City of Parramatta (Outside CBD) Development Contributions Plan 2021 (Amendment 1)

9 May 2023

CITY OF PARRAMATTA

Document History

Rev No.	Council adopted Date	Effective Date	Plan Name	Relationship to other plans
0	12 July 2021	21 September 2021	City of Parramatta (Outside CBD) Development Contributions Plan 2021	This Plan supersedes the following plans: Auburn Development Contributions Plan 2007 (Amendment No. 1); Carter Street Precinct Development Contributions Plan 2016; Holroyd Section 94 Plan 2013; City of Parramatta S94 Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre); City of Parramatta S94A Development Contributions Plan (formerly Hornsby LGA Land and Epping Town Centre); City of Parramatta S94A Development Contributions Plan (former Hills LGA Land); Parramatta Section 94A Development Contributions Plan (Amendment No. 5); and Section 94 Development Contributions Plan – Carlingford Precinct (Contribution Plan No. 14).
1	11 April2023	9 May 2023	City of Parramatta (Outside CBD) Development Contributions Plan 2021 (Amendment No. 1)	This Plan supersedes the City of Parramatta (Outside CBD) Development Contributions Plan 2021

Contents

Contents

Executive summary

1 Background

1.1 Purpose of this Plan 5

1.2 Where this Plan applies 5

1.3 Development this Plan applies to 8

1.4 Local infrastructure to be provided under this Plan 9

1.5 Administration 11

2 How to use this Plan

2.1 Calculating the contribution 13

2.2 Imposing the contribution 16

2.3 Paying the contribution 17

2.4 Alternatives to monetary contributions 18

2.5 Credits 18

2.6 Obligations for Accredited Certifiers 20

Appendices

Appendix A - Anticipated development 26

Appendix B - Open space and recreation 30

Appendix C - Community facilities 40

Appendix D - Traffic and transport infrastructure 48

Appendix E - Plan administration 54

Appendix F - Works program 57

Works maps 97

Executive summary

This Plan authorises the City of Parramatta Council ('Council') to collect contributions of money, land or both from developers to provide for local infrastructure needed by the relevant development.

The Plan describes where a contribution is required, what development it applies to, and how to calculate and pay the contribution. The appendices describe how the contribution rates have been determined and what infrastructure Council will provide using the contributions.

The key steps applicants need to follow in using this Plan are summarised below and at Figure 1.

Demand for local infrastructure

The City of Parramatta Local Government Area (LGA) is experiencing rapid growth and change and it is anticipated that this will continue in the coming years. Almost 166,895 new residents and more than 33,131 new workers are expected from new development from 2021 until 2041 in the area where this Plan applies. This new population will use local infrastructure and will therefore contribute to demand for its use. If Council does not invest in new and upgraded local infrastructure to meet the needs of the people who live and work in the new development, the infrastructure service levels for the existing and future population will decline.

Where this Plan applies

This Plan applies to all land in the City of Parramatta LGA, except the Parramatta Central Business District and Sydney Olympic Park Authority administered land, as shown in Figure 2.[1]

Applicable development

This Plan applies to development that needs consent, including complying development, and that generates an increase in demand for local infrastructure. Certain development is excluded in accordance with Section 1.3. A 50% discount is provided for secondary dwellings, commonly referred to as granny flats.

Local infrastructure to be provided under this Plan

The local infrastructure to be provided by contributions from development received under this Plan includes land and works for open space and recreation, community facilities, and traffic and transport works. The costs of administering this Plan will also be met by contributions imposed under this Plan.

[1] There may be instances where a Voluntary Planning Agreement exists on a site within the Plan area, which may apply an alternative provision for local infrastructure. Council's Planning Agreement Register can be found at https://www.cityofparramatta.nsw.gov.au/development/planning/development-contributions

The total cost of infrastructure covered by this Plan is $1.69B, with $1.39B attributed to future development in the Plan area.

Calculating the contribution

Consent authorities, including Council and accredited certifiers, are responsible for determining the contribution in accordance with this Plan. The consent authority will calculate the contribution using the following formula:

$ Contribution =
Net increase in residents X per resident $ contribution rate
+
Net increase in workers X per worker $ contribution rate
+
Net increase in visitors X per visitor $ contribution rate

The consent authority will estimate the average future population and average previous population for a development using the occupancy rates in Section 2.1. Contribution rates per worker, per visitor and per resident are summarised in Table 1.

Table 1: Contribution rates as at 20 September 2021[2]

	Recreational facilities	Community facilities	Traffic and transport	Plan administration	Total
Per worker	$1,009	$0	$1,423	$74	**$2,506**
Per visitor[3]	$5,047	$0	$1,423	$74	**$6,543**
Per resident[4]	$5,508	$746	$1,423	$74	**$7,750**
Per 1-bed dwelling[5]	$10,464.41	$1,417.81	$2,703.18	$140.11	**$14,726**
Per 2-bed dwelling	$12,116.69	$1,641.67	$3,130.00	$162.23	**$17,051**
Per 3-bed dwelling	$16,522.75	$2,238.64	$4,268.18	$221.23	**$23,251[1]**
Per 4-bed dwelling	$19,276.55	$2,611.75	$4,979.54	$258.10	**$27,126[1]**
Per 1-bed/studio secondary dwelling	$5,508	$746	$1,423	$74	**$3,875[6]**
Per 2-bed secondary dwelling	$11,565.93	$1,567.05	$2,987.72	$154.86	**$8,138[5]**

Imposing the contribution

If a contribution is payable, the consent authority will include a condition in the development consent in accordance with Section 7.11 of the *Environmental Planning and Assessment Act* 1979 ("the Act"), or in the case of complying development, the complying development certificate in accordance with Section

[2] Contributions specified in this Table and/or in this Plan will be applied to the maximum extent permitted by prevailing Ministerial Planning Directions issued a direction under section 7.17 of the Environmental Planning and Assessment Act 1979 relating to contributions thresholds currently set at $20,000. Where necessary, the contributions applied to each infrastructure category will be adjusted proportionally at the time of determination to ensure that the total contribution is within the applicable Government cap.

[3] In this plan, the term 'visitor' refers to a visitor staying in tourist and visitor accommodation. This includes hotels, serviced apartments, and backpackers' accommodation. These land uses have the same meaning as in the *Standard Instrument - Principal Local Environmental Plan*.

[4] Residential occupancy rates derived from .id Consulting for the City of Parramatta.

[5] Includes studios and bedsits.

[6] Secondary dwellings are subject to a 50 per cent discount on contributions that Council could levy for this type of development.

4.28(9) of the Act, specifying the contribution payable. To ensure that the value of contributions is not eroded over time, Council will index the contribution payable at the time of payment in line with changes to the Consumer Price Index (All Groups Index) for Sydney.

Paying the contribution

In the case of a development application, the condition of consent requiring the contribution will require the contribution to be paid prior to the issue of a construction certificate.

For development involving land subdivision, the contribution must be paid prior to the release of the subdivision certificate (linen plan) for each stage.

For development that involves both land subdivision and building work – the contribution must be paid prior to the issue of the subdivision certificate or first construction certificate, whichever occurs first.

Applicants should contact Council's Customer Service Line on 1300 617 058 or visit Council's website at https://www.cityofparramatta.nsw.gov.au for information relating to payment options.

Council will provide a hard copy receipt confirming receipt of payment. In the case of a development application, applicants can provide a copy of the receipt to their accredited certifier to assist with obtaining a construction certificate.

Complying development

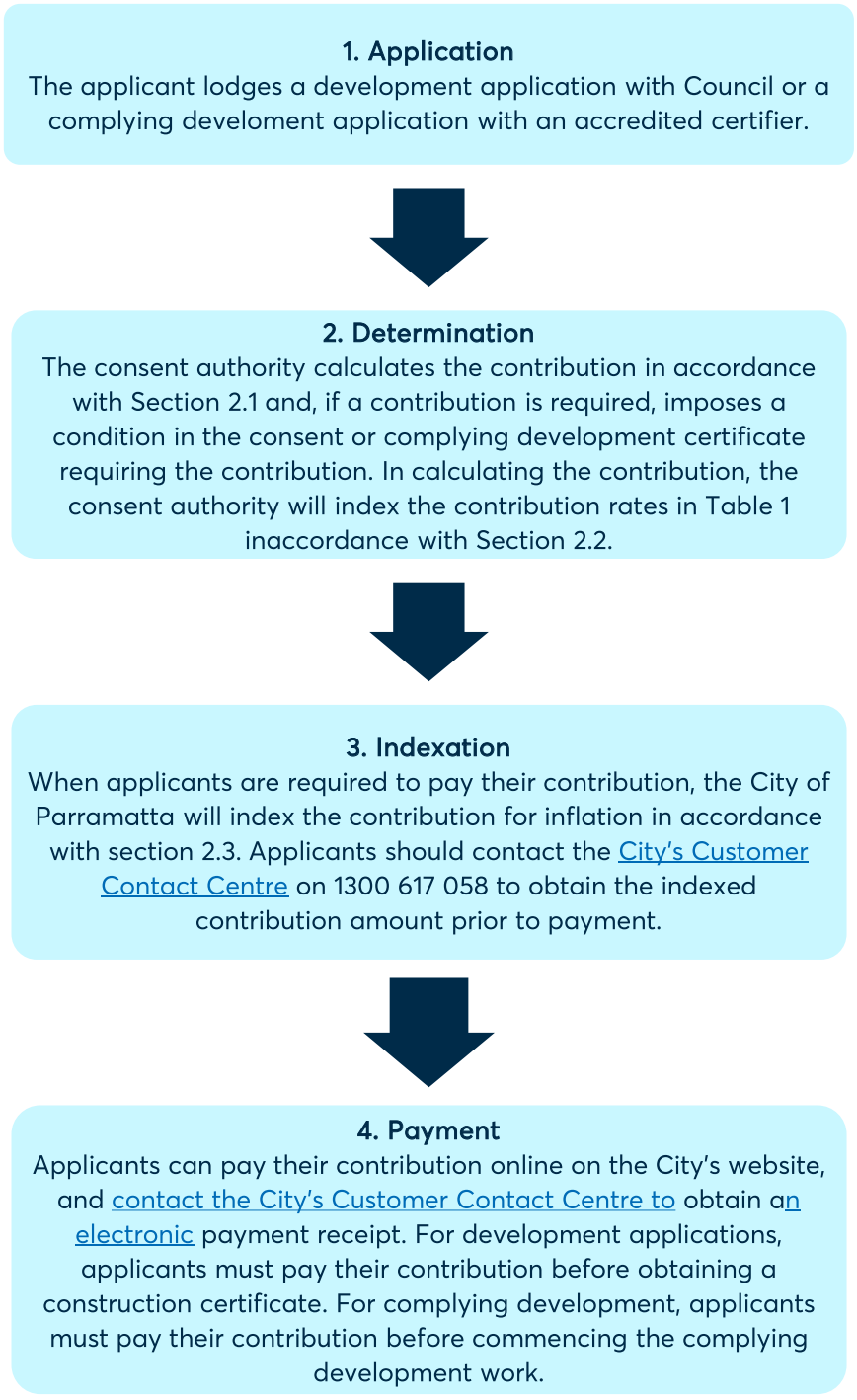
Complying development is a combined planning and construction approval for minor development proposals that can be determined through a fast-track assessment by a Council or an accredited private certifier, without a development application. Complying development allows for a range of proposals, including the construction of a new dwelling house, alterations and additions to a house, new industrial buildings, demolition of a building, and changes to a business use.

Accredited certifiers are responsible for ensuring that a condition is imposed on a complying development certificate in accordance with this Plan and Section 156(2) of the *Environmental Planning and Assessment Regulation 2000* ("the Regulation").

Accredited certifiers must ensure that the relevant contribution has been paid before commencing the complying development works.

Note: From 8 July 2020, amendments to the Regulation require certifiers to confirm that there are no outstanding infrastructure contributions or levies prior to issuing an occupation certificate. Accredited certifiers must include written confirmation from Council in an application for an occupation certificate that confirms that a contribution under Section 7.12 of 7.24 of the Act has either been paid or is not required. Failure to provide written confirmation from Council will be considered to be in breach of the Act.

Figure 1: Key steps in determining and paying the contribution



1 Background

This section describes the Plan's purpose, where it applies and the development it applies to. It also outlines how Council will use contributions, be accountable and when it will review this Plan.

1.1 Purpose of this Plan

The *City of Parramatta (Outside CBD) Development Contributions Plan 2021 (Amendment 1)* ('the Plan') commenced on 9 May 2023. It was prepared by the City of Parramatta Council ('Council') under section 7.11 of the *Environmental Planning and Assessment Act 1979* ('the Act').

The Plan's primary purpose is to authorise a consent authority[7] including a Council and an accredited certifier to require a contribution to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of development.

The Plan authorises these bodies to require a contribution in the following circumstances:

- The Council or a consent authority, when granting consent to an application to carry out development to which this Plan applies.
- An accredited certifier, or the Council, when issuing a complying development certificate for development to which this Plan applies.

The plan's other purposes are to:

- Provide the framework for the efficient and equitable determination, collection and management of contributions towards local infrastructure;
- Ensure developers to make a reasonable contribution toward the provision and augmentation of local infrastructure required for development anticipated to occur up to 2041;
- Ensure the existing community is not unreasonably burdened by the provision of local infrastructure required either partly or fully as a result of development in the area;
- Ensure that the impact of development does not reduce existing service levels; and
- Ensure Council's management of local infrastructure contributions complies with relevant legislation and practice notes.

1.2 Where this Plan applies

This Plan applies to land in the City of Parramatta local government area (LGA), except the Parramatta Central Business District (CBD) and land administered by the Sydney Olympic Park Authority (SOPA)[8], as shown in Figure 2. It is noted that a number of sites within the Plan area may be subject to a Planning Agreement, which may apply alternative mechanisms for the provision of local infrastructure.

[7] As defined under Division 4.2 Consent authority of the *Environmental Planning and Assessment Act 1979*

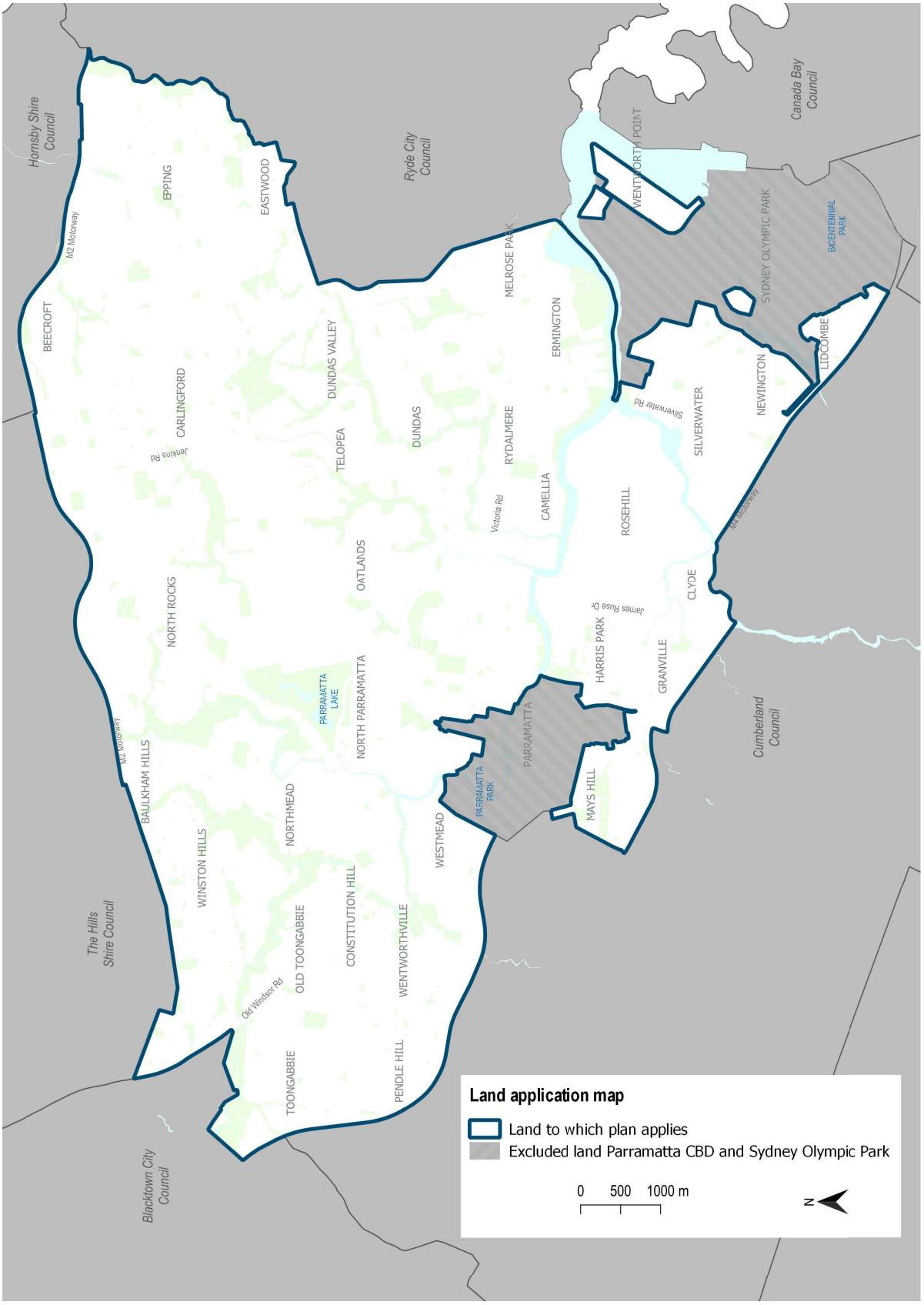
[8] As defined under the provisions of the Sydney Olympic Park Authority Act 2001 and *State Environmental Planning Policy (State Significant Precincts) 2005.*

Council's Planning Agreement Register can be found at https://www.cityofparramatta.nsw.gov.au/development/planning/development-contributions

Applicants undertaking development in the Parramatta CBD should refer to the relevant Parramatta CBD Development Contributions Plan, available on the development contributions page of the Council's website.

Applicants undertaking development on SOPA-administered land should refer to the relevant development contributions plan, available on SOPA's website.

Figure 2: Land to which this Plan applies



1.3 Development this Plan applies to

Applicable development

The following development requires a contribution:

- Development that is located on land to which this Plan applies, as shown in Figure 2, and needs consent, including complying development and Crown development; and
- The development results in a net population increase in accordance with section 2.1; and
- The development is not excluded in accordance with the following subsection.

Development that is exempted from this Plan

This Plan DOES NOT apply to the following types of development:

- Development that has been the subject of a condition under a Section 7.11 or 7.12 contributions plan under a previous development consent relating to the subdivision of the land on which the development is to be carried out.
- Alterations and additions to an existing dwelling house, including extensions involving the provision of additional bedrooms.
- Demolition of an existing dwelling house and construction of a replacement single dwelling house.
- Affordable housing[9] or social housing by a social housing provider.[10] If the development is mixed use, only the affordable housing/social housing component will be excluded in the calculation of a development contribution.
- Development undertaken by or on behalf of Council including for works listed in the works program in Appendix F of this Plan.
- Development excluded from section 7.11 contributions by a Ministerial direction under section 7.17 of the *Environmental Planning and Assessment Act 1979*[11].

Applicants should say how their development is consistent with the relevant exclusion in their development application. If Council is satisfied the development is consistent with the relevant exclusion, it will exclude the development from the need to pay a contribution. In the case of complying development, Council must first verify any exclusions in writing.

Crown development

This Plan applies to Crown development. Council may at its absolute discretion provide a discount of up to 50% on the contribution payable for development by or on behalf of the Crown where the development provides a direct front-line

[9] Affordable housing as defined in Section 1.4 of the *Environmental Planning and Assessment Act* 1979.

[10] Social housing provider as defined by the *State Environment Planning Policy (Housing)* 2021.

[11] Ministerial directions are available from the Department of Planning, Industry and Environment's website. At the time of this plan's commencement, the only relevant applicable development the Minister for Planning has directed to be excluded from section 7.11 contributions is seniors housing provided by a social housing provider. The Minister issued the direction on 14 September 2007. Under the direction, seniors housing and social housing provider have the same meaning as in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

service and a distinct community benefit, for example, hospitals, schools and emergency services. Discounts will not be provided for development for the purpose of agencies' administrative functions where a direct front line service is not being provided.

Secondary dwellings

Secondary dwellings (commonly referred to as 'granny flats') represent an affordable form of housing that can be provided in the residential areas of the City of Parramatta. These dwellings are often constructed to provide accommodation for the extended family of the principal dwelling owner. These types of dwellings make an important contribution to the social sustainability and housing mix of the area, however, they still increase the demand for the provision of services and infrastructure. The rate for secondary dwellings that are shown in this Plan reflect a 50% discount of the contribution rates.

Complying development

This Plan applies to complying development. Accredited certifiers who issue complying development certificates are responsible for calculating the contribution in accordance with this Plan and, if a contribution is required, imposing a condition in the complying development certificate requiring the contribution. Applicants must pay their contribution before commencing the complying development works.[12]

Accredited certifiers are reminded that amendments introduced on 8 July 2020 to the Regulation require certifiers to confirm that there are no outstanding infrastructure contributions or levies to be paid prior to issuing an occupation certificate. Failure to provide written confirmation from Council that outstanding amounts have been paid prior to applying for an occupation certificate will be considered to be a breach of the Act.[13]

1.4 Local infrastructure to be provided under this Plan

The local infrastructure to be provided by contributions from development received under this Plan is listed below:

- Open space and recreation land and works, including new and upgraded parks, outdoor playing fields, playgrounds, and indoor sports courts.
- Land and works for community purposes including libraries, multi-purpose hubs, neighbourhood centres and aquatic facilities.
- Traffic and transport works, including pedestrian and traffic calming works, cycling connectivity works, intersection and traffic signal upgrades and new and upgraded local roads.

The costs of administering this Plan will also be met by contributions imposed under this Plan.

A summary of the costs of local infrastructure to be met by development to which this Plan applies and predecessor contributions plans is shown in Table 2.

[12] In accordance with Section 4.28(9) of the *Environmental Planning and Assessment Act* 1979 and Sections 136, 156(2)(b) and 158(2) of the *Environmental Planning and Assessment Regulation 2021*

[13] Refer to Planning Circular PS-20-003 for further guidance

More details on the demand for local infrastructure, the relationship of the local infrastructure with expected development, and specific facilities to be provided are included in Appendices A to E of this Plan.

Local infrastructure included in this plan has been guided by a number of Council endorsed strategies and policies, including the Community Infrastructure Strategy, Parramatta Bike Plan and the Parramatta Ways Walking Strategy. It is anticipated that where appropriate, infrastructure identified in this plan will incorporate elements as outlined in the Smart City Masterplan as part of the detailed design process.

Table 2: Summary of infrastructure costs

Infrastructure category	Total cost of works	Cost attributable to new development
Open space and outdoor recreation	$924M	$887M
Indoor sports courts	$154M	$77M
Community facilities	$253M	$101M
Aquatic facilities	$47M	$23.5M
Traffic and transport	$301M	$288M
Plan administration	$14.9M	$14.9M
Total	**$1.69B**	**$1.39B**

1.5 Administration

Relationship to previous plans

As of 20 September 2021, the following development contributions plans became 'former plans' (as they apply to the Plan area) and have no effect on new applications made with Council after the original commencement of the Plan[14]:

- Auburn Development Contributions Plan 2007
- Carter Street Precinct Development Contributions Plan 2016
- City of Parramatta Council Section 94A Development Contributions Plan
- Holroyd Section 94 Development Contributions Plan 2013
- City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)
- City of Parramatta Council Section 94A Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre)
- City of Parramatta Council Section 94A Development Contributions Plan (Former Hills LGA Land)
- Section 94 Development Contributions Plan– Carlingford Precinct.

This Plan does not affect any conditions of consent that were granted under a predecessor plan.

Transitional arrangements

Applications for consent under section 4.12 of the Act and applications to modify a consent under section 4.55 of the Act made before this Plan's original commencement date 20 September 2021, will be determined against the contributions plan that applied at the date the application was submitted. In addition, all section 4.55 modifications that relate to development applications originally determined before the Plan's commencement will continue to apply the same contributions plan that applied to the original consent.

Applications for consent under section 4.12 of the Act made on or after this Plan's original commencement date will be determined under this Plan.

[14] Modification applications for consents issued prior to the commencement of the new Outside CBD Plan will continue to be assessed in accordance with the relevant former Plan.

Use of contributions

Council will allocate contributions under this Plan to local infrastructure in accordance with the works program in Appendix F. Council will 'pool' contributions within each infrastructure category so it can deliver the works in an orderly and timely manner and help meet the infrastructure demand of the incoming development. Council has given each item a Priority A, B or C, which indicates the priority in which expenditure of the contributions should be given.

Council will allocate contributions to each works item up to the cost apportioned to development as set out in the infrastructure schedule. Where appropriate Council will generally use development contributions received under predecessor plans for the same infrastructure purpose for which they were collected. Additionally, Council will generally use contributions received under predecessor plans to fund works program costs not apportioned to the new population from 2021 until 2041. Council may also pool contributions to fund 100 percent apportioned works to ensure these works are delivered sooner. The works program is shown in Appendix F.

Accountability and public access to information

Council is required to comply with a range of financial accountability and public access requirements related to the Plan. These include: (a) maintenance of, and public access to, a contributions register, (b) maintenance of, and public access to, accounting records for contributions receipts and expenditure, (c) annual financial reporting of contributions, and (d) public access to contributions plans and supporting documents.

Any member of the public can view these records free of charge and upon request with reasonable notice at Council's Administration Centre during normal office hours. This Plan and Council's Annual Report are also available on Council's website and on the NSW Planning Portal.

The life of this Plan

This Plan is intended to cater for a planning period of 2021 until 2041, which is the period for which the population forecasts have been prepared.

The Plan will be monitored and if growth appears likely to occur earlier or later than forecast, the operation period of the Plan may be adjusted as necessary.

Review of this Plan

Council will review this Plan at least every five years to ensure it addresses community needs, responds to changes in development conditions and reflects Council priorities and relevant legislation.

2 How to use this Plan

This section describes how to calculate and pay the contribution. This includes how to index the contribution and when it needs to be paid. It also outlines Council's policy where developers offer physical 'works in-kind' instead of a monetary contribution.

2.1 Calculating the contribution

The consent authority, either the Council or an accredited certifier, will calculate the contribution in accordance with the following[15]:

$ Contribution =

Net increase in residents X per resident $ contribution rate

+

Net increase in workers X per worker $ contribution rate

+

Net increase in visitors X per visitor $ contribution rate

Notes:

- The relevant contribution rate per resident, worker and visitor is shown in Table 3
- The net population increase is the future residential, workforce & visitor development population less the previous residential, workforce & visitor development population on the site.
- The previous population is calculated by multiplying the existing floor space by the relevant occupancy rate(s) for the previous use using Tables 4, 5, 6 and 7.
- The future population is calculated by multiplying the proposed floor space by the relevant occupancy rate(s) for the proposed use using Tables 4, 5, 6 and 7.

Table 3: Contribution rates, as at 20/09/2021[16,17]

Development type	Contribution rates
Per additional worker	$2,506
Per additional visitor[18]	$6,543
Per additional resident	$7,750
Per 1-bed dwelling (assumes 1.9 residents)[19]	$14,726
Per 2-bed dwelling (assumes 2.2 residents)	$17,051
Per 3 bed dwelling (assumes 3.0 residents)	$23,251
Per 4+ bed dwelling (assumes 3.5 residents)	$27,126
Per 1-bed Secondary Dwelling (assumes 1 resident)[20]	$3,875
Per Secondary Dwelling (assumes 2.1 residents)	$8,138

[16] Contributions specified in this Table and/or in this Plan will be applied to the maximum extent permitted by prevailing Ministerial Directions issued under section 7.17 of the *Environmental Planning and Assessment Act 1979* relating to contributions thresholds.

[17] The consent authority will index the contribution rates and associated contribution at the time of consent and again at the time of payment in line with changes to the Consumer Price Index (All Groups Index) for Sydney, as outlined in section 2.2.

[18] In this plan, the term 'visitor' refers to a visitor staying in *tourist and visitor accommodation*. This includes hotels and serviced apartments. These land uses have the same meaning as in the *Standard Instrument Principal Local Environmental Plan*.

[19] Includes studios in residential flat buildings but excludes secondary dwellings.

[20] Note. An adjusted contributions rate applies to secondary dwellings, which are subject to a 50 per cent discount on contributions that Council could levy for this type of development.

