

Section 7.11

Development Contribution Plan
2016

Edition 3



SUTHERLAND SHIRE

Sutherland Shire Section 7.11 Development Contribution Plan 2016

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1 Introduction

This plan is the *Sutherland Shire Section 7.11 Development Contributions Plan 2016*. It commenced on 1st January 2017.

The primary purpose of this Plan is to enable the consent authority to impose a condition of development consent requiring a monetary contribution prior to the occupation of a building. All contributions received will be used towards the provision, extension or augmentation of infrastructure that is required as a consequence of development. In some instances the contributions will be used to recoup the cost of infrastructure that has been provided in anticipation of likely future development.

Through the collection of funds in accordance with this Plan, Council will undertake the projects documented in the works schedule. These works will increase the capacity of local infrastructure to meet the additional demand generated by new development. This will ensure that the existing community is not burdened with the provision of public facilities required as a result of future development.

The Plan is based on anticipated population growth for the period to 2026. It has been based on the development capacity that is provided by *Sutherland Shire Local Environmental Plan 2015* (SSLEP2015). The Plan will be monitored and regularly reviewed to ensure it remains relevant and fit for purpose.

This plan repeals all pre-existing Section 94 Plans applying within the Sutherland Shire. The repealed plans are:

- Shire-Wide Open Space and Recreation Facilities 2005
- Section 94 Community Facilities Plan 2003
- Land within Sutherland Centre 2006
- Caringbah Contribution Plan 1997
- Miranda Centre Open Space Embellishment Plan 2005

The plan also repeals the following S94A Plans:

- Miranda Centre Core Commercial Land S94A Levy Plan (2007)
- Land within the Employment Zone S94A Levy Plan (2007)
- Land within the Kirrawee Mixed Use - Zone 7 Land (S94A Levy Plan) (2007)
- Land within the Menai Centre S94A Levy Plan (2008)
- Land within the Cronulla Centre S94A Levy Plan (2008)
- Sutherland Centre S94A Levy Plan (2008)
- Engadine Centre S94A Levy Plan (2008)

2 How will Contributions be imposed?

In accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979*, contributions will be imposed via conditions on development consents, or as conditions on complying development certificates.

In accordance with section 7.21 of the EP&A Act, accredited certifiers must impose a condition upon Complying Development Certificates for development which satisfies the criteria under this plan. The condition imposed must require the payment of a monetary contribution in accordance with the provisions of this Plan.

It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the section 7.11 condition correctly. The method for calculating the amount of the monetary contribution to be paid is set out in this plan.

In accordance with clause 146 of the EP&A Regulation 2000, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent, or issue a Complying Development Certificate, unless it has verified that any condition requiring the payment of levies has been satisfied. In particular, the certifier must ensure that the applicant provides a receipt confirming that levies have been fully paid. 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 a Complying Development Certificate invalid.

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

3 When and where this Plan applies

This plan applies to all development applications lodged after the commencement of this plan. Any other application that has been lodged but is yet to be determined at the commencement of this plan, will be assessed under the plan that applied at the time the development application was lodged. The area of each centre that is subject to this plan is shown in Figures 1-8. In each case the mapped areas include areas zoned Business and surrounding High Density Residential zones. These centre precincts are:

1. Cronulla Centre Precinct,
2. Caringbah Centre and Medical Precinct,
3. Sylvania Southgate Centre Precinct,
4. Miranda Centre and Pinnacle Street Precinct,

5. GyMEA Centre Precinct,
6. Sutherland / Kirrawee Centre Precinct,
7. Jannali Centre Precinct,
8. Engadine Centre Precinct

