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Fixed Rate Levy Development Contributions Plan 2020

**Adopted: 24 March 2020
Commencement: 1 July 2020**



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1. Summary

1.1 Plan overview

The City of Ryde is located in Greater Sydney's north-western suburbs, approximately 10 km from the Sydney CBD. The Ryde local government area (LGA) has a land area of around 40 km², bordering Parramatta to the west, Lane Cove and Hunters Hill to the east, Pymble and Carlingford to the north and Parramatta River to the south.

The City of Ryde economy has experienced unprecedented growth in recent years. In 2017, the Gross Regional Product was worth \$16.8 billion and provided 102,000 jobs. Over the 10 years up to 2017, the economy grew at an average annual rate of 7%, compared to the NSW State average of 2.9% over the same period. This growth added more than 2,700 jobs to the local economy per year.¹

Into the future, the LGA is anticipated to accommodate significant further urban development. Across the LGA, new development is expected to accommodate at least 45,000 additional residents² and more than 25,000 additional workers³ by 2036.

Jobs will be generated outside Macquarie Park by other retail, commercial and light industrial development, and development in the centres of Top Ryde City, Eastwood, Gladesville, West Ryde and Meadowbank. Around 10,500 more employment opportunities are forecast by 2036 in these areas.⁴

Council has prepared two development contributions plans to address the infrastructure impacts of growth:

- A 'nexus-based' (or section 7.11) contributions plan that will apply to residential development across the LGA that creates additional dwellings, and also to non-residential development in Macquarie Park that creates additional floor space.
- A 'fixed-rate levy' (or section 7.12) contributions plan (i.e. this plan) that will apply to non-residential development on land outside Macquarie Park with a development cost exceeding \$350,000 that is not covered by the nexus-based contributions plan.

This plan however does not affect the following types of development:

- Development with a proposed cost of development of \$350,000 or less.
- Non-residential development that does not result in any increase in gross floor area.

This anticipated level of development can only be sustained by the provision of new and upgraded local infrastructure, including active transport routes, public domain facilities and new and augmented stormwater works.

Section 7.12 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises councils and other consent authorities to impose a fixed-rate levy on developments toward the provision, extension or augmentation of local infrastructure (or toward recouping these costs).

¹ National Institute of Economic and Industry Research (NIEIR), compiled and presented in economy.id by .id, the population experts, 2016.

² Population and household forecasts, 2016 to 2036, prepared by .id, the population experts, November 2017.

³ Transport for NSW land use employment projections, 2016.

⁴ Around 25,000 jobs are expected in the LGA (Transport for NSW land use employment projections for 2036) and around 14,500 are expected in Macquarie Park (Greater Sydney Commission, *Our Greater Sydney 2056 - North District Plan – Connecting Communities*, March 2018, p 63). The difference is around 10,500.

Where the consent authority is a council or an accredited certifier, a contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this plan.

This plan's main purpose is to authorise Council, a planning panel or an accredited certifier to impose conditions on development consents or complying development certificates requiring fixed rate section 7.12 levies to be paid.

The contributions from developers will be applied by Council to deliver the schedule of infrastructure shown in **Appendix A** to this plan.

This plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**); and having regard to the latest practice notes issued by the NSW Department of Planning, Industry and Environment.

This plan includes the following:

- The section 7.12 levies, when they apply and how they are calculated.
- Council's policies on how and when developers can settle their development contributions obligations, including opportunities for developers to provide works in kind.
- Specific provisions on the role of accredited certifiers in imposing and collecting development contributions.
- Various other provisions related to the fair and transparent administration of development contributions received under this plan.
- A statement on the relationship between the expected development and the local infrastructure included in this plan.
- A works schedule of infrastructure items, setting out an estimate of each item's cost and staging, and location maps of the items.

1.2 Summary of levy rates

Subject to **Section 2.5** of this plan (i.e. exempted development), section 7.12 levies shall be required from development with a proposed cost of development of more than \$350,000.

The total levy for any individual development is determined by applying the applicable levy rate in **Table 1** to the proposed cost of carrying out the development, that is:

$$\text{Levy amount (\$)} = 1\% \times \$C$$

Where:

\$ C is the proposed cost of carrying out the development (refer to **Section 2.9**).

1.3 Local infrastructure to be provided under this plan

The local infrastructure to be provided by levies received under this plan includes the following:

- Active transport facilities including shared paths, cycleways, footpath paving and creek trails.
- Civic and urban improvements including public domain upgrades of the West Ryde, Meadowbank, Eastwood and Ryde town centres and other neighbourhood centre upgrades in North Ryde, Denistone East and Putney.
- Stormwater infrastructure including new detention basins and road upgrade works for stormwater management purposes.

