



Ku-ring-gai Council

Section 94 Contributions Plan 2004 - 2009

Residential Development

Amendment 1

Adopted: 16 October 2007

Effective: 19 October 2007

**Ku-ring-gai Section 94 Contributions Plan 2004-
2009 – Residential Development
(Amendment No 1)**

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Quick Guide **to Using this Plan**

This page provides a quick guide to help users understand Ku-ring-gai Section 94 Contributions Plan 2004-2009 - Residential Development (Amendment 1).

What is this contributions plan about ? ⇒ see pages 1 and 2

If you are uncertain about what section 94 contributions are, what this plan deals with or why it was prepared you will find a brief explanation on pages 1 and 2.

Want to calculate your development contribution ? ⇒ see pages 4, 24 and 25

Most people using this plan mainly want to know what contributions would apply for their residential development.

A step by step guide to calculating the contribution that applies to your development can be found on page 4. The table of charges and the map you will need to complete the calculation are on pages 21 and 25.

Need more detailed information ? ⇒ check the contents pages

The remainder of this contributions plan contains detailed background information on the reasoning behind the plan, explanations of some specific technical issues and satisfying legal requirements for these types of plans. The table of contents on the next few pages will help you find more specific information you may seek.

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INTRODUCTION

What is a Section 94 Development Contributions Plan?

Section 94 of the Environment Planning and Assessment (EP&A) Act enables Councils to place a charge or levy on new development for the purpose of providing additional facilities and services which will be needed as a result of that new development.

A Section 94 Development Contributions Plan (such as this one) is a public document that displays Council's Policy for the assessment, collection, spending and administration of development contributions.

The Section 94 Development Contributions Plan details:

- the type of development to which the plan applies
- the facilities that are likely to be needed as a result of that development.
- the cost of the contribution applying to such development; and
- the link between the new development, the facilities needed and associated costs.

In addition to the Section 94 Contributions Plan itself there are supporting documents such as background studies / surveys / research that explain in further detail how the plan was arrived at.

What types of residential development are subject to this contributions plan?

This Section 94 Plan applies to all forms of new residential development. This means it applies to all new free standing houses, villa homes, townhouses, dual occupancies, land subdivisions for residential purposes, flats / apartment buildings and any other form of residential development. It also includes new housing built under State Environmental Planning Policy (Seniors Living) 2004 (SEPP (Seniors Living)).

Why has Ku-ring-gai Council prepared this Section 94 Contributions Plan?

In the past several years Ku-ring-gai's population has been growing as has the number of dwellings in the area. The growth in population has led to increased demand for existing facilities and services. This demand will increase under the more significant population growth associated with the implementation of Stage 1 of the Residential Development Strategy. Local Environmental Plan (LEP) 194 implements Stage 1 of this strategy. A further LEP will be prepared to implement Stage 2 of the Strategy. This may require a review of this contributions plan.

In order to ensure both existing and new residents from future development enjoy the same level of access to facilities such as open space, library books and other facilities as the rate

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currently available, Council resolved to prepare this development contributions plan. The plan will levy new residential development and the funds will be collected to purchase facilities such as additional open space, library books etc. at the same rate per resident as was available before the plan took effect.

Changes to Contribution Rates

Contribution rates may be indexed or adjusted to reflect changes in the building materials price index and increases in land value. The current charges are described in Council's Annual Fees and Charges Schedule.

It is not necessary to amend this plan with each amendment of the contribution rate. Accordingly, users of this plan are advised to check the contribution rate with Council to ensure they have the current rate.

Payment of development consent contribution at the rate current at time of payment

As provided for in sections 8 and 9 of this plan and in the development consent conditions, contributions will be paid at the rate contained in Council's Fees and Charges Schedule current at the time of payment.

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PART A : SUMMARY SCHEDULES AND CALCULATING A CONTRIBUTION

Executive Summary

This contributions plan enables Ku-ring-gai Council to levy Section 94 (S94) contributions for:

- community facilities;
- recreation facilities and open space;
- traffic, pedestrian and cycleway facilities and public domain improvements; and
- administration

where anticipated new development and growth of the resident population will increase the demand for these services and facilities over and above those already available in the Local Government Area (LGA).