Table 4: Residential occupancy rates – residential accommodation[21]

Residential accommodation types	Dwelling size	Occupancy rates
Type 1 Including attached dwellings, dual occupancy, dwelling houses, multi-dwelling housing, residential flat buildings, and shop-top housing, but excluding Type 2 and Type 3 residential accommodation below [22]	1-bedroom dwelling[23]	1.9 residents/dwelling
	2-bedroom dwelling	2.2 residents/dwelling
	3-bedroom dwelling	3.0 residents/dwelling
	4 or more bedrooms	3.5 residents/dwelling
New allotment	Up to 4 or more bedrooms	3.5 residents/dwelling
Type 2 Secondary dwellings	1 bedroom/studio	1 resident
	2 bedroom	2.1 residents
Type 3 Including boarding houses, co-living, hostels, and seniors housing, but excluding Type 1 and Type 2 residential accommodation above.		1 resident/room

Table 5: Visitor occupancy rates – tourist and visitor accommodation[14,18]

Visitor accommodation types	Occupancy rates
Including hotels, serviced apartments, and backpackers' accommodation	**0.8 visitors/room**

Table 6: Workforce occupancy rates[24,25]

Visitor accommodation types	Worker density rates
Hotels 0-199 rooms	**0.15 workers/room**
Hotels 200+ rooms	0.26 workers/room
Serviced apartments 0-199 rooms	0.25 workers/room
Serviced apartments 200+ rooms	0.28 workers/room
Boarding house[26] (no onsite manager or full time resident)	0
Boarding house or student accommodation (where onsite manager is not a full time resident); co-living and hostel development	1 workers[27]

[21] Land use terms have the same meaning as in the *Standard Instrument - Principal Local Environmental Plan*.

[22] Occupancy rates provided by .id Consulting for the City of Parramatta.

[23] Includes studios but excludes secondary dwellings.

[24] Workers are full-time equivalent (FTE) workers. For the purposes of this plan, one (1) full-time worker is generally working an average of 38 hours per week as defined by the Australian Government Fairwork Ombudsman.

[25] Workforce occupancy rates derived from review of approved development applications for tourist and visitor accommodation within the City of Parramatta from 2015-2020.

[26] Boarding house occupants typically undertake worker functions and duties, removing the need to employ external workers.

Table 7: Workforce occupancy rates – other development[28,29,30]

Land use	Gross floor area (m^2) per worker	
Commercial premises	Office premises	20
	Business premises – including banks, post offices and hairdressers	44
	Business premises – private colleges[31]	56
Commercial premises – retail premises	Bulky goods premises[32]	113
	Shops – including neighbourhood shops, excluding supermarkets	57
	Shops – supermarkets/grocery stores[33]	55
	Kiosks[34]	26
	Food & drink premises – restaurants, cafes & take away premises	34
	Food and drink premises – including pubs, nightclubs and bars[35]	45
	Vehicle sales or hire premises	224
Industry	Light industry – including home industry and high technology	141
	General industry	61
	Heavy industry – including hazardous and offensive	106
Infrastructure – community	Educational establishment – schools[28,36]	190
	Tertiary institution – universities[28,30]	224
	Tertiary institution – TAFE[28,30]	58
	Health services facility – medical centres, health consulting rooms[37]	43
	Health services facility – hospitals[28,31]	39
	Entertainment facility – including cinemas and theatres[28]	130
Other uses	Childcare centres	42
	Indoor recreation facilities	149
	Function centres	53
	Sex services premises – including brothels	60
	Registered club	60

If a previous or proposed use is not covered by the land uses specified in Tables 3, 4, 5, 6 and 7, the consent authority will use the occupancy rate for the most similar use from the tables as determined by the consent authority.

[28] Land use terms have the same meaning as in the *Standard Instrument - Principal Local Environmental Plan*.

[29] Workforce occupancy rates derived from review of approved development applications for these development types for the City of Parramatta from 2015-2020.

[30] Workers are full-time equivalent (FTE) workers. For the purposes of this plan, one (1) full-time worker is generally working an average of 38 hours per week as defined by the Australian Government Fairwork Ombudsman.

[31] For the purposes of this plan, 'private colleges' are assumed to be a type of business premises within the meaning of *Standard Instrument - Principal Local Environmental Plan*. Examples of private colleges are colleges that provide courses for students in business, information technology, hospitality, languages and natural therapies. Students are not included in the workforce or development population.

[32] Bulky goods premises has the same meaning as in the *Standard Instrument - Principal Local Environmental Plan*.

[33] For the purposes of this plan, supermarkets/grocery stores are assumed to be a type of shop within the meaning of *Standard Instrument - Principal Local Environmental Plan*.

[34] Adapted from City of Sydney Development Contributions Plan 2015.

[35] For the purposes of this plan, nightclubs and bars are assumed to be a type of food and drink premises within the meaning of the *Standard Instrument - Principal Local Environmental Plan*.

[36] Students are not included in the workforce or development population when calculating the contribution.

[37] Patients are not included in the workforce or development population when calculating the contribution.

2.2 Imposing the contribution

If the consent authority determines a contribution is required, the consent authority will impose a condition in the consent or complying development certificate requiring the contribution. The condition must specify the contribution amount payable and how the contribution amount will be indexed.

Indexation

Contribution rates under this Plan and the estimated costs upon which they are based will also be indexed by Council on a regular basis consistent with the below methodology. The adjustment of contribution rates and estimated costs will occur by way of an amendment without the need to prepare a new contributions plan, in accordance with the Environmental Planning and Assessment Regulations.

The consent authority will also index the contribution rates in Table 3 and any contribution imposed under this Plan for inflation at the time of consent and again at the time of payment using the following formulas. Indexed contribution rates can be viewed on the development contributions section of Council's website.

Contribution at the time of consent

$$C_{consent} = C_{plan} \times (CPI_{consent} \div 117.4)$$

Where:

- $C_{consent}$ = Contribution at time of consent
- C_{plan} = Contribution calculated using the rates in Table 3 of this Plan
- $CPI_{consent}$ = Consumer Price Index (All Groups Index) for Sydney at the time of calculation
- 117.4[38] = The insert date value of the Consumer Price Index (All Groups Index) for Sydney.

And:

Contribution at the time of payment

$$C_{payment} = C_{consent} \times (CPI_{payment} \div CPI_{consent})$$

Where:

- $C_{payment}$ = Contribution at time of payment
- $C_{consent}$ = Contribution at time of consent, as calculated above
- $CPI_{payment}$ = Consumer Price Index (All Groups Index) for Sydney at the time of payment
- $CPI_{consent}$ = Consumer Price Index (All Groups Index) for Sydney at the time of calculation for the consent, as above.

[38] As of the June quarter of 2020.

Concept development applications

Council will defer imposing contributions on concept development applications which fall under Division 4.4 of the Act. Instead, Council will apply contributions to subsequent detailed applications for approval of physical works, which relate to an approved concept application.

2.3 Paying the contribution

When to pay

In the case of an approved development application for building works, applicants must pay their contribution prior to obtaining a construction certificate. If a development requires multiple construction certificates, Council will require payment prior to the release of the first construction certificate that relates to the development consent on which the contributions were levied.

For development involving land subdivision, the contribution must be paid prior to the release of the subdivision certificate (linen plan) for each stage.

For development that involves both land subdivision and building work – the contribution must be paid prior to the issue of the subdivision certificate or first construction certificate, whichever occurs first.

In the case of development that is complying development, applicants must pay their contribution before commencing the complying development works. Payments cannot be deferred.

Payment by instalment/periodic payments

Requests for payment by multiple instalments will not be granted.

How to pay

Applicants should contact Council's Customer Service Line on 1300 617 058 or visit Council's website at https://www.cityofparramatta.nsw.gov.au for information relating to payment options.

Council will provide a hard copy receipt confirming receipt of payment. In the case of a development application, applicants can provide a copy of the receipt to their accredited certifier to assist with obtaining a construction certificate.

Refunds

Councils are not obligated under legislation to refund a development contributions payment. Council may consider refunding a development contribution payment in either of the following circumstances:

- A consent is modified under section 4.55 of the Act resulting in a reduction in the contribution. In this case Council may refund the difference;
- The applicant has not commenced the development and decides not to proceed with the consent, including cases where the consent has lapsed. In this case the applicant will need to surrender the consent in accordance with section 4.63 of the Act; or
- In the case where a subsequent application is made on the same site as the original application, and where contributions have already been paid on this application which will not be completed, a transfer of the contribution

payment will be made to the new application before a refund will be considered.

In these case, Council will only consider refunding the contribution if it is considered that the refund won't materially impact on Council's cash flow and ability to deliver the works in the works program in Appendix F. Except in exceptional circumstances, the applicant should also apply for the refund in writing to Council within 12 months of paying the contribution for which the refund is sought.

2.4 Alternatives to monetary contributions

Applicants can offer to enter into a planning agreement with Council to provide an alternative to a monetary contribution under this Plan.[39]

Specifically, applicants can offer to dedicate land free of cost, pay a monetary contribution, provide works-in-kind or provide another material public benefit, or any combination of these, to be used for or applied towards a public purpose in full or partial satisfaction of a monetary contribution under this Plan.

Council may choose to accept any such offer but is not obliged to do so. Applicants considering alternatives to monetary contributions should discuss this with Council as early as possible, ideally before lodging a development application.

Generally, the dedication of land provided as an integral part of the development will not be accepted as a means of fully or partially satisfying the need to pay a monetary contribution under this Plan unless the land dedication is specifically identified in this Plan. Examples of works typically considered as an integral part of development include aspects of the development's landscaping plan, street frontages, setbacks and the like.

In deciding whether to accept an applicant's offer to dedicate land for open space instead of paying a monetary contribution, Council will have regard to land and works identified in the works program and the site suitability criteria outlined in the City of Parramatta Community Infrastructure Strategy.

Council has adopted the *City of Parramatta Planning Agreements Policy* (November 2018), which sets out Council's policy and procedures relating to planning agreements.

2.5 Credits

Where new development involves the replacement of existing dwelling(s) with additional dwellings, then the number of existing dwellings (or existing lots capable of accommodating a dwelling) are taken as being a "credit". The value of the credit will be based on the number of existing dwelling(s) irrespective of size.

For example, a dual occupancy development will usually involve the demolition of a single dwelling to construct two new dwellings. In this scenario the development will have a credit of an existing dwelling and will be required to pay a contribution only on the additional new dwelling.

Similarly for non-residential uses 'worker' credits would be determined for existing development on the site in accordance with the worker density rates provided in

[39] In accordance with Part 7, Division 7.1, Subdivision 2 of the Act.

Table 6 of this Plan. Worker credits will only be provided for development that existed at the commencement of this Plan.

2.6 Obligations for Accredited Certifiers

Complying development certificates

This plan requires that, in relation to an application made to an accredited certifier for a Complying Development Certificate (CDC):

- the accredited certifier must, if a CDC 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 section
- the terms of the condition be in accordance with this section.

Procedure for determining a section 7.11 contribution amount

The procedure for an accredited certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 7.11(6) of the EP&A Act such as that envisaged in Section 2.1 of this plan, or an exemption or part or the whole of the development under Section 1.3 of this plan, the accredited certifier must:
    a) 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
    b) 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 CDC refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in Table 3 of this plan taking into account any exempted development specified in Section 1.3 and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with Section 2.2 to reflect the indexed cost of the provision of infrastructure.
4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed local infrastructure demand relating to existing development.

Terms of a section 7.11 condition

The terms of the condition requiring a section 7.11 contribution are as follows:

Contribution

The developer must make a monetary contribution to the City of Parramatta Council in the amount of $[insert amount] for the purposes of the local infrastructure identified in the City of Parramatta (Outside CBD) Development Contributions Plan 2021.

Open space and outdoor recreation		*$ [insert amount]*
Indoor sports courts		*$ [insert amount]*
Community facilities		*$ [insert amount]*
Aquatic facilities		*$ [insert amount]*
Traffic and transport		*$ [insert amount]*
Plan administration		*$ [insert amount]*
	Total	*$ [insert amount]*

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the formula provided in Section 2.2 of the City of Parramatta (Outside CBD) Development Contributions Plan 2021.

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 136L of the Environmental Planning and Assessment Regulation 2000.
Deferred payments of contributions will not be accepted.

Planning Agreement

This condition does not need to be complied with to the extent specified in any planning agreement for works in kind agreement entered into between the developer and the Council.

Appendices

Appendices

So that the contributions that are imposed are reasonable, the section 7.11 contribution rates in this Plan have been calculated having regard to the principles of nexus and fair cost apportionment. Nexus refers to the relationship between anticipated development and development-generated demand for local infrastructure. Apportionment refers to the share of infrastructure costs to be recovered through development contributions, reflecting the share of demand for the new infrastructure that future development creates.

This has included consideration of:

- facility and land use strategies that have identified future infrastructure needs; and
- whether the infrastructure serves existing or new populations, or both.

The following appendices explain the expected development in the Plan area, the Infrastructure necessary to support this development, and the way in which the section 7.11 contribution rates have been determined.

Appendix A: Anticipated development

Appendix A describes the forecast new population from anticipated development between 2021 until 2041 in the area where this Plan applies[40]. This includes forecast changes to the population (residents, workers and visitors), age, household sizes and dwelling occupancy rates.

Household sizes and dwelling occupancy rates are forecast to increase only marginally indicating that more of the residential population will be accommodated in new higher density dwellings rather than in existing dwellings.

Appendices B to E: Expected demand for local infrastructure

Appendices B to E describe the expected demand for local infrastructure as a result of anticipated development and the strategies to respond to these infrastructure needs. Three categories of infrastructure are considered: open space and outdoor recreational facilities, community facilities and traffic and transport facilities.

For each category, the appendices describe (1) existing provision, (2) the forecast population's demand for the infrastructure, (3) what infrastructure Council will provide to address the new forecast demand, and (4) how much the infrastructure will cost and how much of the cost Council will fund using contributions under this Plan.

The appendices also calculate a reasonable contribution rate necessary to fund the component of the works cost apportioned to development.

[40] In this plan, 'new population' refers to forecast residents, workers and visitors from 2021 until 2041 in Table 8.

Appendix F: Works program

Appendix F contains a works program showing works this Plan partially or fully apportions to the new population and which Council seeks to partially or fully fund using contributions.

This Plan includes approximately $1.69 billion of infrastructure works of which approximately $1.39 billion is apportioned to the new population over the 20 year life of this Plan from 2021 until 2041. A summary of infrastructure costs is provided in Table 2.

Appendix G: Works map

Appendix G contains a works map showing the location of each item listed in the works program.

Appendix A: Anticipated development

Appendix A - Anticipated development

This appendix describes the forecast population growth changes to population, age, household sizes and household occupancy rates. These affect how much and what type of local infrastructure will be needed and the associated works program and contribution rates.

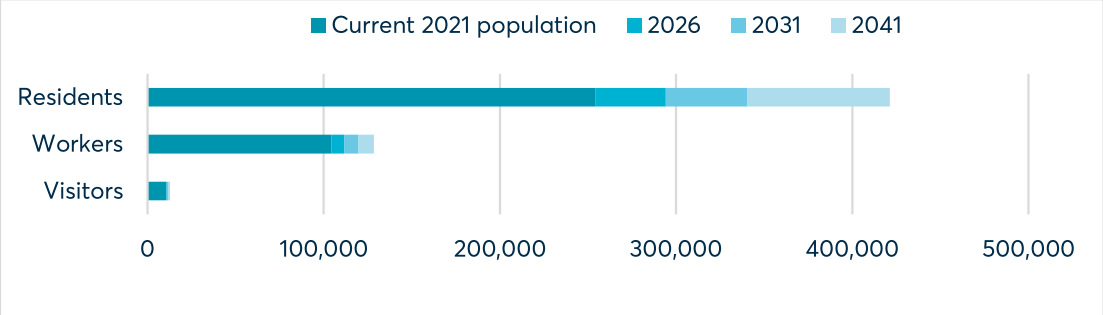
Forecast population

The forecast growth in residents, workers and visitors over the 20-year period from 2021 to 2041 is shown in Table 8 and Figure 3. Most growth is expected to occur in identified growth precincts including Camellia, Carlingford, Epping, Ermington, Granville, Telopea, Wentworth Point and Westmead.

Table 8: Forecast population growth for the Plan area, 2021–2041

Population	2021	2026	2031	2041	Change, 2021–2041	Change, 2021–2041
Residents[41]	254,405	294,140	340,198	421,244	166,839	40%
Workers[42]	104,352	111,606	119,718	128,538	33,131	26%
Visitors[43]	10,474	11,008	11,570	12,780	2,306	18%

Figure 3: Forecast change in population, 2021–2041 – land to which this Plan applies



Forecast households and dwellings

Table 9 below summarises the forecast changes to average household size and dwelling occupancy rates.

The forecast shows that the majority of the growth in the City of Parramatta will be located within the Plan area, accounting for approximately 89% of all dwellings in the Council area.

Household sizes and dwelling occupancy rates will remain relatively stable over the life of the Plan and more of the residential population is expected to be accommodated in new higher density dwellings.

[41] Forecast prepared by .id Consulting data for the "City of Parramatta" excluding data for "Parramatta CBD" and "Sydney Olympic Park".

[42] Workers forecast using Transport for NSW - Travel, population, workforce and employment projections.

[43] Visitor figures prepared by City of Parramatta (overnight visitors).

Table 9: Forecast households and dwellings, 2021–2041

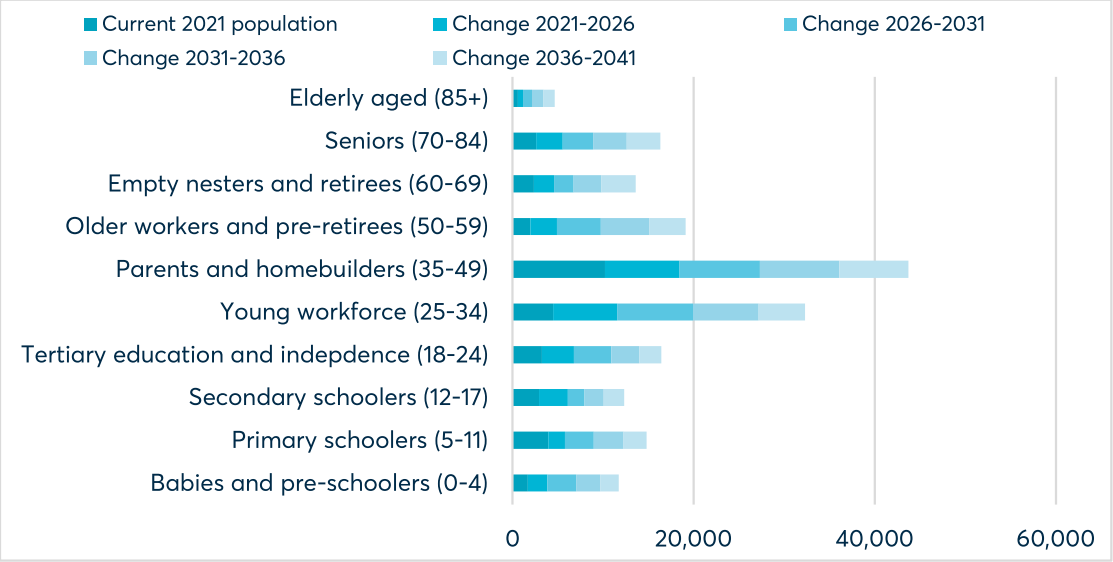
		2021	2026	2031	2041
Land to which this Plan applies[44]	Households	89,872	104,303	119,804	135,954
	Average household size	2.7	2.76	2.75	2.73
	Dwellings	94,321	116,684	137,567	156,683
	Dwelling occupancy duration	92.02%	95.28%	95.44%	95.46%
LGA-wide	Households[45]	104,750	122,350	138,600	153,050
	Average household size[40]	2.65	2.64	2.62	2.58
	Dwellings[40]	105,257	129,194	152,791	174,211
	Dwelling occupancy duration	95.20%	95.15%	95.15%	95.12%

Forecast age group and profile

Figure 4 illustrates the forecast changes to the age group and profile for the land in the Plan area. These changes affect how much and what type of local infrastructure is needed by the new population, particularly open space and community facilities.

Within the Plan area, the population of all age groups is forecast to increase, particularly people aged between 25 to 34 and 35 to 49. Whilst the greatest population increases are for these age groups, the overall population between 2021 and 2041 increases fairly consistently every 5 years amongst the age groups.

Figure 4: Forecast change in age group, Land to which this Plan applies



[44] Data was calculated using .id Consulting data for the "City of Parramatta" excluding data for "Parramatta CBD" and "Sydney Olympic Park"

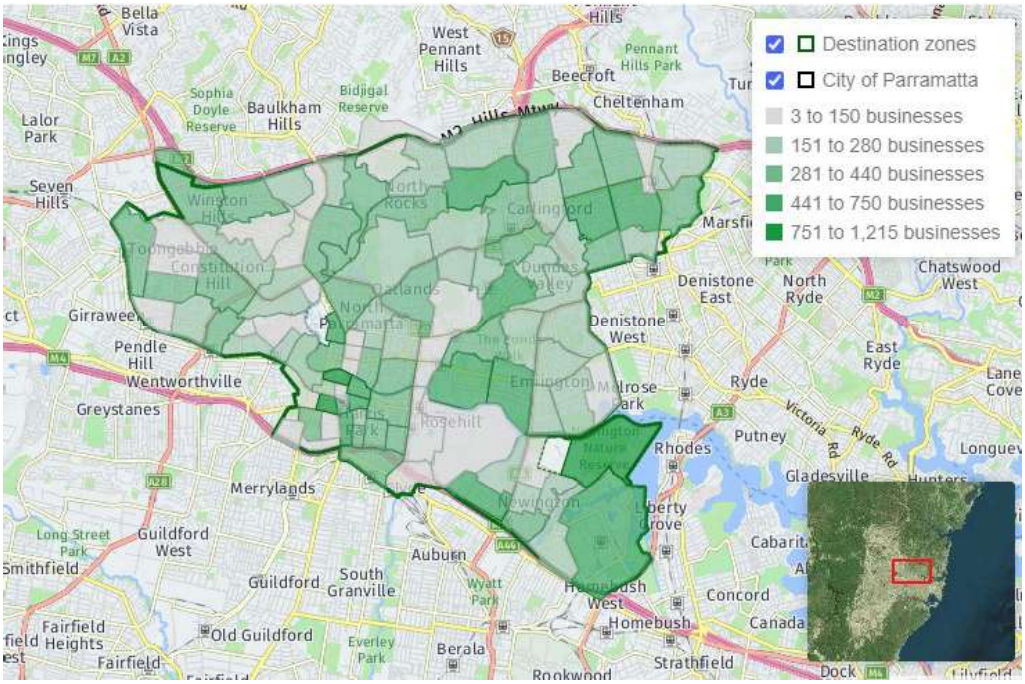
[45] Data is from City of Parramatta Council Local Housing Strategy

Non-Residential Development

In 2019 there were 185,558[46] jobs located in the City of Parramatta LGA. The main employment locations within the plan area are located in the industrial and business development zoned lands in Camellia, Carlingford, Clyde, Granville, Lidcombe, North Rocks, Melrose Park, Silverwater, Rydalmere and Old Toongabbie.

There is a major health precinct in Westmead including public and private hospitals as well as specialised and associated health services and facilities. There are also a number of tertiary institutions, including the Western Sydney University (Parramatta South Campus) and Charles Sturt University in North Parramatta.

Figure 5: Employment locations[39]



The worker population is forecast to grow by about 33,131[47] within the plan area during the life of this plan. New employment developments will increase demand for public facilities, particularly transport, access and public domain facilities. This plan intends for those developments to make contributions toward meeting the cost of these infrastructure needs.

[46] Source: id Consulting data for the "City of Parramatta"

[47] Workers forecast using Transport for NSW - Travel, population, workforce and employment projections.

Appendix B: Open space and recreation

Appendix B - Open space and recreation

This appendix describes the forecast population's demand for open space and recreation facilities, and how Council will use contributions to address this demand. Local infrastructure covered in this section includes publicly accessible parks, reserves, civic spaces, playgrounds, outdoor playing fields and indoor sports courts.

This section does not consider private open space or private recreation facilities, as general public access to these is limited.

Summary

Open space and recreation facilities are essential to the healthy functioning of the community and its urban environment. They provide a range of benefits including exercise, recreation, relaxation, escape, exploration, contemplation, interaction, connection, celebration, biodiversity, cooling, ventilation, tourism, identity and community well-being.

The new population will use open space and recreation facilities and will contribute to the demand for their use.

This Plan apportions approximately $887 million of open space infrastructure to the new population. This comprises approximately $345 million for 24.5ha of new open space, $295 million to upgrade 33 existing parks to cater for increased use by a growing population, $65.3 million for playing fields and $15.6 million for playgrounds and approximately $77 million towards the cost of building 26 new indoor sports courts.

This Plan apportions 100% of the costs of most of the open space and recreation works to population growth between 2021 until 2041. This is reasonable because the works are needed to meet the extra recreation demands generated by the future additional population and to limit the reduction in current per capita provision of open space.

This Plan apportions 50% of the costs of the indoor recreation facilities included in the works program to future population growth. Indoor recreation costs are attributed only to residents and not to workers and visitors.

This Plan only includes local open space and recreation works. Council cannot use contributions to provide new or upgraded *regional* recreation facilities provided by state authorities, such as those in Parramatta Park and Sydney Olympic Park.

Existing open space and indoor recreation network

The existing open space network totals approximately 428ha and is comprised of facilities of varying sizes and types. Facilities are categorised as either local, district and regional open space, based on characteristics such as size and level of embellishment.

Council plays a significant role in the provision of sportsgrounds in the LGA. In the Plan area, Council currently has 33 sportsgrounds with a total of 63 individual playing fields equating to approximately 60ha.

Such facilities are also provided by schools and some universities, however access to the general public is limited.

As identified in the City of Parramatta Community Infrastructure Strategy, Council currently plays a minor role in the provision of indoor recreation, with only one (1) Council facility being provided in the Plan area at Epping. This facility provides a single indoor court.

While other indoor recreation centres are available in schools and private gymnasiums, these typically have limited access for the general public. There are also facilities located within the Sydney Olympic Park facilities managed by Sydney Olympic Park Authority (SOPA), outside the area where this Plan applies.

A breakdown of existing open space and recreation facilities in the Plan area is summarised in Table 10 and Table 11. A map of these facilities is shown in Figure 6.

Further information on the nature and extent of current provisions is provided in Council's Community Infrastructure Strategy.

Table 10: Existing open space and outdoor recreation facilities, 2020

Category	Type	Count	Area (ha)
Local Play Spaces[48],[49]	Pocket	12	-
	Local	121	-
	District	9	-
	TOTAL SUPPLY	*142*	
Outdoor playing fields[50]	Local	48 (26 sportsgrounds)	43.8ha
	District	11 (4 sportsgrounds)	12.4ha
	Regional	4 (2 sportsgrounds)	3.5ha
	TOTAL SUPPLY	*63 fields (across 32 sportsgrounds)*	*59.7ha*
Parks & Outdoor Recreation Network[51]	Neighbourhood Parks	128	
	Local Parks	134	
	District Parks	20	428
	Heritage	7	
	Civic	3	
	Regional Parks[52]	2	87.12
	TOTAL SUPPLY	*294*	*515.2*

[48] Regional facilities are excluded

[49] Some play spaces are located within parks

[50] Excludes National and State facilities (Bankwest Stadium, Sydney Olympic Park, Old Sales Reserve and Old Kings Oval).

[51] Excludes natural areas such as bushland reserves that primarily provide conservation and ecological functions.

[52] Includes Council and non-Council regional open spaces. As noted, Council can only use contributions to provide new or upgraded open space provided by Council. Council cannot use contributions to provide new or upgraded regional open space provided by state authorities. Examples of regional open spaces provided by the State are Parramatta Park and Bicentennial Park.

Table 11: Existing Council indoor recreation facilities, 2020

		Count
Indoor Recreation Network	Council-owned indoor recreation courts	1
	Other agency-owned indoor recreation courts	17

Benchmark rates of provision

Council adopted the City of Parramatta Community Infrastructure Strategy (CIS) in July 2020.

Open space and playing fields

The Community Infrastructure Strategy compares current rates of provision to an ideal benchmark rate of provision of 3 ha of open space per 1,000 people, comprised of:

- 1 ha/1,000 people for parks;
- 1 ha/1,000 people for sporting open space; and
- 1 ha/1,000 people for natural areas and other open spaces.

The CIS found that the City's current provision of open space and recreation facilities available to the general public is 0.78 ha/1,000 people. Current provision rates for sportsgrounds is equivalent to 0.56 ha/1,000 people. This is well below the ideal benchmarks and indicates that there is no spare capacity to cater for the demands of future development.