4 Land to which this Plan applies: Figures 1-8

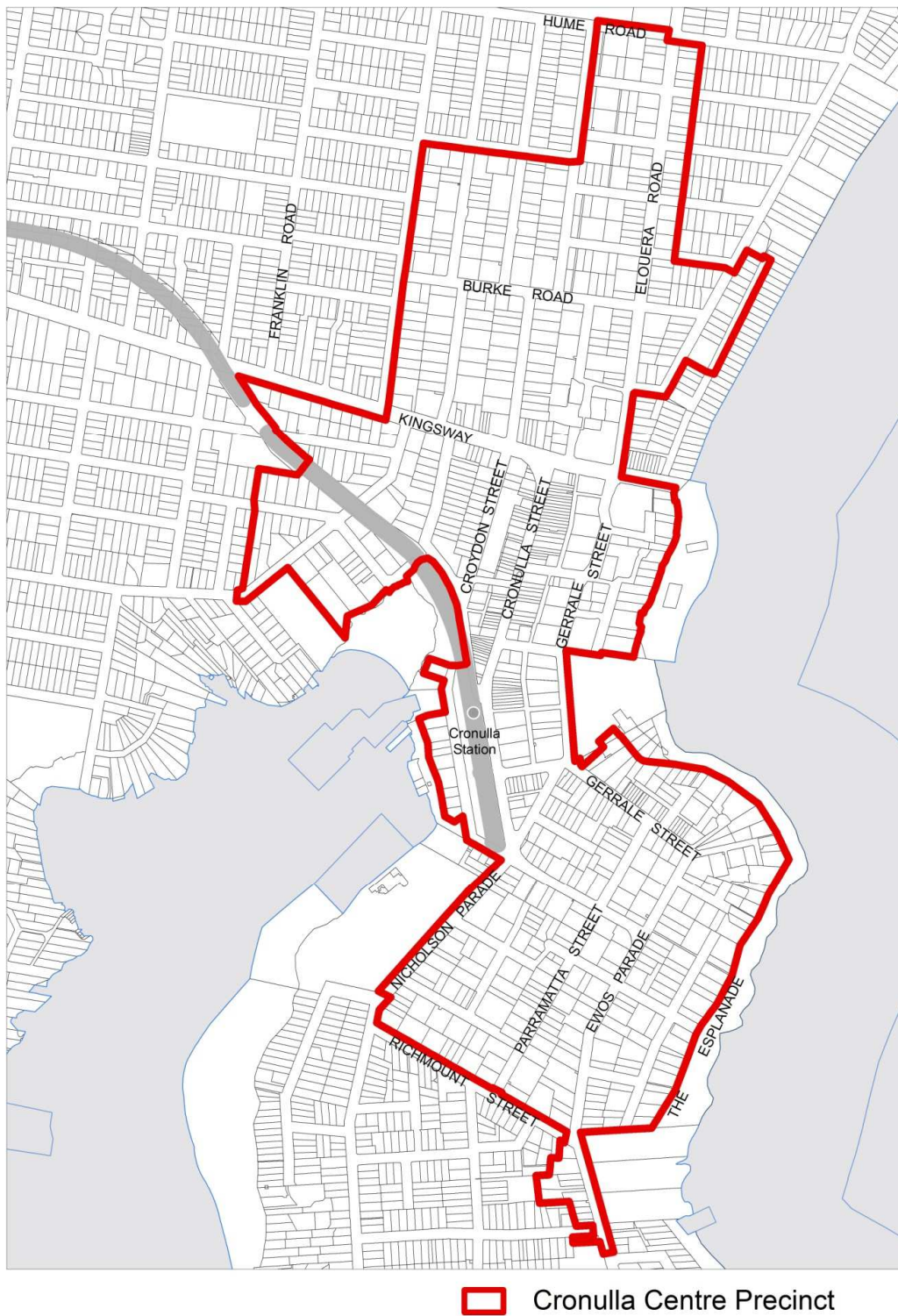


Figure 1

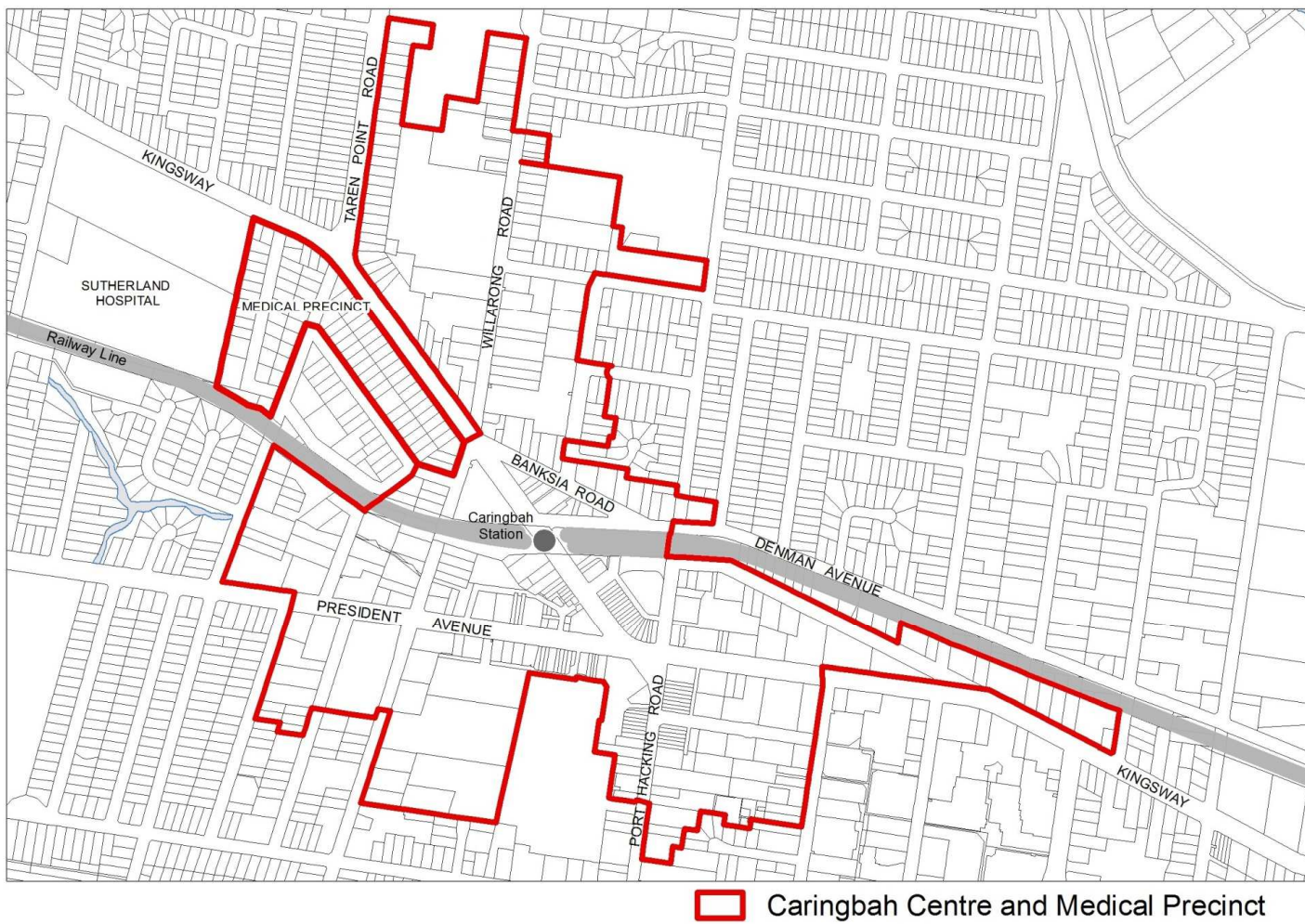


Figure 2

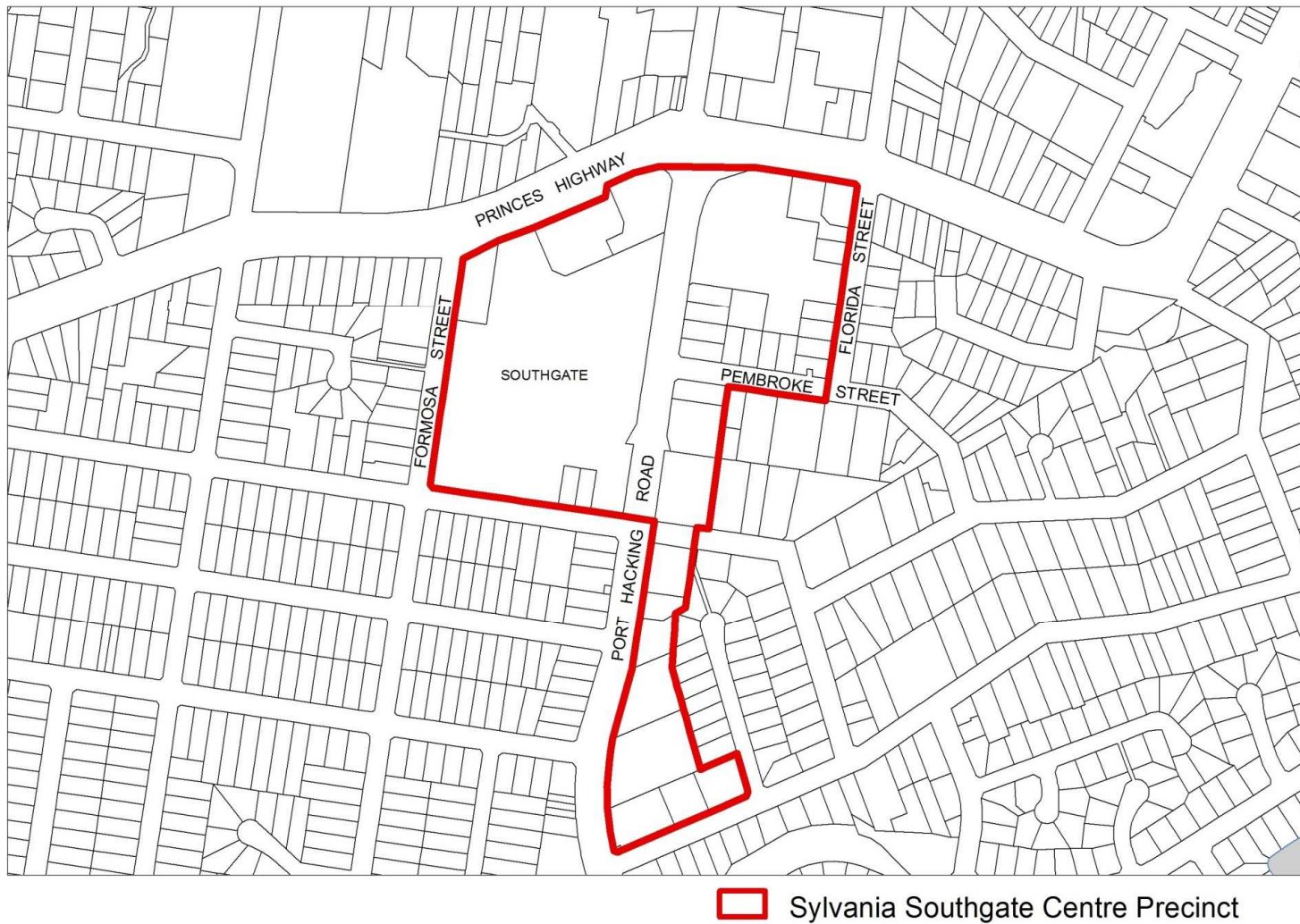


Figure 3

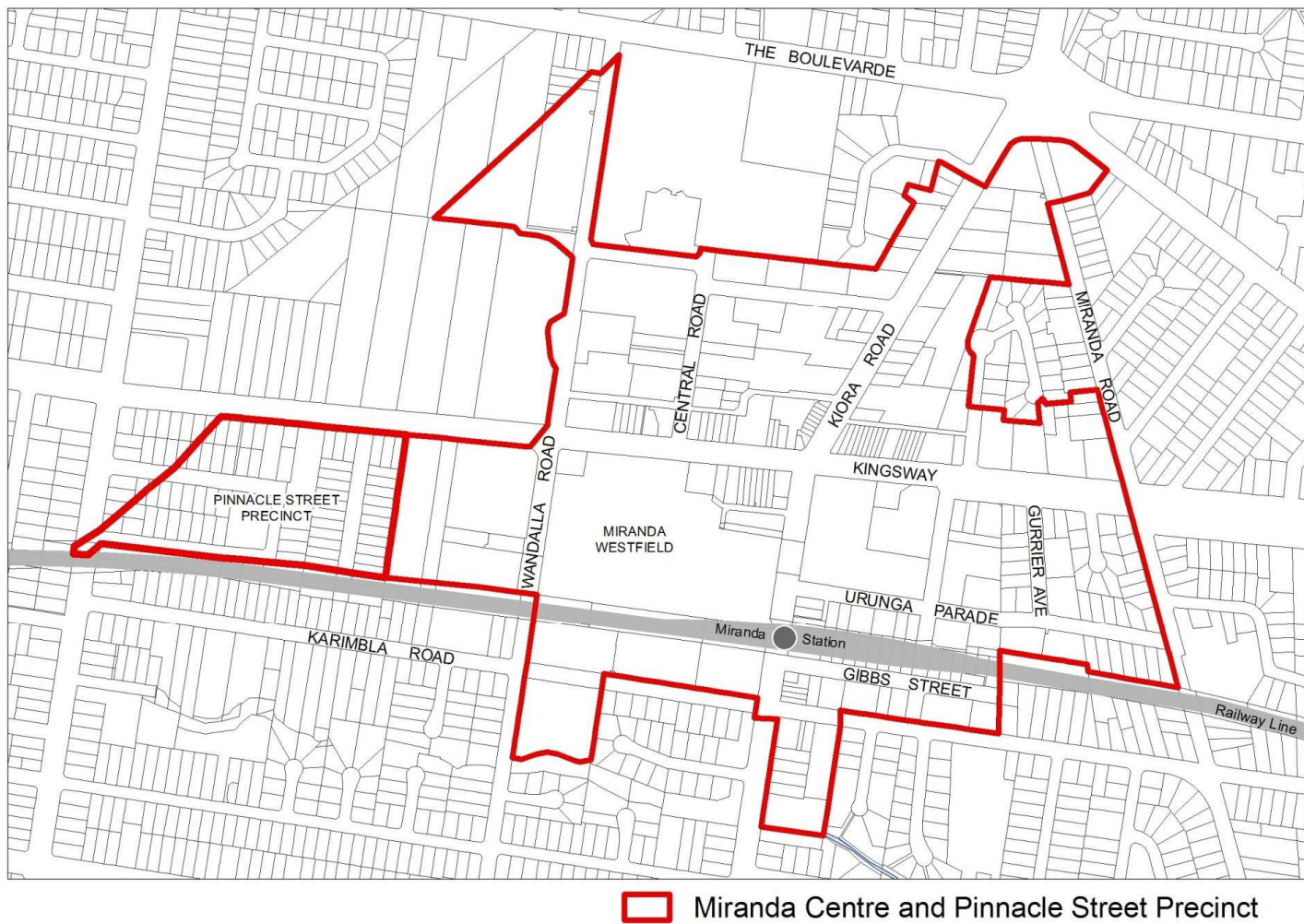


Figure 4

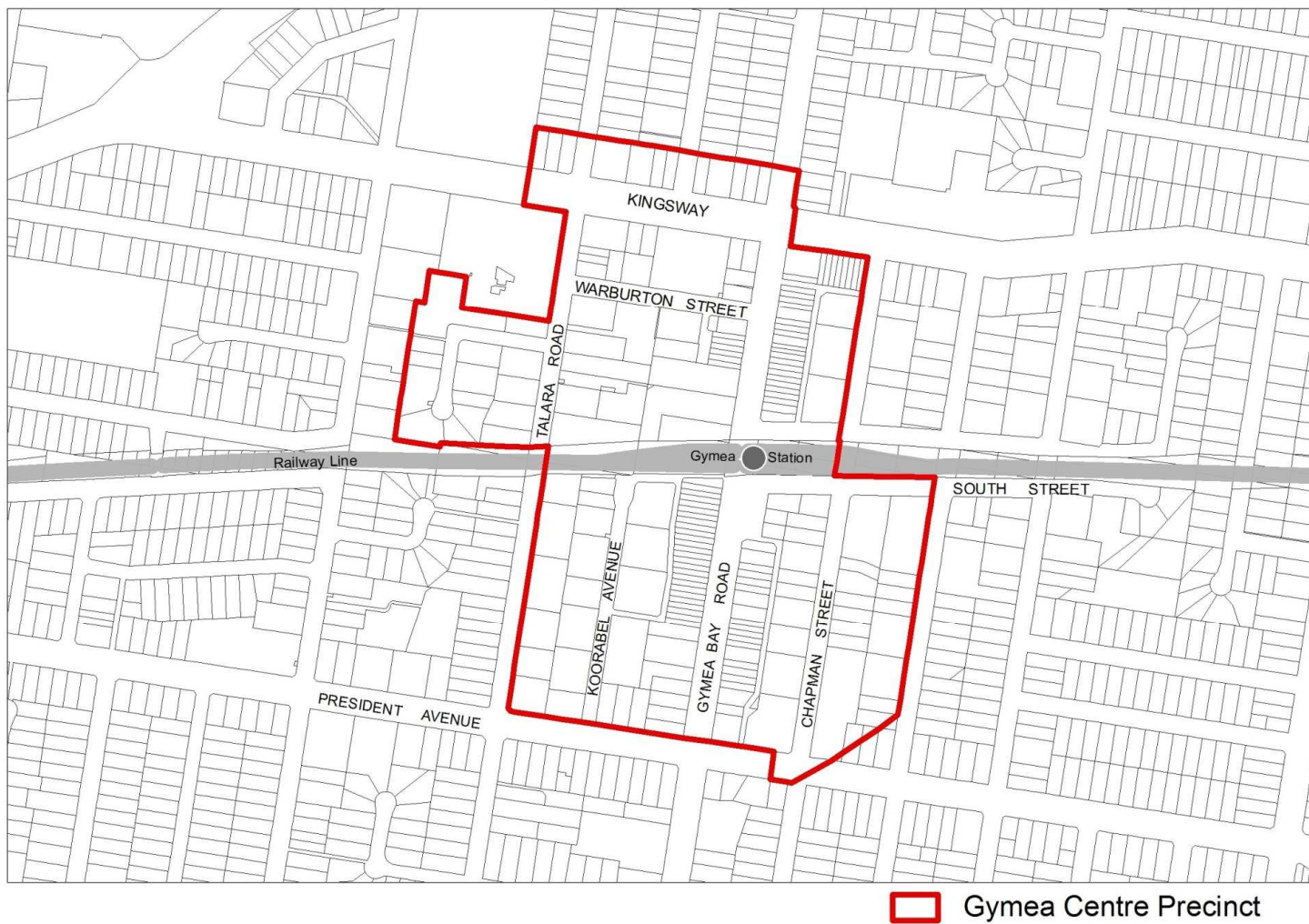


Figure 5

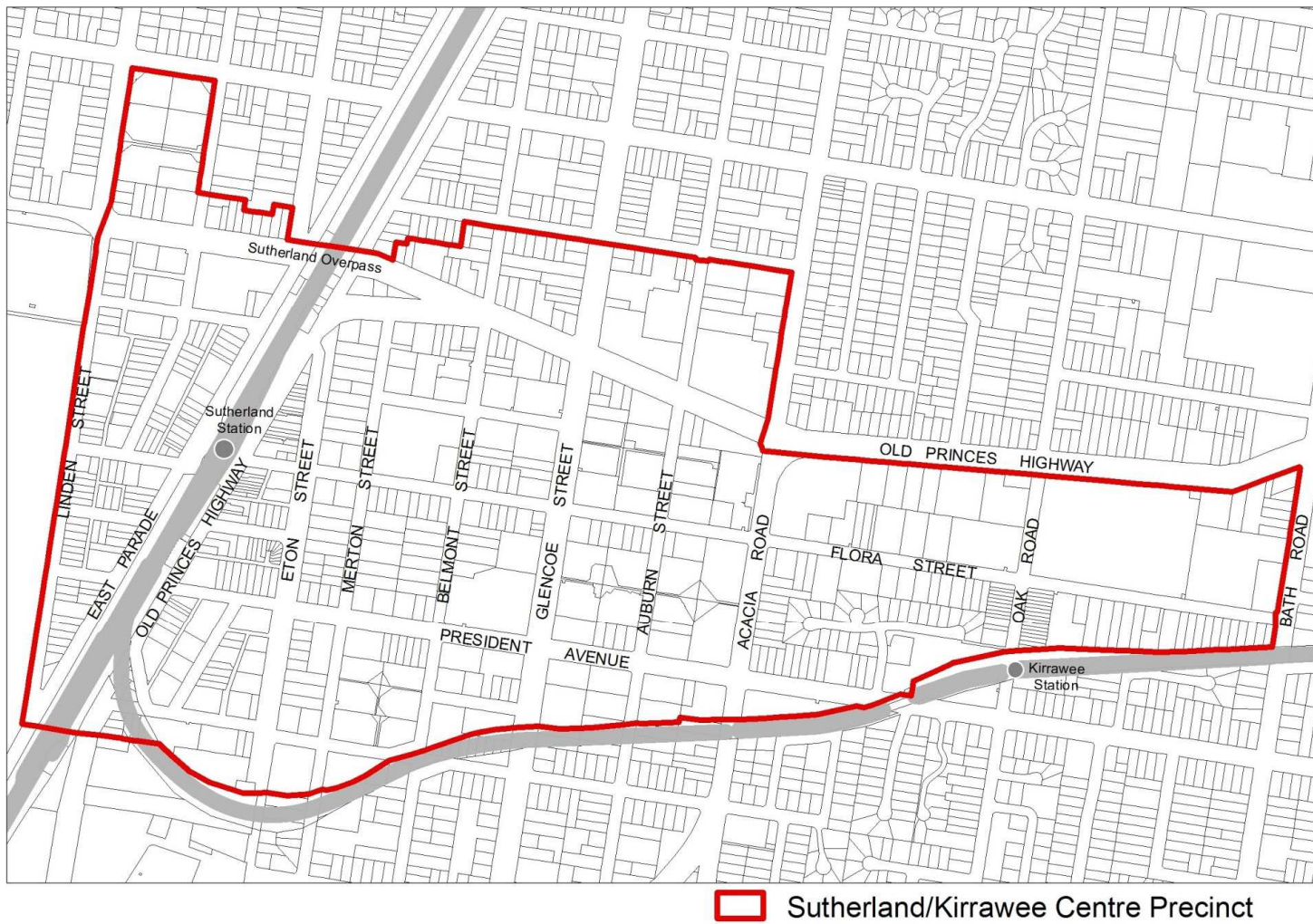


Figure 6

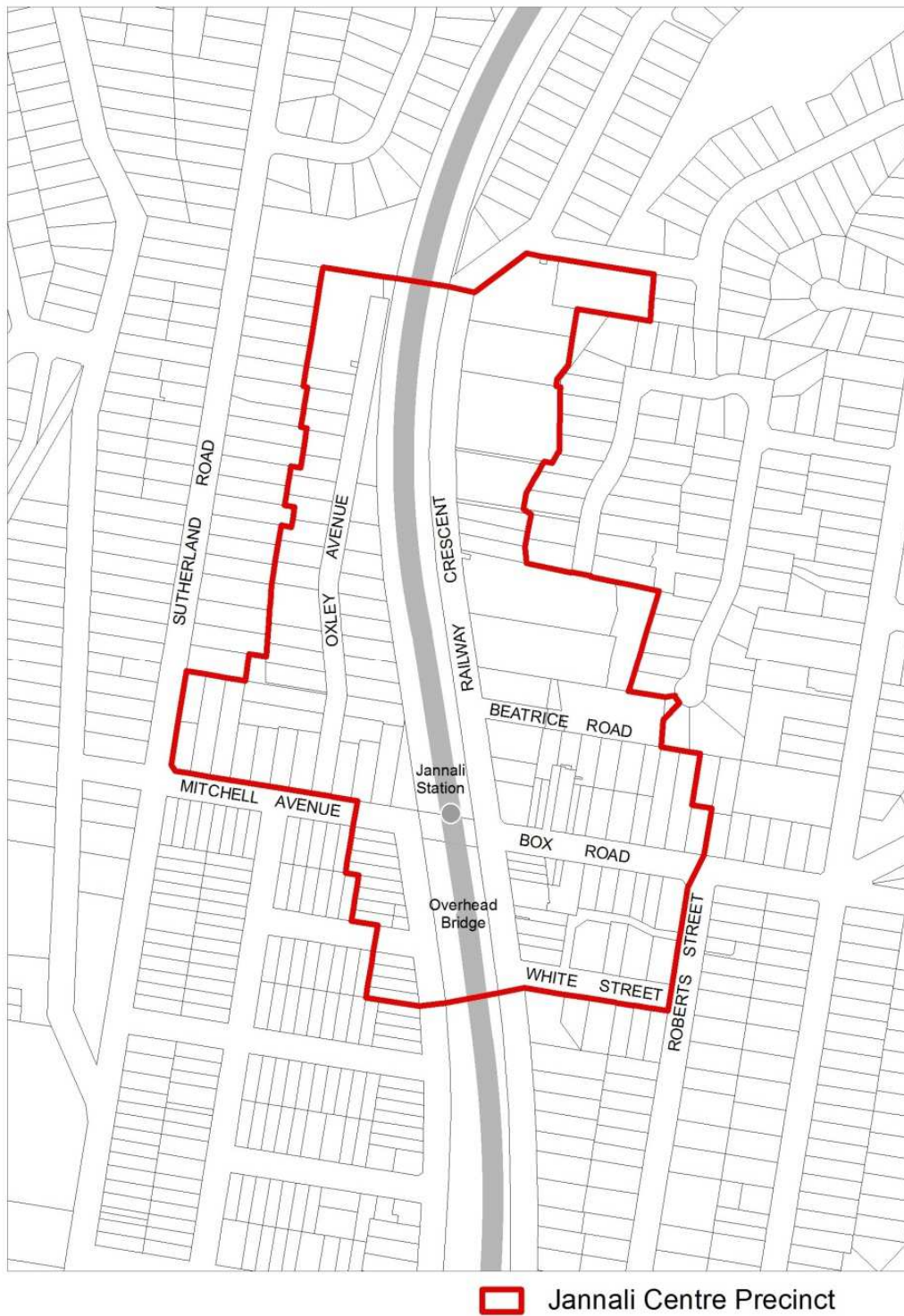


Figure 7



 Engadine Centre Precinct

Figure 8

5 Types of development to which this plan applies

This plan applies to any development that will create additional dwellings, where that development is predominantly residential, in the centre precincts as mapped in Figures 1-8 in this plan. Contributions will be based on the increase in demand generated by the development. A credit will be factored into the calculation where the land the subject of the development application contains dwellings prior to development. The credit will be equivalent to the contribution that would be applicable to the pre-existing dwellings.

The following development is exempt from the plan:

- Development consents for any form of seniors housing as defined by State Environmental Planning Policy (Housing for Seniors or People with a Disability) granted to a social housing provider as defined by that policy.

social housing provider means any of the following:

- (a) the New South Wales Land and Housing Corporation,
- (b) the Department of Housing,
- (c) a community housing organisation registered with the Office of Community Housing of the Department of Housing,
- (d) the Aboriginal Housing Office,
- (e) a registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*,
- (f) the Department of Ageing, Disability and Home Care,
- (g) a local government authority that provides affordable housing,
- (h) a not-for-profit organisation that is a direct provider of rental housing to tenants.

- Components of applications for Seniors Housing that comprise:
 - hostel accommodation, or
 - residential care facilities,as defined under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- Secondary Dwellings as defined by SSLEP2015
