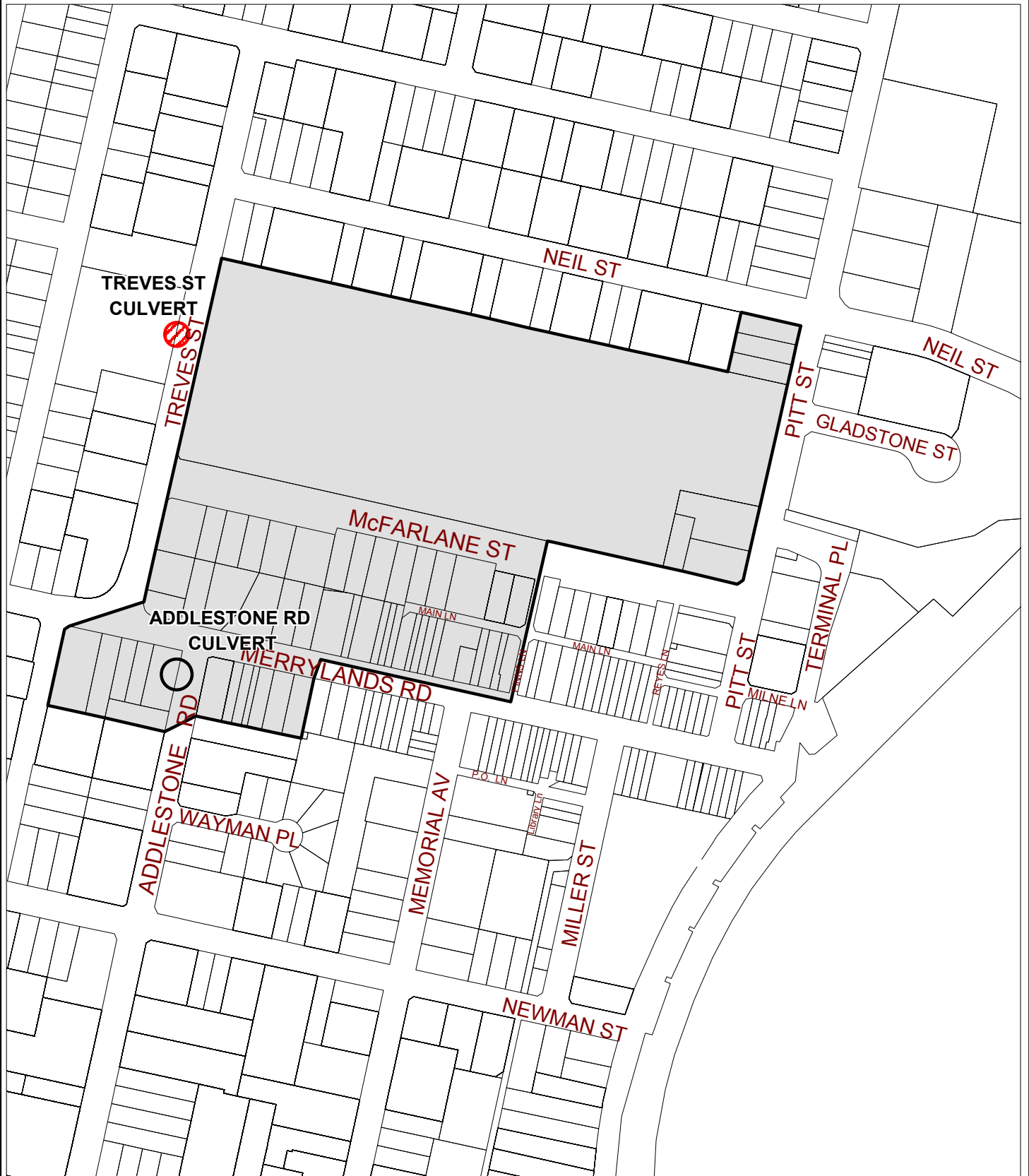


Legend

- Intersection & Road Improvements
- New Roads
- Pedestrian Improvements & New Links
- Cycleways
- Public Parking
- Localities