A significant amount of growth in the population of Ku-ring-gai is anticipated to occur over the next five years between 2004 and 2009 as a result of Council's adopted Residential Development Strategy and associated Local Environmental Plan (LEP) No 194. The population is expected to increase from an estimated resident population of 109,824 in 2004 to 114,823 in 2009. Overall, the strategy is a long term plan, however, and an increase of around 16,000 (to a total population of 126,181), is currently projected by the year 2026.

The anticipated population growth and limited capacity of existing facilities and infrastructure will necessitate contribution to a range of community and recreation facilities; provision of additional open space, traffic, pedestrian and cycleway facilities; and other works in the public domain such as street tree planting, if the existing level of amenity enjoyed by the current population is not to be eroded and new development is to be adequately catered for. There will also be administrative costs associated with Council levying and expending the funds collected.

Summary of Works Schedule

The facilities and services required at least partly as a consequence of, and to serve the demand generated by, the anticipated development, together with the location, estimated cost and proportion of the cost of the identified works to be attributed to S94 are summarised in Table 1 and 2. Table 2 also indicates the staging of the works and priorities for expenditure. Work Schedule Maps indicate the location of the works.

Collection of funds for some major facilities will be carried on to future plans. The proportion of the total cost of this item attributed to the current plan is shown.

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Summary of Charges

A summary of charges per item is provided in Table 2, as well as the anticipated timing of provision of each item and priorities for expenditure.

Summary of Contributions by Precinct

A summary of the contributions per precinct by dwelling size is provided in Table 3.

How to Calculate a Section 94 Contribution

For applications lodged after the commencement date for this plan the following process can be used to calculate the relevant Section 94 Contribution:

- STEP 1: Check the date the application was lodged to ensure this date is on or after the date the plan came into force. If it is prior to this plan, then the previous plan will apply.
- STEP 2: Calculate how many additional dwellings or lots are being created (eg if a single dwelling is being developed into 8 townhouses then 7 additional dwellings are being created) (refer to section 8 for further details)
- STEP 3: Locate the precinct where the development is occurring using the Precinct Map in Figure 1.
- STEP 4 Using Table 3 on page 21, look down the column in the precinct in which the development is proposed, to find the charge per additional dwelling or lot.

This will then show the contribution for each additional dwelling.
- STEP 5: Multiply the number of additional dwellings by the rate for each additional dwelling to determine the total contribution.

Table 1: Works Schedule

Community Facilities

FACILITY	TOTAL COSTS								SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004 - 2009	S94 CONTRIBUTION CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004 - 2009	
CHILDREN'S SERVICES									
Development of multi-purpose child care centre to meet the needs of new residents between 2004-2009	\$3,936,033	LGA wide	4,998	5.3%		\$208,610		\$3,727,423	\$0
YOUTH FACILITIES									
Ku-ring-gai Youth Centre upgrades -purchase new equipment, furniture, resources, computers and electronic games	\$155,400	LGA wide	4,998	100.0%		\$155,400		\$0	\$0
Mobile Youth Service - purchase of vehicle, equipment, resources, computers and electronic games	\$106,900	LGA wide	4,998	4.4%		\$4,704		\$102,196	\$0
SENIOR'S CENTRES/FACILITIES									
Minor alterations, additional computers, furniture and equipment, 3 centres (Turramurra Senior's Lindfield Seniors and Community Services Support Centres)	\$111,000	LGA wide	4,998	100.0%		\$111,000		\$0	\$0
INFORMATION SERVICES									

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FACILITY	TOTAL COSTS								SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004 - 2009	S94 CONTRIBUTION CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004 - 2009	
Preparation of New Resident Kits - information for new residents included translated information into community languages	\$37,415	LGA wide	4,998	100.0%		\$37,415		\$0	\$0
New Resident Survey - new resident needs including residents from other backgrounds	\$32,070	LGA wide	4,998	100.0%		\$32,070		\$0	\$0
COMMUNITY FACILITIES									
Multipurpose Community Centre (building costs only)									\$0
Stage 1 - Masterplan, Feasibility Study and concept design	\$69,485	LGA wide	16,357	100.0%		\$21,232	\$48,253	\$0	\$0.00
Stage 2 - New library and fitout including relevant IT provision, administration space and parking	\$3,900,000	LGA wide	16357	42.3%		\$504,078	\$1,145,622	\$687,595	\$1,562,705
Stage 3 -5 - Multi-purpose community space	\$2,445,000	LGA wide	16357	100.0%		\$747,087	\$1,697,913	\$0	\$0.00
Library Bookstock - including multicultural and multimedia resources and equipment	\$298,078	LGA wide	4998	100.0%		\$298,078		\$0	\$0
Library computers	\$17,810	LGA wide	4998	100.0%		\$17,810		\$0	\$0
TOTAL	\$11,109,190				\$0	\$2,137,483	\$2,891,788	\$4,517,215	\$1,562,705