- Affordable Housing undertaken by a social housing provider as defined by the State Environmental Planning Policy (Affordable Rental Housing) 2009

6 Sutherland Shire 2016 to 2026 - Forecast Development and Population Growth

NSW Planning & Environment forecasts a population increase for Sutherland Shire from the current (2016) population of **229,800** persons, to **256,350 persons¹** by 2026. This is an estimated increase of **26,550** persons. The tables below show the population projections and the projected dwellings for Sutherland Shire. The population projections are based on assumptions that take into account current trends for births, deaths and migration. These projections show a rate of population increase of 1.1% per annum over the life of this plan. The dwelling projections provide an estimate of the net underlying requirement for dwellings implied by the population projections and assumed future living arrangements.

TOTALS:	2011	2016	2021	2026	2031
Total Population	220,250	229,800	243,200	256,350	267,750
Total Households	80,500	84,900	90,400	95,700	100,600
Average Household Size	2.71	2.68	2.66	2.65	2.63
Implied Dwellings	85,550	90,250	96,100	101,750	106,950

Table 1 Total populations and households to 2031

CHANGE:	2011-16	2016-21	2021-26	2026-31
Total Population Change	9,550	13,400	13,100	11,450
Average Annual Population Growth	0.9%	1.1%	1.1%	0.9%
Total Household Change	4,400	5,500	5,300	4,900
Average Annual Household Growth	0.8%	1.1%	1.1%	1.0%

Table 2 Population change forecasts to 2031

HOUSEHOLD TYPES:	2011	2016	2021	2026	2031
Couple only	24.3%	25%	24.9%	25%	25.09%
Couples with children	40%	39.2%	38.6%	37.8%	36.87%
Single parent	9.3%	9.3%	9.29%	9.35%	9.39%
Other family households	0.9%	0.8%	0.82%	0.78%	0.84%
Multiple-family households	2.7%	2.7%	2.76%	2.71%	2.73%
Total family households	62,250	65,250	69,100	72,500	75,350
Lone person	20.5%	21%	21.6%	22.36%	23.26%
Group	2.1%	2.1%	1.9%	1.9%	1.83%
Total non-family households	18,250	19,650	21,300	23,200	25,250
Total	80,500	84,900	90,400	95,700	100,600

Table 3 Household types to 2031

¹ <http://www.planning.nsw.gov.au/Research-and-Demography/Demography/Population-Projections>.