The costs of designing and planning the infrastructure are incorporated in the various works categories in the plan.

A summary of the costs of local infrastructure to be met by development approved under this plan is shown in **Table 1**. A more detailed works program (including location maps) are included in **Appendix A**.

Table 1 Summary of works schedule costs in plan

Infrastructure category	Cost
Active transport	\$11,370,000
Civic and urban improvements	\$5,650,000
Stormwater	\$16,738,942
Total	\$33,758,942

2. Administration and operation of this plan

2.1 Name and commencement of this plan

This development contributions plan is called the *City of Ryde Fixed Rate Levy Development Contributions Plan 2020*.

This plan commences on the date on the specified date provided in the public notice in local newspaper dated 2 April 2020 under clause 31(2) of the EP&A Regulation. The specified date for the commencement of this plan is 1 July 2020. Development applications or complying development certificates determined on or after this date will be subject to the provisions of this plan.

2.2 Purposes of this plan

The main purpose of this plan is to authorise:

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

to require a fixed rate levy under section 7.12 of the EP&A Act to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of development in the City of Ryde LGA, or which were provided in anticipation of, or to facilitate, such development.

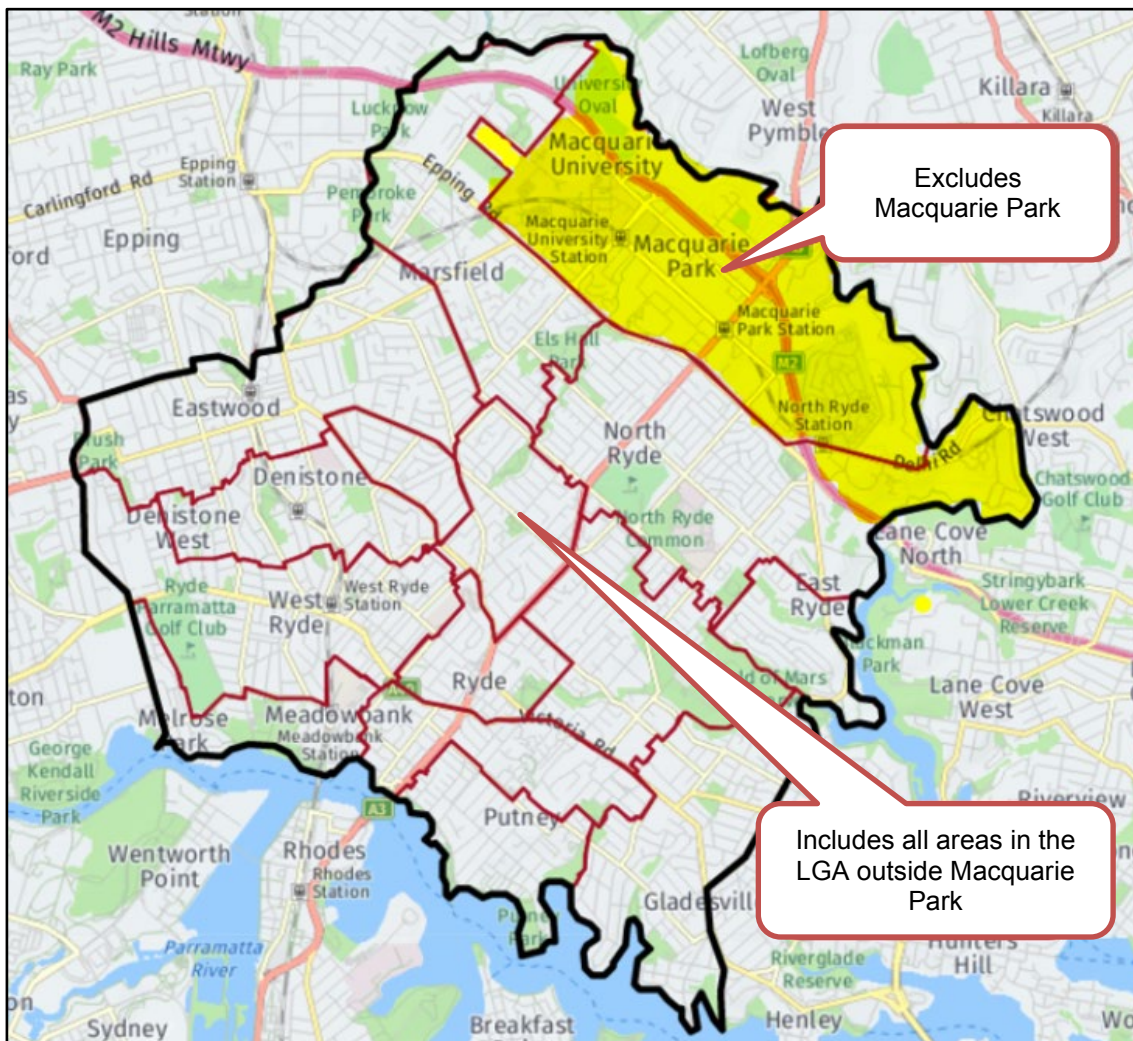
Other purposes of this plan are as follows:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions in the City of Ryde LGA
- to complement Council's nexus-based (section 7.11) contributions plan to ensure that all major developments help meet the cost of infrastructure upgrades that are required because of those developments.