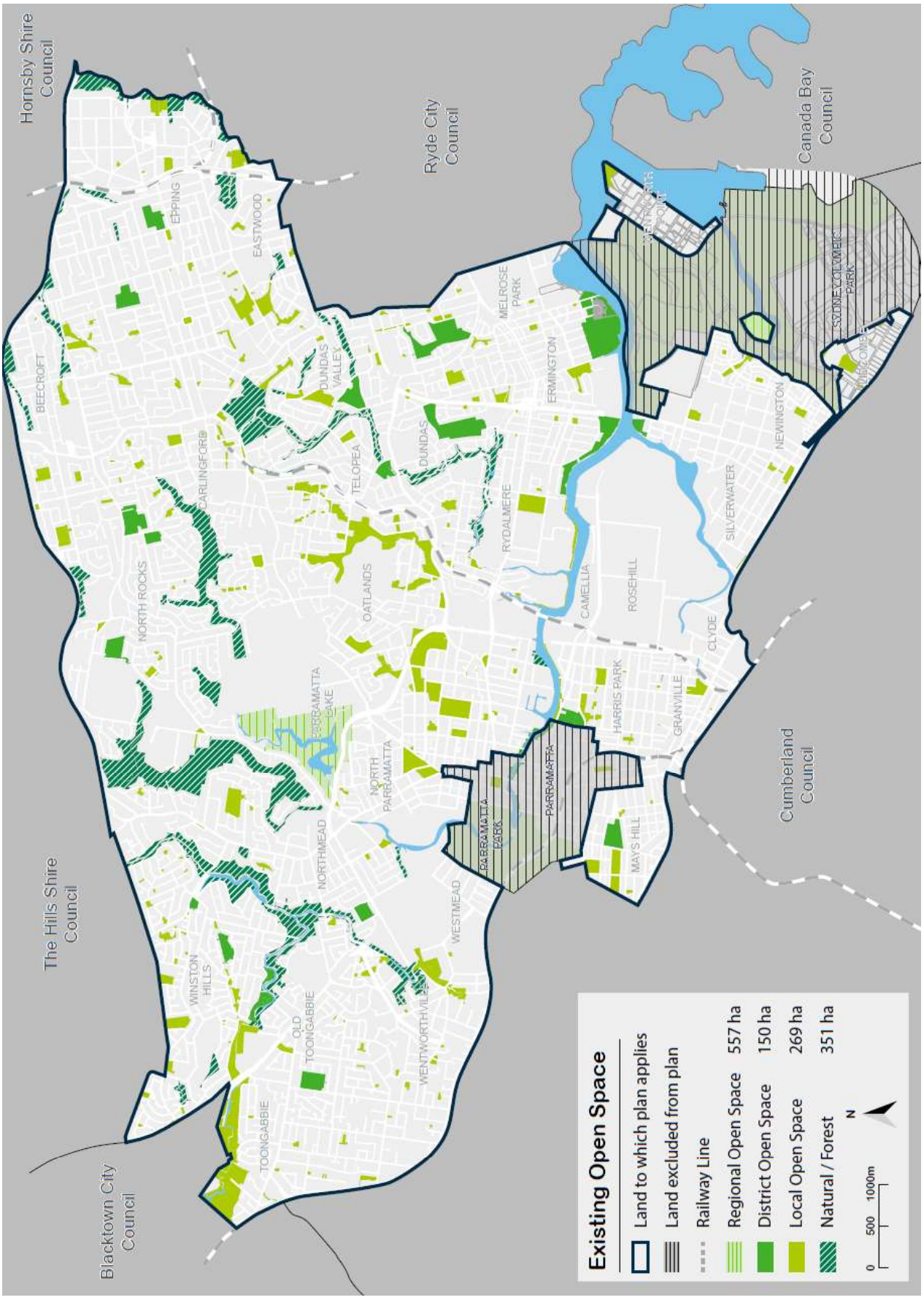
Playgrounds

The City of Parramatta Community Infrastructure Strategy adopts a benchmark of 1 play space per 2,000 people. Current provision meets this benchmark, however more facilities will be needed to meet the demands of the future population, particularly in growth areas.

Indoor recreation facilities

With regards to indoor recreation facilities, the City of Parramatta Community Infrastructure Strategy adopts a benchmark rate of 1 court per 20,000 residents. This compares to a current rate of provision of 0.08 courts per 20,000 equivalent residents in the Plan area.

Figure 6: Existing open space and outdoor recreation facilities



Forecast demand for open space and recreation facilities

The City's population is forecast to grow significantly between 2021 and 2041. This new population will use open space and recreation facilities and will therefore contribute to the demand for their use.

This section describes the future population's demand for open space and recreation facilities. The new population includes residents, workers and visitors.

Open space and outdoor recreation

This Plan assumes one visitor generates the same demand for open space as one resident and one worker generates demand for open space equivalent to 0.2 residents. On this basis, an 'equivalent resident population' figure of 175,771 people has been used to estimate future needs for open space arising in the Plan area between 2021 and 2041.

Using the ideal benchmark rates adopted in the City of Parramatta Community Infrastructure Strategy, the forecast population between 2021 and 2041 would generate the need for an additional 527 ha of open space, including 176 ha of playing fields.

The amount of provision needed to maintain existing rates of provision (which are below the ideal benchmark rates) would be 137 ha of new open space, including an additional 98 ha of playing fields (equivalent to 98 playing fields).

For reference, Parramatta Park near the Parramatta CBD is approximately 85ha[53] and Bicentennial Park in Sydney Olympic Park is approximately 40ha[54].

With regard to play spaces, the future population in the Plan area will generate to need for an additional 88 playgrounds.

Given the constrained urban environment and the high cost of land in the LGA, it is not be feasible to achieve the ideal provision rate or replicate current rates of provision of land for open space uses. Instead, the City of Parramatta Community Infrastructure Strategy outlines a more reasonable strategy to address needs, as follows:

- Focus provision of new open space in growth precincts and areas of low provision.
- While this will not maintain current provision rates, upgrading various existing open spaces to increase their capacity will assist with providing for the new population's demand.
- Increase the carrying capacity of existing playing fields through upgrades to playing surfaces and/or supporting infrastructure and increased maintenance.
- Upgrade existing playgrounds to increase the number of local and district play spaces available and provide a variety of play experiences.
- Repurpose parks to accommodate both formal and informal sports.
- Develop better connections between open spaces and sportsgrounds.
- Repurpose alternative (non-traditional) spaces for both formal and informal sport and recreation.

[53] Source Parramatta Park Trust

[54] Source Sydney Olympic Park Authority

Indoor recreation facilities

The City of Parramatta Community Infrastructure Strategy seeks to improve provision of indoor recreation courts by Council rather than relying on the private sector to address demand.

Indoor recreation facilities are critical in supporting the healthy active living for the city's population, particularly where opportunities for outdoor playing fields are limited.

Based on the benchmarks, the future residential population in the Plan area will generate demand for an additional 8.3 indoor recreation courts.

In addition, the City of Parramatta Community Infrastructure Strategy seeks provision of an additional 7 courts in the LGA, over the benchmark rates. Of these, 4.6 courts (or 66%) are attributed to population growth in the Plan area, as this growth represents 66% of total forecast growth across the LGA between 2021 and 2041. On this basis, the future population in the Plan area is forecast to generate demand for 13 additional indoor courts.

Indoor courts provide similar functions to outdoor playing fields and the provision of additional courts will help offset the limited opportunities for Council to match current levels of provision of outdoor playing fields, as well as providing additional weather-proofing recreation options.

Table 12 provides a summary of the recommendations of the City of Parramatta Community Infrastructure Strategy for indoor recreation facilities to meet forecast needs.

Table 12– Community Infrastructure Strategy recommendations for indoor courts

Location	Courts
Westmead	At least 4 courts
Carlingford	At least 2 courts
Telopea	At least 2 courts
Epping (redevelopment of existing facility)	3-4 courts
Camellia	At least 2 courts
Rydalmere, Ermington, Melrose Park	At least 2 courts
Carter Street	2 courts
Wentworth Point	At least 4 courts

Works included in this Plan

Council has prioritised works to best meet demands of the forecast population in the Plan area, including improving the capacity of existing parks, playing fields and playgrounds through upgrades, and the targeted provision of new open space and outdoor recreation facilities. Additional indoor courts will also be provided to help meet recreation needs.

Open space and recreation works Council will deliver using contributions under this Plan are summarised in Table 13. Appendix F contains additional detail including an itemised list of works and Appendix G contains a map showing the works' locations.

Table 13: Summary of open space and recreation works program

Type[55]	Area (ha)/number	Cost	Cost apportioned to new development
New park	23ha (17 sites)	$598M	$565M
Expansion of existing park/reserve	2ha (10 sites)	$1.7M	$449,000
Upgrade of existing park	33 parks	$252M	$240M
New playing field	3 fields (3ha)	$11.4M	$11.4M
Upgraded playing field	18 sportsgrounds	$53.9M	$53.9M
New/upgraded playgrounds	25 playgrounds	$15.6M	$15.6M
Indoor recreation courts	26 courts (7 sites)	$153.8M	$76.9M

New open space and recreation facilities

This Plan apportions approximately $345 million of land acquisition costs to the new population from 2021 until 2041, comprising 24.5ha land for new open space, playing fields and playgrounds, across 27 locations. This Plan also apportions $226 million of the costs of embellishing new open space to future development.

This Plan also apportions approximately $76.9 million of the costs of 7 indoor recreation facilities providing 26 new courts. Contributions are also included towards the costs of 2 ha of land needed for the provision of new indoor recreation facilities.

Applicants may offer to dedicate part of their land to Council for use as public open space in full or partial satisfaction of a monetary contribution under this Plan. Any such offer will need to be secured through a planning agreement in accordance with Section 2.4.

Upgrade strategy

Council will use contributions to redesign and upgrade various existing open spaces and outdoor recreation facilities to improve their capacity, diversity, accessibility and flexibility to accommodate the new population's demand.

This is reasonable because the total amount of land Council will secure through acquisition and land dedication using contributions will not be sufficient to maintain the amount of open space available to the existing population and existing provision rates are below the benchmark provision rate.

Upgrades have been prioritised to open spaces that are most capable of accommodating the diversity of recreational experiences needed to cater for increased population demand. Typically, upgrades will comprise:

- Park upgrades: seating, picnic / BBQ, pathways, multi-use courts, shade, outdoor fitness equipment, toilets, playgrounds, dog off-leash, and landscaping improvements.
- Playground upgrades: play equipment, seating, shade, toilets, pathways, softfall, landscaping.
- Sportsground upgrades – improvements to playing field surfaces, floodlighting, amenities buildings, irrigation, drainage, spectator seating.

The open spaces that Council will upgrade are identified in the works program and map in Appendices F and G.

[55] Some playing fields and playgrounds may be delivered as part of broader park upgrades.

Apportionment

This Plan generally apportions 100% of the open space and outdoor recreation land and works costs to the new population from 2021 until 2041. The exception is local infrastructure items carried over from existing plans (which have not been fully funded and which will help meet forecast needs). The apportioned costs of these works has been adjusted to discount contributions already collected for these items.

This is reasonable because, even with some limited strategic land acquisitions in key growth locations, the existing population will suffer a reduction in open space provision. Council's main strategy is to make existing open spaces work harder, including meeting some of the future demands through provision of indoor as well as outdoor facilities.

The costs of indoor recreation land and works have been apportioned 50% to new development. This Plan identifies 26 new courts, with forecast need arising from the future population in the Plan area being equivalent to 13 new courts (i.e. 50%).

These facilities account for approximately 8% of the cost of open space and recreation land and works apportioned to new development, and are considered an effective way to increase recreational facilities compared to the cost of further land acquisition and embellishment to provide additional playing fields.

Contribution rates

Open space and recreational facility contribution rates are calculated using the following formula below. Table 14 and Table 15 applies the formula below to calculate the contribution rates.

Contribution rate per equivalent resident

$$= \frac{Cost\ of\ works\ attributable\ to\ the\ new\ population\ from\ 2021\ until\ 2041}{New\ population\ from\ 2021\ until\ \ 2041}$$

Where the cost of works attributable to the new population from 2021 until 2041 =

Acquisition costs + dedication costs + embellishment costs + upgrade costs + indoor recreation facilities costs

Table 14: Open space and outdoor recreation facilities contribution rates

	Formula	Amount ($)
Open space and recreation land and works costs attributable to the new population, 2021–2041	A	$887.1M
New population, 2021–2041 (equiv. res.)	B	175,771
Contribution per equiv. res	**C = A ÷ B**	**$5,047**
Contribution per worker[56]	**D = C x 0.2**	**$1,009**
Contribution per visitor	**E = C**	**$5,047**
Contribution per resident	**F = C**	**$5,047**

[56] Assumes 1 worker = 0.2 residents.

Table 15: Open space contribution rates - Indoor recreation facilities

	Formula	Plan Area
Indoor recreation land and works attributable to the new population, 2021–2041	A	$76.9M
New population, 2021–2041 (residents.)	B	166,839
Contribution per equiv. res	**C = A ÷ B**	**$461**
Contribution per worker	**D = 0**	**$0**
Contribution per visitor	**E = 0**	**$0**
Contribution per resident	**F = C**	**$461**

Table 16: Total recreational contribution rates[57]

	Rate
Contribution per equiv. res	**$5,508**
Contribution per worker	**$1,009**
Contribution per visitor	**$5,508**
Contribution per resident	**$5,508**

[57] Total recreational facilities contribution rates are the sum of the contribution rates in the previous tables.

Appendix C: Community facilities

Appendix C - Community facilities

This appendix describes the forecast population's demand for community facilities and how Council will use contributions to address this demand. Local infrastructure covered in this section covers libraries and multi-purpose hubs, neighbourhood centres and aquatic facilities, either as standalone facilities or co-located within multipurpose facilities.

This section does not consider private facilities as these typically have limited access for the general public.

Summary

The residential population in the Plan area is forecast to grow by 166,839 between 2021 and 2041. Therefore, it is important that the City invests in community facilities as they are vital to the fabric of urban life and how people feel connected to each other.

They provide spaces for the City's diverse communities of residents and workers to enjoy entertainment, creative and recreational pursuits, education and training, and rest and respite, in an increasingly dense city environment. Council's recognition of the critical importance of community facilities for supporting city life is identified in the City of Parramatta Community Infrastructure Strategy, adopted by Council on 13 July 2020.

This Plan applies the benchmark rates adopted by the City of Parramatta Community Infrastructure Strategy to identify the community facilities needed to meet the needs of the forecast residential population and the associated costs that can be reasonably apportioned to new development in the plan area. The Plan apportions approximately $101 million of community facilities to the new population from 2021 until 2041.

Costs are apportioned to the new development expected between 2021 until 2041, as follows:

- 50% for aquatic facilities; and
- 40% for all other community facilities in the Plan area, representing new development's share of final demand for facilities in 2041.

The Plan assumes demand for community facilities is generated by residential growth. As it is difficult to identify the nexus between the need for community facilities and employment generating development or tourist and visitor accommodation, this Plan assumes that workers and visitors do not generate demand for these types of facilities.

This Plan includes only community facilities that will address the needs created by new development. Council may provide additional community facilities using other funding sources.

Existing community facilities

The City of Parramatta Community Infrastructure Strategy identifies existing rates of provision in the LGA. Within the Plan area, there are 161 Council and non-Council community facilities in the area covered by this Plan. Council provides 50 facilities and non-Council organisations provide 111 facilities.

A breakdown of community facilities within the Plan area is summarised in Table 20 below. A map showing the locations of community facilities is shown in Figure 7 over the page.

Table 17: Existing Council and non-Council community facilities within the Plan area, 2019

Infrastructure type	Number	Floorspace (m^2)
Aquatic facilities	1	-
Community hubs	1	1,000
Libraries[58]	7	6,743
Community Spaces[59]	15	13,920

Benchmark rates of provision

This Plan uses peer-reviewed planning benchmarks adopted in the City of Parramatta Community Infrastructure Strategy to differentiate between the existing and new population's demand for community facilities. The benchmarks used are summarised in Table 18.

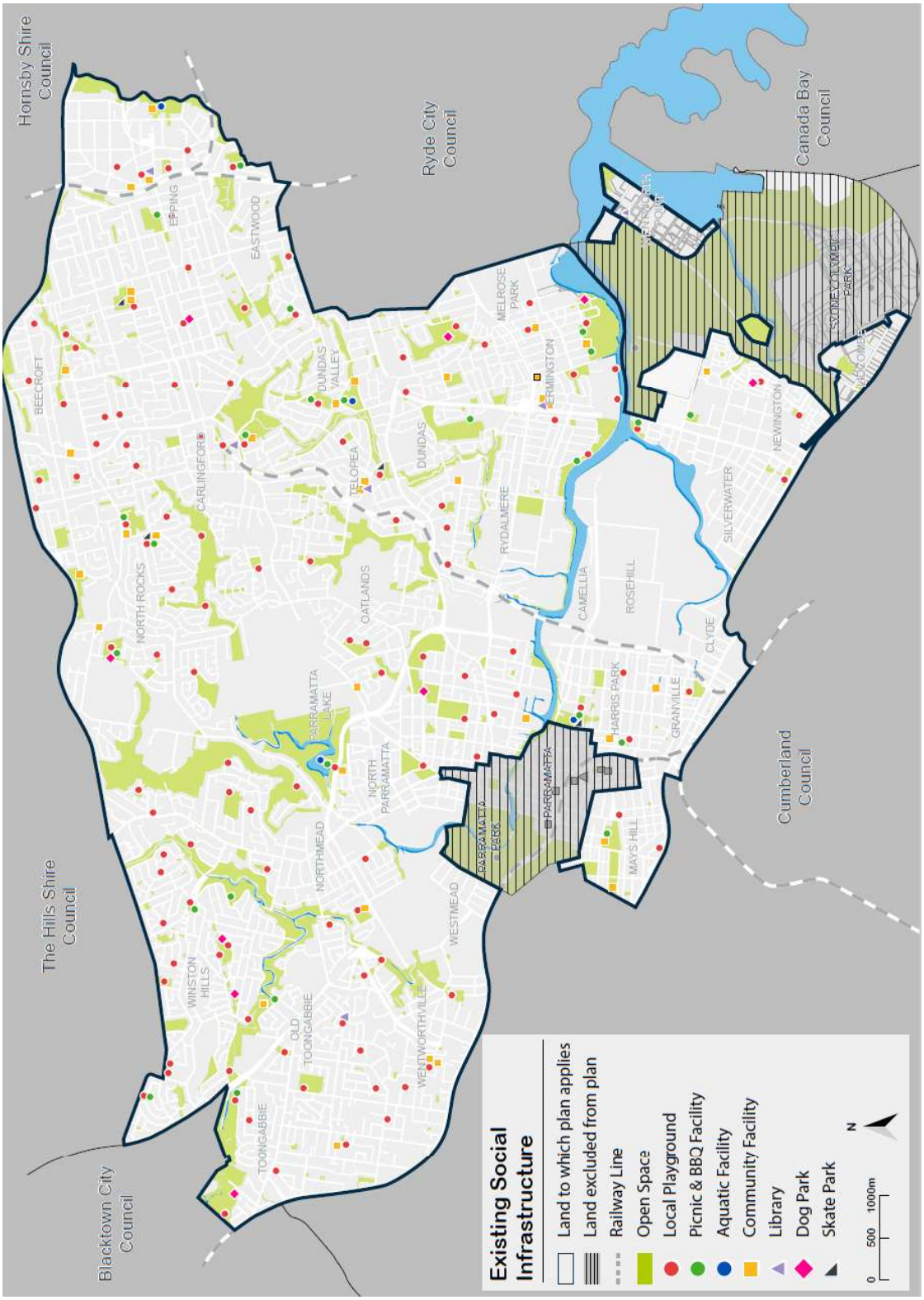
Table 18: Community facilities planning benchmarks

Facility type	Benchmark
	–
Community Space (Multipurpose community centres, meeting rooms, halls and hubs)	80m^2 of community space per 1,000 residents
Libraries (District and sub-district level facilities)	1 library per 35,000 to 65,000 residents or approximately 39m^2 per 1,000 residents plus 20% circulation space
Aquatic Facilities	One aquatic facility per 100,000 to 150,000 residents.

[58] Excludes libraries provided by universities and schools where public access is limited.

[59] Excludes Girl Guides and Scouts network

Figure 7: Locations and types of existing community facilities



Libraries

Libraries may be standalone facilities or co-located within an integrated multipurpose facility; they often form the core component of such complexes.[60] Branch libraries typically include community meeting rooms and other ancillary community meeting spaces.

Council currently plays a significant role in the provision of library services to the community through its network of seven libraries and one library link. Library services are also provided to the community through schools and universities, however, public access to these services is often limited.

Strengths of Council's library network include the spatial location across the City of Parramatta LGA with most libraries located in close proximity to good public transport. Weaknesses include accessibility, quality and capacity of existing buildings.

The City's benchmark for providing libraries outside the Parramatta CBD is 1 district library per 35,000 to 65,000 residents with approximately 39m^2 per 1,000 residents.[61]

Using these benchmarks there is currently an under provision of 3,609m^2 of library floor space for the existing population with the incoming population creating an additional demand for 5,601m^2 of library floor space within the plan area.

Table 19: City of Parramatta Community Infrastructure Strategy recommendations for libraries

Library	Existing floor space (m^2)	Desired floor space based on benchmarks (m^2)	Required increase in floor area/new floorspace (m^2)
Constitution Hill Library	603	1,500	900
Dundas Library	268	2,250	1,980
Carlingford Library	348	1,800	1,450
Epping Library	550	2,250	1,700
Ermington Library	424	3,000	2,580
New Camellia library	N/A	1,800	1,800
New Melrose Park Learning Link	N/A	500	500
New North Parramatta Learning Link	N/A	500	500
New North Rocks Learning Link	N/A	500	500

Community space

Flexible, multipurpose community spaces act as gateways to connect people with each other, to services that can provide support and activities for the community.

Council's current community space network within the Plan area comprises of 20 community spaces of different types and scales, including the following:

- Community Meeting Rooms – which are typically a single room that people can hire.

[60] An example of a library integrated within a multipurpose facility is the proposed City of Parramatta Library in Centenary Square.

[61] Based on NSW State Library standards and Guidelines Standards and Outcomes Measures for Australian Libraries' developed by the Australian Public Library Alliance and Information Association 2016.

- Community Centres – which are places where people from within a local neighbourhood can come together for social events, educational classes, recreational activities or for drop-in support.
- Community Halls – multipurpose buildings managed by Council for the community. They provide space and facilities for a range of local activities and community services.
- Community Hubs – a larger facility offering a range of spaces suitable for various activities, programs, services and events which address the social, physical and emotional wellbeing needs of the local community. It can be a school, a neighbourhood centre or another public space that offers co-located or integrated services such as education, health care and social services. Each hub is as unique as the community it serves.

Table 20: Summary of the existing community space network.

Centre	Area (m^2)
Reg Byrne Community Centre	513
Don Moore Community Centre	1,600
North Rocks Senior Citizens Centre	601
Don Moore Reserve Meeting Room	168
Roselea Community Centre	1,100
Dundas Community Centre	1,500
John Curtin Reserve Meeting Room	80
Epping Leisure and Learning Centre	752
Epping Community Centre (School of the Arts)	1,200
Meeting Room YMCA Epping	3,500
West Epping Hall	530
Epping Creative Centre	346
Lake Parramatta Meeting Rooms	145
Burnside Gardens Community Centre	160
Jones Park Hall	420
Harris Park Community Centre	120
Ermington Community Centre	700
George Kendall Meeting Room	105
Newington Community Centre	485
Wentworth Point Community Centre and Library	1,200

The City of Parramatta Community Infrastructure Strategy benchmarks[62] for community space is 80 m^2 per 1,000 residents.

Using these benchmarks there is currently an under provision of 2,729m^2 of floor space for community uses for the existing population with the incoming population creating an additional demand for 15,930m^2 floor space for community uses within the plan area.

Where possible, the City of Parramatta Community Infrastructure Strategy recommends that this additional community space be co-located with other community facilities and provided within community hubs.

[62] Benchmark based on Elton's *'Parramatta Community Facilities Audit and Needs Study Report 2017'* commissioned by the City of Parramatta

Table 14 provides a summary of the facilities required to meet the demand of the existing and incoming population within the Plan area.

Table 21 – Parramatta Community Infrastructure recommendations for community space[63]

Community space	Existing floorspace (m^2)[64]	Required floor area/new floorspace (m^2)
New **community hub at Westmead**	N/A	3,000
New **community hub at North Rocks**	2,201	2,264
New **community hub at Carlingford**	N/A	3,200
New **multipurpose community centre at Telopea**	1,500	1,900
New **child and Family hub at Telopea**	N/A	2,000
New **community hub at Epping**	752	3,250
New **community hub at North Parramatta**	N/A	1,000
New **community hub at Camellia**	N/A	3,500
New **community hub at Ermington**	700	5,000
New **community space at Melrose Park**	N/A	1,500
New **community space at Carter Street**	N/A	1,000

Aquatic Facilities

Council currently provides one aquatic facility within the Plan area located at Dence Park, Epping. A regional aquatics facility was until 2015 located at Parramatta Park. Planning is underway to replace this facility on another site at Mays Hill.

The City of Parramatta Community Infrastructure Strategy adopts a benchmark of one regional aquatic facility for every 100,000 to 150,000 residents.[65].

Using this benchmark, the forecast residential population within the Plan area will generate demand for the equivalent of one additional aquatic facility.

Apportionment strategy

This plan apportions the cost of community facilities works to the new population from 2021 until 2041 as outlined below:

Aquatic facilities costs

This Plan apportions 50% of the combined Council costs associated with the upgrade of the Epping Aquatic Facility and costs the new Parramatta Aquatic and Leisure Centre. This is reasonable as the City of Parramatta Community Infrastructure Strategy identifies that the future population will generate the need for the equivalent of one aquatic facility.

In lieu of contributions funding 100% of one new aquatic facility, Council will use contributions to fund 50 per cent of the costs associated with the provision of two facilities - upgrading of the Epping aquatic facility and construction of the new Parramatta aquatic facility at Mays Hill, both of which are likely to be used by future residents in the LGA.

[63] May be standalone or incorporate other community facilities such as libraries.

[64] Based on benchmark of 80m^2 per 1,000 residents.

[65] Aquatics and Recreation Victoria Guidelines (2011).

All other community facilities works' costs

Council will apportion 40% of the cost of these works to the new population in from 2021 until 2041, representing new development's share of final demand for the facilities. This is calculated by dividing (a) the new resident population in the Plan area from 2021 until 2041, by (b) the resident population in the Plan area in 2041.

Contribution rates

This Plan calculates community facilities contribution rates using the formula below. Contribution rates and their calculations are shown in the tables below.

$$Contribution\ rate\ (\$/equiv.res.) = \frac{Cost\ of\ works\ attributable\ to\ new\ population}{New\ population, 2021-2041}$$

Table 22: Contribution rates for aquatic facilities

	Formula	
Cost of all other works attributable to the new population, 2021–2041	A	$23.5M
New population, 2021–2041 (equiv. res.)	B	166,839
Contribution per resident	**C = A ÷ B**	$140.85
Contribution per visitor	**D = 0**	$0.00
Contribution per worker	**E = 0**	$0.00

Table 23: Contribution rates for all other works, aquatic facilities and amenities[66]

	Formula	
Cost of all other works attributable to the new population, 2021–2041	A	$101.1M
New population, 2021–2041 (equiv. res.)	B	166,839
Contribution per resident	**C = A ÷ B**	**$605.36**
Contribution per visitor	**D = 0**	**$0**
Contribution per worker	**E = 0**	**$0**

Table 24: Total contribution rates for all community facilities[67]

Contribution per resident	**$746**
Contribution per visitor	**$0**
Contribution per worker	**$0**

[66] Other works include integrated multipurpose hubs in Carlingford and Telopea and upgrades to Epping Aquatic Facility. This plan assumes residents generate demand for these types of facilities but workers and visitors do not.

[67] The total contribution rates for community facilities are the sum of the contribution rates in the previous tables.

Appendix D: Traffic and transport infrastructure

Appendix D - Traffic and transport infrastructure

This appendix describes how Council will use contributions to address the new population's demand for traffic and transport facilities.

Local infrastructure covered in this section includes pedestrian and traffic calming works, cycling connectivity works, intersection and traffic signal upgrades and new and upgraded local roads. Pedestrian and traffic calming works include works to footpaths, pedestrian crossings, islands, barriers, roundabouts, traffic signs and speed humps. In addition, cycling connectivity works consists of the creation of shared paths along with dedicated local and accessible regional cycleway networks.

Summary

The new population will walk, cycle, use public transport and drive, and therefore contribute to the demand for traffic and transport facilities that enable travel by these modes. As more people walk, cycle, use public transport and drive, competition between the various modes of travel increases as road space is limited. This increases demand for infrastructure works to better manage transport needs including:

- Traffic signals and intersection upgrades – to reduce conflicts and improve reliability and safety.
- New roads, lane realignments and road-widening – to increase connectivity of the road network and minimise congestion.
- Pedestrian and traffic calming works – to support walking, and public transport, ease congestion, and reduce demand on the road network.
- Cycling connectivity works – to support cycling in the aim of further encouraging modal shift through dedicated routes that reduce time delays and offer additional safety from other transport modes.

If Council does not adequately cater for the new population's transport needs, amenity and accessibility levels will decline. This Plan apportions approximately $287.8 million of traffic and transport works to the new population from 2021 until 2041.

The Plan apportions 100 per cent of most of these works to the future population between 2021 and 2041. This is reasonable because these works are needed to limit the impact of future development on the existing transport and traffic network and will only go some way to offsetting these impacts.

The costs attributed to transport and traffic works have been apportioned to all new residents, workers and visitors. The Plan assumes each resident, worker and visitor generates the same demand for traffic and transport facilities. This is reasonable since they each need equal access to the transport network.

This Plan only includes local transport works. Council cannot use contributions to provide new and upgraded *State* infrastructure provided by State authorities or public transport services.

Council may provide additional traffic works not identified under this Plan using other funding sources.

Needs assessment and infrastructure strategy

The significant level of growth expected across the Plan area over the next 20 years will create additional vehicle trips on the existing road network.

Consequently, Council needs to provide new and upgraded traffic and transport facilities to assist the existing and new population reach their destinations in a safe, efficient and reliable manner.