As has been the trend in the past, the proportion of older people in the population will increase. It is estimated that by 2026 the proportion of the Shire's population aged 65 or over will have grown from 14.9% in 2011 to over 20%. Between 2016 and 2026 there is also a projected increase in the proportion of lone households from 21% to 23.26%.

Sutherland Shire Local Environmental Plan 2015(SSLEP2015)

The State Government sets the growth targets of Greater Sydney and each Council is required to adjust its planning framework to accommodate its share of the future population. The 2015 South Subregional Population Projections (NSW Planning & Environment, 2015) identifies population growth of 154,750 people between 2011 and 2031. This growth is to be shared across the Georges River, Canterbury–Bankstown, and City of Rockdale Councils as well as Sutherland Shire. This increase, combined with a demographic shift to smaller households, creates a need for 66,650 additional dwellings across the subregion.

In order to accommodate its share of subregional growth, *Sutherland Shire Local Environmental Plan 2015* provides for increased development potential in the Shire. Between 2016 and 2026 it is estimated that the capacity for growth under SSLEP2015 allows for an increase in residential accommodation of approximately 13,535 dwellings across the Shire. The strategic planning that underpins SSLEP2015 focuses development in those centres which can benefit most from revitalisation. Focusing population growth in centres also means that future residents have good access to public transport, shops, schools and services within walking distance. Based on analysis of current take up rates, it is estimated that approximately 8,835 of the new dwellings created to 2026 will be located in the centre growth precincts. This will increase centre population by approximately 15,815 people. This new community will create demand for community infrastructure. Figure 10 below shows how the expected growth will be distributed throughout the centres.

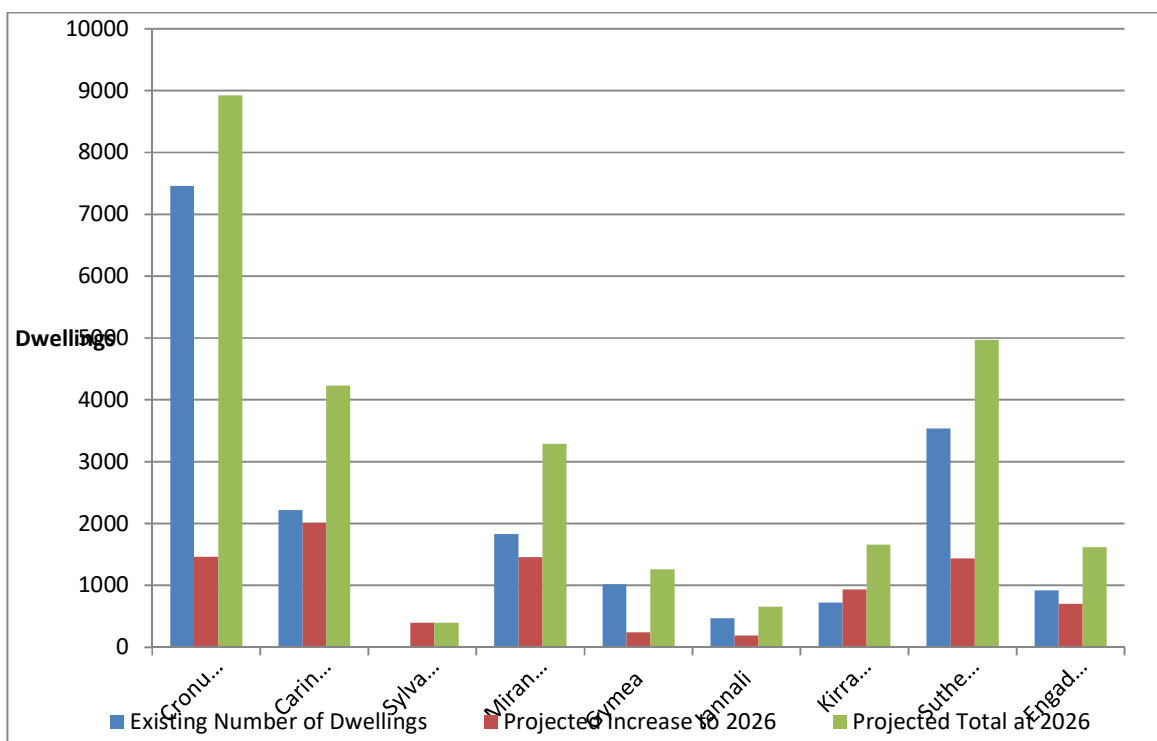


Figure 9 Sutherland Shire dwelling growth in main centres

Table 4 below shows an estimate of the development potential within the centres combined with likely occupancy ratios and assumed take up rates for development, to provide an estimate of population growth in the centres to 2026.

Location	Projected Dwelling Increase to 2026	Occupancy Rate	Projected Population Increase to 2026
Cronulla	1462	1.79	2617
Caringbah	2013	1.79	3603
Sylvania Southgate	398	1.79	713
Miranda	1459	1.79	2612
Gymea	244	1.79	436
Jannali	190	1.79	339
Kirrawee	936	1.79	1675
Sutherland	1434	1.79	2567
Engadine	699	1.79	1252
Centre Total	8835		15815

Table 4 Dwelling yield and population growth capacity in centres

Approximately one third of this growth will also occur outside of main centres. Based on recent development trends it is estimated that by 2026 an additional 4,700 dwellings will be developed outside the main centres. It is estimated that total population growth will be a total of 25,748 people.

Development Type	Projected Dwelling Increase to 2026	Occupancy Rate	Projected Population Increase to 2026
Dual Occupancies (Shire Wide)	2,000	2.17	4,340
Medium Density Dwellings (Shire Wide)	2,000	2.17	4,340
Apartment Buildings (Outside Main Centres)	700	1.79	1253
Total dwellings outside Main Centres	4,700		9,933
Shire Wide Total			25,748

Table 5 Dwelling yield and population growth capacity outside main centres

7 Demand for Regional Parks, Sporting Facilities and Active Transport Infrastructure

Regional Parks

Sutherland Shire is fortunate to have major foreshore regional parks which provide for a range of recreational opportunities. All foreshore parks experience very high visitation rates due to both their scenic qualities and the investment that has been made to purchase land and embellish the spaces. For example Shire residents have funded extensive works to improve the recreational experience and accommodate growing user demand at the Como Pleasure Grounds, Como; Prince Edward Park, Woronora; Gunnamatta Park, Cronulla and Oak Park, Cronulla. These types of parks are so valued that they are attractive to users regardless of where they live in Sutherland Shire. The scenic quality they offer, and the recreational experience they provide, results in very heavy use of these spaces. Similarly parks providing high quality facilities become regionally attractive. Centenary Park, Miranda is one example where the community has invested in a multifaceted playing environment that attracts users from across the Shire. This legacy comprises approximately 212 hectares of regional parks which equates to approximately 9.24 m² per person.

The value of walking as an exercise activity to maintain health and wellbeing and renew people's connection with the natural environment cannot be underestimated.

Walking for exercise is growing in popularity. The 2012 SSC Neighbourhood Interaction & Participation Survey indicated that 93.9% of respondent walked for recreation. Similarly ABS data from the 2014 census shows that walking for exercise was the most popular physical recreational activity, with 19% of people aged 15 years and over walking for exercise at least once in the 12 months prior to interview. Sutherland Shire's regional parks provide ideal settings which encourage walking as exercise.

A growing population will place additional pressure on the Shire's regional parklands. One approach to meet this demand is to purchase more open space to add to the supply of regional parks.

In preparing this plan the potential of increasing the supply of foreshore parks was investigated but proved to be cost prohibitive. The cost of land in Sutherland Shire is now so high that creating regionally attractive new parks is cost prohibitive. This is particularly the case if land to be acquired is to have high scenic amenity such that it is capable of pulling demand away from existing foreshore parks. If a Development Contribution on new dwellings was based on maintaining supply per head of population, or increasing the supply of foreshore parkland, the resultant contribution would be unreasonable.

Rather than seek to purchase more land, this plan instead aims to fund works that can increase the carrying capacity of the most important regional parks to accommodate the growth in demand that will flow from new development. The works schedule for regional parks consists of individual projects that achieve this end.

The cost of this work is to be borne by new residential development. Given that 61% of residential growth to 2026 is estimated to occur in centre precincts and 39% outside of centre precincts, the cost of the works will be apportioned on this basis - 61% of the cost of the work will be raised from contributions under this plan. The remaining 39% will be generated from development spread throughout Sutherland Shire and is addressed in the 2016 Section 7.12 Plan.

Sporting Facilities

Sutherland Shire residents value organized sport for the strong community spirit it fosters and the health benefits it provides to all age groups. Participation in sport and recreational activities in the Shire is at comparatively high levels. In 2012, the SSC Neighbourhood Interaction & Participation Survey found that 99.2% of the Shire's population participates in some sort of leisure activity outside the home. The survey indicated that 52% of respondents participated in organised sport and 87.9% participated in non-organised sporting activities. The survey showed that the proportion of respondents who were involved in organised sport has consistently increased from 2003. Due to the nature of organized sport, residents use playing facilities across the region.

The study also demonstrated that participation in non-organised sporting activities was more common than involvement in organised sporting, with almost 35% more respondents indicating involvement in non-organised sporting activities. All these activities require space and result in strong demand for existing facilities.

Overall Activity Profile					
	2012	2007	2003	2000	1997
Walking continuously	93.9%	89.3%	91.5%	80.5%	77.7%
Vigorous exercise	66.5%	66.8%	63.3%	55.6%	51.9%
Organised sporting activities	52%	48.2%	47.1%	25.9%	30.2%
Non-organised sporting activities	87.9%	87.35	86.6%	73.7%	73.2%
Leisure activities outside home	99.2%	97.0%	98.1%	99.4%	97.6%

Source: 2012 NIPS

Table 6 2012 Overall Activity Profile

Involvement in Sport and Leisure Activities									
	<i>Organised Sport</i>			<i>Non-organised sport</i>			<i>Leisure</i>		
	2012	2007	2003	2012	2007	2003	2012	2007	2003
Often %	40.5	35.5	35.6	66.7	64.7	63.8	77.5	76.0	75.3
Sometimes %	8.4	6.6	8.3	16.7	14.9	16.0	14.7	14.7	17.5
Infrequently %	3.1	6.1	3.2	4.6	7.7	6.8	6.3	6.3	5.3
Never %	48.0	58.8	52.7	12.1	12.7	13.2	2.9	2.9	1.5
<i>Total Respondents</i>	526	518	531	526	518	531	518	518	531

Source: 2012 NIPS

Table 7 2012 Involvement in Sport and Leisure Activities

The residents of Sutherland Shire have over many generations made very significant commitments to providing sporting facilities to meet local demand for organised sports. Open space for organised sporting is currently provided in over 119 sporting fields across approximately 70 sites, 3 public golf course, 3 athletics tracks, and Leisure Centres at Sutherland, Engadine and Caringbah. Council also provides approximately 90 netball courts and 55 tennis courts. The total area of these sporting facilities is approximately 472 hectares. In addition, Council also owns and manages 16 public boat facilities and 7 swimming enclosures in the ocean, bays and rivers.