2.3 Land to which this plan applies

This plan applies to all land within the LGA of the City of Ryde (within the black border), excluding Macquarie Park (area shaded yellow), as shown on the map in **Figure 1**.

Figure 1 - City of Ryde LGA excluding Macquarie Park



Source: Compiled and presented in profile.id by .id, the population experts.

2.4 Development to which this plan applies

Subject to section 2.5 which deals with exempted developments, this plan applies to all development that:

- (a) has a development cost of more than \$350,000, and
- (b) is not otherwise subject to any other contributions plan made under section 7.18(1) of the EP&A Act adopted by the Council.

In relation to (b), a contribution for a mixed use development that comprises both residential and non-residential components will be determined in accordance with either this plan or Council's s7.11 contributions plan as follows:

- if application of a section 7.12 levy to the whole development yields a higher contribution amount than application of a section 7.11 contribution (under the *Section 7.11 Developer Contributions Plan 2019*), then a section 7.12 levy shall be imposed on the whole development; or

- if application of a section 7.12 levy to the whole development yields a lower contribution amount than application of a section 7.11 contribution (under the *Section 7.11 Developer Contributions Plan 2019*), then a section 7.11 contribution shall be imposed only on the component of the development that comprises Residential Accommodation.

2.5 Exempt development

This plan does not apply to the following types of developments:

- Residential development
- Development that, if carried out, would not result in any increase in the total gross floor area that existed on the land immediately prior to the lodgement of the development application or the complying development certificate.
- Home businesses
- Development proposed by or on behalf of Council.
- Development by not-for profit organisations, provided Council determines that the development is for an essential community service.
- Development exempted from section 7.12 levies by way of a direction made by the Minister for Planning under section 7.17 of the EP&A Act. Directions will ordinarily be published on the DPIE website.

For claims for exemption to be considered, any non-residential development application should include a comprehensive submission arguing the case for exemption and including details of the following matters:

- For not-for-profit organisations – evidence from the Australian Tax Office demonstrating their not-for-profit status.
- Any other information Council requests due to the particular circumstances of the case.

2.6 Relationship to other contributions plans

This plan operates with the *City of Ryde Section 7.11 Developer Contributions Plan 2020*, which repealed the *City of Ryde Section 94 Development Contributions Plan 2007 – Interim Update 2014* (repealed plan) on 1 July 2020.

Council intends to use the funds held under the repealed contributions plan for the works program committed in that plan.

This plan does not affect development consents (including modifications to those consents) which have conditions requiring contributions under the repealed plan.

2.7 Section 7.12 levy required as a condition of development consent

This plan authorises Council, a planning panel, or an accredited certifier, when determining a development application or an application for a complying development certificate, and subject to other provisions of this plan, to require the payment of a levy under section 7.12 of the EP&A Act for the provision, extension or augmentation of local infrastructure items listed in **Appendix A** of this plan.

The levy amount that is imposed shall be the amount calculated by applying the formula included in **Section 1.2** of this plan.

In the case of a development application, a condition shall be imposed by the Council (or a planning panel) on the development consent to ensure that the correct levy is paid prior to the issue of a construction certificate or subdivision certificate, whichever occurs first.

In the case of a complying development certificate, a condition shall be imposed on the certificate by the accredited certifier to ensure that the correct levy is paid to the Council prior to the commencement of work.

Accredited certifiers should also refer to **Section 2.10** of this plan as to their obligations in assessing and determining applications.

2.8 Determining the proposed cost of development

Section 7.12 levies are calculated as a percentage of the cost of development.

Clause 25J of the EP&A Regulation sets out how the proposed cost of carrying out development is determined. An extract of this clause as it existed at the time this plan was made, is shown below:

25J SECTION 7.12 LEVY – DETERMINATION OF PROPOSED COST OF DEVELOPMENT

- (1) *The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:*
 - a) *if the development involves the erection of a building, or the carrying out of engineering or construction work--the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,*
 - b) *if the development involves a change of use of land--the costs of or incidental to doing anything necessary to enable the use of the land to be changed,*
 - c) *if the development involves the subdivision of land--the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*
- (2) *For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*
- (3) *The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:*
 - a) *the cost of the land on which the development is to be carried out,*
 - b) *the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
 - c) *the costs associated with marketing or financing the development (including interest on any loans),*
 - d) *the costs associated with legal work carried out or to be carried out in connection with the development,*
 - e) *project management costs associated with the development,*
 - f) *the cost of building insurance in respect of the development,*
 - g) *the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),*
 - h) *the costs of commercial stock inventory,*

- i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
- j) the costs of enabling access by disabled persons in respect of the development,*
- k) the costs of energy and water efficiency measures associated with the development,*
- l) the cost of any development that is provided as affordable housing,*

m) the costs of any development that is the adaptive reuse of a heritage item.