Roads and intersections

When urban renewal areas such as Melrose Park are redeveloped for residential uses, Council needs to provide new local roads to enable vehicle access. In already developed areas, Council may need to upgrade existing local roads to help mitigate the impact of the new population on service levels.

When providing new or upgraded local roads, Council may need to upgrade associated intersections. All major intersections in urban renewal areas require either signalisation or other traffic management devices such as roundabouts. In existing areas, certain intersections may need to be upgraded to provide increased capacity and pedestrian safety. An example includes replacing a roundabout with traffic signals and also pedestrian and traffic calming works.

There is a current reliance on the private vehicle for most travel within the LGA, and the cost of creating more capacity in the road network is very high. Facilitating modal shift away from car use is a cost-effective way of moderating demand for and impacts on the road network. An effective way to moderate demand is by encouraging people to walk and cycle instead of driving. Active transport modes such as walking and cycling are an effective means of moving people in congested urban areas.

The number of City of Parramatta residents walking to work has steadily increased from 2006, in a trend that has continued to reduce dependence on private motor vehicles.[68] Walking accounts for approximately 22 per cent of all trips made in the City of Parramatta Local Government Area, with this transport mode rising to 36 per cent when considering incidental walking trips in between public transport usage.[69]

A core component of Council's pedestrian improvement program is the 2017 Parramatta Ways Walking Strategy which seeks to improve walkability across Parramatta and provides a strategic plan to improve active transport, urban greening, recreation and local centre amenity.

[68] Bureau of Transport Statistics, *Journey to Work*, 2011.

[69] Transport for NSW, Household Travel Survey (HTS), 2020.

[72] Ibid, 2020.

[73] Parramatta CBD Strategic Transport Study, 2016.

A permeable and direct street network is proposed to ensure new streets are safe, comfortable and encourage walking to public transport, local centres, jobs and schools.

For these reasons, this Plan will deliver pedestrian network and public domain upgrades that will improve connectivity and contributes to achieving the targets outlined in the Parramatta Ways Walking Strategy.

Cycleway connectivity works

Council aims to create a cycling network which is convenient, connected and coherent by providing safe facilities and traffic management controls. Cycling will support the liveability of Greater Parramatta by providing residents, workers and visitors with more transport options.

The number of Parramatta residents that use their bicycle to travel to work has steadily increased from 2011 to 2016[72]. This is anticipated to continue into the future, with a high proportion of peak period trips being contained within approximately 10 kilometres of the Parramatta CBD increasing not only feasibility of enhancing the public transport service along key links and corridors, but also the potential take up of cycling as a viable transport mode[73].

The Parramatta Bike Plan 2017 aims to support access to jobs, shopping, education and recreation through a healthy and low cost alternative transport mode. The Plan intends to enhance the liveability for the residents, workers and visitors of Parramatta, with a target to increase the proportion of people cycling to work from five to ten percent.

The cycling infrastructure that is planned to foster this uptake in participation, will be delivered in partnership with the State and Federal Governments. The program identifies the future construction of shared paths and dedicated cycle routes across the Plan area.

Public transport links

As the population increases, the links between various transport modes or services need to be convenient and attractive to facilitate the flow of passengers and avoid congestion on the network. While the NSW Government has primary responsibility for public transport, Council actively supports improving access and links to public transport to encourage its use.

Works included in this Plan

The projects which this Plan seeks to fund with development contributions have been identified by Council's Traffic and Transport Unit and endorsed by the Parramatta Traffic Committee (PTC), Traffic Engineering Advisory Group (TEAG) and Council.

Additional traffic works have also been identified through precinct planning processes including the Epping Town Centre Review, Parramatta Road Urban Amenity Improvement Program and those carried over from predecessor plans.

As a result of the considerable cumulative demand generated by new development the identified traffic and transport projects cannot resolve every issue associated with the transport network, however, they will assist with mitigating the cumulative impacts of new development on current service levels.

The Plan also seeks to fund additional cycleway and pedestrian infrastructure to encourage the new population to cycle and walk to further reduce the impact on the existing traffic and transport network for the existing population.

Table 36 summarises the traffic and transport works program while Appendix F contains a consolidated works program. The Plan apportions approximately $287.8 million of traffic and transport works to the new population from 2021 until 2041.

Table 25: Summary of traffic and transport works program[70]

Description	Item(s)/distance	Estimated total cost	Apportioned cost
Cycleways	293.5 kms	$64.4M	$64.1M
Pedestrian network	120 kms	$126.1M	$125.7M
Pedestrian safety	68	$21.3M	$21.3M
Road links	3	$9.5M	$8.9M
Street upgrade	18	$34.1M	$25.5M
Traffic management	71	$45.4M	$42.3M
Car parking	1	$3.0M	$1.1M
Bus shelters	2	$200K	$100K
	TOTAL	**$301.0M**	**$287.8M**

Dedication of land for new roads, road-widening and lane realignments

Applicants are required to construct and dedicate new roads required to service large development sites. New roads and through links may be needed in these sites by the development's population. In some cases, depending on the physical constraints of a development site it may be possible to transfer the dedicated land's floor space so the site's overall development capacity is not reduced.

Apportionment

The Plan apportions 100 per cent of the traffic and transport costs to the new population.

Exceptions are provided when developers dedicate land or undertake works in-kind (in these cases, costs are fully offset against the contributions) and local infrastructure items carried over from existing plans (which have not been fully funded and which will help meet forecast needs). The apportioned costs of these works has been adjusted to discount contributions already collected for these items.

These costs exclude costs typically provided by grants such as cycleways which are cofounded by Council and the State government. These are typically 50% for local cycleways and 10% for regional cycleways.

[70] In the summary table, costs are rounded to the nearest $100,000.

Contribution rates (traffic and transport)

Traffic and transport contribution rates are calculated using the following formula:

$$Contribution\ rate\ (\$/equivalent\ resident) = \frac{Cost\ of\ works\ attributed\ to\ new\ population}{New\ population, 2021 - 2041}$$

Table 37 below applies this formula to calculate a traffic and transport contribution rate in each precinct.

Table 26: Contribution rates, traffic and transport

	Formula	Calculation
Cost of works attributable to the new population, 2021–2041	A	$287.8M
New population 2021–2041 (equiv. res.)[71]	B	202,276
Per equiv. res	**C = A ÷ B**	$1,422.73
Per worker	**D = C**	$1,422.73
Per visitor	**E = C**	$1,422.73
Per resident	**F = C**	$1,422.73

[71] This plan assumes 1 visitor = 1 resident and 1 worker = 1 resident for traffic and transport works.

Appendix E: Plan administration

Appendix E - Plan administration

This appendix outlines costs associated with administration of this Plan.

Summary

This plan seeks to deliver infrastructure works program at the cost of approximately $1.69 billion to meet the local infrastructure demand of forecast population growth between 2021 and 2041.

Management of this substantial works program requires a large amount of Council resources to ensure the efficient implementation of the Plan.

Administration costs include staff time, studies and strategies required for periodic reviews, legal costs and plan management software.

This Plan will attribute $14.9M of associated administrative costs to the new population. Costs included in this Plan for management and administration are determined based on the IPART benchmark[72] of an allowance equivalent to 1.5% of the capital value of construction works that are to be met by development approved under this plan.

Administration costs

Council is required to manage, monitor and maintain the Plan. The effective coordination and administration of the Plan will require additional work by Council officers that is outside the work required for normal day to day activities. The types of administrative roles which Council will have to undertake includes:

- Provide advice to applicant and the general public regarding the operation the Plan
- Administration of the Plan and ensure that the contributions are used to provides the public facilities for which they were intended
- Monitor the receipt and authorise the expenditure of cash contributions in respective trust accounts and the recoupment of costs already met
- Assess the merit of land proposed for dedication
- Assess any works in kind proposed in partial or full satisfaction of a contribution
- Monitor the dedication and development of land contributions
- Recommend to the Council the appropriate interim use and ultimate development of dedicated land, the acquisition of appropriate land for the identified public purpose, the reuse of existing council facilities (including land) for an alternative public purpose, or the use of funds for the purposes of provision through joint venture or other arrangement
- Monitor and program works identified in the works schedule
- Regularly review the works program in accordance with the levels of contributions received and expended, and seek council adoption of these

[72] Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, page 63.

- Regularly review the rates for contribution in accordance with construction costs, land valuations, levels of demand, population and demographic changes and recommend to Council amendments where necessary
- Determine the appropriate time for provision of public facilities having regard to the works schedule; the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative funding sources and maintenance implications
- Monitor the implications arising from development including the demands created for additional facilities for which contributions are not currently sought, the needs of specific one off developments, the costs of development and land acquisition, the extent and type of development and the effect of this on the works program
- Advise council of appropriate management, expenditure and policy implications regarding development contributions including those arising from legal decisions and State Government policy
- Determine the extent of recurrent costs and assess the implications to council to provide these
- Assess whether a credit or reassessment of the contribution may be appropriate and how that may be determined
- Prepare and make available the necessary information required by the EPA Regulation including the Contributions Register, input to Council annual financial reporting and the annual statement for the contributions plan in force
- Seek legal advice, provide evidence and attend to Land and Environment Court hearings on appeals relating to the imposition of contributions.

Table 27: Administration costs contribution rates

	Formula	
Administration costs attributable to the new population, 2021-2041	A	$ 14,916,355
New population, 2021-2041 (equivalent residents)	B	202,276
Per equiv. res.	**C = A ÷ B**	**$74**
Per worker	**D = C**	**$74**
Per visitor	**E = C**	**$74**
Per resident	**F = C**	**$74**

Appendix F: Works program

Appendix F - Works program

This appendix contains a works program identifying the works Council will provide using contributions under this Plan.

Works program

The following tables provide an itemised list of works Council will provide using development contributions collected under this Plan:

- Table 28: Administration costs
- Table 29: Community facilities
- Table 30: Aquatic facilities
- Table 31: Open space and recreation
- Table 32: Play spaces
- Table 33: Walking tracks
- Table 34: Indoor recreation
- Table 35: Cycle ways
- Table 36: Pedestrian network
- Table 37: Pedestrian safety
- Table 38: Traffic management

Table 28: Administration costs

Item no	Description	Estimated cost to Council	Cost attributable to new development	Priority	Timing
A1	**Plan administration** - costs associated with administering the Plan	**$14,916,355**	**$14,916,355**	A,B,C	0-20 years
	Total	**$14,916,355**	**$14,916,355**		

Table 29: Community facilities

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
C01	**New hub, Epping – construction and fit-out** of new 3,250m² hub in Epping Town Centre including 2,250m² of library space and 1,000m² of community space and 500m² of subsidised space.	$19,500,000	**$8,190,000**	A	0-10 years
C02	**New local community facility, Epping – fit-out** –delivery of 760m² community facility to complement the new Epping Library and Community Hub.	$4,560,000	$1,915,200	A	0-5 years
C03a	**New hub, Carlingford - acquisition** of 680m² of land at Boundary Road, Carlingford for new 3,200m² hub including 1,800m² of library space, and 800m² of community space.	$3,112,360	**$1,238,719**	A	0-5 years
C03b	**New hub, Carlingford - construction and fit-out** - redevelopment of existing library at Boundary Road, Carlingford for new 3,200m² hub (increase of 1,450m²) including 1,800m² of library space, 800m² of community space.	$19,200,000	**$7,641,600**	A	0-5 years
C04a	**New community space, Melrose Park - floor space acquisition** - 1,500m² of new community space within Melrose Park.	$2,250,000	**$895,500**	B	5-10 years
C04b	**New community space, Melrose Park - construction and fit-out** of 1,500m² of flexible community space within Melrose Park.	$9,000,000	**$3,582,000**	B	5-10 years
C05a	**New Multi-purpose hub, Telopea – floor space acquisition** (1,900m²) for new multipurpose neighbourhood centre.	$3,610,000	**$1,436,780**	B	5-10 years
C05b	**New Multi-purpose hub, Telopea - construction and fit-out** of a new multi-purpose neighbourhood centre of 1,900m² total, inclusive of	$11,400,000	**$4,537,200**	B	5-10 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
	multipurpose space, indoor recreation space and community halls (300m²), multipurpose courts (2), subsidised space (150m²).				
C06	**New library, Telopea - construction and fit-out** of a new 2,250m² district library (increase of 1980m²) including meeting rooms, exhibition, and performance spaces	$13,500,000	**$5,373,000**	B	5-10 years
C07	**New hub, Ermington - construction and fit-out -** redevelopment of existing community centre and construct new hub of 5,000m² including library space of 3000m² and 2000m² of community space.	$30,000,000	**$11,940,000**	B	5-10 years
C08a	**New hub, Westmead - land acquisition** for community hub of at least 3,000m² including 1,000m² of subsidised rental space for community uses in Westmead.	$5,700,000	**$2,268,600**	B,C	5-20 years
C08b	**New hub, Westmead - fit-out -** community hub of at least 3,000m² including 1,000m² of subsidised rental space for community uses in Westmead.	$18,000,000	**$7,164,000**	B,C	5-20 years
C09	**Upgrade of library to district level, Constitution Hill** - expand existing library at Hollis Street, Constitution Hill by an additional 900m² to 1500m² including additional meeting and activity space.	$9,000,000	**$3,582,000**	B	5-10 years
C10	**Upgrade of community facility, North Rocks** - upgrade existing North Rocks community facility (Don Moore) in accordance with North Rocks Masterplan including new library link (500m²) senior's citizen centre.	$18,719,671	**$7,450,429**	B	5-10 years
C11a	**New library link, Melrose Park – floor space acquisition -** required for new library link of 480m² in Melrose Park.	$720,000	**$286,560**	B	5-10 years
C11b	**New library link, Melrose Park - construction and fit-out -** new library link of 480m² in Melrose Park.	$2,880,000	**$1,146,240**	B	5-10 years
C12a	**New hub, Granville** - **land acquisition** of approximately 3,000m² for new hub at Granville.	$7,000,020	**$2,786,008**	B	5-10 years
C12b	**New hub, Granville - construction and fit-out** - new 2,000m² hub at Granville, ideally located at F.S. Garside Park, including multi-purpose rooms, hall, storage rooms, all ability change rooms .	$12,000,000	**$4,776,000**	B	5-10 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
C13	**New public toilets, various locations** - provide 12 new public toilets in centres and parks.	$3,000,000	**$1,067,100**	B	5-10 years
C14a	**New hub, North Parramatta – floor space acquisition-** new North Parramatta Hub incorporating community space (1,000m²) including library link (500m²) and subsidised space (500m²).	$3,800,000	**$1,512,400**	C	10-20 years
C14b	**New hub, North Parramatta - construction and fit-out -** new North Parramatta Hub incorporating community space (1,000m²) including library link (500m²) and subsidised space (500m²).	$12,000,000	**$4,776,000**	C	10-20 years
C15	**New community space, Carter St - fit-out -** construction and fit-out of 1,000m² of new community space within Carter Street.	$6,000,000	**$2,388,000**	C	10-20 years
C16a	**New hub, Camellia - land acquisition** for new 3,500m² hub in Camellia Town Centre including new 1,800m² library and 1,700m² of community space.	$9,450,000	**$3,761,100**	C	10-20 years
C16b	**New hub, Camellia - construction and fit-out -** for new 3,500m² hub in Camellia Town Centre including new 1,800m² library and 1,700m² of community space.	$21,000,000	**$8,358,000**	C	10-20 years
C17a[73]	**New community function centre, Camellia – land acquisition** for new community function centre of approx. 500m².	$1,350,000	**$537,300**	C	10-20 years
C17b[71]	**New community function centre, Camellia** – new community function centre of approx. 500m².	$3,000,000	**$1,194,000**	C	10-20 years
C18	**New multipurpose meeting rooms, Toongabbie -** construction and fit-out of new 1,000m² multipurpose rooms in Toongabbie, ideally located at Binalong Park.	$3,000,000	**$1,194,000**	C	10-20 years
		$252,752,051	**$100,997,736**		

[73] Subject to draft Voluntary Planning Agreement

Table 30: Aquatic facilities

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
AF1	**Upgrade aquatic facility, Epping** upgrade existing Epping aquatic facility.	$11,400,000	**$5,300,000**	A	0-5 years
AF2	**New aquatic facility, Mays Hills** - Co-contribution for construction of new Parramatta aquatic facility.	$35,600,000	**$18,200,000**	A	0-5 years
		$47,000,000	**$23,500,000**		

Table 31: Open space and recreation

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
O01	**Local park upgrade, Wentworthville -** upgrade one existing local park in Wentworthville to a district park, ideally at Shannons Paddock.	$15,000,000	**$15,000,000**	A	0-5 years
O02	**Park and sports field upgrade, North Parramatta -** new full-sized sports field and embellishment of Belmore Park in accordance with masterplan.	$2,575,000	**$2,575,000**	A	0-5 years
O03	**Park upgrade, North Parramatta** – upgrade open space in North Parramatta (Old Sales Yard and/or Sherwin Park)).	$5,175,000	**$5,175,000**	A	0-5 years
O04	**Park Upgrade, North Parramatta** - full redesign of Dan Mahoney, North Parramatta.	$7,000,000	**$7,000,000**	A	0-5 years
O05	**New open space –acquisition** of approximately 3,000m^2 of land for new open space in Catchment 1 of Parramatta Community Infrastructure Strategy, ideally located at Windsor Road/James Ruse Drive precinct in Northmead.	$4,650,000	**$4,650,000**	A	0-5 years
O06	**Pocket park upgrade, Carlingford -** upgrade one existing pocket park in Carlingford to a local park, ideally at Shirley Street Reserve.	$14,979,450	**$14,979,450**	A	0-5 years
O07	**Local park upgrade, Granville** - upgrade one existing local park in Granville to district park, ideally at F.S. Garside Park.	$8,500,000	**$8,500,000**	A	0-5 years
O08	**Sportsfield upgrade, Parramatta -** Upgrade fields and supporting infrastructure to improve capacity at Ollie Webb Reserve.	$2,075,000	**$2,075,000**	A	0-5 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
O09	**Sportsfield upgrade, Parramatta -** Upgrade fields and supporting infrastructure to improve capacity at Jones Park, Parramatta with potential for water re-use plant at this site.	$2,150,000	**$2,150,000**	A	0-5 years
O10	**Park and sports field upgrade, Ermington -** Two new full-sized sports fields and embellishment of George Kendall Riverside Park in accordance with masterplan.	$4,150,000	**$4,150,000**	A	0-5 years
O11	**Sportsfield upgrade, Rydalmere -** Redesign and upgrade of fields and supporting infrastructure at Upjohn Park including potential for an additional full-size sports field.	$4,150,000	**$4,150,000**	A	0-5 years
O12	**Sportsfield upgrade, Rydalmere -** Redesign and upgrade of fields and supporting infrastructure at Eric Primrose Reserve including potential for an additional full-size sports field.	$4,150,000	**$4,150,000**	A	0-5 years
O13	**New sportsfield, Newington** - construct new full-sized sportsfield and supporting infrastructure at Newington Reserve, Silverwater.	$4,150,000	**$4,150,000**	A	0-5 years
O12a[74]	**New public reserve, Lidcombe – land acquisition** of approximately 9,940m^2 for new public reserve along southern bank of Haslams Creek.	$26,838,000	**$26,301,240**	A	0-5 years
O12b[72]	**Embellishment of public reserve, Lidcombe** - embellishment of new public reserve approximately 9,940m^2 along foreshore of southern bank of Haslams Creek.	$4,970,000	**$4,870,600**	A	0-5 years
O13a[72, 75]	**New park, Lidcombe** - **Acquisition** of approximately 5,200m^2 of land for a new public reserve along north eastern tip of precinct.	$14,040,000	**$13,759,200**	A	0-5 years
O13b[72]	**New park, Lidcombe** - **embellishment** of new public reserve approximately 5,200m^2 along north eastern tip of precinct	$5,200,000	**$5,096,000**	A	0-5 years

[74] Apportioned costs reflect development contributions collected under predecessor plans.

[75] Subject to draft Voluntary Planning Agreement

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
O14	**Embellishment of new park, Granville** - embellishment of 3900m² of new local park corner of Prince Street and Albert Street, Granville, including remediation and local play elements.	$5,000,000	**$5,000,000**	A	0-5 years
O15	**Sportsfield upgrade, North Parramatta -** Redesign and upgrade field and supporting infrastructure at Barton Park, including potential for a new central sports field.	$2,075,000	**$2,075,000**	A	0-5 years
O16	**Upgrade sportsfield, North Parramatta -** upgrade playing surface and embellish current design and infrastructure at Doyle Ground, North Parramatta.	$1,950,000	**$1,950,000**	A	0-5 years
O17	**Park upgrade, North Parramatta - embellishment** of PH Jeffery Reserve, North Parramatta as per current design and infrastructure plans.	$1,037,500	**$1,037,500**	A	0-5 years
O18	**Local park upgrade, Carlingford -** upgrade 1 existing local park in Carlingford to a district park, ideally at Cox Park.	$28,229,000	**$28,229,000**	A	0-5 years
O19	**Local park upgrade, Epping -** upgrade one existing local park in Epping to a district park, ideally at Dence Park in accordance with masterplan.	$12,282,000	**$12,282,000**	A	0-5 years
O20	**Pocket park upgrade, Epping -** upgrade one existing pocket park in Epping to a local park, ideally at Rockleigh Park.	$1,970,000	**$1,970,000**	A	0-5 years
O21[76]	**Park Upgrade, Epping** - Boronia Park upgrade in accordance with masterplan.	$10,000,000	**$8,100,000**	A	0-5 years
O22[74]	**New Civic Space, Epping** - New Civic Open Space in Epping Town Centre.	$21,967,440	**$17,793,626**	A,B	0-10 years
O23[74]	**Park upgrade, Epping** - Forest Park upgrade.	$3,108,600	**$2,517,966**	A,B	0-10 years
O24[74]	**Park embellishment, Epping** - Edna Hunt Sanctuary Embellishment.	$3,108,600	**$2,517,966**	A,B	0-10 years
O25[74]	**Park embellishment, Epping** - David Scott Reserve Embellishment.	$5,181,000	**$4,196,610**	A,B	0-10 years

[76] Apportioned costs reflect development contributions collected under predecessor plans.

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
O26a	**New open space, Granville - embellishment** of 2,500m² of land south east corner of Bridge Street, Granville for a new public square including heritage integration with Good Street, play area, mature trees and garden beds, multifunctional lights, road works, remediation, furniture, signage, , underground power for events and markets, and bicycle parking.	$8,250,000	**$8,250,000**	A,B	0-10 years
O26b	**New underground carpark,** Granville - Construction of underground car parking in Granville Town Centre, in association with new public square.	$11,750,000	**$4,183,000**	A,B	0-10 years
O27	**Park Upgrade, Harris Park -** Rosella Park upgrade in accordance with masterplan.	$960,000	**$960,000**	A,B	0-10 years
O28	**Park Upgrade, Dundas** - Cowells Lane Reserve upgrades including provision of amenities, outdoor court, pathways, furniture picnic, nature-play and environmental improvements.	$6,200,000	**$6,200,000**	A,B	0-10 years
O29a	**New open space, Epping - acquisition** of approximately 5,000m² of land for new open space in Catchment 3 of the Parramatta Community Infrastructure Strategy within north west Epping**.**	$12,000,000	**$12,000,000**	B,C	5-20 years
O29b	**New open space, Epping - embellishment** of 5,000m² of open space in Catchment 3 of the Parramatta Community Infrastructure Strategy within north west Epping.	$12,000,000	**$12,000,000**	A,B,C	0-20 years
O30a[77],[78]	**New open space, Epping - acquisition** of 6,592m² of land, being the former Epping bowling club site at 725 Blaxland Road for new open space.	$26,368,000	**$21,358,080**	B	5-10 years
O30b[72]	**New open space, Epping - embellishment** of 6,592m² of land to be acquired at 725 Blaxland Road (former Epping Bowling Club site).	$6,592,000	**$5,339,520**	B	5-10 years
O31a	**New open space, Epping – land acquisition** of approximately 5,000m² of land for new open space in Catchment 3 of the	$12,000,000	**$12,000,000**	B	5-10 years

[77] Apportioned costs reflect development contributions collected under predecessor plans.

[78] Alternative options to acquisition include via negotiation as part of future planning agreements.

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
	Parramatta Community Infrastructure Strategy within north east Epping.				
O31b	**New open space, Epping - embellishment** of 5,000m² of open space in Catchment 3 of the Parramatta Community Infrastructure Strategy within north east Epping.	$5,000,000	**$5,000,000**	B	5-10 years
O33	**Local park upgrade, Eastwood -** upgrade one existing local park in Eastwood to a district park, ideally at Somerville Park.	$11,174,000	**$11,174,000**	B	5-10 years
O34	**Sportsfield upgrade, Eastwood - embellishment** of sportsfield and supporting infrastructure at Somerville Park, Eastwood.	$3,150,000	**$3,150,000**	B	5-10 years
O35	**Pocket park upgrade, Harris Park -** upgrade one existing pocket park in Harris Park to a local park, ideally at Elizabeth Farm.	$8,134,000	**$8,134,000**	B	5-10 years
O36	**Local park upgrade, Rydalmere -** upgrade one existing local park in Rydalmere to district park, ideally at Rydalmere Park in accordance with masterplan.	$11,500,000	**$11,500,000**	B	0-10 years
O37a	**New open space, Melrose Park - acquisition** of up to approximately 30,000m² of district open space in the future Melrose Park town centre.	$21,000,000	**$21,000,000**	B	5-10 years
O38b	**Embellishment of new park, Melrose Park -** embellishment of up to approximately 30,000m² of district open space in the future Melrose Park town centre for a new district park.	$30,000,000	**$30,000,000**	B	5-20 years
O39	**New sports field, Lidcombe** - construct new full-sized sports field and supporting infrastructure in Carter Street Precinct.	$4,150,000	**$4,150,000**	B	5-10 years
O40[79]	**Embellishment of new plaza, Lidcombe** - embellishment of local plaza/square in Carter Street Precinct.	$1,200,000	**$1,176,000**	B	5-10 years
O41	**Local park upgrade, Northmead** - upgrade one existing local park in Northmead to a district park, ideally at Northmead Reserve or Arthur Phillip Park.	$15,000,000	**$15,000,000**	B	5-10 years

[79] Apportioned costs reflect development contributions collected under predecessor plans.

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
O42	**Upgrade sports field, Northmead -** upgrade fields and supporting infrastructure to increase capacity at Arthur Phillip Park, Northmead.	$3,112,500	**$3,112,500**	B	5-10 years
O43a	**New open space, Westmead – acquisition** of approximately 30,000m² of land for a new district park within the Westmead Masterplan, including new sports field.	$48,000,000	**$48,000,000**	B,C	5-20 years
O43b	**New open space, Westmead - embellishment** of approximately 30,000m² of land within the Westmead Masterplan for a new district park.	$30,000,000	**$30,000,000**	B,C	5-20 years
O44	**New sports field, Westmead - capital costs to construct** new full-sized sports field on land to be dedicated in Westmead as part of the Westmead Master Plan.	$3,112,500	**$3,112,500**	B,C	5-20 years
O45	**Park upgrade, Westmead** - Upgrade of Milson Park in accordance with masterplan.	$1,500,000	**$1,500,000**	B	2026-2031
O46	**Park upgrade, North Rocks -** Implementation of the North Rocks Park masterplan.	$29,550,378	**$29,550,378**	B	5-10 years
O47	**Upgrade sportsground, North Rocks -** upgrade fields and supporting infrastructure to improve capacity at Hazel Ryan Oval North Rocks.	$3,112,500	**$3,112,500**	B	5-10 years
O48	**Upgrade sports field, Carlingford** - Redesign and upgrade of sporting infrastructure at Murray Farm Reserve.	$3,112,500	**$3,112,500**	B	5-10 years
O49	**Park upgrade, Carlingford -** Upgrade fields and supporting infrastructure to improve capacity at Peggy Womersley Reserve, Carlingford.	$4,150,000	**$4,150,000**	B	5-10 years
O50	**Park upgrade, Carlingford - embellishment** of Harold West Reserve, Carlingford.	$3,112,500	**$3,112,500**	B	5-10 years
O51	**Open Space Link Embellishment, Carlingford -** Greenway link (approximately 8,335m²) utilising the existing electrical easement within the southern part of the Precinct.	$5,000,000	**$5,000,000**	B	5-10 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
O52	**Local park upgrade, Dundas -** upgrade one existing local park in Dundas to a district park, ideally at Winjoy Reserve.	$3,642,000	**$3,642,000**	B	5-10 years
O53	**Upgrade sportsground, Dundas -** upgrade fields and supporting infrastructure to increase capacity at Dundas Park, Dundas.	$2,075,000	**$2,075,000**	B	5-10 years
O54	**Park upgrade, Telopea** - **embellishment** of Homelands Reserve, Telopea.	$3,112,500	**$3,112,500**	B	5-10 years
O55a	**New open space, Melrose Park – acquisition** of up to approximately 20,000m² of local open space in Melrose Park.	$14,000,000	**$14,000,000**	B,C	5-20 years
O55b	**Embellishment of new park, Melrose Park -** embellishment of up to approximately 20,000m² of local open space in Melrose Park.	$20,000,000	**$20,000,000**	B,C	5-20 years
O56a	**New open space, Granville - acquisition** of 30,694m² of land for future civic open space including open fields, synthetic fields and semi-indoor play areas adjacent to M4 Overpass "Central City Park".	$24,794,920	**$24,794,920**	B,C	5-20 years
O56b	**New open space, Granville - Embellishment** of 30,694m² of land for future civic open space including open fields, synthetic fields and semi-indoor play areas adjacent to M4 Overpass "Central City Park".	$15,347,000	**$15,347,000**	C	10-20 years
O57a	**New open space, Camellia - acquisition** of approximately 30,000m² of land within the future Camellia town centre for a new district park.	$27,750,000	**$27,750,000**	C	10-20 years
O57b	**New open space, Camellia - embellishment** of approximately 30,000m² of land in the future Camellia town centre for a new district park.	$30,000,000	**$30,000,000**	C	10-20 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
O58a[80],[81]	**New open space, Lidcombe - acquisition** of approximately 28,799m² of land for a new district park within the Carter Street Masterplan, located in the part of 29 Carter Street, Lidcombe.	$92,156,800	**$90,313,664**	C	10-20 years
O58b[77]	**New open space, Lidcombe - embellishment** of approximately 28,799m² of land within the Carter Street Masterplan for a new district park.	$28,799,000	**$28,223,020**	C	10-20 years
O59	**New open space, Silverwater - acquisition** of approximately 800m²of land for new open space at 24 Silverwater Road, Silverwater.	$960,000	**$960,000**	C	10-20 years
O60	**New open space, Silverwater - acquisition** of approximately 550m² of certain land adjoining Newington Reserve on Slough Street, Silverwater for new open space.	$467,500	**$467,500**	C	10-20 years
O61[75]	**New open space, Rydalmere - acquisition** of approximately 1,130m² of land for new open space, identified as part of 338 Victoria Road, Rydalmere.	$101,700	**$41,697**	C	10-20 years
O62[75]	**New open space, Rydalmere - acquisition** of approximately 33m² of land for new open space, identified as part of 87 Park Road, Rydalmere.	$4,950	**$2,030**	C	10-20 years
O63[75]	**New open space, Parramatta - acquisition** of approximately 864m² of land for new open space, identified as part of 85 Thomas Street, Parramatta.	$73,440	**$30,110**	C	10-20 years
O64[75]	**New open space, Parramatta - acquisition** of approximately 304m² of land for new open space, identified as part of 2 Crimea Street, Parramatta	$228,000	**$93,480**	C	10-20 years
O65a[76]	**New open space, Sydney Olympic Park - acquisition** of approximately 12,908m² of land for new open space, identified as 14C Hill Road, Sydney Olympic Park.	$29,043,000	**$22,072,680**	C	10-20 years

[80] Apportioned costs reflect development contributions collected under predecessor plans.