A large range of organised sports are catered for in Sutherland Shire. The table below illustrates the number of registered players in 2014 for the most popular organised sports. In 2015 the most popular team sport is soccer, with 18,891 registered players in 1,561 teams.

Sport	2014: No. of players
Junior Cricketers	1,446
Senior Cricketers	1,334
Total Cricketers	2,780
Junior and Senior Soccer Players	17,420
Junior and Senior Australian Rules Football Players	686
Australian Rules Football Players	686
Junior and Senior Rugby League	4,788
Junior and Senior Rugby Union	974
Netball	6,226

Source: 2014 State of the Sector Report – Parksbase and SSC 2015 update. Club data

Table 8: 2014 Registered players

It is reasonable to expect that the growth in population to 2026 will have similar demands for open space as the current population. Based on current participation rates in active sports (2012 SSC Neighbourhood Interaction & Participation Survey), the increased population in centres by 2026 will create a need for at least 3 new playing fields. This demand does not include increasing participation in different field uses such as oz-tag and less formal sport training.

Sports	Number of New Facilities or Courts Required Based on Local Participation Rates
Outdoor soccer	2.94
Netball (Indoor and outdoor)	0.63
Outdoor cricket	0.62
Australian Rules football	0.08
Hockey (indoor and outdoor)	0.21
Athletics, track and field	0.04
Rugby league	0.33
Softball / Tee ball	0.49

Table 9: Number of playing fields required by 2026

However, the playing fields for most codes are at capacity. A growing population will bring additional demand that cannot be accommodated with existing assets. One way to meet the growth in demand for sporting facilities without eroding the service level currently enjoyed by Shire residents is to purchase more land and construct new

fields. The current provision of sporting facilities equates to 20.55m² per person. If development contributions were to fund acquisition and embellishment at this rate, development contributions for sporting facilities would exceed \$20,000 per dwelling. Such a contribution rate would exceed the cap set by the NSW government.

Sport fields must be level and require large tracts of land. Based on recent average acquisition costs for larger land parcels, acquisition of additional open space at a rate to maintain the current rate of provision, per capita, would necessitate a \$28,000 per person contribution, or over \$50,000 per residential flat.

This plan aims to fund works which can increase the availability and capacity of playing fields to accommodate more user hours for organised sport. Where opportunities exist the plan aims to purchase land to increase the number of playing fields. The Works Schedule includes some acquisition of land to create playing fields and projects which will extend the available playing hours on existing playing fields. The cost of this work is to be borne by new residential development. Given that 65% of residential growth to 2026 will occur in centres and 35% outside of centres; consequently 65% of the cost of the work will be raised from contributions under this plan. The remaining 35% will be generated from development spread throughout Sutherland Shire and is addressed in the 2016 Section 7.12 Plan.

Active Transport Infrastructure

Sutherland Shire has been working towards constructing an extensive network of shared and dedicated cycle paths. At present there are 39.63km of off-street cycle paths. This equates to 0.17m of linear off-road bicycle paths per person. There are a further 34.26km of on-road marked cycle lanes which equates to a rate of 0.15m of linear on road bicycle lanes per person.

The forecast development within the Sutherland Shire will generate additional demand for pedestrian paths, shared paths and cycling paths due to the increased number of cyclists and pedestrians. This demand will require the augmentation and extension of existing facilities. Bicycles are more popular in denser urban environments and the future population of the centres can be expected to have greater reliance on bicycles.

The works schedule of this plan includes projects to construct new shared paths which will help link residents to infrastructure, jobs and service, and to maintain the current rate of provision per head. The cost of this work is to be borne by new residential development. Given that 61.5% of residential growth to 2026 will occur in centres and 38.5% outside of centres; 61.5% of the cost of the work will be raised from contributions under this plan. The remaining 38.5% will be generated from

development spread throughout Sutherland Shire and is addressed in the 2016 Section 7.12 Plan.

Development Contributions for Regional Parks, Sporting Facilities and Active Transport

The Works Schedule proposes \$76,030,000 of regional recreational works. The formula for the calculation of the contribution rate for regional parks sporting facilities and active transport infrastructure is as follows:

The contribution rate per residential flat is equal to 61.5% of the total cost of projects for regional park, sporting facilities and active transport, (plus an administration cost), divided by the increase in the number of residents in centre precincts (by 2026) multiplied by the average occupancy ratio (1.8). A regional contribution per additional dwelling of \$5,282.51 was required when the plan came into effect in January 2017. This figure has since been indexed to the maximum cap amount.

8 Demand for Local Recreation Space & Infrastructure

There are stark contrasts in the existing character and density of the centres covered by this Development Contribution Plan. Some centres like Cronulla and Sutherland are currently urban in nature, while others such as Sylvania Southgate are essentially retail services centres with development potential. SSLEP2015 has focused future growth in those centres where increased building height and density can be best accommodated by the existing urban form. The plan also locates future growth where it can assist in the revitalization of a local centre.

The table below shows how future growth will be distributed among the centres. Most growth will occur in the large existing centres of Cronulla, Caringbah, Miranda, Sutherland and Kirrawee.

Location	Projected Dwelling Increase to 2026	Occupancy Rate	Projected Population Increase to 2026
Cronulla	1462	1.79	2617
Caringbah	2013	1.79	3603
Miranda	1459	1.79	2612
GyMEA	244	1.79	436
Kirrawee	936	1.79	1675
Sutherland	1434	1.79	2567
Engadine	699	1.79	1252
Jannali	190	1.79	339
Sylvania Southgate	398	1.79	713
Total	8835		15815

Table 10 Dwelling yield and population growth capacity in centres

The residents of Sutherland Shire value open space. Surveys of residents routinely find that access to parkland and the natural environment are an essential part of the Shire's sense of place and a key reason why people choose to live in Sutherland Shire. As population densities increase in centres, access to local open space remains an important element of residents' amenity and quality of life. Residents living in high density flats need access to local open space for day to day activities. Local parks provide space for relaxing, exercise, playing with children and simply enjoying the weather. The centres will experience the greatest population growth - it is important to balance density with opportunities to enjoy open space.

Civic spaces and incidental green spaces play a critical role in providing recreational amenity in centres, particularly as urban density increases. Valuable recreation space can be created through public domain improvements to make streets more attractive for relaxation by providing space for trees and landscaping and accommodating seating areas. Outdoor dining areas also add to the recreational amenity of residents in centres who are more inclined to use cafes as a space for meeting and socialising.

Each centre has a different legacy of open space. Sutherland, for example, has Peace Park which provides a large landscaped civic space. This is supported by several small neighbourhood parks which are spread throughout the high density residential flat zone. This contrasts with Caringbah which does not have a significant centrally located open space. It does, however, have areas of open space at the edges of the precinct, as well as small parks and incidental spaces which provide some amenity.

Cyclists in the Shire have historically been able to safely use quiet streets, laneways and areas shared with pedestrians. This was facilitated by low population densities within the main centres of the Shire. Increasing the residential density of the Shire's main centres will increase congestion on streets, footpaths and in public spaces. The utility of this infrastructure for cyclists will be decreased. There will be an increased risk of conflicts between cyclists and pedestrians in shared spaces and an increased risk of injury.

The works schedule of this plan includes local works in Caringbah, Sutherland/Kirrawee, Miranda, Cronulla, Jannali, Engadine, Gymea and Sylvania centre precincts. The areas mapped in Figures 1-8 of this plan as "centre precincts" include the centre zoned land and the residential flat zones associated with each centre. The works planned in each centre precinct are based on the opportunities and constraints offered by the particular centres. However, the cost of land and limited opportunities to purchase suitable sites means that the rate of local open space provision per resident will decline over time. Better use of the public domain aims to reduce the impact of the increasing residential density in centres. The work schedule

also identifies local cycling and shared pedestrian infrastructure to facilitate safer movement of cyclists and pedestrians within centres.

For each centre precinct discussed below, the local contribution rate per residential flat was calculated by dividing the estimated cost of local works for each of the centre precincts as of 1.1.17 (plus an administration levy) by the estimated number of new residents in that centre precinct (by 2026), multiplied by the average occupancy ratio (1.8).

The works identified in each centre results in a specific contribution rate for local infrastructure for each centre. Summaries of the work schedules and contribution rates are provided below.

Caringbah Centre and Caringbah Medical Precinct

Caringbah is forecast to accommodate the largest increase in population of any centre of the Shire with more than 2,013 new high density dwellings by 2026, accommodating 3,603 people. The centre has very little open space, but does have Breen Park (Glenn McGrath Oval) and surrounding open space at the southern edge of the centre.

The works schedule aims to address this imbalance by providing a new park Kingsway to meet the local open space needs of new residents in the northern part of the growth precinct. Works are also proposed to better link Breen Park into the centre and enhance its function as a local open space for centre residents. Streetscape improvements are ongoing projects and will deliver incidental spaces for residents throughout the centre.

The increase in residents in the precinct necessitates the widening of the road and associated intersection works at the southern side of the signalised intersection of Taren Point Road and The Kingsway. This local road works project is included in the works schedule.

The Works Schedule proposed \$29,356,400 of local works in Caringbah. The local contribution per residential flat is \$14,666. With the addition of the regional contribution the total contribution was \$19,948 as of 1.1.2017. The total contribution has been indexed since then, but does not exceed the maximum total of \$20,000 per dwelling.

Sutherland/ Kirrawee Centre Precinct

Sutherland and Kirrawee are two major growth areas located within 1km of each other, both of which have a railway station. Each centre has a different function and provides different services, yet the two centres will become interdependent with the completion of the Kirrawee Brick Pit redevelopment.

Sutherland benefits from two rail services and more flexible timetabling than Kirrawee. Sutherland also provides many civic and administrative services as well as health care, schools and cafés/restaurants. These attractors will mean that residents in Kirrawee will routinely go to and from Sutherland centre. Kirrawee on the other hand will have a large retail shopping complex. This will attract residents of Sutherland centre to Kirrawee. Over time it is expected that the two centres will function as a single place. Given that this plan is based on growth to 2026, the local works schedule has been prepared on the basis that Sutherland and Kirrawee will become a single centre.

The Sutherland/Kirrawee Growth Precinct is forecast to have 2,370 new residential flats by 2026. This is a 55% increase in the population of this area. Sutherland is well provided with parks. It has Peace Park as a large central space and this is supported by a number of existing small parks which give residents of the existing residential flats access to local open space. Kirrawee will have a large new central park with the completion of the Brick Pit site and a small local park in Flora Street.

This plan seeks to meet the additional demand from the new population by an extension to Peace Park in Sutherland Centre. A new local park in proximity to Sutherland/Kirrawee centre precinct will be funded by local contributions. . The proposed works fall short of maintaining the current rate of provision of open space per resident in the growth precinct. Streetscape improvements are also included in the works schedule to create incidental recreational space to partially compensate for this shortfall. The Works Schedule proposed \$34,580,800 of local works in Sutherland / Kirrawee.

The local contribution per residential flat is \$14,674. With the addition of the regional contribution, the total contribution is \$19,956 as of 1.1.2017. The total contribution has been indexed since then, but does not exceed the maximum total of \$20,000 per dwelling.

Miranda Centre and Pinnacle Street Precinct

Miranda Centre Precinct is forecast to accommodate approximately 1459 new high density dwellings by 2026. This will increase the local population by 2,612 people. The precinct has Seymour Shaw Park as its northern boundary, but has very few local open spaces. A new small park is planned with a partial road closure at the end of University Road. Streetscape improvements are ongoing projects and included in the works schedule. These include improvements to Central Avenue which will deliver incidental landscaped spaces and better integrate Seymour Shaw Park into the centre.