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Recreation Facilities

FACILITY	TOTAL COSTS								SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004 - 2009	S94 CONTRIBUTION CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004 - 2009	
PARK ACQUISITION AND EMBELLISHMENT									
Roseville	\$2,082,043	Suburb	277	100.0%		\$2,082,043			
Lindfield	\$9,374,274	Suburb	910	100.0%		\$9,374,274			
Killara	\$3,919,890	Suburb	575	100.0%		\$3,919,890			
Gordon	\$6,474,168	Suburb	618	100.0%		\$6,474,168			
St Ives	\$3,877,239	Suburb	541	100.0%		\$3,877,239			
Pymble	\$4,790,394	Suburb	783	100.0%		\$4,790,394			
Turrumurra/Warrawee	\$2,989,094	Suburb	667	100.0%		\$2,989,094			
Wahroonga	\$3,671,587	Suburb	627	100.0%		\$3,671,587			
Acquisition costs	\$594,074		4,998	100.0%		\$594,074			
Acquisition planning investigations	\$30,000	LGA wide	4,998	100.0%		\$30,000			
Sub Total (Open space acquisition and embellishment)	\$37,802,762		4,998	100.0%		\$37,802,762			
SOUTHERN AREA EMBELLISHMENT WORKS									
Two Turners Reserve (Lindfield) - expand playground, toilets to existing building, picnic shelter									
Paddy Pallin Park (Lindfield) - Linking walking path from Highfield Road to Polding Road									

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FACILITY	TOTAL COSTS								SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004 - 2009	S94 CONTRIBUTION CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004 - 2009	
Regimental Park (Killara) - Dual use oval and tennis shelter, new playground, perimeter walking pathway									
Gordon Recreation Ground - provide additional dual tennis shelter and picnic facilities to cater for increased use									
Shot Machine Track - Upper Gordon Creek Bushland (Lindfield) - new link between Nelson Rd (Lindfield) and junctions of Seven Little Australians and two creeks track									
Sub Total (Southern)	\$916,824	Southern	2,380	100%		\$916,824			
NORTHERN AREA EMBELLISHMENT WORKS									
Robert Pymble Park (S) - Community picnic shelter area and facilities, expanded playground, additional toilets to existing building, perimeter walking pathway, tennis court lighting									
St Columban's Sub – division (Turramurra) - Community picnic area and facilities, playground, perimeter walking pathway									
Cameron Park (Turramurra) - Picnic facilities, additional playground, perimeter junior cycle track									

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	ESTIMATED TOTAL CAPITAL COST	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004 - 2009	S94 CONTRIBUTION CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004 - 2009	
Mahratta Curtilage Park (Warrawee) - Create BGHF interpretive park with signage and open areas for passive recreation.(use restrictions to be re-evaluated)									
The Glade (Wahroonga) - Lighting improvements, community picnic area and facilities, expanded playground, additional toilets to existing building, circumference walking path, bushland access track with bridge over creek									
McKenzie Park (Wahroonga) - Lighting improvements, community meeting place, seats. Chess tables. Shelters									
Archdale Park (Wahroonga) - Chess tables and shade roof									
Rofe Park Track (Turramurra) - construct link path between Sheldon Forest Track and Rofe Park playground / Mimosa Oval and Kate St									
Sub Total (Northern)	\$1,559,288	Northern	2,618	100%		\$1,559,288			

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FACILITY	TOTAL COSTS								SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
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LGA WIDE EMBELLISHMENT WORKS									
St Ives Village Green - Community picnic shelter area and facilities, new playground, additional toilets, perimeter walking pathway, events rotunda, public art, spectator bleachers, pathway lighting									
Turrumurra Memorial Park - Lighting improvements, community picnic area and facilities, senior playground, additional accessible family toilets to existing building (heritage style), perimeter walking track, new cricket nets.									
Wahroonga Park - Lighting improvements, community picnic area and facilities, expanded playground, additional toilets to existing building.									
78 Coonanbarra Road - unnamed park (Wahroonga) - Car park with boom gate – parking for Wahroonga Park users									