[81] Subject to voluntary planning agreement

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
O65b[82]	**New open space, Sydney Olympic Park - embellishment** of approximately 12,908m² of land for new open space, identified as 14C Hill Road, Sydney Olympic Park.	$12,908,000	**$9,810,080**	C	10-20 years
O66	**Local park upgrade, Toongabbie** – upgrade Binalong Park in Toongabbie .	$7,500,000	**$7,500,000**	C	10-20 years
O67a	**Local park upgrade, Toongabbie** - upgrade one existing local park in Toongabbie to a district park, ideally at Sue Savage Park.	$2,000,000	**$2,000,000**	C	0-5 years
067b	**Local park upgrade, Toongabbie** - upgrade one existing local park in Toongabbie to a district park, ideally at Sue Savage Park.	$13,000,000	**$13,000,000**	C	10-20 years
O68	**Upgrade sports field, Toongabbie -** upgrade fields and supporting infrastructure to increase capacity at McCoy Park, Toongabbie.	$4,150,000	**$4,150,000**	C	10-20 years
O69[77]	**New open space, Old Toongabbie - acquisition** of approximately 5,837m² of land for new open space, identified as part of 191Z Old Windsor Road, Old Toongabbie.	$408,590	**$167,522**	C	10-20 years
O70	**Local park upgrade, Winston Hills** - upgrade 1 existing local park in Winston Hills to a district park, ideally at Timbergetters Reserve, John Curtin Reserve or Max Ruddock Park.	$2,500,000	**$2,500,000**	C	10-20 years
O71	**Upgrade sports field, Winston Hills -** upgrade fields and supporting infrastructure to increase capacity at John Curtin Reserve, Winston Hills.	$4,150,000	**$4,150,000**	C	10-20 years
O72[77]	**New open space, North Rocks - acquisition** of approximately 9,908m² of land for new open space, identified as part of 219A North Rocks Road, North Rocks.	$693,560	**$48,549**	C	10-20 years
O73	**Local park upgrade, Oatlands -** upgrade one existing local park in Oatlands to a district park, ideally at George Gollan Reserve.	$2,500,000	**$2,500,000**	C	10-20 years
O74	**Upgrade sports field, Dundas -** Redesign and upgrade fields and supporting infrastructure at Sir Thomas Mitchell reserve with	$3,112,500	**$3,112,500**	C	10-20 years

[82] Apportioned costs reflect development contributions collected under predecessor plans.

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
	potential for an additional full-sized sports field and additional half sized sports field.				
O75[83]	**New open space, Dundas – acquisition** of approximately 1,000m² of land for new open space, identified as 78 Kissing Point Road, Dundas.	$70,000	**$28,700**	C	10-20 years
O76	**Sportsfield upgrade, Beecroft -** Upgrade fields and supporting infrastructure to improve capacity at Roselea Park, Beecroft.	$3,112,500	**$3,112,500**	C	10-20 years
O77[78]	**New open space, Eastwood - acquisition** of approximately 773m² of land for new open space, identified as part of 54B Eastwood Avenue, Eastwood.	$38,650	**$15,847**	C	10-20 years
O78[78]	**New open space, Eastwood - acquisition** of approximately 811m² of land for new open space, identified as part of 3 Cocos Avenue, Eastwood.	$4,050	**$1,1661**	C	10-20 years
O79[78]	**New open space, Eastwood - acquisition** of approximately 926m² of land for new open space, identified as part of 7 Cocos Avenue, Eastwood.	$46,300	**$18,983**	C	10-20 years
		$907,602,428	**$870,780,579**		

Table 32: Playspaces

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS01	**New local play space - embellishment** of new local play space within Catchment 1 of the Parramatta Community Infrastructure Strategy, potentially in Northmead.	$200,000	**$200,000**	A	0-5 years
PS02	**Upgrade local play space -** upgrade existing play space to local play space in Catchment 2 as identified in the Parramatta Community Infrastructure Strategy, ideally at Harold West Reserve.	$200,000	**$200,000**	A	0-5 years

[83] Apportioned costs reflect development contributions collected under predecessor plans.

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS03	**New local play space, Catchment 2 - embellishment** of a new local play space in Catchment 2 as identified in the Parramatta Community Infrastructure Strategy, ideally at Murray Farm Reserve.	$200,000	**$200,000**	A	0-5 years
PS04	**New local play space - embellishment** of a new local play space in Catchment 2 as identified in the Parramatta Community Infrastructure Strategy, ideally at Edwin Ross Reserve.	$200,000	**$200,000**	A	0-5 years
PS05	**New local play space - embellishment** of a new district play space in Catchment 3 as identified in the Parramatta Community Infrastructure Strategy, ideally at Rockleigh Park.	$200,000	**$200,000**	A	0-5 years
PS06	**New district play space, Telopea - embellishment** of a new district play space to be located within Telopea, either at Sturt Park or Homelands Reserve.	$1,000,000	**$1,000,000**	A	0-5 years
PS07	**New local play space, Granville - embellishment** of a new local play space in Catchment 4 as identified in the Parramatta Community Infrastructure Strategy, ideally at Granville in the Parramatta Road Urban Transformation Corridor.	$200,000	**$200,000**	A	0-5 years
PS08	**Upgrade local play space, Catchment 4 -** upgrade existing play space to local play space in Catchment 4 as identified in the Parramatta Community Infrastructure Strategy, ideally at Tiara Pl Reserve.	$200,000	**$200,000**	A	0-5 years
PS09	**New local play space, Lidcombe - embellishment** of a new local play space in Catchment 6 as identified in the Parramatta Community Infrastructure Strategy, ideally at Wentworth Point West.	$200,000	**$200,000**	A	0-5 years
PS10	**New local play space, Wentworth Point - embellishment** of a new local play space in Wentworth Point, to be located within the Peninsula Park.	$200,000	**$200,000**	A	0-5 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS11	**New local play space - embellishment** of new local play space within the new local park to be located in Catchment 1, within the Westmead Masterplan.	$200,000	**$200,000**	B,C	5-20 years
PS12	**New district play space, Westmead - embellishment** of new district play space within the new district park for to be located within the Westmead Masterplan.	$1,000,000	**$1,000,000**	B,C	5-20 years
PS13	**New district play space, North Parramatta - embellishment** of a new district play space within North Parramatta, ideally at Belmore Park.	$1,000,000	**$1,000,000**	B	5-10 years
PS14	**Upgrade local play space -** upgrade existing play space to local play space in Catchment 2 as identified in the Parramatta Community Infrastructure Strategy, ideally at Cox Park.	$200,000	**$200,000**	B	5-10 years
PS15	**New local play space, Harris Park - embellishment** of a new local play space in Catchment 4 as identified in the Parramatta Community Infrastructure Strategy, ideally at Elizabeth Farm Reserve.	$200,000	**$200,000**	B	5-10 years
PS16	**New local play space, Catchment 4 – land acquisition** for a new local play space in Catchment 4 as identified in the Parramatta Community Infrastructure Strategy, ideally within the Parramatta East – WSU site.	$2,700,000	**$2,700,000**	B	5-10 years
PS17	**New local play space, Catchment 4 - embellishment** of a new local play space in Catchment 4 as identified in the Parramatta Community Infrastructure Strategy, ideally within the Parramatta East – WSU site.	$200,000	**$200,000**	B	5-10 years
PS18	**New local play space, Catchment 4 – land acquisition** for a new local play space in Catchment 4 as identified in the Parramatta Community Infrastructure Strategy, ideally wthin the Parramatta East – ADHC site.	$2,700,000	**$2,700,000**	B	5-10 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS19	**New local play space, Catchment 4 - embellishment** of a new local play space in Catchment 4 as identified in the Parramatta Community Infrastructure Strategy, ideally at the Parramatta East – ADHC site.	$200,000	**$200,000**	B	5-10 years
PS20	**New local play space - embellishment** of three new local play spaces within the Melrose Park Masterplan.	$600,000	**$600,000**	B	5-10 years
PS21	**New district play space, Melrose Park - embellishment** of a new district play space within the proposed Central Park in the Melrose Park Masterplan.	$1,000,000	**$1,000,000**	B	5-10 years
PS22	**New local play space, Lidcombe - embellishment** of a new local play space in Catchment 6 as identified in the Parramatta Community Infrastructure Strategy, ideally at Carter Street West.	$200,000	**$200,000**	B	5-10 years
PS23	**New local play space, Lidcombe - embellishment** of a new local play space in Catchment 6 as identified in the Parramatta Community Infrastructure Strategy, ideally at Carter Street West.	$200,000	**$200,000**	B	5-10 years
PS24	**New district play space, Lidcombe - embellishment** of a new district play space within the Carter Street Masterplan.	$1,000,000	**$1,000,000**	B	5-10 years
PS25	**Play space - upgrade** existing play space to local play space in Catchment 1 as identified in the Parramatta Community Infrastructure Strategy, ideally at Winton Avenue Reserve.	$200,000	**$200,000**	C	10-20 years
PS26	**Play space - upgrade** existing play space to local play space in Catchment 2 as identified in the Parramatta Community Infrastructure Strategy, ideally at Douglass Avenue Reserve.	$200,000	**$200,000**	C	10-20 years
PS27	**New district play space, North Rocks - embellishment** of a new district play space within North Rocks, ideally at Don Moore Reserve.	$1,000,000	**$1,000,000**	C	10-20 years
		$15,600,000	**$15,600,000**		

Table 33: Walking tracks

Item no.	Description	Estimate cost to Council	Cost attributable to new development	Priority	Timing
WT1[84]	**Walking track upgrade, Epping** - Terrys Creek Walking Track Upgrade.	$466,290	**$377,695**	A,B	0-10 years
WT2[79]	**Walking track upgrade, Epping** - Ray Park & Plympton Park Beecroft/Carlingford - Walking Track & Trail upgrade.	$55,235	**$44,740**	A,B	0-10 years
WT3[79]	**Walking track upgrade, Epping** - Epping Road to Somerset Street Walking Track.	$362,670	**$293,763**	A,B	0-10 years
		$884,195	$716,198		

Table 34: Indoor recreation

Item no	Description	Estimated cost to Council	Cost attributable to new development	Priority	Timing
IR1	**New indoor sports courts, Carlingford - construction and fit-out** for 4 new indoor multi-purpose sports courts comprising at a single site in Carlingford, ideally as part of a larger recreation hub.	$18,704,286	**$9,352,143**	A	0-5 years
IR2	**New indoor sports courts, Epping – redevelopment** of Epping recreation centre to include four new indoor courts.	$14,028,215	**$7,014,107**	A	0-5 years
IR3a	**New indoor sports courts, Westmead - land acquisition** for 4 new indoor multi-purpose sports courts at a single site in Westmead, ideally as part of a new hub.	$9,500,000	**$4,750,000**	B, C	5-20 years
IR3b	**New indoor sports courts, Westmead - construction and fit-out** for 4 new indoor multi-purpose sports courts at a single site in Westmead, ideally as part of a new hub.	$18,704,286	**$9,352,143**	B, C	5-20 years
IR4a	**New indoor sports courts, Rydalmere/Ermington/Melrose Park - floorspace acquisition** for 4 new indoor multi-purpose sports courts at a single site to be determined in either Rydalmere, Ermington or Melrose Park.	$9,500,000	**$4,750,000**	B	5-10 years

[84] Apportioned costs reflect development contributions collected under predecessor plans.

Item no	Description	Estimated cost to Council	Cost attributable to new development	Priority	Timing
IR4b	**New indoor sports courts, Rydalmere/Ermington/Melrose Park - construction and fit-out -** 4 new indoor multi-purpose sports courts at a single site to be determined in either Rydalmere, Ermington or Melrose Park.	$18,704,286	**$9,352,143**	B	5-10 years
IR5a[85]	**New indoor sports courts, Wentworth Point – floorspace acquisition** for 4 new indoor multi-purpose sports courts at Wentworth Point.	$9,000,000	**$4,500,000**	B,C	5-20 years
IR5b[80]	**New indoor sports courts, Wentworth Point – construction and fit-out** for 4 new indoor multi-purpose sports courts at Wentworth Point.	$18,704,286	**$9,352,143**	B,C	5-20 years
IR6a	**New indoor sports courts, Camellia - land acquisition** - for a new child and youth hub of 5,000m² hub.	$13,500,000	**$6,750,000**	C	10-20 years
IR6b	**New indoor sports courts, Camellia - construction and fit-out** for 4 new indoor multi-purpose-courts as part of larger 5,000m² child and youth hub in Camellia.	$18,704,286	**$9,352,143**	C	10-20 years
IR7	**New indoor sports courts, Lidcombe - construction and fit-out** for 2 new indoor courts at Carter Street, Lidcombe, as part of a shared use agreement with the Department of Education on a primary school site.	$4,676,072	**$2,338,036**	C	10-20 years
		$153,725,719	**$76,862,859**		

[85] Subject to draft Voluntary Planning Agreement

Table 35: Cycleways

Item no	Description	Estimated cost to Council	Cost attributable to new development	Priority	Timing
CW01	**Cycleways, Epping -** works to implement 23.7km Epping local cycle network (part of total 31.2km Epping component), per Council-endorsed Parramatta Bike Plan - includes approximately 3 km of shared paths and 20.7km of on-road paths.	$6,078,619	**$6,078,619**	A	0-5 years
CW02	**Cycleways, Epping -** works to implement 6.7km regional cycle network (out of total 31.2km Epping component), per Council-endorsed Parramatta Bike Plan – comprising shared paths.	$520,650	**$520,650**	A	0-5 years
CW03[86]	**Shared way, Epping -** Pembroke Street Share Way.	$2,797,740	**$2,489,988.60**	A,B	0-10 years
CW04[81]	**Shared path upgrade** - Terry's Creek/Epping Road Bridge Underpass Pedestrian Access and Cycle Separation.	$466,290	**$414,998**	A,B	0-10 years
CW05	**Cycleways, Camellia -** works to implement 1km of local cycle network (out of the total 11km Camellia component), as per Council-endorsed Parramatta Bike Plan comprising of separated paths.	$1,929,281	**$1,929,281**	C	10-20 years
CW06	**Cycleways, Camellia -** works to implement 5.2km of regional cycle network (out of the total 11km Camellia component), as per Council-endorsed Parramatta Bike Plan comprising of 4km km of separated paths.	$3,845,439	**$3,845,439**	C	10-20 years
CW07	**Cycleways, Dundas -** works to implement 21 km local cycle network (out of the 49km Dundas component), per Council-endorsed Parramatta Bike Plan - includes 16km on-road paths, and 4.5km of shared paths..	$7,101,707	**$7,101,707**	C	0-10 years
CW08	**Cycleways, Dundas -** works to implement 6.4km regional cycle network (out of the 49km Dundas component), per Council-endorsed Parramatta Bike Plan - includes 6km of separated paths.	$2,811,983	**$2,811,983**	C	0-10 years
CW09	**Cycleways, Newington -** works to implement. 7.2km local cycle network (out of the 51km Newington component), as per Council-	$3,149,138	**$3,149,138**	C	0-10 years

[86] Apportioned costs reflect development contributions collected under predecessor plans.

Item no	Description	Estimated cost to Council	Cost attributable to new development	Priority	Timing
	endorsed Parramatta Bike Plan - includes 1.2km shared paths and 6km on road paths.				
CW10	**Cycleways, Newington -** works to implement 13km regional cycle network (out of total 51km Newington component), as per Council-endorsed Parramatta Bike Plan - includes includes 2km shared paths, 9km separated paths and 3km on road paths.	$6,061,833	**$6,061,833**	C	0-10 years
CW11	**Cycleways, North Rocks -** works to implement 23.4km local cycle network (out of total 38km North Rocks component), per Council-endorsed Parramatta Bike Plan - includes 2.2 km of shared paths and 21km of on-road paths.	$5,562,648	**$5,562,648**	C	10-20 years
CW12	**Cycleways, North Rocks -** works to implement 6.3km regional cycle network (out of total 38km North Rocks component), as per Council-endorsed Parramatta Bike Plan – comprising shared paths.	$953,274	**$953,274**	C	10-20 years
CW13	**Cycleways, Parramatta** - works to implement 21.4km of local cycle network (out of total 69km Parramatta component), as per Council-endorsed Parramatta Bike Plan - includes 4km shared paths and 18km on-road paths.	$5,625,979	**$5,625,979**	C	0-10 years
CW14	**Cycleways, Parramatta** - works to implement 24.7km of regional cycle network (out of total 69km Parramatta component), as per Council-endorsed Parramatta Bike Plan - includes 8km shared paths and 11km of separated paths.	$6,050,722	**$6,050,722**	C	0-10 years
CW15	**Cycleways, Toongabbie -** works to implement 8.4km of local cycle network (out of a total 22.6km Toongabbie component), as per Council-endorsed Parramatta Bike Plan - includes 0.5km shared paths and 7.9km on-road painted paths.	$2,224,179	**$2,224,179**	C	10-20 years
CW16	**Cycleways, Toongabbie -** works to implement 5.6km of regional cycle network (out of total 22.6km Toongabbie component), as per Council-endorsed Parramatta Bike Plan - includes 0.6km shared paths and 5km on-road paths.	$3,543,678	**$3,543,678**	C	10-20 years

Item no	Description	Estimated cost to Council	Cost attributable to new development	Priority	Timing
CW17	**Cycleways, Winston Hills -** works to implement 16km of local cycle network (out of total 22km Winston Hills component), as per Council-endorsed Parramatta Bike Plan - includes 3.2km shared paths and 12.7km on-road paths.	$4,550,584	**$4,550,584**	C	10-20 years
CW18	**Cycleways, Winston Hills -** works to implement approximately 2km of regional cycle network (out of total 22km Winston Hills component), as per Council-endorsed Parramatta Bike Plan – comprising mainly separated paths.	$1,142,339	**$1,142,339**	C	10-20 years
		$64,416,083	**$64,057,040**		

Table 36: Pedestrian networks

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PN01	**Parraways, Epping -** works to implement principal pedestrian network in Epping.	$15,241,397	**$15,241,397**	A	0-5 years
PN02	**Parraways, Carlingford -** works to implement principal pedestrian network in Carlingford.	$7,306,060	**$7,306,060**	A	0-5 years
PN03	**Parraways, Granville -** works to implement principal pedestrian network.	$10,080,000	**$10,080,000**	A	0-5 years
PN04	**Parraways, Outside CBD interface points -** works to implement principal pedestrian network.	$6,697,236	**$6,697,236**	A	0-5 years
PN05	**Parraways, Carter Street** - works to implement principal pedestrian network.	$2,315,433	**$2,315,433**	A	0-5 years
PN06	**Street upgrades, Granville** - provide improvements to Good and Bridge Street, Granville including footpath upgrades, cycle path, heritage integration, multifunctional lights, road works, undergrounding power lines.	$3,500,000	**$1,244,950**	A	0-5 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PN07[87]	**Street Trees, Epping** - Planting of 32 trees in kerb blisters, along Oxford Street, Epping.	$623,378	**$554,806**	A,B	0-10 years
PN08[82]	**Street Trees, Epping -** Planting of 10 trees in verge along Essex Street, Epping.	$22,278	**$19,828**	A,B	0-10 years
PN09[82]	**Street Trees, Epping** - Planting of 15 trees in verge along Epping Road, Epping.	$33,417	**$29,742**	A,B	0-10 years
PN10[82]	**Street Trees, Epping** - Planting of 24 trees in kerb blisters, along Ray Road, Epping.	$467,533	**$416,105**	A,B	0-10 years
PN11[82]	**Pedestrian footpath, Epping** - Construction of new footpath on Wycombe Street, Epping.	$72,534	**$64,555**	A,B	0-10 years
PN12[82]	**Signage, Epping** - Epping Town Centre Signage.	$22,278	**$19,828**	A,B	0-10 years
PN13[82]	**Street upgrade, Epping** - Rawson Street upgrade.	$4,041,180	**$3,596,650**	A,B	0-10 years
PN14[82]	**Street upgrade, Epping** - Beecroft Road Upgrade.	$4,766,520	**$4,242,203**	A,B	0-10 years
PN15[82]	**Transport Place Upgrade, Epping** - (adjacent Epping Station east side).	$103,620	**$92,222**	A,B	0-10 years
PN16[82]	**Public Lane Upgrade, Epping** - Oxford Street to Cambridge Street.	$445,566	**$396,554**	A,B	0-10 years
PN17[82]	**Street Upgrade, Epping** - Oxford Street North Upgrade.	$2,797,740	**$2,489,989**	A,B	0-10 years
PN18[82]	**Street Upgrade, Epping -** Oxford Street South Upgrade.	$4,455,660	**$3,965,537**	A,B	0-10 years
PN19[82]	**Street Upgrade, Epping** - Langston Place Upgrade.	$1,398,870	**$1,244,994**	A,B	0-10 years
PN20[82]	**Pedestrian footpath upgrades, Epping** - Footpath width upgrades (Avg 1.3m to 2.1m) (Oxford Street, Bridge Street, Carlingford Road, Kent Street, Epping Road, Pembroke Street).	$594,572	**$529,169**	A,B	0-10 years
PN21[82]	**Pedestrian footpath upgrade -** Footpath width Upgrades (Avg 1.3m to 1.8m) (Cliff Road, Kent Street, Midson Road, Ryde Street, Forest Grove, Maida Road, Hillcrest Avenue).	$951,232	**$846,596**	A,B	0-10 years
PN22[82]	**Pedestrian footpath** upgrade - New Paths (1.8m wide) (Kent Street, Derby Street, Essex Street South).	$341,946	**$304,332**	A,B	0-10 years

[87] Apportioned costs reflect development contributions collected under predecessor plans.

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PN23	**Parraways, Telopea -** works to implement principal pedestrian network.	$14,848,828	**$14,848,828**	B	5-10 years
PN24	**Parraways, Western Sydney University -** works to implement principal pedestrian network.	$7,665,319	**$7,665,319**	B	5-10 years
PN25	**Parraways, Westmead** - works to implement principal pedestrian network.	$10,055,340	**$10,055,340**	B	5-10 years
PN26	**Parraways, North Parramatta -** works to implement principal pedestrian network.	$6,915,275	**$6,915,275**	B	5-10 years
PN27	**Pedestrian Growth Corridor Pedestrian Network -** works contributing to implementation of pedestrian network linking key growth areas, including the Wilderline and Parramatta River corridors.	$29,879,500	**$29,879,500**	B,C	5-20 years
PN28	**Parraways, Melrose Park -** works to implement principal pedestrian network.	$6,901,060	**$6,901,060**	B,C	5-20 years
PN29	**Pedestrian bridge, Epping -** construct a new pedestrian bridge on western side of Ray Road and Rawson Street.	$3,000,000	**$3,000,000**	B,C	5-20 years
		$500,000	**$500,000**	B,C	5-20 years
PN31	**Parraways, Camellia -** works to implement principal pedestrian network.	$2,663,304	**$2,663,304**	B,C	5-20 years
PN32[88]	**New pedestrian access way, Carlingford -** pedestrian link across rail corridor subject to agreement of Railcorp.	$1,025,800	**$625,738**	B,C	5-20 years
PN33	**Public realm improvements, various locations -** improvements across 43 neighbourhood and village centres under Council's Better Neighbourhood Program, including pedestrian/bike safety works, new and upgraded pavements, benches, bins, trees, landscaping and lighting.	$4,000,000	**$1,422,800**	B,C	5-20 years
		$153,732,876	**$146,175,350**		

[88] Apportioned costs reflect development contributions collected under predecessor plans.