The Works Schedule proposed \$20,296,213 of local works in the Miranda Centre Precinct.

The local contribution per residential flat is \$11,919. With the addition of the regional contribution, the total contribution is \$19,269 as of 1.1.2017. The total contribution has been indexed since then, but does not exceed the maximum total of \$20,000 per dwelling.

Cronulla Centre Precinct

Cronulla Centre Precinct is forecast to accommodate approximately 1,462 new high density dwellings by 2026. Cronulla is well supplied with public open space, most of which is of regional significance. Local facilities will be enhanced to address the increased demand from new residents by improving the functionality of Nerang Road Reserve through the installation of children's play equipment. Streetscape improvements are ongoing projects that will create incidental open space.

The Works Schedule proposed \$21,130,000 of local works in the Cronulla Centre Precinct.

The local contribution per residential flat is \$14,533. With the addition of the regional contribution the total contribution is \$19,816 as of 1.1.2017. The total contribution has been indexed since then, but does not exceed the maximum total of \$20,000 per dwelling.

Jannali Centre Precinct

Jannali Centre Precinct is expected to accommodate residential growth of 190 new high density dwellings by 2026. In this precinct a new local park in proximity to the centre will be funded by contributions. In Jannali the public domain will also be upgraded.

The Works Schedule proposed \$2,712,600 of local works in the Jannali Centre Precinct.

The local contribution per residential flat is \$14,403. With the addition of the regional contribution, the total contribution is \$19,686 as of 1.1.2017. The total contribution has been indexed since then, but does not exceed the maximum total of \$20,000 per dwelling.

Engadine Centre Precinct

Engadine Centre Precinct is expected to accommodate residential growth of 699 new high density dwellings by 2026. In this precinct a new local park in proximity to the centre will be funded by contributions. In Jannali the public domain will be upgraded.

The Works Schedule proposed \$9,800,000 of local works in the Engadine Centre Precinct.

The local contribution per residential flat is \$14,089. With the addition of the regional contribution, the total contribution is \$19,372 as of 1.1.2017. The total contribution has been indexed since then, but does not exceed the maximum total of \$20,000 per dwelling.

Gymea Centre Precinct

Gymea Centre Precinct is expected to accommodate residential growth of 244 new high density dwellings by 2026. In this precinct a new local park in proximity to the centre will be funded by contributions. In Gymea the public domain will be upgraded.

The Works Schedule proposed \$3,400,000 of local works in the Gymea Centre Precinct.

The local contribution per residential flat is \$14,037. With the addition of the regional contribution, the total contribution is \$19,319 as of 1.1.2017. The total contribution has been indexed since then, but does not exceed the maximum total of \$20,000 per dwelling.

Sylvania Centre Precinct

Sylvania (Southgate) is expected to accommodate residential growth of 398 dwellings by 2016. In this precinct a new local park in proximity to the centre will be funded by contributions. In Sylvania Southgate the public domain will be upgraded.

The Works Schedule proposed \$5,800,000 of local works in the Sylvania (Southgate) Centre Precinct.

The local contribution per residential flat is \$14,622. With the addition of the regional contribution the total contribution is \$19,904 as of 1.1.2017. The total contribution has been indexed since then, but does not exceed the maximum total of \$20,000 per dwelling.

9 Contribution Rates Summary

9.a Residential flats

The following is a summary of the Centres and contribution rates at the date of the plan's commencement (1.1.17). The total contribution will be indexed each year but will not exceed the maximum total of \$20,000 per dwelling.

Centre Precinct	Regional Contribution/flat	Local Contribution/flat	Total Contribution
Caringbah	\$5,282	\$14,666	\$19,948
Cronulla	\$5,282	\$14,533	\$19,816
Miranda	\$5,282	\$13,987	\$19,269
Sutherland/Kirrawee	\$5,282	\$14,674	\$19,956
Jannali	\$5,282	\$14,403	\$19,686
Engadine	\$5,282	\$14,089	\$19,372
Gymea	\$5,282	\$14,037	\$19,319
Sylvania	\$5,282	\$14,622	\$19,904

9.b Boarding houses

Boarding house developments in Growth Precincts, with rooms as separate domiciles, will increase demand for public open space. For Boarding houses, an occupancy rate of one person per room is assumed, resulting in a contribution of \$11,111 per boarding house rooms.

10 Works Schedule

Contributions paid to council will be applied towards meeting the cost of provision or augmentation of new public facilities. The plan funds regional and local works as detailed below.

The works schedule sets out:

- the location and description of the public facilities,
- the estimated timing for the provision of each facility, and
- the estimated total cost of providing each facility,

Regional Works

The following Regional works are to be partly funded through section 7.11 contributions:

Area	Natural Account# (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
Various	Nat Acct 94151 (172800)	Gym equipment in the Shire	Installation of outdoor gym equipment in existing parks, including 196 Port Hacking Road facilities for the elderly	\$ 500,000	17-20	61.5%
Caringbah	Nat Acct 94144 (152600)	Lugano Avenue, Burraneer: wharf upgrade	Replacement of Lugano Wharf	\$100,000	17-19	61.5%
Caringbah	Nat Acct 94245 (201720)	Playground Shade Structures Lower Camellia Gardens	Playground shade structure to allow for increased use of playground	\$30,000	18-19	61.5%
Caringbah South	Nat Acct 94221 (153760)	Camellia Gardens upper play space	Design and construct upper playground area and improvements to tea house entry.	\$350,000	19-22	61.5%
Como	Nat Acct 94146 (153580)	Como Shire Gateway Path	Upgrade path between the end of Cremona Road and the Railway Bridge, Como. The path is an important regional waterfront pedestrian path which connects Sutherland with Oatley via the railway bridge which has heritage significance.	\$550,000	15-18	61.5%
Cronulla	Nat Acct 94133 (153990)	Cronulla Esplanade Upgrade (Cronulla Peninsula)	Masterplan to enhance the Esplanade to improve its use and accessibility.	\$ 4,100,000	17-25	61.5%
Cronulla	Nat Acct 94137 (156040)	Cycleway North Cronulla to Cronulla Station	Survey and design of the Bate Bay Shared Pathway network between Peryman Plaza and Cronulla Station via the Esplanade and Beach Park Ave.	\$ 1,000,000	18-19	61.5%

Area	Natural Account# (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
Cronulla	Nat Acct 94138 (156050)	Cycleway Captain Cook Drive to Wanda Shared Pathway and Elouera Road	Reconstruction of existing shared pathway in accordance with Austroad guidelines. Upgrade Elouera Rd cycle link.	\$ 1,000,000	17-19	61.5%
Cronulla	Nat Acct 94141 (162190)	Cronulla South Peninsula Playground	Construct playground on Esplanade and Hungry Point foreshore to increase regional utility.	\$ 600,000	18-19	61.5%
Cronulla	Nat Acct 94148 (162910)	North Cronulla to Cronulla Esplanade Enhancement	Upgrade footpath connections to increase the accessibility to the Esplanade and rockpools.	\$ 7,000,000	17-22	61.5%
Cronulla	Nat Acct 94150 (E1	The Esplanade Lighting Upgrade	Review lighting of the Esplanade to increase safety and usage.	\$ 5,000,000	17-22	61.5%
Cronulla	Nat Acct 94198 (153260)	Dunningham Park- Paving, Picnic and Playground Extension	Stage 1: Upgrade playground with new swing set to improve utility	\$50,000	15/16	61.5%
Cronulla	Nat Acct 94251 (175080)	The Esplanade improvements Cronulla SLSC	Upgrade Esplanade access footpath and public domain in vicinity of Cronulla Surf Life Saving Club	\$1,220,000	18-19	61.5%
Cronulla	Nat Acct 94223 (153970)	Gunnamatta Park main entry upgrade	In accordance with Gunnamatta Park Masterplan, upgrade the main entry with new landscaping, seating, signage and boom gate.	\$900,000	19-22	61.5%
Greenhills	Nat Acct 94230 (177000))	Greenhills Voluntary Planning Agreement Management	Works to embellish ten playing fields and skate park provided through Voluntary Planning Agreement (VPA).	\$1,200,000	ongoing	61.5%
Greenhills	Nat Acct 94226 (155870)	Greenhills Public Domain Improvements - Stage 2	Install services and lighting in the public domain of the Greenhills sporting facilities in Stage 2, to increase the utility of the recreation area.	\$1,000,000	22 onwards	61.5%

Area	Natural Account# (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
Greenhills	Nat Acct 94218 (155120)	Greenhills Stage 2 - Maintenance shed	Construction of support facilities for new playing fields, which will increase utility of fields.	\$400,000	22 onwards	61.5%
Greenhills	Nat Acct 94135 (155130)	Greenhills Stage 3 - Amenities Building	Design and construct support facilities for the new Greenhills recreation area to allow for increased utility.	\$ 800,000	19-21	61.5%
Greenhills	Nat Acct 94136 (155880)	Greenhills Public Domain Improvements - Stage 3	Provision of services and lighting in the public domain of the Greenhills sporting facilities in Stage 3. This work will increase the useability of the recreation area for the increased population.	\$5,000,000	18-22	61.5%
Various locations	Nat Acct 94161 (200360)	Cricket pitch upgrades	Works to upgrade cricket pitches (various locations) in the Shire	\$1,000,000	18-20	61.5%
Illawong	Nat Acct 94206 (200360)	Heritage Drive Oval floodlighting, fencing Cricket pitch and nets	Works to improve Heritage Drive Oval and upgrade cricket pitches	\$90,000	18-20	61.5%
Kareela	Nat Acct 94152 (PK15)	Embellishment of Kareela Recreational Facility, Kareela	Masterplan for works to Kareela Sports Facility land to increase recreational utility of the land. The project includes improvements to land previously occupied by flying fox colony and SSC depot.	\$ 6,000,000	22-26	61.5%
Kurnell	Nat Acct 94126 (201380)	Silver Beach-Regional road, pedestrian and cycle facilities	Construction of Silver Beach shared path	\$2,000,000	18-20	61.5%
Kurnell	Nat Acct 94129 (152300)	Kurnell Peninsula Regional Recreational Facilities	Works to provide new recreational facility on the Kurnell peninsula. Bonna Point is a possible site.	\$ 2,000,000	17-20	61.5%