(4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.

(5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.

2.9 Cost summary report must accompany application

A development application or application for a complying development certificate shall be accompanied by a cost summary report, prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The persons approved by Council to provide an estimate of the proposed cost of carrying out development are:

- where the applicant's estimate of the proposed cost of carrying out the development is less than \$1,000,000 – any building industry professional; or
- where the proposed cost of carrying out the development is \$1,000,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Council will validate all cost summary reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the cost summary report as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage an appropriately qualified person to review a cost summary report submitted by an applicant.

Sample Cost Summary reports are available on Council's website.

2.10 Obligations of accredited certifiers

2.10.1 Complying development certificates

This plan requires that, in relation to an application being made to an accredited certifier for a complying development certificate, the accredited certifier must:

- if a complying development certificate is issued, impose a condition on that certificate requiring a levy, if such a levy is authorised by this plan
- determine the amount of the levy that must be imposed is in accordance with this Section
- ensure that the terms of the condition are in accordance with this Section
- ensure that the development is not subject to a 'nexus-based' section 7.11 contribution under any other contributions plan adopted by the Council and that is in force

- determine the section 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **Section 2.8** of this plan; the formula included in **Section 1.2** of this plan; and taking into account any exempt development specified in **Section 2.5** of this plan.

2.10.2 Terms of a section 7.12 condition

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

Levy for local infrastructure

The developer must make a monetary contribution to the City of Ryde Council in the amount of \$ [insert amount] for the purposes of the City of Ryde Fixed Rate Levy Development Contributions Plan 2019.

Indexation

The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate

Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment

Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution

Time for payment

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

Works in kind agreement

This condition does not need to be complied with to the extent specified, if a works in kind agreement is entered into between the developer and the Council.

2.11 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate for building work to ensure that each condition requiring the payment of a monetary contribution under this contributions plan has been complied with.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified

plans provided to Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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

2.12 Indexation of levy amounts

Pursuant to Clause 25J (4) of the EP&A Regulation, the proposed cost of carrying out development is to be indexed to reflect quarterly variations in the Consumer Price Index (All Groups Index) for Sydney between the date the proposed cost was determined by Council and the date the levy is required to be paid.

The proposed cost of carrying out a development the subject of a condition of development consent or a complying development certificate imposed in accordance with this plan will be indexed between the date on which consent was granted or the certificate was issued and the date on which the contribution is paid in accordance with the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

The adjustment to development cost is shown in the following formula:

$$\text{Indexed development cost (\$)} = \frac{\text{\$Co X Current CPI}}{\text{Base CPI}}$$

Where:

\$Co is the original development cost estimate assessed by Council or the accredited certifier at the time of determination of the development application or the issue of the complying development certificate

Current CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment of the levy

Base CPI is the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of the levy.

2.13 Timing of payment of levies

A levy amount required to be paid by a condition imposed in accordance with this plan is to be paid at the time specified in the condition.

The condition will provide for payment as follows:

1. For development applications involving subdivision, the levy must be paid prior to the release of the subdivision certificate.
2. For development applications involving building work, the levy must be paid prior to the release of the construction certificate.

3. For development applications involving both subdivision and building work, the levy must be paid prior to the release of the construction certificate or the release of the subdivision certificate, whichever occurs first.
4. For development applications involving other types of development, the levy must be paid prior to the issue of an occupation certificate.
5. For works authorised under a complying development certificate, the contributions are to be paid prior to any work authorised by the certificate commences, as required by clause 136L of the EP&A Regulation.

2.14 Policy on deferred or periodic payments

Deferred or periodic payments may be permitted in the circumstances meeting the following three (3) points inclusively:

1. Where the applicant intends to make a contribution by way of works-in-kind, land dedication or other public purpose in lieu of a cash contribution, and the Council and the applicant have entered into a legally binding planning agreement under section 7.4 of the EP&A Act, for the provision of the works, land dedication or other public purpose;
2. The deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program; and
3. There are circumstances justifying, to Council's satisfaction, the deferred or periodic payment of the contribution.

3.1 Alternatives to paying the levy

A person may make an offer to Council to carry out works that are contained in this plan's works schedule (i.e. 'works in kind') or provide another kind of material public benefit, in part or full satisfaction of a levy required under this plan.