Table 37: Pedestrian safety

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS01	**Pedestrian facility, Parramatta** - Good Street at Great Western Highway, Parramatta - Upgrade existing median island to a pedestrian facility.	$200,000	**$200,000**	A	0-5 years
PS02	**Pedestrian facility, Toongabbie -** Fitzwilliam Road at Bungaree Road, Toongabbie - upgrade existing pedestrian facility to current standard.	$200,000	**$200,000**	A	0-5 years
PS03	**Pedestrian facility, Newington -** Avenue of Oceania at Louise Sauvage Pathway, Newington - Install a pedestrian facility.	$180,000	**$180,000**	A	0-5 years
PS04	**Pedestrian facility, Carlingford** - Alamein Avenue west of Bardia Road, Carlingford - Install a pedestrian facility.	$220,000	**$220,000**	A	0-5 years
PS05	**Pedestrian facility, North Parramatta -** Macarthur Street at Albert Street, North Parramatta - Upgrade the existing pedestrian facility to current standard.	$160,000	**$160,000**	A	0-5 years
PS06	**Pedestrian crossing, Parramatta** - Franklin Street south of Railway Street, Parramatta - Convert existing median island to a pedestrian crossing and install 2 x 36m long Pedestrian fence.	$250,000	**$250,000**	A	0-5 years
PS07	**Pedestrian facility, Winston Hills -** Junction Road (outside No. 122; Bellotti Avenue – Jerome Avenue), Winston Hills - Install Pedestrian facility for M2 Bus Commuters.	$200,000	**$200,000**	A	0-5 years
PS08	**Pedestrian facility, Toongabbie -** Fitzwilliam Road east of Willmot Avenue, Toongabbie - Upgrade existing pedestrian facility to current standard.	$200,000	**$200,000**	A	0-5 years
PS09	**Pedestrian facility, Epping -** Midson Road at Grant Close, Epping - Install pedestrian facility.	$200,000	**$200,000**	A	0-5 years
PS10	**Raised Pedestrian Crossing, Wentworthville** - Raise existing pedestrian crossing in Darcy Road, Wentworthville (outside Darcy Road Public School).	$250,000	**$250,000**	A	0-5 years
PS11	**New pedestrian facility, Epping -** Boronia Avenue east of Ryde Street, Epping - Install a pedestrian facility.	$200,000	**$200,000**	A	0-5 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS12	**Upgrade pedestrian facility, Newington -** Avenue of Oceania north of Newington Blvd, Newington - Convert existing splitter island to a pedestrian facility.	$180,000	**$180,000**	A	0-5 years
PS13	**New pedestrian facility, Pendle Hill** - Bungaree Road north of Hallmark Street, Pendle Hill - Install pedestrian facility near Melrose Retirement Village.	$200,000	**$200,000**	A	0-5 years
PS14	**Upgrade pedestrian crossing, Pendle Hill -** Bungaree Road at Cornock Avenue, Pendle Hill - Raise the existing pedestrian crossing.	$200,000	**$200,000**	A	0-5 years
PS15	**Pedestrian Fence, Rosehill** - Install pedestrian fence on Virginia Street outside the gate of Rosehill Public School.	$15,000	**$15,000**	A	0-5 years
PS16	**Pedestrian facility, Beecroft** - Intersection of Orchard St, North Rocks Rd and Plympton St, Beecroft - Upgrade existing median island to pedestrian facility.	$200,000	**$200,000**	A	0-5 years
PS17	**Pedestrian facility, Carlingford** - Bettington Road south of Felton Road, Carlingford - Convert existing splitter island to a pedestrian facility.	$250,000	**$250,000**	A	0-5 years
PS18	**Hope St west of Waratah St, Melrose Park** – upgrade existing pedestrian facility to current standard (near Melrose Park Public School).	$200,000	**$200,000**	A	0-5 years
PS19	**Wentworth Avenue, Barangaroo Road and Cooyong Crescent, Toongabbie (near Toongabbie railway station)** - a pedestrian facility in Barangaroo Road at Wentworth Avenue; Continuous footpaths in Wentworth Avenue at the laneways on the north and south sides of 485 Wentworth Avenue; and Footpath and kerb ramps on Cooyong Crescent.	$1,000,000	**$1,000,000**	A	0-5 years
PS20	**Yates Avenue, Dundas Valley** (near shops between Alexander Street and McKay Street) - Two pedestrian facilitys and a continuous footpath.	$985,000	**$985,000**	A	0-5 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS21	**Bungaree Road at Bethel Street, Pendle Hill** - Install a pedestrian facility and continuous footpath near shops.	$700,000	**$700,000**	A	0-5 years
PS22	**Baker Street north of Dunmore Avenue, Carlingford (near Cumberland High School)** – Upgrade existing pedestrian facility to comply with current standards and to allow school buses to turn left from Dunmore Avenue to Baker Street without mounting the footpath or the pedestrian facility.	$200,000	**$200,000**	A	0-5 years
PS23	**New Pedestrian facilities, Carlingford** - Install 2 pedestrian facilities in Post Office Street, Carlingford (in addition to the facilities proposed near Young Street).	$400,000	**$400,000**	A	0-5 years
PS24	**New pedestrian facility, Epping -** Ray Road at Kent Street, Epping - Install a pedestrian facility.	$250,000	**$250,000**	A	0-5 years
PS25	**Pedestrian footpath, North Rocks -** Don Moore Reserve carpark at Tienan Avenue, North Rocks - A footpath on the north side of carpark to utilise it as a pick-up and drop-off area for school children, North Rock Public School.	$45,000	**$45,000**	A	0-5 years
PS26	**Upgrade pedestrian crossing, Epping -** Pembroke Street east of Essex Street, Epping - Raise existing pedestrian crossing in Pembroke Street on the westbound approach to the roundabout to reduce traffic speeds	$250,000	**$250,000**	A	0-5 years
PS27	**Install pedestrian facility, Carlingford** – Install a pedestrian facility at Rembrandt Street south of Milton Street	$220,000	**$220,000**	A	0-5 years
PS28	**Pedestrian facility, Northmead -** Kleins Road north of Balmoral Road, Northmead - Install a pedestrian facility.	$200,000	**$200,000**	B	5-10 years
PS29	**Signalised pedestrian crossing, Parramatta -** Macarthur Street at Gasworks Bridge, Parramatta - Replace the existing raised pedestrian crossing with a signalised pedestrian crossing. This is required to improve traffic efficiency.	$700,000	**$700,000**	B	5-10 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS30	**Pedestrian facility, Rydalmere -** Park Road south of Wattle Street, Rydalmere - Upgrade existing pedestrian facility so that it complies with disabled access requirements.	$200,000	**$200,000**	B	5-10 years
PS31	**Pedestrian facility, Westmead -** Bridge Road south of Grand Corniche Road, Westmead - Convert splitter island to a pedestrian facility.	$170,000	**$170,000**	B	5-10 years
PS32	**New pedestrian facility, Winston Hills -** Buckleys Road, between Langdon Road and Oakes Road (outside No.18), Winston Hills. - Install a pedestrian facility.	$175,000	**$175,000**	B	5-10 years
PS33	**New pedestrian facility, Parramatta -** Franklin Street north of Railway Street, Parramatta - Install a pedestrian facility.	$180,000	**$180,000**	B	5-10 years
PS34	**Upgrade pedestrian crossing, Toongabbie -** Ballandella Road (at Toongabbie West Public School), Toongabbie - Upgrade existing raised pedestrian crossing to current standards.	$150,000	**$150,000**	B	5-10 years
PS35	**New pedestrian facility /road widening, North Parramatta -** Pennant Hills Road at Bellevue Street, North Parramatta - Install a pedestrian facility – require Street Light upgrade and road widening.	$500,000	**$500,000**	B	5-10 years
PS36	**New pedestrian facility, North Parramatta -** Pennant Street at Symonds Avenue, North Parramatta - Install a pedestrian facility including removal of the existing median and concrete blister island.	$200,000	**$200,000**	B	5-10 years
PS37	**New pedestrian facility, North Parramatta -** Pennant Street at Isabella Street, North Parramatta - Install pedestrian facility including removal of the existing median and concrete blister island.	$200,000	**$200,000**	B	5-10 years
PS38	**New signalised pedestrian crossing, Winston Hills -** Windsor Road near Model Farms Road, Winston Hills - Install a signalized pedestrian crossing.	$650,000	**$650,000**	B	5-10 years
PS39	**New signalised pedestrian crossing, Epping -** Rawson Street, Epping - Replace existing pedestrian crossing with pedestrian signals.	$450,000	**$450,000**	B	5-10 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS40	**New signalised pedestrian crossing, Telopea -** Adderton Road, Telopea - Relocate existing pedestrian signals to the intersection of Robert Street and Adderton Road.	$1,000,000	**$1,000,000**	B	5-10 years
PS41	**Traffic calming, Rosehill -** Prospect Street opposite Arthur Street, Rosehill - Blister island or footpath widening within the 'No Stopping' area on the westbound approach of the pedestrian crossing outside Rosehill Public School.	$15,000	**$15,000**	B	5-10 years
PS42	**Upgrade existing pedestrian facility, Epping -** Essex Street, Oxford Street and Chester Street, Epping - Upgrade existing pedestrian facilities and kerb ramps to current standards.	$600,000	**$600,000**	B	5-10 years
PS43	**New pedestrian crossing, Lidcombe -** new mid-block signalised pedestrian crossing – Hill Road –at the east-west spine – new item.	$500,000	**$500,000**	B	5-10 years
PS44	**New pedestrian facility, Lidcombe - Carter Street, Lidcombe -** install 1 x pedestrian facility.	$250,000	**$250,000**	B	5-10 years
PS45	**New pedestrian facility, Epping -** Brigg Road at Blaxland Road, Epping - Install a pedestrian facility.	$180,000	**$180,000**	C	10-20 years
PS46	**New pedestrian facility, Pendle Hill -** Ballandella Road near Wentworth Avenue, Pendle Hill - Install a pedestrian facility – may need to be located north of driveway to 321 Wentworth Avenue to accommodate turning paths.	$150,000	**$150,000**	C	10-20 years
PS47	**New signalised pedestrian crossing, Epping -** Carlingford Road (midway between Ryde Street and Hepburn Avenue), Epping - Install pedestrian signals.	$600,000	**$600,000**	C	10-20 years
PS48	**New pedestrian facility, Rosehill -** Arthur Street north of Alice Street, Rosehill - Install a pedestrian facility.	$200,000	**$200,000**	C	10-20 years
PS49	**New pedestrian facility, Epping -** Maida Road at Blaxland Road, Epping - Install a pedestrian facility.	$220,000	**$220,000**	C	10-20 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS50	**Upgrade pedestrian facility, Telopea -** Manson Street at Sturt Street, Telopea - Upgrade existing concrete median island to a pedestrian facility to meet current standards and install speed cushions.	$200,000	**$200,000**	C	10-20 years
PS51	**Upgrade pedestrian facility, North Rocks -** North Rocks Road, North Rocks (at No. 108) - Upgrade the existing pedestrian facility so that the kerb ramp aligns with the gap of the island.	$200,000	**$200,000**	C	10-20 years
PS52	**New Pedestrian fence, North Rocks -** North Rocks Road at Lawndale Avenue, North Rocks - Install pedestrian fence to direct pedestrians to the traffic signals.	$50,000	**$50,000**	C	10-20 years
PS53	**Upgrade pedestrian crossing, Toongabbie -** Station Road at McCoy Street, Toongabbie - Raise existing pedestrian crossing.	$200,000	**$200,000**	C	10-20 years
PS54	**New turning lanes and pedestrian crossing, Parramatta -** Hassall Street at Arthur Street, Parramatta - Install right and left turn holds at all legs of the intersection, relocate the existing pedestrian crossing located on the east leg of Hassall Street traffic signals to the west close to the intersection and upgrade existing kerb ramps to meet current standards.	$1,500,000	**$1,500,000**	C	10-20 years
PS55	**New pedestrian facility, Wentworth Point -** Bennelong Parkway at Haslams Creek, Wentworth Point - Install a pedestrian facility.	$220,000	**$220,000**	C	10-20 years
PS56	**New signalised pedestrian crossing, Epping -** Carlingford Road (midway between Ryde Street and Hepburn Avenue), Epping - Install pedestrian signals.	$600,000	**$600,000**	C	10-20 years
PS57	**New pedestrian facility, Epping -** Ray Road, Epping - Relocate existing raised threshold and install pedestrian facility.	$300,000	**$300,000**	C	10-20 years
PS58	**New pedestrian facility, Eastwood -** Terry Road, near Aged Care Centre, Eastwood - Install a pedestrian facility.	$200,000	**$200,000**	C	10-20 years
PS59	**New pedestrian facility, Constitution Hill -** Hollis Street at Emma Crescent, Constitution Hill - Install a pedestrian facility.	$200,000	**$200,000**	C	10-20 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
PS60	**New pedestrian facility, Winston Hills -** Gibbon Road between Hilary Street and Kindelan Road, Winston Hills - Install a pedestrian facility.	$200,000	**$200,000**	C	10-20 years
PS61	**Signalised pedestrian crossing, Carlingford -** Pennant Hills Road at Cumberland High School, Carlingford - Relocate existing pedestrian signals to the intersection of Pennant Hills Road and Tintern Avenue.	$1,800,000	**$1,800,000**	C	10-20 years
PS62	**New Pedestrian facility, Winston Hills** - intersection of Caroline Chisholm Drive and Junction Road, Winston Hills - upgrade splitter island to pedestrian facility at the north leg of the intersection.	$200,000	**$200,000**	C	10-20 years
PS63	**Pedestrian facilities, Winston Hills** - intersection of Caroline Chisholm Drive and Olympus Street, Winston Hills - upgrade splitter islands to pedestrian facilities in the south and west legs of the intersection.	$400,000	**$400,000**	C	10-20 years
PS64	**New Pedestrian facility** - Install a Pedestrian facility in Wade Street near Eyles Street, Telopea.	$250,000	**$250,000**	C	10-20 years
PS65	**New Pedestrian facilities** - Install a Pedestrian facility in Sturt Street, Telopea (outside PLR stop).	$250,000	**$250,000**	C	10-20 years
PS66	**New Crossing, Telopea** - New light rail crossing with Adderton Road.	$1,437,000	**$1,437,000**	C	10-20 years
PS67	**New Pedestrian crossing, Telopea** - New pedestrian crossing at Wade Street and Elyse Street.	$250,000	**$250,000**	C	10-20 years
		$23,722,000	**$23,722,000**		

Table 38: Traffic management

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
TM01	**New median island, Constitution Hill** - install a new concrete median island at Emma Crescent near Greenleaf Street, Constitution Hill.	$115,000	**$115,000**	A	0-5 years
TM02	**New roundabout, North Parramatta** - install 2 new roundabouts at Gladstone Street at Brickfield St and at Buller Street, North Parramatta.	$700,000	**$700,000**	A	0-5 years
TM03	**Modifications to existing roundabout, Carlingford -** Murray Farm Road at Oakes Road, Carlingford - Reconstruct the annulus of the roundabout to increase deflection and reduce the size of the lip.	$150,000	**$150,000**	A	0-5 years
TM04	**Modifications to existing traffic signals, Old Toongabbie -** Fitzwilliam Road at Binalong Road and Reynolds Street, Old Toongabbie - Channelized right turn treatment for Reynolds Street motorist; this project also requires upgrading of traffic Signals at Binalong Road (refer to TEAG 1903 B1 report).	$1,000,000	**$1,000,000**	A	0-5 years
TM05	**New roundabout, Toongabbie -** Fitzwilliam Road at Tucks Road, Toongabbie - Install a roundabout.	$900,000	**$900,000**	A	0-5 years
TM06	**Traffic calming, Northmead -** Kleins Road south of Moss Street, Northmead - Raised threshold to reduce speed near school.	$100,000	**$100,000**	A	0-5 years
TM07	**New roundabout, Ermington -** Spurway Street at Woodward Street /Pearce Street, Ermington - Install a roundabout.	$200,000	**$200,000**	A	0-5 years
TM08	**New roundabout, Parramatta -** Thomas Street at Morton Street, Parramatta - Install a roundabout.	$350,000	**$350,000**	A	0-5 years
TM09[89]	**New traffic signals, Wentworth Point** - Bennelong Parkway / Hill Road, Wentworth Point - Install Traffic Signals.	$3,850,000	**$3,850,000**	A	0-5 years
TM10	**New traffic signals, Carlingford -** Carlingford Road/Hepburn Avenue, Carlingford - Install Traffic Signals.	$1,000,000	**$1,000,000**	A	0-5 years

[89] Subject to draft Voluntary Planning Agreement

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
TM11	**Burrabogee Road and Ballandella Road, Toongabbie** – install a roundabout.	$300,000	**$300,000**	A	0-5 years
TM12	**Raised threshold, Dundas Valley** - Evans Road at Yates Avenue, Dundas Valley - install raised threshold.	$180,000	**$180,000**	A	0-5 years
TM13	**Traffic Management, North Parramatta** - Prince Street, North Parramatta - install traffic management scheme.	$200,000	**$200,000**	A	0-5 years
TM14	**Intersection upgrade (Design Only), Wentworthville** - Darcy Road / Cumberland Highway, Wentworthville - Upgrade existing Traffic Signals (this includes land acquisition to provide left turn lane for westbound motorists on Darcy Road, Wentworthville (Stage 1 - Design).	$100,000	**$100,000**	A	0-5 years
TM15	**Roundabout, Toongabbie -** Bulli Road at Bungaree Road, Toongabbie - Install a roundabout.	$275,000	**$275,000**	A	0-5 years
TM16	**Roundabout, North Rocks -** North Rocks Road/ Loyalty Road, North Rocks - Install a Roundabout.	$375,000	**$375,000**	A	0-5 years
TM17	**New roundabout, Ermington -** Spurway Street/ Betty Cuthbert Avenue/ Jackson Street, Ermington - Install a Roundabout and median island.	$700,000	**$700,000**	A	0-5 years
TM18	**Traffic calming, Granville -** Bold Street at Cowper Street, Granville - Install raised thresholds and a concrete median Island between Railway Bridge and Parramatta Road, with a gap at Cowper Street.	$400,000	**$400,000**	A	0-5 years
TM19	**Traffic calming, Epping -** Epping Avenue, Epping (between Chesterfield Road and Yaraan Avenue) - Install concrete median island.	$80,000	**$80,000**	A	0-5 years
TM20	**Traffic calming, Toongabbie -** Station Road at Piquet Place, Toongabbie - Blister Island or kerb realignment in eastbound approach parking lane.	$25,000	**$25,000**	A	0-5 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
TM21[90]	**New roundabout, Carlingford -** Install new roundabout at intersection of Jenkins Road/ Post Office Street, Carlingford.	$375,000	**$228,750**	A	0-5 years
TM22[85]	**New roundabout, Carlingford -** install new roundabout at the intersection of Young Road and Post Office Street, Carlingford.	$250,000	**$152,500**	B	10-20 years
TM23[85]	**New roundabout, Carlingford -** install new roundabout at the intersection of Boundary Road and Post Office Street, Carlingford.	$250,000	**$152,500**	B	10-20 years
TM24	**New signalised traffic signals, Epping -** Install Traffic Signals at Cliff Road / new link road between Rawson St and Carlingford Rd.	$1,000,000	**$1,000,000**	A	0-5 years
TM25	**New signalised traffic signals, North Rocks -** Intersection of North Rocks Rd and Alkira Road.	$3,800,000	**$3,800,000**	A	0-5 years
TM26[85]	**Traffic calming, Epping -** Two raised pedestrian crossings Oxford Street.	$435,204	**$387,332**	B	5-10 years
TM27	**New Traffic Signals, Granville -** Parramatta Road at Alfred Street (new extended section), Granville - Stage 1 - Install traffic signals.	$1,000,000	**$1,000,000**	B	5-10 years
TM28	**Carparking, Epping -** Cambridge Street north of Surrey St, Epping - 45° angle car parking spaces on the west side.	$150,000	**$150,000**	B	5-10 years
TM29	**Traffic management, Carlingford -** Baker Street between Jenkins Road and Felton Road, Carlingford - Vehicle activated warning signs for bend.	$40,000	**$40,000**	B	5-10 years
TM30	**Traffic management, Carlingford -** Baker Street at Sun Valley Place, Carlingford - Vehicle activated warning signs for bend.	$30,000	**$30,000**	B	5-10 years
TM31	**Traffic calming, Carlingford -** Oakes Road south of Lynette Avenue, Carlingford - Install concrete median Island.	$50,000	**$50,000**	B	5-10 years
TM32	**Traffic calming, Parramatta -** Napier Street at Steele Street, Parramatta - Concrete Median Islands with supplementary 'Stop' signs.	$220,000	**$220,000**	B	5-10 years

[90] Apportioned costs reflect development contributions collected under predecessor plans.

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
TM33	**Roundabout and traffic calming, Rydalmere -** Park Road and at Elonera Street, Rydalmere - Install a roundabout at the driveway for Rydalmere Park and a concrete median island with a 'No U Turn' sign north of Elonera Street.	$250,000	**$250,000**	B	5-10 years
TM34	**Traffic signals, Carlingford -** Pennant Hills Road / Evans Road, Carlingford - Install Traffic Signals.	$1,200,000	**$1,200,000**	B	5-10 years
TM35[91]	**New traffic signals, Carlingford -** Pennant Hills Road / Moseley Street, Carlingford - Install Traffic Signals.	$1,500,000	**$915,000**	B	5-10 years
TM36	**Intersection upgrade, Wentworthville (construction) -** Darcy Road / Cumberland Highway, Wentworthville - Upgrade existing Traffic Signals (this includes land acquisition to provide left turn lane for westbound motorists on Darcy Road, Wentworthville (stage 2 – Construction).	$3,000,000	**$3,000,000**	B	5-10 years
TM37	**New roundabout, Telopea -** Adderton Road/ Manson Road, Telopea - Install a Roundabout.	$350,000	**$350,000**	B	5-10 years
TM38	**Extend existing indented parking area, Toongabbie** - Wentworth Avenue, Toongabbie – Reduce the length of landscaped island to create more parking outside Toongabbie Railway Station.	$100,000	**$100,000**	B	5-10 years
TM39	**New Road, Epping -** New link road between Rawson Street and Carlingford Road.	$5,000,000	**$5,000,000**	B	5-10 years
TM40	**New roundabout, Carlingford -** install new roundabout at the intersection of Moseley Street and Tanderra Street, Carlingford.	$250,000	**$152,500**	B	5-10 years
TM41	**New roundabout, Carlingford -** install new roundabout at the intersection of Moseley Street and Young Street, Carlingford.	$250,000	**$152,500**	B	5-10 years
TM42	**New roundabout, Epping -** install new roundabout at the intersection of Forest Grove / Maida Road.	$370,000	**$370,000**	B,C	5-20 years

[91] Apportioned costs reflect development contributions collected under predecessor plans.

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
TM43	**Intersection upgrades, Epping -** Ray Road/ Carlingford Rd intersection upgrades including removal of traffic lights and restriction of vehicular movements to left in / left out from both Ray Road and Rawson Street.	$3,000,000	**$3,000,000**	B,C	5-20 years
TM44	**New traffic signals, Epping -** Kent Street / Carlingford Rd intersection – install traffic signals.	$1,000,000	**$1,000,000**	B,C	5-20 years
TM45	**Road Upgrade -** Hill Road *masterplan.*	$5,482,100	**$4,001,933**	B,C	5-20 years
TM46	**Pedestrian facility, Epping -** install pedestrian facility or pedestrian crossing at Chester Street.				
TM47	**Remove footpath widening, Epping** - Ward Street, Epping West Public School - Remove footpath widening to provide additional on-street parking.	$50,000	**$50,000**	C	10-20 years
TM48	**Median upgrade, Carlingford -** Dandarbong Avenue, Carlingford (near No.24) - Install elsholz kerb in the median.	$150,000	**$150,000**	C	10-20 years
TM49	**New median islands, Epping -** Edenlee Street at Chelmsford Avenue, Epping - Install concrete median islands on the bend at the intersection.	$80,000	**$80,000**	C	10-20 years
TM50	**Intersection upgrade, Epping -** Midson Road at Mobbs Lane, Epping - Left Lane Must Turn Left for northbound traffic, install missing pedestrian phase, upgrade traffic signals to current standards.	$2,000,000	**$2,000,000**	C	10-20 years
TM51	**Traffic calming, Winston Hills -** Junction Road at Hillcrest Avenue, Winston Hills - Raised threshold near west end of school and chicane.	$100,000	**$100,000**	C	10-20 years
TM52	**New median islands, Winston Hills -** Junction Road at Model Farms Road, Winston Hills - Install concrete median islands.	$120,000	**$120,000**	C	10-20 years
TM53	**Traffic calming, Winston Hills -** Lanhams Road/Willmott Road bend, Winston Hills - Install 2 raised thresholds, 1 on each side of the bend.	$160,000	**$160,000**	C	10-20 years
TM54	**Roundabout and traffic calming, Carlingford -** Parkland Road, Carlingford - Install chicanes and roundabouts as referred in Option 3	$950,000	**$950,000**	C	10-20 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
	of the Parramatta Traffic Engineering Advisory Group (TEAG) report of November 2018 (Ref. TEAG 1811 B4).				
TM55	**New median island, Constitution Hill -** Bulli Road at Hollis Street, Constitution Hill - Install a concrete median island or rumble bar island in Bulli Road.	$80,000	**$80,000**	C	10-20 years
TM56	**Traffic calming, Constitution Hill -** Constitution Road near House No. 54, Constitution Hill - Install a raised threshold near the bend at No.54.	$80,000	**$80,000**	C	10-20 years
TM57	**New traffic signals, Pendle Hill -** Wentworth Avenue at Binalong Road, Pendle Hill - Install Traffic Signals.	$650,000	**$650,000**	C	10-20 years
TM58	**New roundabout, Carlingford -** Keeler Street, Carlingford - Install traffic calming (a roundabout at Rickard Street).	$280,000	**$280,000**	C	10-20 years
TM59	**Traffic calming, Rydalmere -** Clyde Street at South Street, Rydalmere - Relocate kerb ramp and remove splitter island.	$60,000	**$60,000**	C	10-20 years
TM60	**New Roundabout, Rosehill -** Eleanor Street at Arthur Street, Rosehill - (Install a roundabout).	$280,000	**$280,000**	C	10-20 years
TM61	**Traffic calming, Harris Park -** Good Street at both approaches to the intersection with Allen Street and Eleanor Street, Harris Park - Speed humps or speed cushion or chicane to reduce speeds approaching the roundabout.	$80,000	**$80,000**	C	10-20 years
TM62	**Upgrade Intersection of Barclay Road and Tiernan Avenue, North Rocks** – upgrade existing traffic signals to include a split approach phase in the traffic signals and other enhancements; kerb ramps also need to be upgraded to current standards as part of this work.	$550,000	**$550,000**	C	10-20 years
TM63	**New median island, Old Toongabbie** – install concrete median island Raphael Place at Fitzwilliam Road.	$80,000	**$80,000**	C	10-20 years
TM64	**New traffic signals, Lidcombe -** Carter Street at Birnie Avenue, Lidcombe - Install traffic signals.	$800,000	**$800,000**	C	10-20 years

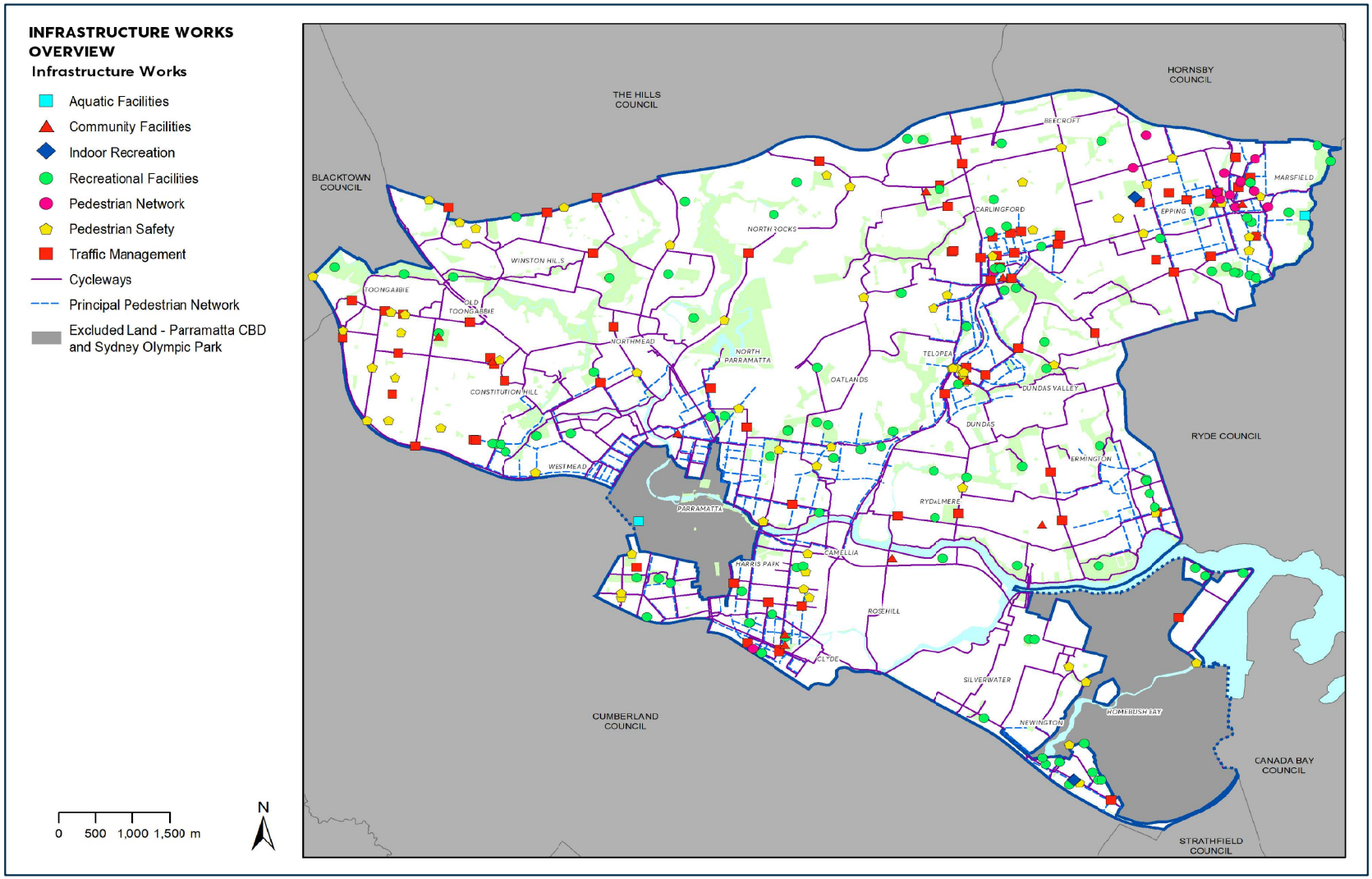
Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
TM65	**Road extension, Granville** - Parramatta Road at Alfred Street (new extended section), Granville - Stage 2 Extend Alfred Street to connect Cowper Street.	$3,000,000	**$3,000,000**	C	10-20 years
TM66	**New roundabout, Winston Hills -** Gibbon Road at Langdon Road, Winston Hills (boundary with The Hills Shire Council) - Install a roundabout.	$350,000	**$350,000**	C	10-20 years
TM67	**Road widening, Northmead -** Redbank Road at Briens Road, Northmead - Road widening to provide left turn lane in Redbank Road (southbound).	$1,500,000	**$1,500,000**	C	10-20 years
TM68	**New Bus shelters, Carlingford -** bus stop kiss and ride plaza.	$115,000	**$70,150**	C	10-20 years
TM69	**New Bus shelters, Carlingford -** additional internal bus stops and shelters.	$92,000	**$56,120**	C	10-20 years
TM70	**New road, Carlingford -** extension of Boundary Road subject to agreement of Railcorp.	$1,543,402	**$941,475**	C	10-20 years
TM71	**New roundabout, Epping -** install new roundabout at the intersection of Kent Street and Cliff Road.	$500,000	**$500,000**	C	10-20 years
TM72	**New traffic signals, Melrose Park** - Intersection of Hope Street and Wharf Road - Install new Traffic Signals.	$750,000	**$750,000**	C	10-20 years
TM73	**New roundabout, Telopea -** Shortland St & Evans Rd, Telopea **-** new roundabout and lane marking within Evans Rd and widening for new lanes and footpath construction within Shortland Ave.	$350,000	**$350,000**	C	10-20 years
TM74	**New priority treatment, Telopea -** Manson St, Sturt St & new Wade Street, Telopea - install median island with priority signage and control line marking for the New Wade Street Manson movement.	$500,000	**$500,000**	C	10-20 years
TM75	**New priority treatment, Telopea -** New Wade St, Shortland St & Marshall Road, Telopea - install median island with priority signage and control line marking for the New Wade Street and Marshall Road movement.	$500,000	**$500,000**	C	10-20 years