Area	Natural Account# (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
Miranda	Nat Acct 94128 (150320)	Seymour Shaw Park - Upgrade of sporting field to increase usage.	Redevelopment of Seymour Shaw Fields 3 & 4 to create two level, full sized fields. Remodelling of the grass netball area and possible relocation of 6 netball courts to Miranda Park.	\$ 1,000,000	18-22	61.5%
Miranda	Nat Acct 94145 (152920)	Yowie Bay Old Baths Wharf	Reconstruction of Yowie Bay Wharf to encourage increased visitation to Camellia Gardens.	\$ 1,000,000	18-19	61.5%
Miranda	Nat Acct 94142 (162800)	Seymour Shaw Field 2 - Lighting Upgrade	Lighting upgrade to Seymour Shaw (Field 2) to increase the utility of the fields for night time use.	\$ 120,000	17-18	61.5%
Miranda	Nat Acct 94151 (PK14)	Enlargement of Centenary Park, Miranda	Acquisition of land to enlarge Centenary Park, Miranda, to connect the existing park with the Ewey Creek open space corridor and provide more recreation options for the anticipated increased population, including extended walking and running routes.	\$ 5,000,000	24-25	61.5%
Miranda	Nat Acct 94154 (PK17)	Embellishment of Ewey Creek	Ongoing project to embellish Ewey Creek corridor	\$ 1,000,000	20-22	61.5%
Oyster Bay	Nat Acct 94158 (SP4)	Oyster Bay Oval Sports Field - Irrigation, Drainage and Floodlights	Works to improve lighting and drainage of playing fields to increase utility.	\$ 600,000	18-20	61.5%
Sutherland	Nat Acct 94155 (PK19)	Proposed extension to Peace Park incorporating 2,4,6,8 Stapleton Ave	Park Extension	\$2,000,000	20-25	61.5%
Sutherland	Nat Acct 94127 (140980)	Rawson Avenue, cycle / pedestrian and public domain link	Develop concept design for Rawson Avenue upgrade between Princes Highway and Sutherland Centre. The upgrade is to improve	\$500,000	15-19	61.5%

Area	Natural Account# (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
			connectivity and safety for pedestrians and cyclists between the Sutherland town centre and Sutherland Leisure Centre and sporting fields and encourage greater active transport use in the area.			
Sutherland/Kirrawee	Nat Acct 94134 (200350)	Waratah Park Sports Complex	Masterplan and staged improvements to the regional sports complex to increase utility	\$6,000,000	18-20	61.5%
Sutherland	Nat Acct 94252 (201700)	Sutherland Leisure Centre-Bleachers ancillary	Construction of bleachers to increase leisure centre utility	\$100,000	18-19	61.5%
Various	Nat Acct 94159 (SP5)	Conversion of sports facilities to multipurpose facilities.	Convert existing sports facilities to multipurpose facilities with all-weather use in response to changes in demand.	\$1,500,000	18-22	61.5%
Various	Nat Acct 94160 (SP6)	Upgrade of sportsfields to improve capacity	Improvements to fields to increase utility.	\$6,000,000	20-25	61.5%
Western area	Nat Acct 94149 (164870)	Western area all abilities playground	Works to construct playground to specifically support all abilities. The most likely location is at the Ridge regional recreation area.	\$900,000	18-19	61.5%
Woollooware	Nat Acct 94140 (160650)	Shared Cycleway Gannons Road, Woollooware, between Kingsway and Captain Cook Drive	Works to construct shared pathway.	\$ 400,000	17-19	61.5%
Woollooware	Nat Acct 94143 (201820)	Jenola Park Playing Fields - improved utility	Works to existing fields to increase utility.	\$300,000	17-19	61.5%
Woronora	Nat Acct 94147 (154050)	Woronora River Recreation Areas	Works to develop two recreation areas on the Woronora River. The sites are in spectacular bushland settings. One is accessible by walking track and both are	\$ 150,000	19-20	61.5%

Area	Natural Account# (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
			accessible by water. Works will include weed removal, removal of old foreshore infrastructure, creation of new picnic areas, revegetation, new signage and track improvements.			
Woronora	Nat Acct 94237 (152260)	Prince Edward Park upgrade - Eastern end	Park upgrade	\$300,000		61.5%
Various	Nat Acct 94239 (174360)	Sutherland Cronulla Active Transport Link (SCATL) - Design and Construct	Design and construct shared bike/ pedestrian path	\$5,000,000	19-22	61.5%
Various	Nat Acct 94241 (201510)	CX1 Playground Upgrades	Playground upgrades	\$2,210,000	22-28	61.5%
Various	Nat Acct 94161 (201740)	Cricket wicket upgrades to all-purpose surfaces	Cricket wicket upgrades	\$60,000	18-19	61.5%
			Total	\$76,030,000		

The following **local works** are to be wholly funded through contributions from the plan:

Area	Natural Account # (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion 20'	Proportion Funded
Caringbah	Nat Acct 94162 (152950)	Embellishment of Breen park, Caringbah	This project is to embellish the northernmost section of Breen Park as passive open space, replacing the playing field. The redesigned park is to include an improved entrance and interface of park to Burns Lane and a walking track. The park is to meet the recreation needs of the increased residential population anticipated in the centre.	\$550,000	19-22	100%
Caringbah	Nat Acct 94163 (164360)	Road and intersection widening Taren Point Road & Kingsway, Caringbah	Upgrade of intersection and road widening to facilitate traffic from future development of the medical precinct. Rezoning of this precinct under SSLEP2015 will increase residential and worker population of this area.	\$2,000,000	18-22	100%
Caringbah	Nat Acct 94242 (164571)	Medical Precinct public domain improvements	Streetscape upgrade to cater for increased local population.	\$25,000	18-19	100%
Caringbah	Nat Acct 94243 (201500)	Dianella Street Reserve playground upgrade	Playground upgrade to cater for increased local population	\$150,000	18-19	100%
Caringbah	Nat Acct 94164 (164570)	Willarong Road Precinct Caringbah public domain upgrade	Zone R4 precinct in Willarong Road north of Kingsway: Streetscape upgrade to cater for increased population.	\$4,303,200	20-22	100%
Caringbah	Nat Acct 94165 (PD3)	Port Hacking Road Caringbah public domain upgrade	Port Hacking Road Caringbah Centre: Streetscape upgrade to cater for increased population.	\$3,256,000	20-22	100%

Area	Natural Account # (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion 20'	Proportion Funded
Caringbah	Nat Acct 94166 (PD4)	Burns Lane Caringbah public domain upgrade	Burns Lane Caringbah Centre: Streetscape upgrade to cater for increased population.	\$1,245,200	20-22	100%
Caringbah	Nat Acct 94167 (PD5)	Park Lane Caringbah public domain upgrade	Park Lane Caringbah Centre: Streetscape upgrade to cater for increased population.	\$1,452,000	20-22	100%
Caringbah	Nat Acct 94168 (PK6)	New Local Park in proximity to Caringbah growth precinct.	Acquire 5 lots to embellish as a local park	\$8,500,000	20-25	100%
Caringbah	Nat Acct 94169 (PK9)	New local park within Caringbah Centre	Acquisition and embellishment of land as a local park	\$8,050,000	20-25	100%
Cronulla	Nat Acct 94174 (PD2)	Elouera Road public domain upgrade	Upgrade of the public domain Elouera Road to cater for an increased population.	\$3,630,000	20-22	100%
Cronulla	Nat Acct 94171 (PK11)	Nerang Road, Cronulla park upgrade	Embellishment of park to increase recreational options.	\$500,000	24-25	100%
Cronulla	Nat Acct 94172 (PK5)	New Local Park in proximity to Cronulla growth precinct.	Acquire 8 lots to embellish as a local park	\$17,000,000	20-25	100%
Engadine	Nat Acct 94173 (PK8)	New Local Park in proximity to Engadine growth precinct.	Acquire 8 lots to embellish as a local park	\$9,800,000	20-25	100%
Gymea	Nat Acct 94174 (PK2)	New Local Park in proximity to Gymea growth precinct.	Acquire 2 lots to embellish as a local park	\$3,400,000	20-25	100%
Jannali	Nat Acct 94175 (PD13)	White St, Leopold Ln, Roberts St public domain upgrade	Flora Street from Eton Street to Bath Road Kirrawee: Streetscape upgrade to improve the public domain to cater for increased population	\$512,600	19-23	100%

Area	Natural Account # (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion 20'	Proportion Funded
Jannali	Nat Acct 94176 (PK1)	New Local Park in proximity to Jannali growth precinct.	Acquire 2 lots to embellish as a local park	\$2,200,000	20-25	100%
Miranda	Nat Acct 94177 (164300)	Master Plan for the long term development of Seymour Shaw Park	Plan to allow for increased range of uses of Seymour Shaw Park	\$200,000	16-18	100%
Miranda	Nat Acct 94183 (PD18)	Open Space Landscaping (Urunga Parade Road Closure)	Embellishment project to increase useability of open space	\$200,000	18-20	100%
Miranda	Nat Acct 94184 (PD19)	Landscaping of the grounds of the Community Centre	Embellishment project to increase useability of open space	\$250,000	18-20	100%
Miranda	Nat Acct 94178 (164350)	Pinnacle Precinct local park, University Road, Miranda	Construct and embellish a new small park (20m x 50m) at the end of University Road to provide public open space for new residential flat developments.	\$400,000	18-22	100%
Miranda	Nat Acct 94179 (164370)	196 Port Hacking Road recreation facilities for the elderly	Install outdoor gym equipment suitable for older people	\$300,000	18-19	100%
Miranda	Nat Acct 94185 (PD7)	Central Road Stage 1, Miranda public domain upgrade	In Central Road, construct widened footpath, add seats and plant street trees to improve pedestrian amenity. Central Road is important as it connects Seymour Shaw Park and the main pedestrian "fig tree" entrance to Westfield.	\$1,311,898	20-22	100%
Miranda	Nat Acct 94186 (PD8)	Central Road Stage 2, Miranda public domain upgrade	In Central Road, construct widened footpath, add seats and plant street trees to improve pedestrian amenity. Central Road is important as it connects Seymour Shaw Park and the main pedestrian	\$299,435	20-22	100%

Area	Natural Account # (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion 20'	Proportion Funded
			"fig tree" entrance to Westfield.			
Miranda	Nat Acct 94180 (PD10)	Urunga Parade, Higherdale Ave and Miranda Road, Miranda public domain upgrade.	Zone R4 precinct in Urunga Parade, Higherdale Avenue and Miranda Road: Streetscape upgrade to cater for increased population.	\$3,451,360	20-22	100%
Miranda	Nat Acct 94181 (PD11)	Kiora Road north of Kingsway, Miranda public domain upgrade.	Zone R4 precinct in Kiora Road north of Kingsway: Streetscape upgrade to cater for increased population.	\$1,580,480	20-22	100%
Miranda	Nat Acct 94182 (174480)	Pinnacle Street Precinct, Miranda public domain upgrade	Pinnacle Precinct Road Works & Public Domain. Kerb and guttering plus public domain works not covered by the approved projects.	\$2,603,040	18-22	100%
Miranda	Nat Acct 94187 (PK18)	Embellishment of Darly Street Park	Park upgrade to cater for increased population	\$200,000	20-22	100%
Miranda	Nat Acct 94188 (PK7)	New Local Park in proximity to Miranda growth precinct.	Acquire 4 lots to embellish as a local park	\$9,500,000	20-25	100%
Miranda	Nat Acct 94235 (200240)	Kingsway, Miranda centre public domain upgrade	Streetscape upgrade to cater for increased population	\$450,000	18-19	100%
Sutherland/Kirrawee	Nat Acct 94190 (164290)	Flora Street Sutherland public domain upgrade	Flora Street from Eton Street to Bath Road Kirrawee: Streetscape upgrade to improve the public domain to cater for increased population	\$13,728,000	19-23	100%
Sutherland/Kirrawee	Nat Acct 94191 (PD14)	Old Princes Highway Sutherland public domain upgrade.	South side Old Princes Highway between Glencoe Street and Eton Street at entrance to centre: Streetscape upgrade to cater for	\$1,152,800	24-25	100%