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FACILITY	TOTAL COSTS								SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
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4. Environmental Education package - Development of package (covering bushcare and other environmental education programs) targeted at new residents									
Sub Total (LGA wide)	\$2,192,306	LGA wide	4,998	100.0%		\$2,192,306		\$0	
SPORTSGROUNDS WORKS									
29. North Turrumurra Sports field Proposal	\$3,052,500	LGA wide	4,998	100.0%		\$3,052,500		\$0	
30. Koola Park - additional works	\$854,700	LGA wide	4,998	100.0%		\$854,700		\$0	
31. Aluba 1 & 2 - Install new lights and seating/ bubblers/pathways; upgrade playing surface (levels, turf, drainage, irrigation, wicket); upgrade fencing and practice nets	\$433,455	LGA wide	4,998	100.0%		\$433,455		\$0	
32. Aluba 3 - Install seating, bubblers & fencing; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and backnets	\$366,300	LGA wide	4,998	100.0%		\$366,300		\$0	
33. Acron Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and floodlighting	\$451,770	LGA wide	4,998	100.0%		\$451,770		\$0	

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34. Cliff Oval (bottom oval) - Install seating, bubblers, fencing and backnets; upgrade playing surface (turf, irrigation, replace wicket)	\$183,150	LGA wide	4,998	100.0%		\$183,150		\$0	
35. Golden Jubilee Sports field (No 1) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing	\$293,040	LGA wide	4,998	100.0%		\$293,040		\$0	
36. Golden Jubilee Sports field (No 2) - Install new lights, seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing	\$421,245	LGA wide	4,998	100.0%		\$421,245		\$0	
37. Hassell Park (I) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade wicket and back nets; upgrade fencing. Lighting upgrade subject to Club application for DSR funding.	\$231,990	LGA wide	4,998	100.0%		\$231,990		\$0	
38. Lindfield Soldiers Memorial Park (No 2) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, irrigation); replace wicket; upgrade fencing. Lighting upgrade - Club has DSR funding (preparing DA)	\$329,670	LGA wide	4,998	100.0%		\$329,670		\$0	

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39. Roseville Chase - Install seating and bubblers; upgrade playing surface (levels, turf, irrigation); raise level of wicket; upgrade fencing and back nets	\$366,300	LGA wide	4,998	100.0%		\$366,300		\$0	
40. Samuel King Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, new irrigation); raise level of wicket; upgrade fencing and back nets	\$329,670	LGA wide	4,998	100.0%		\$329,670		\$0	
Sub Total (Sportsground works)	\$7,313,790	LGA wide	4,998	100.0%		\$7,313,790		\$0	
AQUATIC / LEISURE CENTRES									
31. West Pymble Pool - West Pymble Pool Business Strategy completed – with 4 options for pool upgrading – allowance made for Option 2; Firm cost estimates dependent on detailed feasibility and concept design development.	\$10,900,000	LGA wide	16357	13.0%		\$432,975	\$984,025	\$2,897,599	\$6,585,400.56
TOTAL	\$60,684,970				\$0	\$50,217,944	\$984,025	\$2,897,599	\$6,585,401

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Traffic and Transport

NATURE OF WORKS PROPOSED	TOTAL COSTS								SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
	ESTIMATED CAPITAL COST 2004 TO 2009	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004 - 2009	S94 CONTRIBUTION CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004 - 2009	
TRAFFIC MANAGEMENT AND ROAD SAFETY IMPROVEMENTS									
Traffic and Road Safety Subtotal	\$1,332,000	LGA wide	4998	4.4%	\$532,800	\$35,165		\$764,035	
PEDESTRIAN NETWORK IMPROVEMENTS									
Pedestrian Network Improvements	\$1,995,447	LGA wide	4998	4.4%		\$87,800		\$1,907,647	
CYCLE NETWORKS (RDS AREA)									
Cycle Network Improvements	\$888,000	LGA wide	4998	4.4%		\$39,072		\$848,928	
PUBLIC DOMAIN IMPROVEMENTS									
Shopping Centre Improvement Program	\$1,026,750	LGA wide	4998	4.4%		\$45,177		\$981,573	
Roadway Lighting at Centres	\$2,220,000	LGA wide	4998	4.4%		\$97,680		\$2,122,320	
Street Tree Program	\$666,000	LGA wide	4998	4.4%		\$29,304		\$636,696	
Public Domain Study	\$267,250	LGA wide	4998	100.0%		\$267,250		\$0	
TRAFFIC STUDIES									
Undertake Studies of Centres to determine need for traffic facilities (safety, amenity and efficiency) to support increased population	\$213,800	LGA wide	4998	4.4%		\$9,407		\$204,393	
GRAND TOTAL	\$8,609,247				\$532,800	\$610,855		\$7,465,592	