Item no	Description	Estimated cost to Council	Apportioned cost	Priority	Timing
TM76	**New Car Parking, Harris Park - Land acquisition** of approximately 1000m^2 for car parking and/or construction of car parking within 800m radius of Harris Park Commercial Centre.	$3,000,000	**$1,932,000**	C	10-20 years
		$59,102,706	**$54,702,760**		

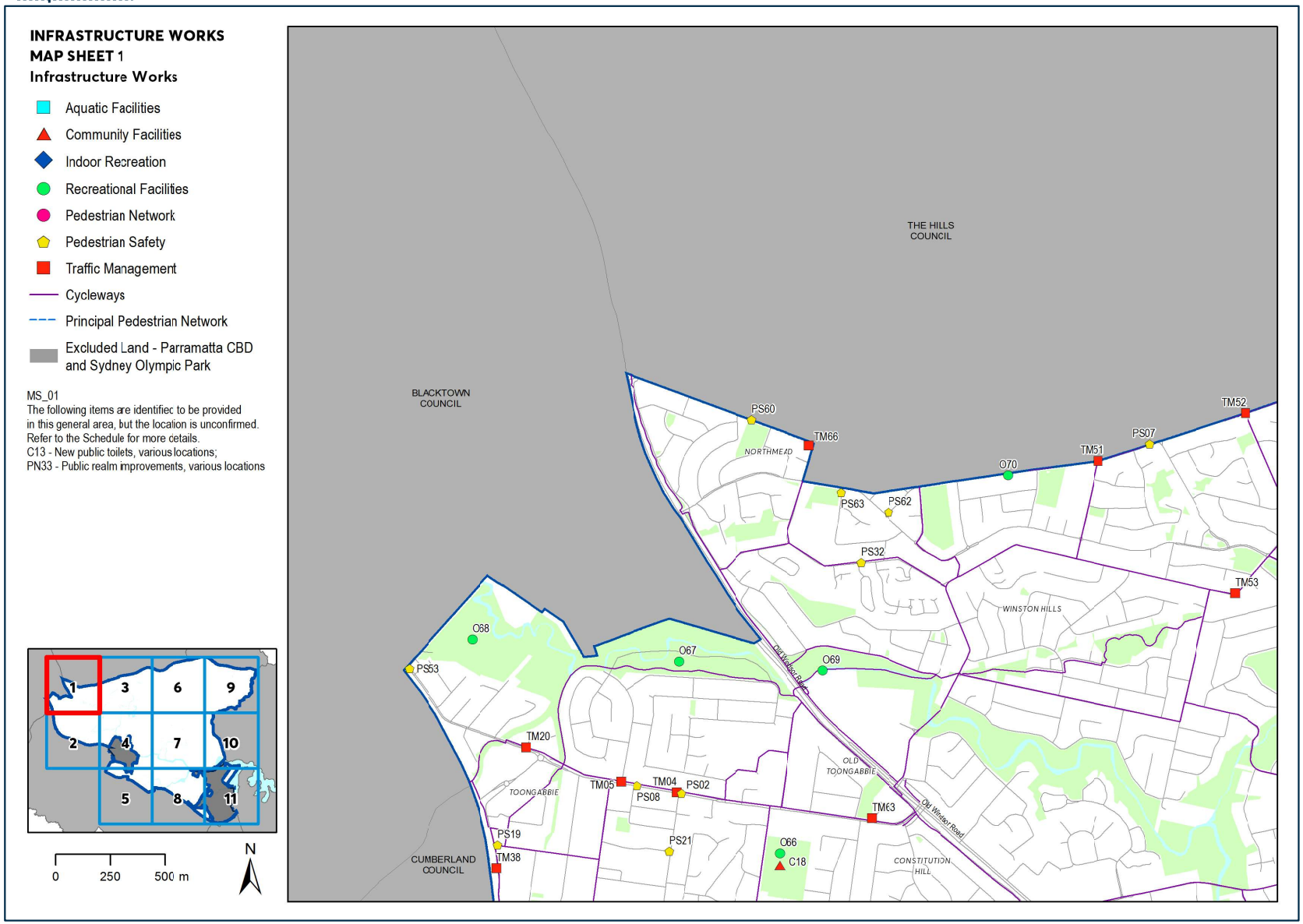
Appendix G: Works maps

Works maps

Infrastructure Works - Overview



Map Sheet 1

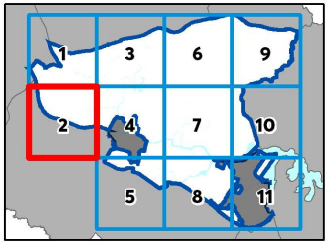

INFRASTRUCTURE WORKS
MAP SHEET 1
Infrastructure Works
Aquatic Facilities
Community Facilities
Indoor Recreation
Recreational Facilities
Pedestrian Network
Pedestrian Safety
Traffic Management
Cycleways
Principal Pedestrian Network
Excluded Land - Parramatta CBD and Sydney Olympic Park
MS_01
The following items are identifiec to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C13 - New public toilets, various locations;
PN33 - Public realm improvements, various locations
1
2
3
4
5
6
7
8
9
10
11
0
250
500 m
N
THE HILLS COUNCIL
BLACKTOWN COUNCIL
CUMBERLAND COUNCIL
NORTHMEAD
WINSTON HILLS
TOONGABBIE
OLD TOONGABBIE
CONSTITUTION HILL
Old Windsor Road
PS60
TM66
TM52
PS07
TM51
O70
PS63
PS62
PS32
TM53
O68
O67
O69
PS53
TM20
TM05
TM04
PS02
PS08
TM63
PS19
TM38
PS21
O66
C18

Map Sheet 2

INFRASTRUCTURE WORKS
MAP SHEET 2
Infrastructure Works

- Aquatic Facilities
- Community Facilities
- Indoor Recreation
- Recreational Facilities
- Pedestrian Network
- Pedestrian Safety
- Traffic Management
- Cycleways
- Principal Pedestrian Network
- Excluded Land - Parramatta CBD and Sydney Olympic Park

MS_02
The following items are identified to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C08a and C08b - New hub, Westmead;
C13 - New public toilets, various locations;
PN33 - Public realm improvements, various locations



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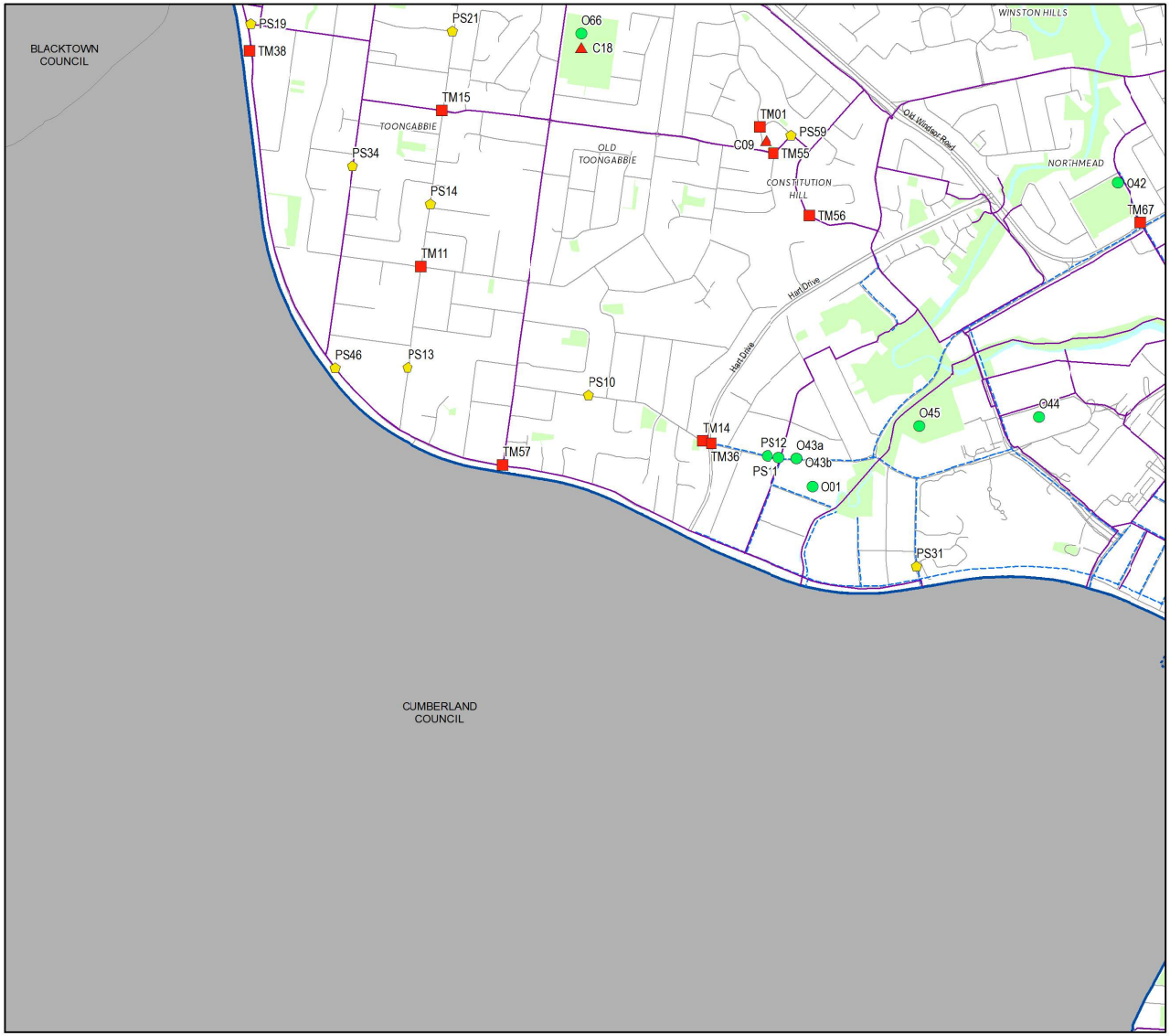
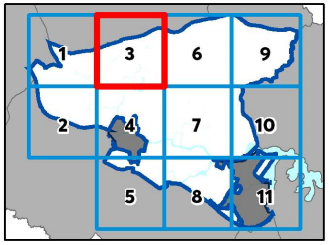


Map Sheet 3

INFRASTRUCTURE WORKS
MAP SHEET 3
Infrastructure Works

- Aquatic Facilities
- Community Facilities
- Indoor Recreation
- Recreational Facilities
- Pedestrian Network
- Pedestrian Safety
- Traffic Management
- Cycleways
- Principal Pedestrian Network
- Excluded Land - Parramatta CBD and Sydney Olympic Park

MS_03
The following items are identifiec to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C13 - New public toilets, various locations;
PN33 - Public realm improvements, various locations



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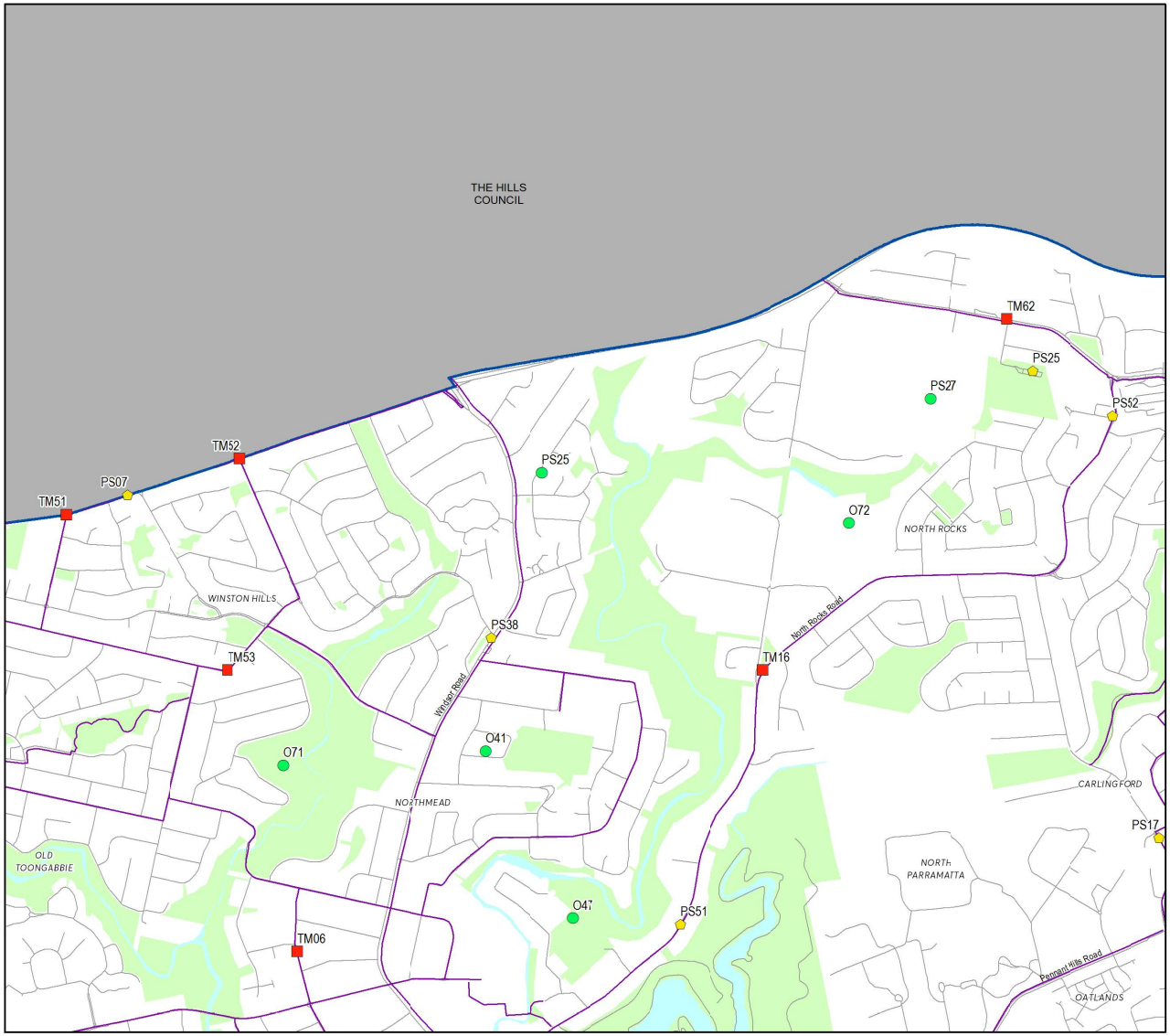
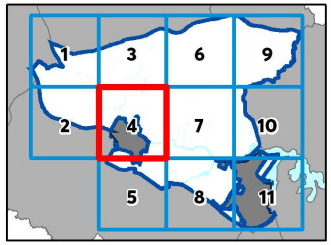


Map Sheet 4

INFRASTRUCTURE WORKS
MAP SHEET 4
Infrastructure Works

- Aquatic Facilities
- Community Facilities
- Indoor Recreation
- Recreational Facilities
- Pedestrian Network
- Pedestrian Safety
- Traffic Management
- Cycleways
- Principal Pedestrian Network
- Excluded Land - Parramatta CBD and Sydney Olympic Park

MS_04
The following items are identified to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C13 - New public toilets, various locations;
IR3a and IR3b - New indoor sports courts, Westmead;
IR6a and IR6b - New indoor sports courts, Camellia;
O05 - New open space – acquisition;
PS01 - New local play space - embellishment;
PN33 - Public realm improvements, various locations



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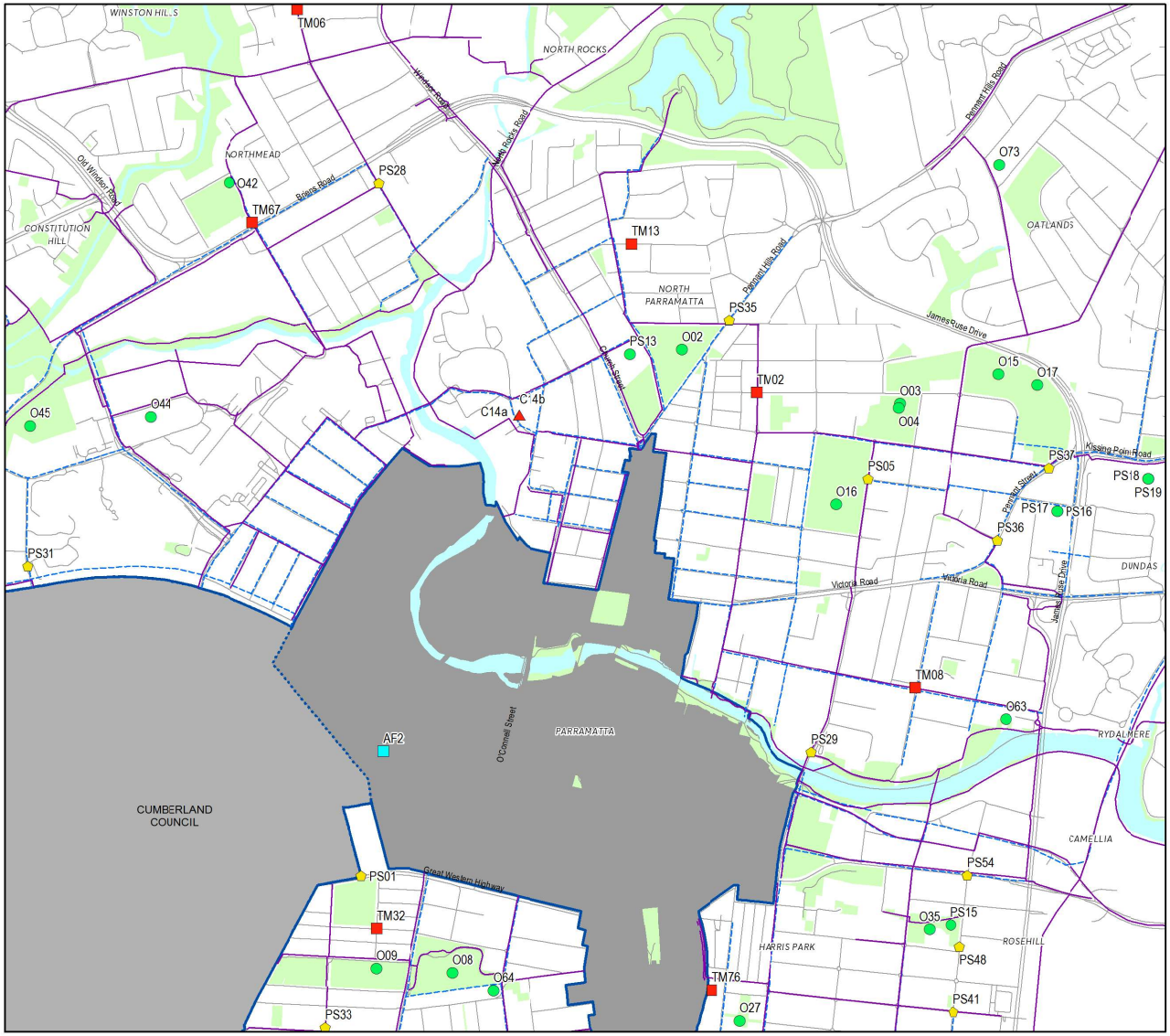
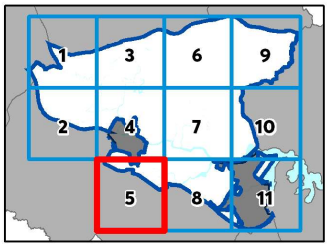


Map Sheet 5

INFRASTRUCTURE WORKS
MAP SHEET 5
Infrastructure Works

- Aquatic Facilities
- Community Facilities
- Indoor Recreation
- Recreational Facilities
- Pedestrian Network
- Pedestrian Safety
- Traffic Management
- Cycleways
- Principal Pedestrian Network
- Excluded Land - Parramatta CBD and Sydney Olympic Park

MS_05
The following items are identifiec to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C13 - New public toilets, various locations;
PN33 - Public realm improvements, various locations



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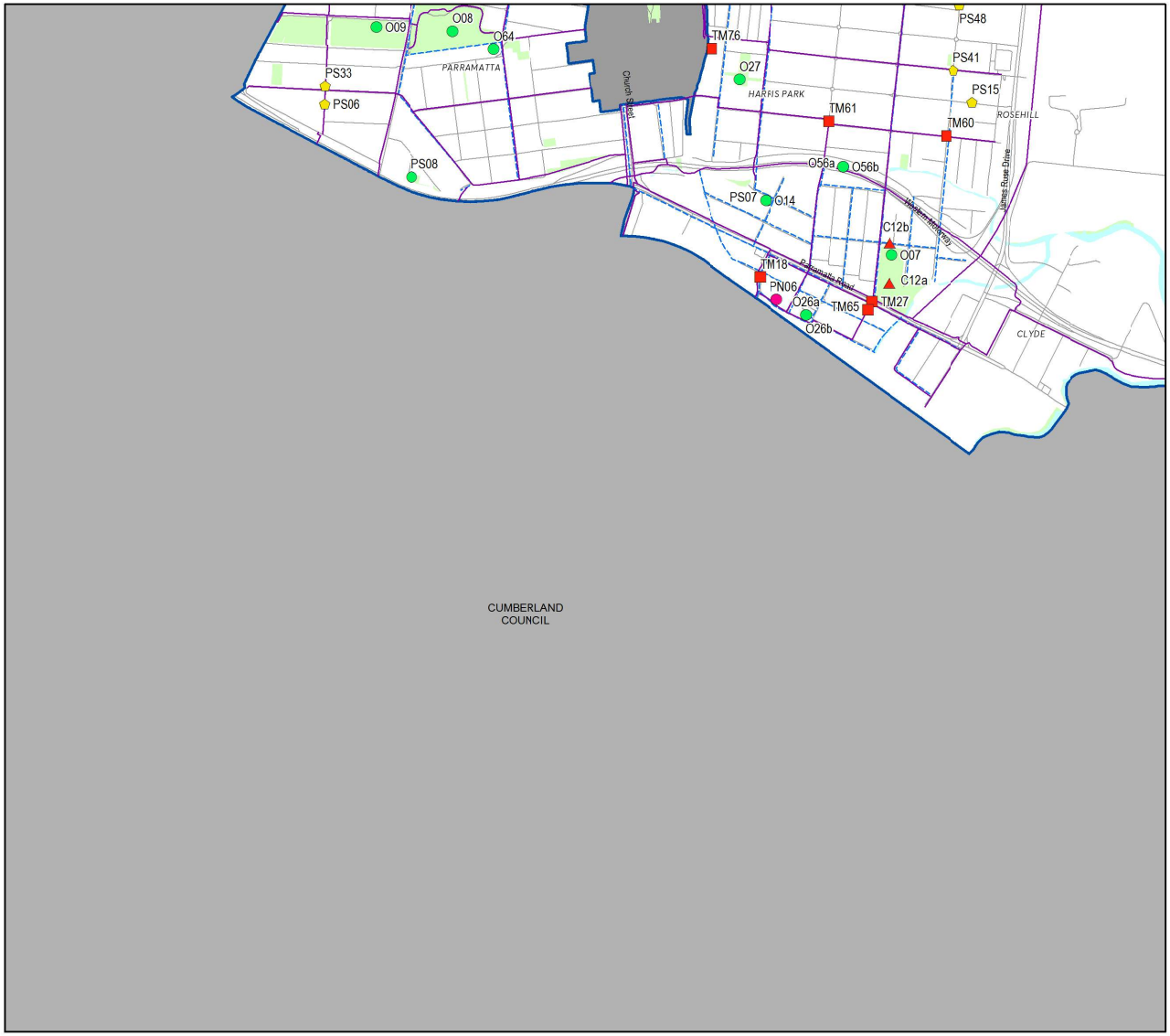
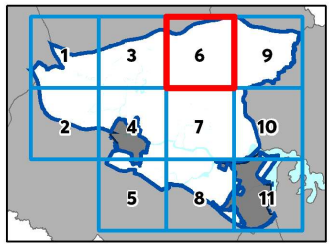


Map Sheet 6

INFRASTRUCTURE WORKS
MAP SHEET 6
Infrastructure Works

- Aquatic Facilities
- Community Facilities
- Indoor Recreation
- Recreational Facilities
- Pedestrian Network
- Pedestrian Safety
- Traffic Management
- Cycleways
- Principal Pedestrian Network
- Excluded Land - Parramatta CBD and Sydney Olympic Park

MS_06
The following items are identified to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C13 - New public toilets, various locations;
IR1 - New indoor sports courts, Carlingford;
PN33 - Public realm improvements, various locations;
TM69 - New Bus shelters, Carlingford



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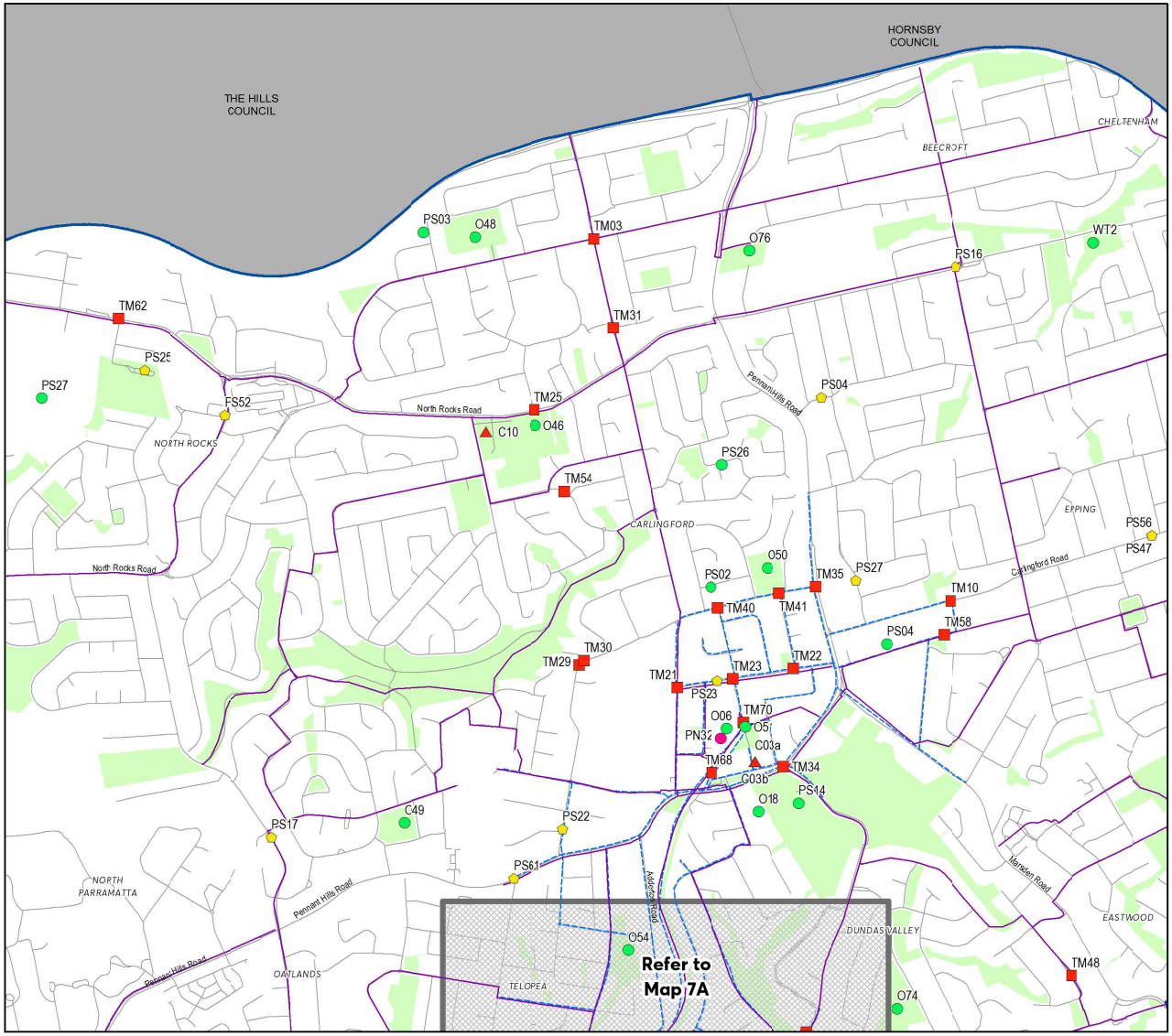
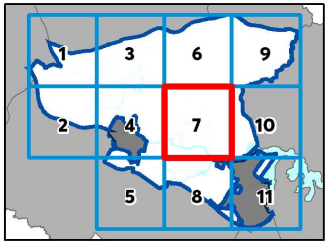