Figure 4 -
Proposed works – Traffic, Transport & Parking

Figure 5 (1) Merrylands Centre Trunk Drainage

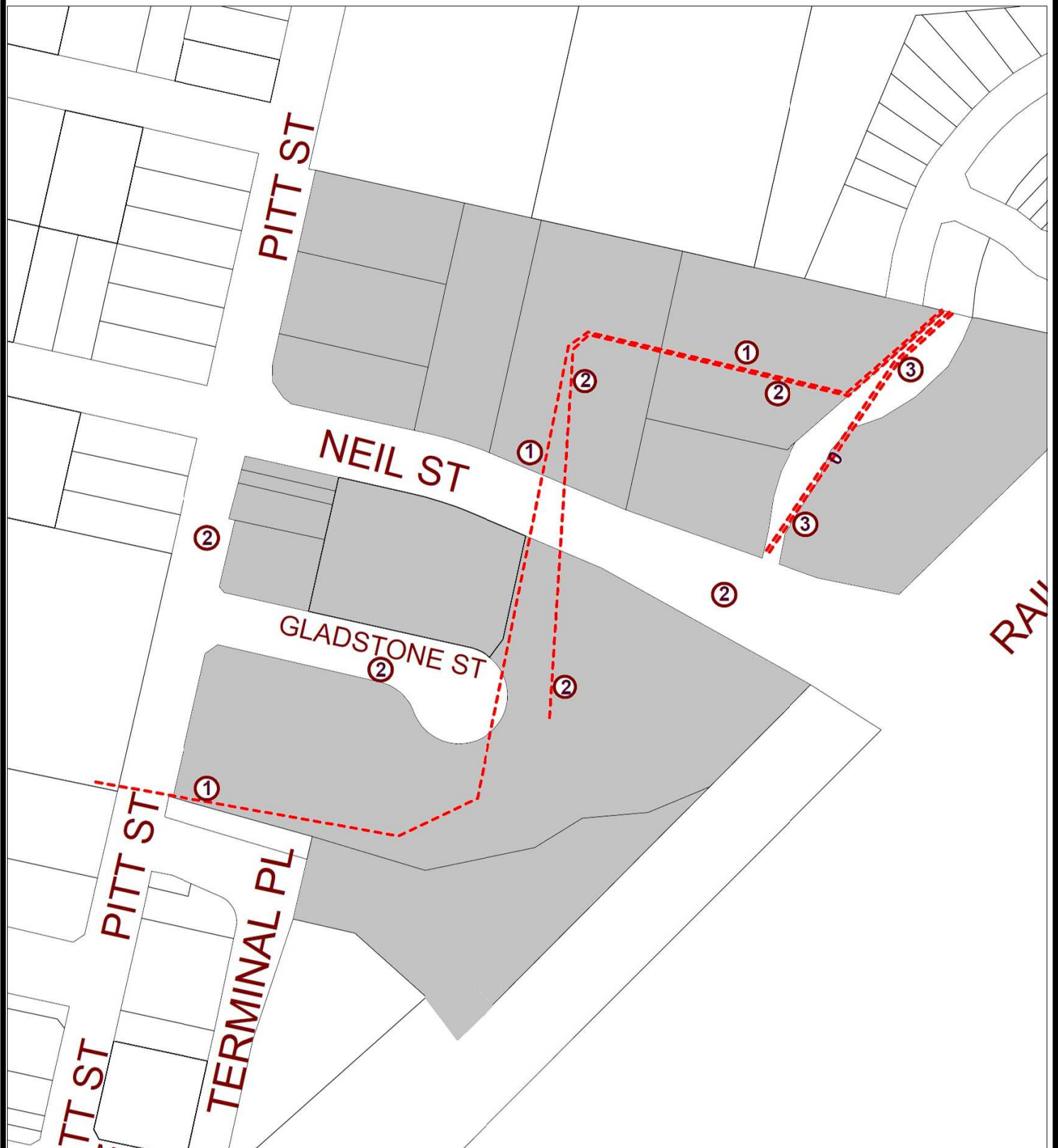


LEGEND

 TRUNK DRAINAGE CONTRIBUTION AREA

SCALE 1 : 4000

Figure 5 (2) Neil Street Precinct Trunk Drainage



- ① BOX CULVERT A 1 X 3600MM X 2100MM
- ② BOX CULVERT B 1 X 4000MM X 2100MM
- ③ BOX CULVERT C 2 X 3200MM X 2400MM



Trunk Drainage Contributions Area



SCALE 1 : 2000