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Administration

NATURE OF WORKS PROPOSED	TOTAL COSTS								SHORTFALL TO BE PROVIDED BY COUNCIL FROM FUTURE PLANS
	CAPITAL COST 2004 TO 2009	ASSUMED CATCHMENT AREA	ADDITIONAL POPULATION	APPORTIONMENT FACTOR TO NEW DEVELOPMENT	OTHER SOURCES OF FUNDING	S94 CONTRIBUTION 2004 - 2009	S94 CONTRIBUTION CARRY OVER TO FUTURE PLAN	SHORTFALL TO BE PROVIDED BY COUNCIL 2004 - 2009	
S94 Study and Plan, 2004-2009	\$120,000	LGA	4998	100%	0	\$120,000	\$0	0	0
S94 Officer	\$427,600	LGA	4998	100%	0	\$427,600	\$0	0	0
TOTAL	\$547,600								

Table 2 - SECTION 94 CONTRIBUTION CHARGES, 2004 – 2009

CONTRIBUTION ITEM	S94 CONTRIBUTION	CONTRIBUTING POPULATION	CONTRIBUTION PER CAPITA				PRIORITY
			SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON)	NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA / WARRAWEE, WAHROONGA)	LGA WIDE	ANTICIPATED TIMING/ THRESHOLDS	
COMMUNITY FACILITIES							
CHILDREN'S SERVICES							
Development of multi-purpose children's centre	\$208,610	4,868			\$42.85	M	2
YOUTH FACILITIES							
Ku-ring-gai Youth Centre upgrades - purchase new equipment, furniture, resources, computers and electronic games	\$155,400	4,998			\$31.09	S-M	3
Mobile Youth Service - purchase of vehicle, equipment, resources, computers and electronic games	\$4,704	4,998			\$0.94	S-M	3
SENIOR'S CENTRES / FACILITIES							
Minor alterations, additional computers, furniture and equipment, 3 centres (Turramurra Senior's Lindfield Seniors and Community Services Support Centres)	\$111,000	4,998			\$22.21	S-M	3
INFORMATION SERVICES							
Preparation of New Resident Kits - information for new residents included translated information into community languages	\$37,415	4,998			\$7.49	2004 and on-going	1
New Resident Survey - new resident needs including residents from other backgrounds	\$32,070	4,998			\$6.42	2008 or when half the development expected under the plan has occurred	1
MULTIPURPOSE COMMUNITY CENTRE							
Stage 1 - Masterplan, Feasibility Study and concept design	\$21,232	4,998			\$4.25	M	2
Stage 2 - New library and fitout including relevant IT provision, administration space and parking	\$504,078	4,998			\$100.86	L	2
Stage 3 -5 - Multi-purpose community space	\$747,087	4,998			\$149.48	L	2
Library Bookstock - including multicultural and multimedia resources and equipment	\$298,078	4,998			\$59.64	S-M	1