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf, then the developer may offer to enter into a planning agreement under section 7.4 of the EP&A Act to provide infrastructure land, works or any other public purpose. The decision to accept settlement of a contribution by means other than paying the levy way is at the sole discretion of Council.

Any offer for works, land or other material public benefit shall be made in writing to Council and shall be made prior to the commencement of any works proposed as part of that offer. Agreements involving works already completed will not be accepted.

In assessing any offer, Council will consider the following:

- The design of the facilities, and whether the design will result in facilities that are fit for purpose.
- The proposed works, land or other public purpose will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.
- Council will only provide an offset of a levy amount imposed on a development in relation to offers of works that are items included in the schedule of local infrastructure in this plan

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant.

Should an offer of works, land or other material public benefit be accepted, Council will negotiate with the applicant and incorporate into the agreement, as relevant, the following:

- an acceptable standard for workmanship and materials
- frequency of progress works inspections
- the program for completion of the works or the dedication of the land
- an appropriate defects liability period.

Council will publicly notify the draft planning agreement and an explanatory note relating to the draft agreement along with the development application and will consider the agreement as part of its assessment of that application. If Council agrees to enter into the planning agreement, it may impose a condition of development consent requiring the agreement to be entered into and performed. If Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this Plan requiring the payment of a monetary contribution.

Nothing in this plan prevents Council and a developer from entering into a planning agreement that requires the developer to provide public purposes in relation to a development, or that excludes the operation of section 7.12 of the EP&A Act to a development.

3.2 Pooling of levy funds

To provide a strategy for the orderly delivery of the infrastructure, this plan authorises levies that are required and paid:

- for different purposes in accordance with the conditions of various development consents and complying development certificates authorised by this plan
- for different purposes under any other contributions plan approved by Council

to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in **Appendix A** of this plan.

In deciding whether to pool and progressively apply levy funds, Council is satisfied that this action will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.

3.3 Review and update of plan

This plan will be reviewed on a regular basis to ensure the plan's works schedules respond to the evolving infrastructure needs of development expected to occur on the land to which this plan applies.

Pursuant to clause 32(3) of the EP&A Regulation, Council may make certain minor adjustments or amendments to the plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections.

3.4 Accountability and access to information

Accounting records will be maintained for section 7.12 levies imposed and collected under this plan. They will contain details concerning the amounts received and expended, including interest.

The records are held at Council and may be inspected upon request.

In accordance, with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

3.5 Definitions used in this plan

Words and phrases used in this plan have the same meaning as the terms defined in the *Ryde Local Environmental Plan 2014* (RLEP), the EP&A Act and EP&A Regulation, except as provided for below.

In this plan, the following words and phrases have the following meanings:

Capital cost means all of the costs of a one-off nature designed to meet the cost of providing, extending or augmenting infrastructure.

Consent authority has the same meaning as in the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.

Cost summary report means a report prepared by a suitably qualified person that sets out the proposed cost of carrying out of development as defined in clause 25J of the EP&A Regulation.

Council means City of Ryde Council.

DPIE means Department of Planning, Industry and Environment.

EP&A Act means the Environmental Planning and Assessment Act 1979.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2000.

Home business means home-based childcare, home occupation, home occupation (sex services), home business and home industry, as each defined in the Ryde Local Environmental Plan.

LGA means local government area.

Material public benefit does not include the payment of a monetary contribution or levy or the dedication of land free of cost.

Planning agreement means a voluntary agreement referred to in section 7.4 of the EP&A Act.

Proposed cost of development means the cost of development proposed in a development application or a complying development application under the provisions of clause 25J of the EP&A Regulation.

Works in kind means the construction or provision of the whole or part of a public facility that is identified in a works schedule in a contributions plan.

4. Expected development and infrastructure strategies

This section sets out the expected development in the City of Ryde outside Macquarie Park that will generate a demand for the program of works in **Appendix A**, and the Council's strategies underpinning the priority of works.

4.1 Employment development capacity

Ryde LGA contains a number of established and emerging employment areas. Outside Macquarie Park, these include various commercial centres, industrial areas and business parks comprising:

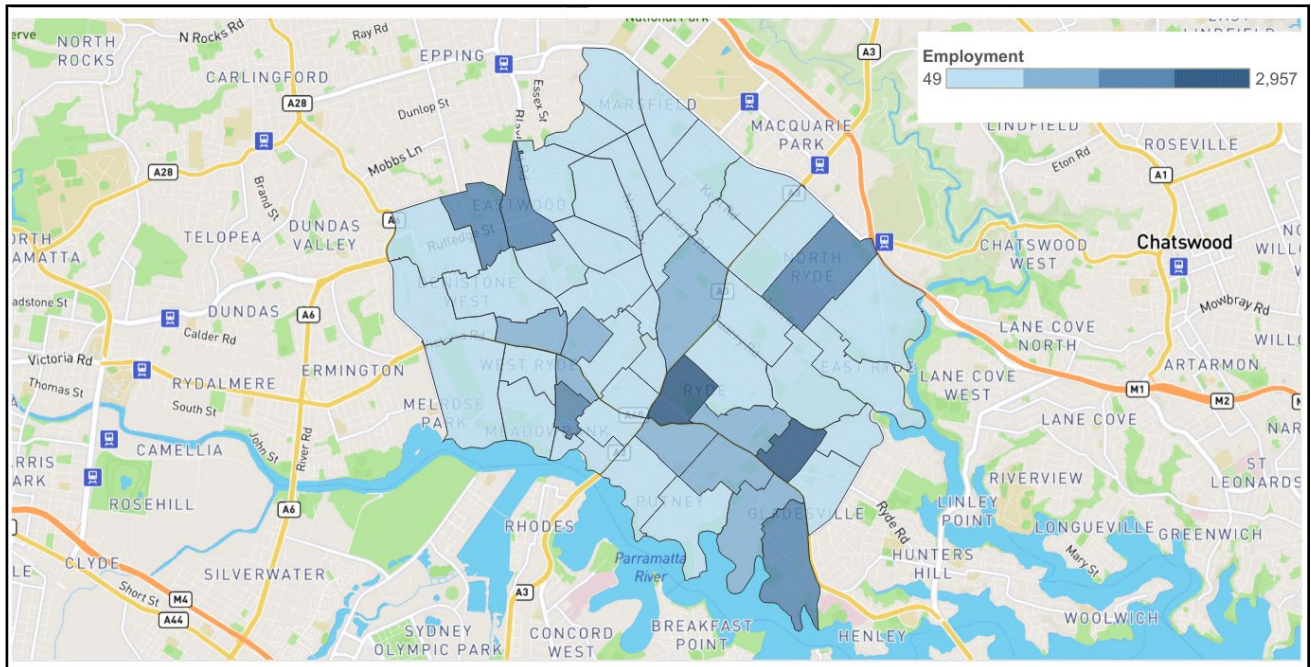
- **Meadowbank Employment Area.** Meadowbank is the second largest employment area in the LGA (after Macquarie Park) and past rezoning is intended to create a high quality mixed employment and residential area developed in accordance with the master plan for the area. Residential and employment growth in this area is anticipated to be substantial.
- **Gladesville industrial area.** A traditional industrial area that may see a reduction in floor space over time as a result of past rezoning. Despite this, there is likely to be some development creating extra floor space.
- **Ryde Town Centre.** This contains the Top Ryde shopping centre and the Council's administration centre and key community uses. The centre is about to undergo a major redevelopment based on a master plan developed for the centre. The civic and retail functions of the centre will be maintained and the range of uses expanded to include residential and commercial uses.
- **West Ryde commercial centre.** West Ryde is a local convenience retail centre divided by Victoria Road. There has been modest development in this centre over the last decade and a master plan has been developed to guide future growth. The master plan provides for mixed-use development with increased retail and commercial floorspace and public domain improvements.
- **Eastwood commercial centre.** Eastwood also plays a local convenience retail role for the catchment but also contains some limited commercial development on the upper eastern end of Rowe Street. The master plan developed for this centre also proposes mixed-use development over the next 20 years with some incremental retail and commercial floorspace expansion.
- **Gladesville commercial centre.** Gladesville also provides a local convenience retail and business role for the surrounding area. Victoria Road divides the centre physically as well as being an administrative boundary with Hunters Hill Council. The master plan for the centre proposes mixed-use development with increased retail and commercial floorspace.

Figure 2 shows the 2016 concentrations of jobs on land south of Epping Road, based on Transport for NSW land use data for 2016. Employment is currently concentrated in the centres of Gladesville, Ryde and Eastwood, in the Gladesville industrial area and in part of North Ryde.

Many of these employment areas contain substantial spare capacity for more growth. Over the next 20 years, Transport for NSW forecasts an increase of over 10,000 jobs to 2036, and then almost 10,000 more jobs in the following 15 years to 2051.

This represents employment growth averaging around 1.6% per annum over the next 20 years, and an estimated floor space take up of more than 195,000m² over this same period.⁵

Figure 2 – Concentration of employment - City of Ryde LGA (south of Epping Road) - 2016



Source: Transport for NSW Land Use Planner.

(www.transport.nsw.gov.au/data-and-research/forecasts-and-projections/employment/land-use-planner-employment)

Note: The Lane Cove National Park area of the LGA, northwest of Macquarie Park and northeast of Epping Road, is not shown on this map.