Map Sheet 7

INFRASTRUCTURE WORKS
MAP SHEET 7
Infrastructure Works

- Aquatic Facilities
- Community Facilities
- Indoor Recreation
- Recreational Facilities
- Pedestrian Network
- Pedestrian Safety
- Traffic Management
- Cycleways
- Principal Pedestrian Network
- Excluded Land - Parramatta CBD and Sydney Olympic Park

MS_07
The following items are identifiec to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C13 - New public toilets, various locations;
IR4a and IR4b - New indoor sports courts, Rydalmere/ Ermington/Melrose Park
C16a and C16b - New hub, Carrellia;
PN33 - Public realm improvements, various locations



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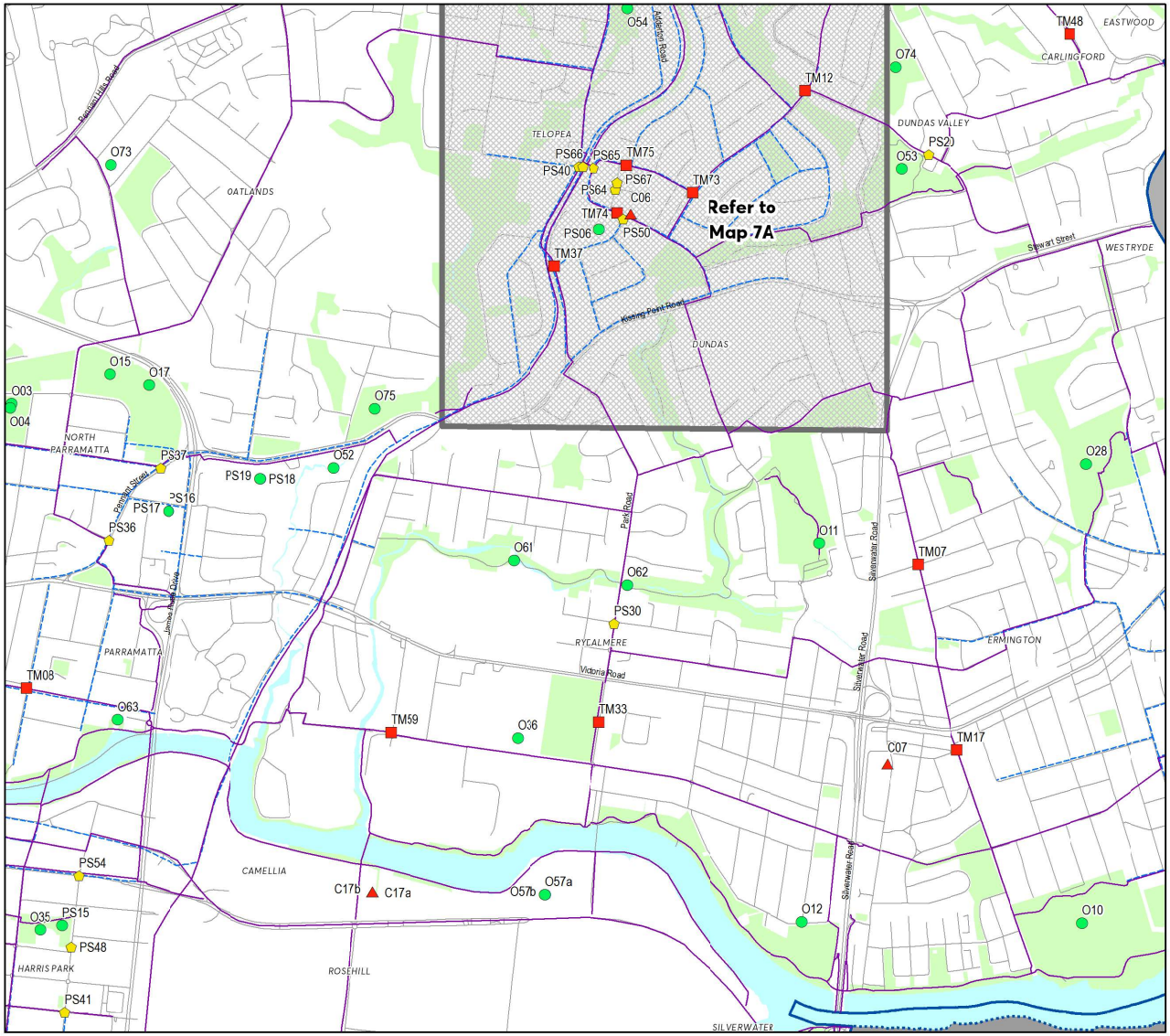
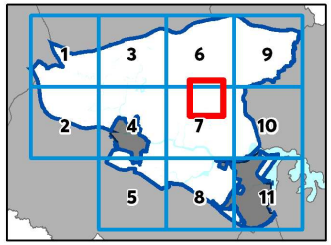


Map Sheet 7A

INFRASTRUCTURE WORKS
MAP SHEET 7A
Infrastructure Works

- Aquatic Facilities
- Community Facilities
- Indoor Recreation
- Recreational Facilities
- Pedestrian Network
- Pedestrian Safety
- Traffic Management
- Cycleways
- Principal Pedestrian Network
- Excluded Land - Parramatta CBD and Sydney Olympic Park

MS_07A
The following items are identified to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C13 - New public toilets, various locations;
C05a and C05b - New Multi-purpose hub, Telopea
PN33 - Public realm improvements, various locations



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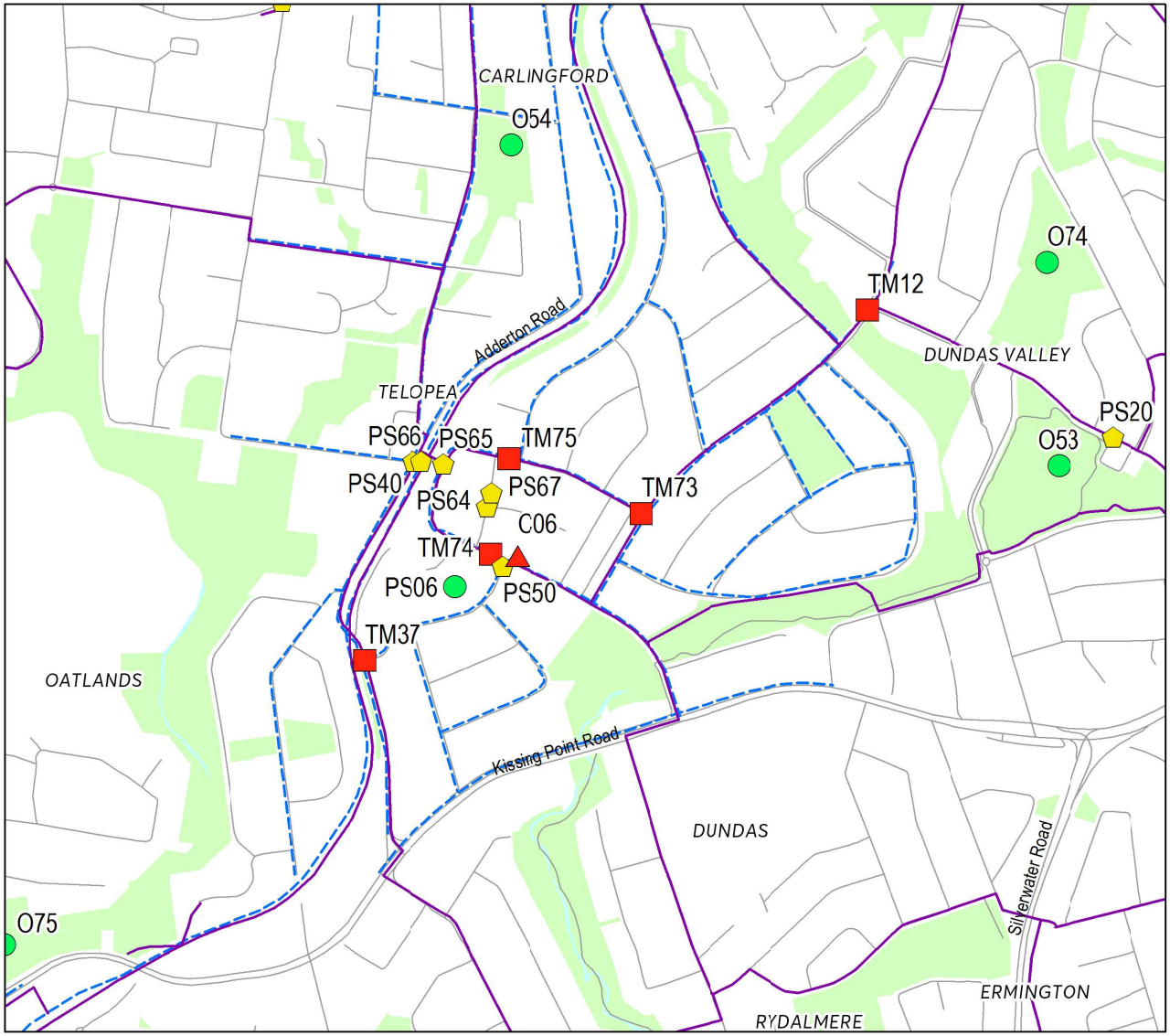
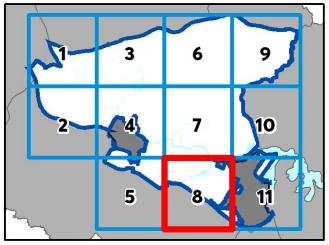


Map Sheet 8

INFRASTRUCTURE WORKS
MAP SHEET 8
Infrastructure Works

- Aquatic Facilities
- Community Facilities
- Indoor Recreation
- Recreational Facilities
- Pedestrian Network
- Pedestrian Safety
- Traffic Management
- Cycleways
- Principal Pedestrian Network
- Excluded Land - Parramatta CBD and Sydney Olympic Park

MS_08
The following items are identified to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C13 - New public toilets, various locations;
PN33 - Public realm improvements, various locations



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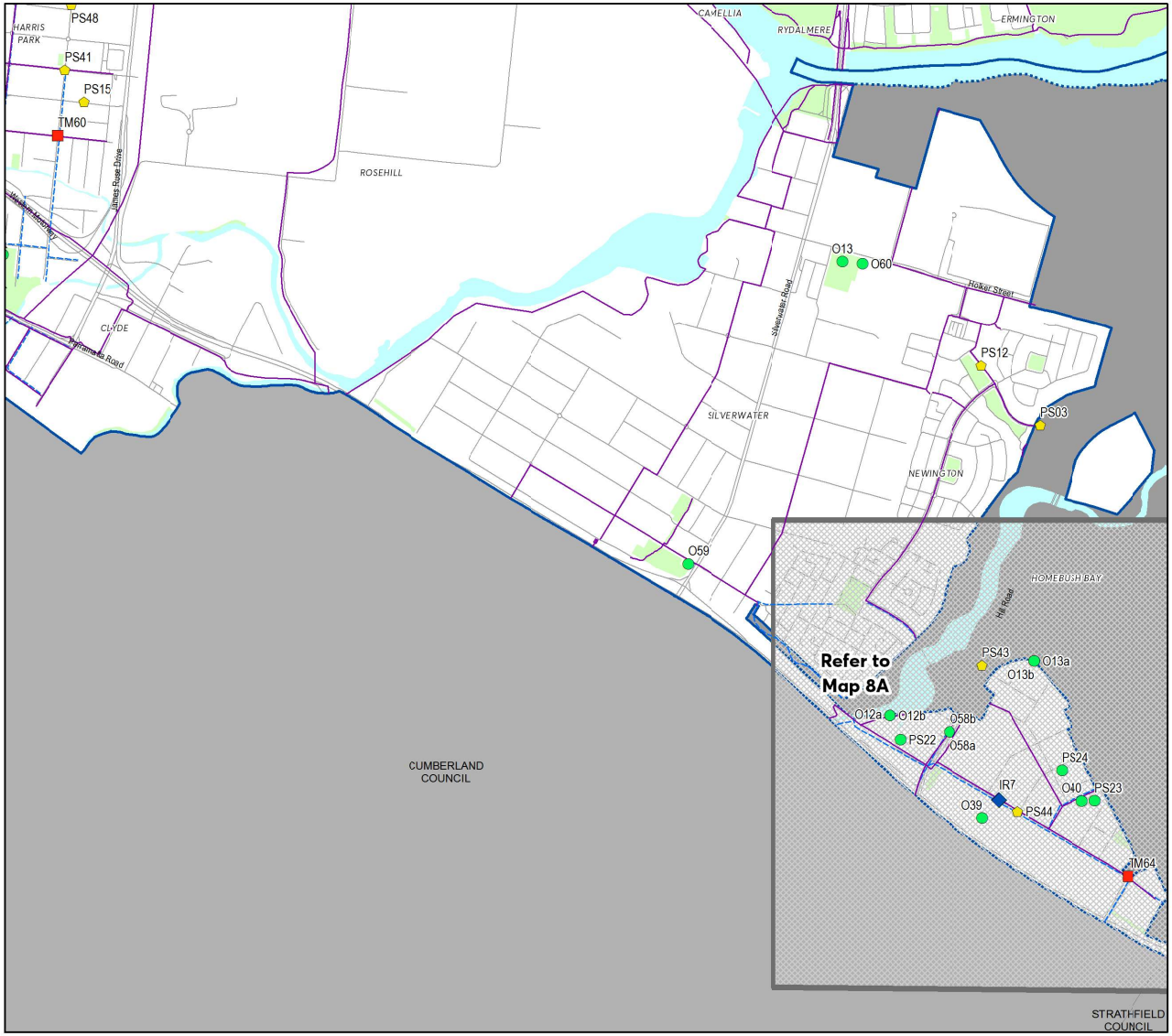
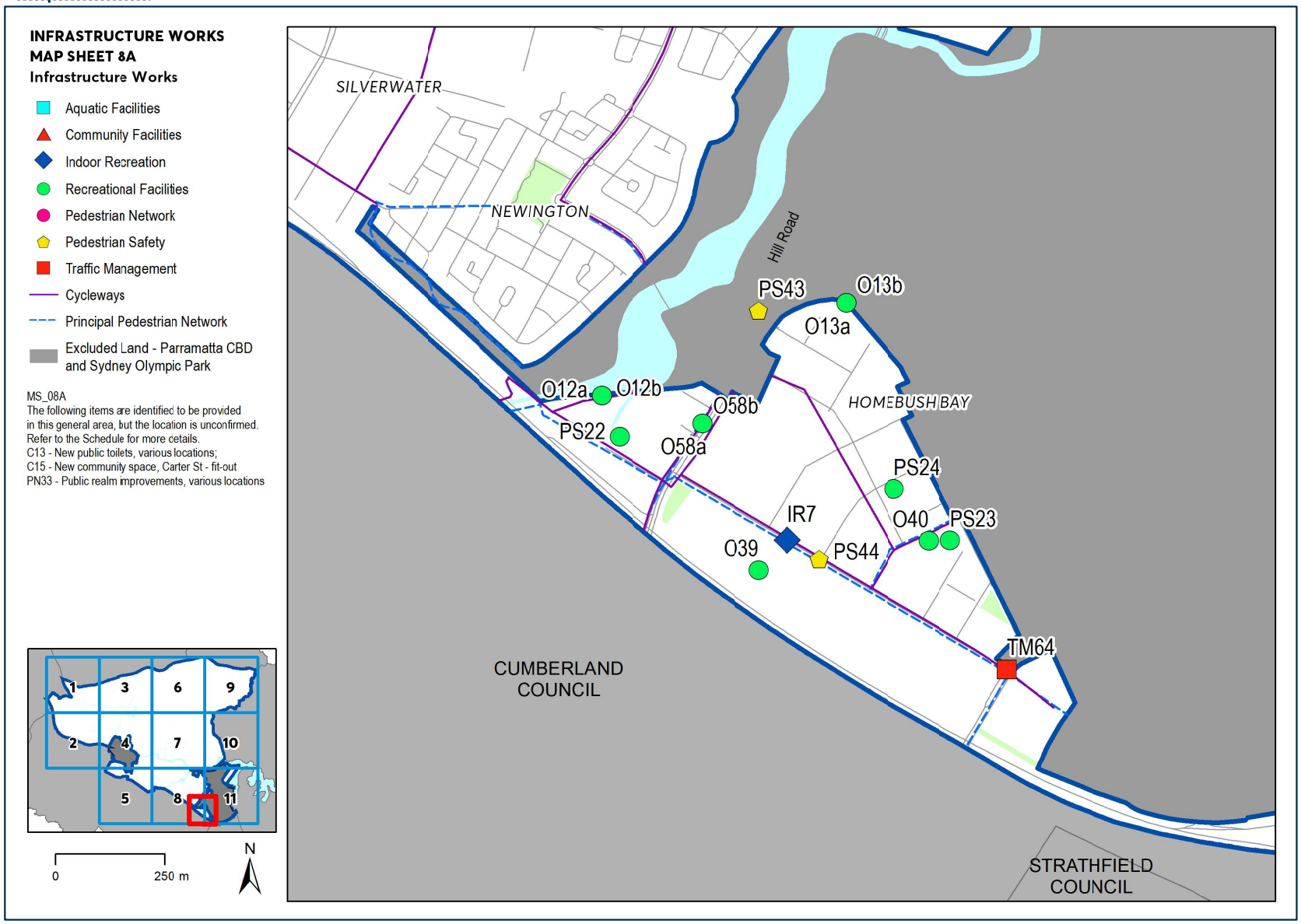


Map Sheet 8A

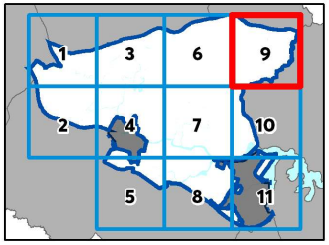

INFRASTRUCTURE WORKS
MAP SHEET 8A
Infrastructure Works
Aquatic Facilities
Community Facilities
Indoor Recreation
Recreational Facilities
Pedestrian Network
Pedestrian Safety
Traffic Management
Cycleways
Principal Pedestrian Network
Excluded Land - Parramatta CBD and Sydney Olympic Park
MS_08A
The following items are identified to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C13 - New public toilets, various locations;
C15 - New community space, Carter St - fit-out
PN33 - Public realm improvements, various locations
SILVERWATER
NEWINGTON
Hill Road
HOMEBUSH BAY
CUMBERLAND COUNCIL
STRATHFIELD COUNCIL
PS43
O13b
O13a
O12a
O12b
O58b
PS22
O58a
PS24
IR7
O40
PS23
O39
PS44
TM64
1
3
6
9
2
4
7
10
5
8
11
0
250 m
N

Map Sheet 9

INFRASTRUCTURE WORKS
MAP SHEET 9
Infrastructure Works

- Aquatic Facilities
- Community Facilities
- Indoor Recreation
- Recreational Facilities
- Pedestrian Network
- Pedestrian Safety
- Traffic Management
- Cycleways
- Principal Pedestrian Network
- Excluded Land - Parramatta CBD and Sydney Olympic Park

MS_09
The following items are identified to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details.
C13 - New public toilets, various locations;
O22 - New Civic Space, Epping;
O29a and O29b - New open space, Epping
O31a and O31b - New open space, Epping
PS42 - Upgrade exisiting pedestrian facility, Epping;
PS57 - New pedestrian refuge, Epping;
PS58 - New pedestrian refuge, Eastwood;
PN12 - Signage, Epping;
PN16 - Public lane upgrade, Epping
PN20 - Pedestrian footpath upgrades, Epping;
PN21 - Pedestrian footpath upgrade;
PN22 - Pedestrian footpath upgrade;
PN33 - Public realm improvements, various locations
TM39 - New Road, Epping



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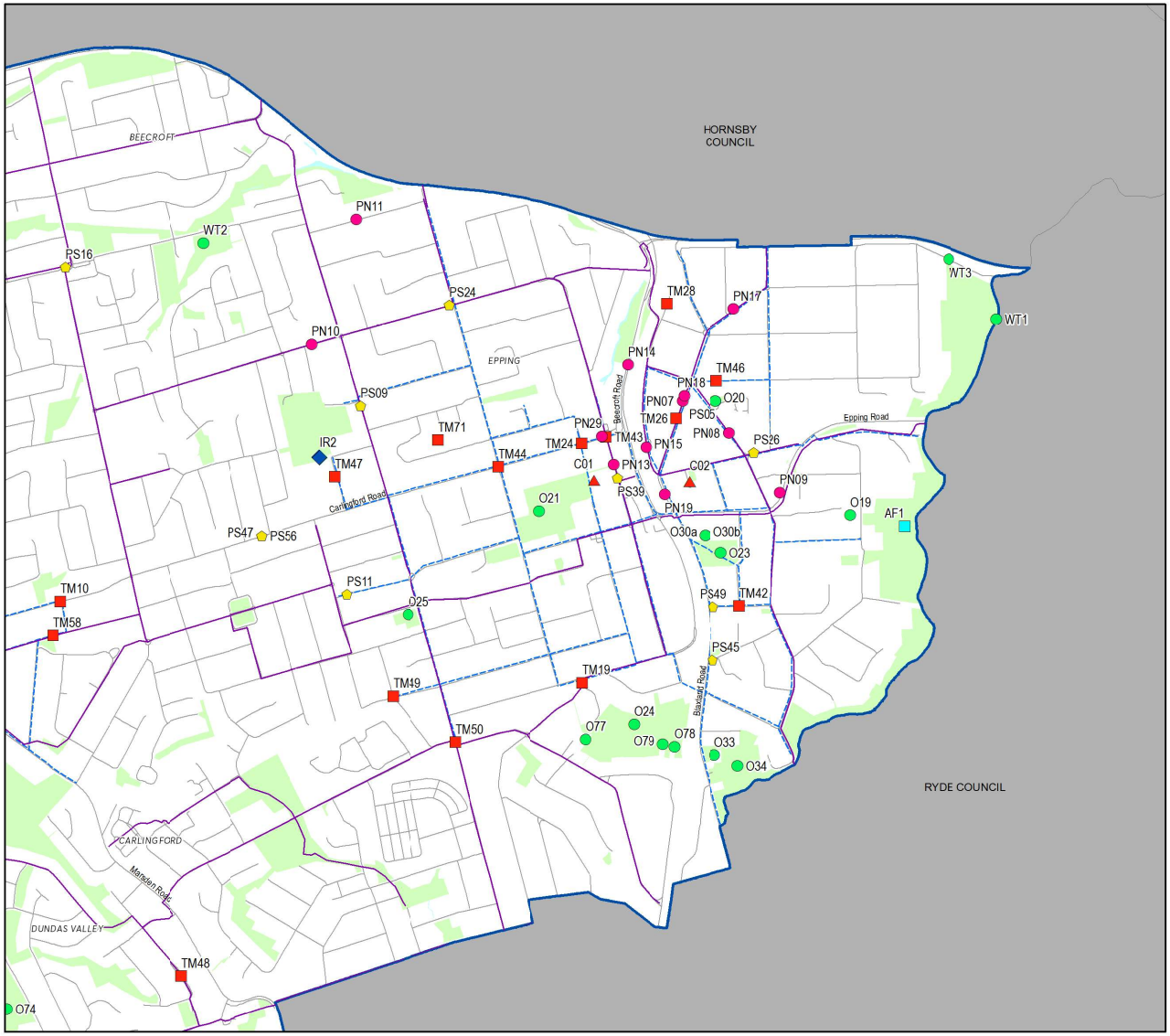
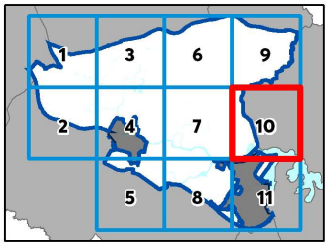


Map Sheet 10

INFRASTRUCTURE WORKS
MAP SHEET 10
Infrastructure Works

- Aquatic Facilities
- Community Facilities
- Indoor Recreation
- Recreational Facilities
- Pedestrian Network
- Pedestrian Safety
- Traffic Management
- Cycleways
- Principal Pedestrian Network
- Excluded Land - Parramatta CBD and Sydney Olympic Park

MS_10
The following items are identified to be provided in this general area, but the location is unconfirmed. Refer to the Schedule for more details
C04a and C04b - New community space, Melrose Park;
C11a and C11b - New library link, Melrose Park;
C13 - New public toilets, various locations;
IR5a and IR5b - New indoor sports courts, Wentworth Point;
PS58 - New pedestrian refuge, Eastwood;
PN33 - Public realm improvements, various locations



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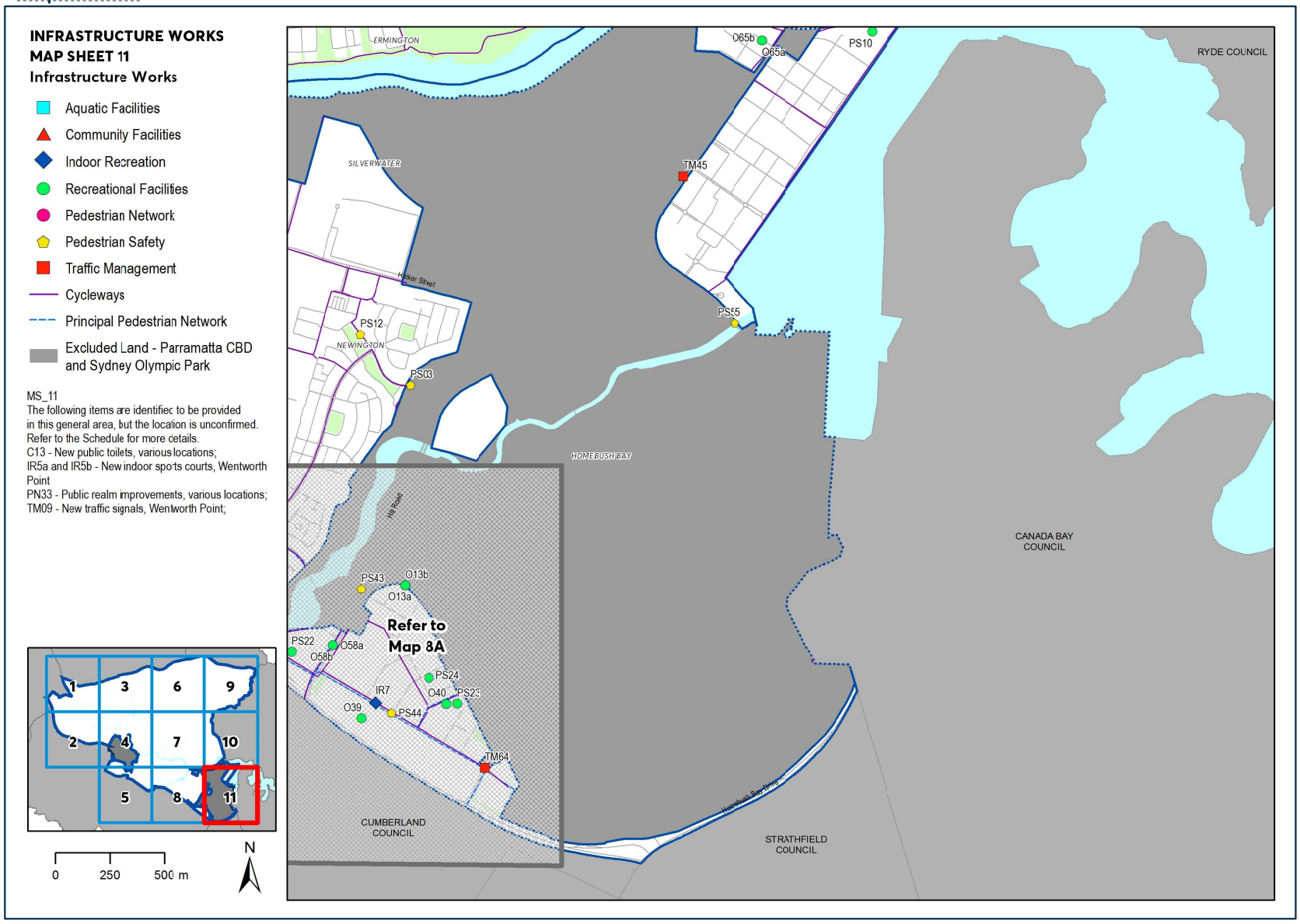
Map Sheet 11


INFRASTRUCTURE WORKS
MAP SHEET 11
Infrastructure Works
Aquatic Facilities
Community Facilities
Indoor Recreation
Recreational Facilities
Pedestrian Network
Pedestrian Safety
Traffic Management
Cycleways
Principal Pedestrian Network
Excluded Land - Parramatta CBD and Sydney Olympic Park
MS_11
The following items are identifiec to be provided in this general area, but the locaticn is unconfirmed. Refer to the Schedule for more cetails.
C13 - New public toilets, various locations;
IR5a and IR5b - New indoor sports courts, Wentworth Point
PN33 - Public realm improvements, various locations;
TM09 - New traffic signals, Wentworth Point;
ERMINGTON
SILVERWATER
NEWINGTON
HOMEBUSH BAY
O65b
O65a
PS10
TM45
PS55
PS12
PS03
RYDE COUNCIL
CANADA BAY COUNCIL
PS43
O13b
O13a
Refer to Map 8A
PS22
O58a
O58b
PS24
IR7
O40
PS23
O39
PS44
TM64
CUMBERLAND COUNCIL
STRATHFIELD COUNCIL
1
3
6
9
2
4
7
10
5
8
11
0
250
500 m
N