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CONTRIBUTION ITEM	CONTRIBUTION PER CAPITA						PRIORITY
	S94 CONTRIBUTION	CONTRIBUTING POPULATION	SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON)	NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA / WARRAWEE, WAHROONGA)	LGA WIDE	ANTICIPATED TIMING/ THRESHOLDS	
Library computers	\$17,810	4,998			\$3.56	S-M	1
TOTAL (COMMUNITY FACILITIES)	\$2,137,483		\$0.00	\$0.00	\$428.78		
RECREATION FACILITIES							
PARK ACQUISITION AND EMBELLISHMENT							
Roseville	\$2,082,043	277	\$7,516.40			S-M	3
Lindfield	\$9,374,274	910	\$10,301.40			S	1
Killara	\$3,919,890	575	\$6,817.20			S-M	2
Gordon	\$6,474,168	618	\$10,476.00			S	1
St Ives	\$3,877,239	541		\$7,166.80		S-M	1
Pymble	\$4,790,394	783		\$6,118.00		S-M	3
Turramurra/Warrawee	\$2,989,094	667		\$4,481.40		S-M	2
Wahroonga	\$3,671,587	627		\$5,855.80		S-M	3
Acquisition costs	\$594,074	4,998			\$118.86	as above	as above
Acquisition planning investigations	\$30,000	4,998			\$6.00	S	1
	\$37,802,762		\$35,111	\$23,622	\$124.86		
SOUTHERN AREA EMBELLISHMENT WORKS							
Southern area works	\$916,824	2,380	\$385.22			S-M	2
NORTHERN AREA EMBELLISHMENT WORKS							
Northern area works	\$1,559,288	2,618		\$595.60		S-M	2
LGA WIDE EMBELLISHMENT WORKS							
LGA wide works	\$2,192,306	4,998			\$438.64	S-M	1
SPORTSGROUNDS WORKS							
North Turramurra Sports field Proposal	\$3,052,500	4,998			\$610.74	S-M	2
Koola Park – additional works	\$854,700	4,998			\$171.01	S-M	2
Aluba 1 & 2 - Install new lights and seating/ bubblers/pathways; upgrade playing surface (levels, turf, drainage, irrigation, wicket); upgrade fencing and practice nets	\$433,455	4,998			\$86.73	S-M	1

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CONTRIBUTION ITEM	S94 CONTRIBUTION	CONTRIBUTING POPULATION	CONTRIBUTION PER CAPITA				PRIORITY
			SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON)	NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA / WARRAWEE, WAHROONGA)	LGA WIDE	ANTICIPATED TIMING/ THRESHOLDS	
Aluba 3 - Install seating, bubblers & fencing; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and backnets	\$366,300	4,998			\$73.29	S-M	2
Acorn Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation, wicket); upgrade fencing and floodlighting	\$451,770	4,998			\$90.39	S-M	1
Cliff Oval (bottom oval) - Install seating, bubblers, fencing and backnets; upgrade playing surface (turf, irrigation, replace wicket)	\$183,150	4,998			\$36.64	S-M	2
Golden Jubilee Sports field (No 1) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing	\$293,040	4,998			\$58.63	S-M	2
Golden Jubilee Sports field (No 2) - Install new lights, seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade fencing	\$421,245	4,998			\$84.28	S-M	2
Hassell Park (I) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, irrigation); upgrade wicket and back nets; upgrade fencing. Lighting upgrade subject to Club application for DSR funding.	\$231,990	4,998			\$46.42	S-M	2
Lindfield Soldiers Memorial Park (No 2) - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, irrigation); replace wicket; upgrade fencing. Lighting upgrade - Club has DSR funding (preparing DA)	\$329,670	4,998			\$65.96	S-M	1
Roseville Chase - Install seating and bubblers; upgrade playing surface (levels, turf, irrigation); raise level of wicket; upgrade fencing and back nets	\$366,300	4,998			\$73.29	S-M	1
Samuel King Oval - Install seating, bubblers & pathways; upgrade playing surface (levels, turf, drainage, new irrigation); raise level of wicket; upgrade fencing and back nets	\$329,670	4,998			\$65.96	S-M	1
Sub Total (sportsground works)	\$7,313,790	4,998			\$1,463	S-M	

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CONTRIBUTION ITEM	CONTRIBUTION PER CAPITA						PRIORITY
	S94 CONTRIBUTION	CONTRIBUTING POPULATION	SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON)	NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA / WARRAWEE, WAHROONGA)	LGA WIDE	ANTICIPATED TIMING/ THRESHOLDS	
AQUATIC / LEISURE CENTRES							
West Pymble Pool - West Pymble Pool Business Strategy completed – with 4 options for pool upgrading – allowance made for Option 2; Firm cost estimates dependent on detailed feasibility and concept design development.	\$432,975	4,998			\$86.63	L	1-2
TOTAL (RECREATION FACILITIES)	\$50,217,944		\$35,496	\$24,218	\$2,113		
TRAFFIC AND TRANSPORT							
TRAFFIC MANAGEMENT AND ROAD SAFETY IMPROVEMENTS							
Traffic management and road safety works	\$35,165	4,998			\$7.04	S-M	1
ROADWORKS PROGRAM							
Roadworks						S-M	1
PEDESTRIAN NETWORK IMPROVEMENTS							
Pedestrian works	\$87,800	4,998			\$17.57	S-M	2
CYCLE NETWORK IMPROVEMENTS							
Cycle works	\$39,072	4,998			\$7.82	S-M	2
PUBLIC DOMAIN IMPROVEMENTS							
Shopping centre improvement program	\$45,177	4,998			\$9.04	S-M	2
Roadway lighting at centres	\$97,680	4,998			\$19.54	S-M	3
Street tree program	\$29,304	4,998			\$5.86	S-M	3
Public domain study	\$267,250	4,998			\$53.47	S	1
TRAFFIC STUDIES							
Undertake traffic studies	\$9,407	4,998			\$1.88	S	1
TOTAL (TRAFFIC AND TRANSPORT)	\$480,000		\$0.00	\$0.00	\$122.22		
ADMINISTRATION							
S94 Study Plan, 2003-2009	\$120,000	4,998			\$24.01	S	1
S94 Officer	\$427,600	4,998			\$85.55	S	1
TOTAL ADMINISTRATION	\$500,000				\$109.56		