Most growth is expected to be concentrated in the town centres, particularly Top Ryde City, as masterplans for these areas are implemented over time. Reflected in these forecasts is the impact of recent changes to planning controls under the Ryde’s local environmental plans to allow for higher density development within the individual commercial centres. Further employment growth is also anticipated in the Meadowbank Employment Area.

4.2 Meeting the increased infrastructure demands

Increases in worker populations from development affected by this plan will create demand for local infrastructure, particularly in and surrounding the centres and employment areas that will be used by these populations.

The program of works under this plan (presented in **Appendix A**) aligns with the nature of this demand, such that there is a relationship between the expected development and the priority of infrastructure to be delivered, namely:

- Active transport facilities, including shared pathways,
- Civic and urban improvements, including public domain upgrades, and

⁵ This is based on an assumed average work space ratio of 17.45 m² (i.e. per single worker).

- Stormwater infrastructure.

Council's strategies for each of these infrastructure categories under this plan are summarised below.

4.2.1 Active transport facilities

Council's *City of Ryde Integrated Transport Strategy 2016-2031* (the Strategy) aims to:

- Maximise opportunities to increase the use of public transport, walking and cycling,
- Improve local traffic access and parking, and
- Provide a framework for a more cohesive transport network by 2031.⁶

The vision for the City of Ryde's traffic and transport system is defined as a system that "supports economic growth and local amenity by stimulating land development, influencing the use of sustainable transport and promoting safety and equity" to make the City "regionally connected and locally accessible."⁷ Among the key policy measures of the Strategy are for walking and cycling to be encouraged for commute to work or to travel for education or recreational purposes.⁸

The Strategy has identified that active transport will increase as land uses in centres change, with mixed use intensification driving a stronger active transport culture.⁹ The City of Ryde provides a network of formal and informal cycle routes but has lacked a coherent cycling network to attract new and existing cyclists.¹⁰

Levies collected under this plan will help fund approximately \$11.4 million in transport infrastructure for a shared path/cycleway in Meadowbank Education Precinct, two creek trails in North Ryde and Ryde (Field of Mars) and various footpath paving upgrades in suburbs throughout the LGA. Much of the shared pathways included in the plan are adopted from the *Bicycle Strategy and Masterplan* (2014) for the City of Ryde, which identified both local and regional routes.

This program is consistent with the active transport goals of the Strategy, recognising that a larger population in Ryde places increased pressure on the existing transport network and generates additional demand for cycleways and other active transport routes.

Council has prioritised this critical infrastructure to be delivered by 2026.

4.2.2 Civic and urban improvements

Council is also committed to ensuring that the City's town and neighbourhood centres are vibrant and attractive for residents, employees and visitors.¹¹ Future development, particularly growth in the commercial centres and employment areas, will generate considerable demand for civic and urban improvements.

Levies collected under this plan will help fund a \$16.7 million program of works to address these needs. This investment is for public domain upgrades of the West Ryde, Meadowbank (station west), Eastwood and Ryde town centres and other neighbourhood centre upgrades in North Ryde, Denistone East and Putney.

⁶ *City of Ryde Integrated Transport Strategy 2016 -2031* (ITS), p 4.

⁷ ITS, p 14.

⁸ ITS, p 14.

⁹ ITS, p 11.

¹⁰ ITS, p 10.

¹¹ Goal 2 in the *Ryde Economic Development Plan 2015-2019*.

Council's coordinated approach to deliver the improvements is set out in various master plans, planning documents and supporting studies that have been prepared for each of the centres and employment areas.

Significant upgrade works are prioritised in stages in accordance with these plans, presented in the schedule of works in **Appendix A**, as follows:

- West Ryde Town Centre from 2021 to 2022,
- Ryde Town Centre in 2024,
- Eastwood Town Centre in 2026, and
- Various other small centre upgrades (including the Meadowbank station centre upgrade) from 2022 to 2026.

4.2.3 Stormwater infrastructure

Community standards require that stormwater be conveyed through urban areas in a manner that is safe and cost effective. This requires drainage to be managed on a catchment-wide basis in a constructed stormwater system.

To facilitate and cater for future development, there is a need for additional and upgraded stormwater and flood management facilities throughout various catchments across the LGA.

Council's Delivery Plan 2016 -2020 established a forward program for capital works expenditure including stormwater facilities. The Delivery Plan is based on the City of Ryde being, in town planning terms, a 'brown field' development area of which much of the stormwater network is well established. Therefore, the Delivery Program focuses on the needs to increase the carrying capacity and water quality treatment of many the City's stormwater facilities to cater for the growth.