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CONTRIBUTION ITEM	S94 CONTRIBUTION	CONTRIBUTING POPULATION	CONTRIBUTION PER CAPITA				PRIORITY
			SOUTHERN AREA (ROSEVILLE, LINDFIELD, KILLARA, GORDON)	NORTHERN AREA (ST IVES, PYMBLE, TURRAMURRA / WARRAWEE, WAHROONGA)	LGA WIDE	ANTICIPATED TIMING/ THRESHOLDS	
TOTAL CONTRIBUTIONS	\$53,335,426.88				\$2,774.04		
CONTRIBUTIONS:							
Roseville				\$10,675.66			
Lindfield				\$13,460.66			
Killara				\$9,976.46			
Gordon				\$13,635.26			
St Ives				\$10,536.44			
Pymble				\$9,487.64			
Turramurra/Warrawee				\$7,851.04			
Wahroonga				\$9,225.44			
SEPP 5 CONTRIBUTIONS							
Roseville				\$10,632.81			
Lindfield				\$13,417.81			
Killara				\$9,933.61			
Gordon				\$13,592.41			
St Ives				\$10,493.59			
Pymble				\$9,444.79			
Turramurra/Warrawee				\$7,808.19			
Wahroonga				\$9,182.59			

Notes on Staging: S = Short term which is defined to be 2004-2009; M = Medium term which is defined to be 2010-2015; L = Long term which is 2016-2026.

Notes on Priority: Priority 1 is the highest priority for expenditure.

Table 3 -SECTION 94 CONTRIBUTION RATES BY DWELLING SIZE, 2004-2009

	NO. PERSONS / DWELLING	ROSEVILLE	LINDFIELD	KILLARA	GORDON	ST IVES	PYMBLE	TURRAMURRA / WARRAWEE	WAHROONGA
Per Person		\$10,675.66	\$13,460.66	\$9,976.46	\$13,635.26	\$10,536.44	\$9,487.64	\$7,851.04	\$9,225.44
Bedsits and one bedroom dwelling	1.27	\$13,558.09	\$17,095.04	\$12,670.10	\$17,316.78	\$13,381.28	\$12,049.31	\$9,970.82	\$11,716.31
Two bedroom dwelling	1.78	\$19,002.68	\$23,959.98	\$17,758.10	\$24,270.76	\$18,754.87	\$16,888.00	\$13,974.86	\$16,421.29
Three bedroom dwelling	2.56	\$27,329.69	\$34,459.29	\$25,539.74	\$34,906.27	\$26,973.29	\$24,288.37	\$20,098.67	\$23,617.13
Four bedroom dwelling	3.33	\$35,549.95	\$44,824.00	\$33,221.61	\$45,405.42	\$35,086.35	\$31,593.85	\$26,143.97	\$30,720.72
Five bedroom dwelling	3.88	\$41,421.56	\$52,227.36	\$38,708.67	\$52,904.81	\$40,881.40	\$36,812.05	\$30,462.05	\$35,794.72
Seniors Living Dwellings	1.3	\$13,822.65	\$17,443.15	\$12,913.69	\$17,670.13	\$13,641.67	\$12,278.23	\$10,150.65	\$11,937.37
New Lot Subdivision	3.48	\$37,151.30	\$46,843.10	\$34,718.08	\$47,450.70	\$36,666.81	\$33,016.99	\$27,321.62	\$32,104.53

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