Council has undertaken four stormwater catchment studies within the LGA to understand the nature and extent of stormwater issues that need to be addressed. Those catchments are:

- Eastwood and Terrys Creek Catchment,
- Macquarie Park Catchment.
- Parramatta River Ryde Sub Catchments, and
- Buffalo and Kitty's Creek Flood Study.

Each of the studies identifies infrastructure required to cope with the stormwater from various rainfall event intensities. Items from those studies that have not previously been provided are listed in this plan's works schedule.

Levies collected under this plan will help fund \$5.7 million worth of Council's stormwater priorities.

The plan includes new detention basins (Marsfield Park in Marsfield and Gannan Park in North Ryde), Quarry Road upgrade works in Ryde for stormwater management purpose and various infrastructure renewal works inside and outside Macquarie Park.

Priorities within the works program are presented in **Appendix A**.



APPENDIX A

Infrastructure schedule and location maps

Timing (approx. year)	Project item	Item cost
Active transport infrastructure		
2026	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 1	\$1,561,667
2026	Shared Path/Cycleway - Meadowbank Education Precinct	\$500,000
2028	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 2	\$1,561,667
2030	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 3	\$1,561,667
2032	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 4	\$1,561,667
2032	Kittys Creek Trail in Portius Park	\$500,000
2033	Buffalo Creek Trail	\$1,000,000
2034	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 5	\$1,561,667
2036	Meadowbank Footpath Improvement Program (Asphalt and banding to be replaced by granite) - Stage 6	\$1,561,667
Subtotal active transport		\$11,370,000
Stormwater infrastructure		
2023	Herring Road Stormwater Improvements	\$150,000
2023	Lachlan Avenue	\$155,000
2023	Waterloo Road Stormwater Works	\$145,000
2024	Simpson Street, Ryde	\$50,000
2025	Macquarie Shopping Centre Culvert GPT	\$100,000
2029	Marsfield Park Detention Basin Design	\$50,000
2030	Marsfield Park Detention Basin	\$350,000
2034	Kotara Park Stormwater Works	\$250,000
2035	Gannan Park Detention Basin Design	\$200,000
2036	Gannan Park Detention Basin	\$1,600,000
2036	Princess Street Stormwater Works	\$300,000
2036	Quarry Road Upgrade	\$2,300,000
Subtotal stormwater		\$5,650,000
Civic and urban improvements		
2021	Public Domain Upgrade - West Ryde Town Centre - West side of Ryedale Rd between Victoria Rd and Terry Rd, as per Page 3 and Map 4 Data sheet West Ryde	\$2,500,000

2022	Public Domain Upgrade - West Ryde Town Centre - East side of Ryedale Rd between Terry Rd and Victoria Rd, as per Page 3 and Map 4 Data sheet West Ryde	\$1,500,000
2022	Cox's Road Neighbourhood Centre between Wicks Road and Lane Cove Road	\$4,000,000
2023	Public Domain Upgrades - Doig Ave Avenue Neighbourhood Centre - 1-6 Doig Avenue, Denistone East. 740sqm of public domain - p.75 City of Ryde Small and Neighbourhood Centres Upgrade Study 2017	\$600,000
2024	Public Domain Upgrade - Ryde Town Centre - west side of Church Street, as per Page 3 and Map 3 Data sheet Ryde Town Centre	\$1,500,000
2024	Public Domain Upgrade - Meadowbank Station (West) Small Centre, Intersection of Constitution Road West, Bank Street and Meadow Crescent, Meadowbank. 500sqm Public Domain - P.101 City of Ryde Small and Neighbourhood Centres Upgrade Study 2017	\$2,000,000
2025	Public Domain Upgrade - Blenheim Road Small Centre. 2-32 Blenheim Road, North Ryde. 1350sqm of Public Domain - p. 39 of City of Ryde Small and Neighbourhood Centres Upgrade Study 2017	\$540,000
2026	Public Domain Upgrade - Eastwood Town Centre - West side of Lakeside Rd, as per Page 5 and Map 1 of Data Sheet - Eastwood	\$404,586
2026	Public Domain Upgrade - Eastwood Town Centre -The north and south ends of Railway Pde which have not already been upgraded and East Pde, as per Page 5 and Map 1 of Data Sheet - Eastwood	\$1,994,356
2026	Public Domain Upgrade - Putney Village Small Centre. Corner of Charles Street and Morrison Road, Putney. 1750sqm Public Domain - p. 131 City of Ryde Small and Neighbourhood Centres Upgrade Study 2017	\$700,000
2026	Public Domain Upgrade - Eastwood Town Centre - Both sides of The Avenue, as per Page 5 and Map 1 of Data Sheet - Eastwood	\$1,000,000
Subtotal civic and urban improvements		\$16,738,942
Total local infrastructure funded by this plan		\$33,758,942