Area	Natural Account # (Project ID#)	Title	Project Description	Cost Estimate	Scheduled completion 20'	Proportion Funded
			increased population			
Sutherland/Kirrawee	Nat Acct 94192 (PD20)	Road and intersection widening Oak Rd /Flora /President	Upgrade of intersection and road widening to facilitate traffic from future development.	\$1,500,000	17-19	100%
Sutherland/Kirrawee	Nat Acct 94193 (PK12)	Local Park within Sutherland growth precinct	Acquire approx 2000m2 of land and embellish as park within the precinct	\$9,000,000	20-25	100%
Sutherland/Kirrawee	Nat Acct 94194 (PK4)	New Local Park in proximity to Kirrawee growth precinct.	Acquire 7 lots to embellish as a local park	\$9,200,000	20-25	100%
Sylvania	Nat Acct 94195 (PK3)	New Local Park in proximity to Sylvania growth precinct.	Acquire 4 lots to embellish as a local park	\$5,800,000	20-25	100%
Caringbah	Nat Acct 94244 (201710)	Playground shade structures-Caringbah	Construct shade structures to allow increased use	\$30,000	18-19	100%
Cronulla	Nat Acct 94249 (201720)	Playground shade structures - Cronulla	Construct shade structures to allow increased use	\$1,000,000	18-19	100%
Miranda	Nat Acct 94248 (201720)	Playground shade structures Miranda	Construct shade structures to allow increased use	\$270,000	18-19	100%
			Total	\$129,001,013		

Although it is Council's intention that all of the public facilities identified in the schedule will be provided as soon as possible in accordance with timing and priorities indicated, this will depend on the rate at which development occurs within the Shire. The locations of Section 7.11 Local and Regional projects are shown in Appendix 1

11 Plan Preparation and Management

Council is authorised to recoup the reasonable costs of preparing this Plan and costs associated with the ongoing management and administration of the Plan.

This Plan has been specifically prepared to enable Council to ensure that open space and sporting facilities are provided to meet the demands generated by additional residents in high density development in the growth centres. The total cost associated with this category of contributions comprises:

- Staff costs associated with preparing the Plan; and
- Ongoing management of the Plan over a ten year period; and
- Two five-yearly reviews

This plan has been prepared in conjunction with the Sutherland Shire Section 7.12 Plan and the two plans will be jointly managed and reviewed. Given that 65% of residential growth to 2026 will occur in centres and 35% outside of centres, the plan preparation and management costs will be apportioned on this basis.

The formula for the calculation of the contribution rate for Plan preparation and management is:

Contribution rate per new resident =

61.5% of the total cost divided by residents in the growth centres (15,815)

= \$99 resident

This equates to a contribution per residential flat of \$178

12 Administrative Requirements

Methods of payment

As per Section 7.11 of the *Environmental Planning and Assessment Act 1979*, contributions can be made by a combination of the following methods.

- The payment of contributions;
- The dedication of land;
- The provision of a material public benefit.

The method of payment will be specified as conditions of development consent. Council may consider the above options at its discretion provided the contribution will achieve the aims of this plan.

If an applicant for development consent seeks to make a development contribution other than by payment of a levy, the applicant may adopt one of the following procedures:

Offer made to the Council as part of a development application:

The applicant may include in the relevant development application an offer to carry out works, dedicate land, or provide a material public benefit instead of paying a levy provided the work would meet the objectives of this plan. The Council will consider the offer as part of its assessment of the development application. If the Council agrees to the arrangement and grants consent to the application, it will include a condition of consent under section 4.17 of the Act requiring the works to be carried out or the material public benefit to be provided in-lieu of a condition requiring payment of a contribution under section 7.11. If the Council does not agree to the alternative arrangement, it may grant consent subject to a condition authorised by this Plan requiring payment of a contribution.

In assessing the applicant's offer, the Council will have regard to the requirements of the Practice Note issued by the NSW Government in the Revised Development Contributions Manual (DIPNR 2005, with updates 2006) and will consider matters such as, but not limited to, the following:

- Council must be satisfied that the land to be dedicated or the material public benefit provided is of equal or greater value than the monetary contribution that would otherwise be required. The value of works will be assessed and determined by Council. Land is to be dedicated "free of cost", and all costs associated with the transfer of ownership are to be met by the applicant. Council is under no obligation to accept land dedications which are not considered suitable, and
- In situations where the material public benefits involve works-in-kind, the Council will only accept such an offer where the works are constructed by the developer to the Council's standards and then transferred to Council. Council is under no obligation to accept works in kind which are not considered suitable. Works-in-kind should facilitate items which are included in the works schedule.

In considering any such offer, Council will assess the benefits of the works to the Council and the community. Council will give due consideration to the overall costs and benefits, need and timing of the works. If development consent has been granted to the carrying out of development, subject to a condition authorised by this Plan to pay a contribution, the applicant must comply with the condition unless it is

modified under section 4.55 of the Act. If the Council approves the application to modify the condition, the applicant will be bound by the substituted condition

Offer to enter into a voluntary planning agreement

If an applicant does not wish to pay a contribution in connection with the carrying out of development, the applicant may offer to enter into a voluntary planning agreement with Council under section 7.4 of the Act in connection with the making of a development application.

Under a planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. Those purposes need not relate to the impacts of the applicant's development or to the items listed in the Works Schedule.

The applicant's commitment under a planning agreement may be additional to, or instead of, paying a contribution in accordance with a condition of development consent authorised by this Plan. This will be a matter for negotiation with Council. The offer to enter into a planning agreement together with a copy of the draft agreement should accompany the relevant development application.

Council will publicly notify the draft planning agreement and an explanatory note 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 under section 7.7 of the Act 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 contribution. Applicants should refer to the Council's Policy on Planning Agreements.

Timing of Payment

The payment of contributions required by a condition of development consent shall be made prior to the issue of the construction certificate for the development.

Council may allow deferred or periodic payment of monetary section 7.11 contributions subject to consideration of a section 4.55 modification of consent. This application must specify the payment method. The Section 4.55 application must be made before the payment of the contribution is due.

In deciding whether to allow deferred or periodic payment of a monetary section 7.11 contribution, the Council will take into consideration the following matters:

- the reasons provided by the applicant requesting a deferred or periodic payment,
- whether allowing the deferred or periodic payment is likely to prevent the public facility being provided in a timely manner,
- whether the applicant has provided the Council with adequate security in relation to the deferred or periodic payment,
- any other relevant circumstances of the case.

The decision to accept a deferred or periodic payment is at the sole discretion of Council. If Council determines to allow the application, the arrangements relating to the deferred or periodic payment will not take effect until the applicant has entered into a written agreement with Council. If approved, the following condition relating to the deferred or periodic payment will be placed on the amended development consent:

Deferred or periodic payment arrangements shall be made in accordance with a Deed of Agreement, and in accordance with Council requirements, and the provisions of the Plan. The Deed of Agreement must be executed prior to the issue of a Construction Certificate. Full payment of outstanding contributions is required prior to the issue of the Occupation Certificate or within 12 months of the Deed of Agreement, whichever comes first. Note: Interest is payable at the current Council overdraft rate. This arrangement is subject to indexation which is charged on the 1st July each year on the balance outstanding at the time.

Deferred or periodic payment is subject to indexation which is charged on the 1st of July each year on the balance outstanding at the time.

Applicants may apply to defer the payment of contributions two ways:

- 12 month deferral - by way of a bank guarantee, or
- 12 month periodic payments.

Both methods require full payment within 12 months of the date of issue of the construction certificate or prior to issue of the occupation certificate. These deferral methods are detailed below.

Set Time Period Deferment & Bank Guarantee

A set time period deferment requires contributions to be paid within 12 months of the date of issue of the construction certificate or prior to issue of the occupation certificate, whichever comes first. A deferred payment will only be accepted by way of a bank guarantee from an Australian bank for the total or outstanding contribution

amount plus interest. A Deed of Agreement entered into by the applicant and Council must be executed prior to the release of the Construction Certificate.

The guarantee requires the bank to unconditionally pay the guaranteed sum to Council at the time stipulated in the agreement. All costs incurred in the establishment, operation, administration or discharge of the bank guarantee, are borne by the applicant. The bank's obligations are discharged when payment to the Council is made in accordance with the guarantee, or when Council notifies the bank in writing that the guarantee is no longer required, or if the related consent lapses.

The formula applied to all bank guarantees for section 94 contributions is as follows:

$$\frac{\text{Bank Guarantee}}{\text{Amount}} = C(1+i)^n + A$$

where

$C =$	Section 7.11 contribution that is due
$i =$	interest foregone by Council calculated at the current overdraft rate (%)
$n =$	period of deferral in years
$A =$	Council's current administration charge

Periodic Payment

A periodic payment deferment requires contributions to be paid within 12 months of the date of issue of the construction certificate or prior to issue of the occupation certificate, whichever comes first. A Deed of Agreement entered into by the applicant and Council must be executed prior to the release of the Construction Certificate and a payment schedule created and administered by Council.

The formula applied to all periodic payments for section 7.11 contributions is as follows:

$$\frac{\text{Bank Guarantee}}{\text{Amount}} = \frac{C(1+i)+A}{12}$$

where

$C =$	section 7.11 contribution that is due
$i =$	interest foregone by Council calculated at the current overdraft rate (%)
$A =$	Council's current administration charge

Indexation of Contributions and Values

To ensure that the value of contributions is not eroded over time, the contributions stated in this Plan will be indexed to reflect changes in the cost of facilities. The Section 7.11 contribution plan rates and outstanding contributions will be indexed on 1 July every year. Council may also index the notional value of an item of works in the works schedule of this plan.

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

The rate used to index the contribution rate and outstanding contributions is the Consumer Price Index (All Groups Index) for Sydney.

The formula suggested to review a contribution rate is as follows:

$$\text{New Contribution Rate} = \text{Current Contribution Rate} \times \frac{\text{current CPI}}{\text{Previous year's CPI}}$$

The same basic formula is also used to index outstanding contributions under this plan:

$$\text{New Contribution Rate} = \text{Current Contribution Rate} \times \frac{\text{current CPI}}{\text{Previous year's CPI}}$$

13 Monitoring and Review of the Plan

The plan will be reviewed regularly to ensure its forecasts and costs remain accurate and relevant. This plan will be reviewed at least every 5 years and following the release of census results.

14 Important Dates

Actions that happened or will happen on the following dates:

Edition 1

Action	Date
Council approved new direction	18 July 2016
Exhibition – START	27 July 2016

Exhibition – FINISH	25 August 2016
Council Decision	7 November 2016
Public Notice	7 December 2016
Plan came into effect	1 January 2017
Indexation Dates	1 July each year

Edition 2 (Amendment 1 to Finalisation Strategy of old S94 and S94A Plans)

Action	Date
Council approved Amendment 1	16 April 2018 (COR18-18)
Exhibition – START	23 May 2018
Exhibition – FINISH	20 June 2018
Council Decision	17 September 2018
Public Notice	3 October 2018
Amendment 1 came into effect	3 October 2018
Indexation Dates	1 July each year

Edition 3 (Amendment 2)

Action	Date
Council approved Amendment 2	10 December 2018
Exhibition – START	9 January 2019
Exhibition – FINISH	8 March 2019
Council Decision	15 April 2019
Public Notice	1 May 2019
Amendment 2 came into effect	1 May 2019
Indexation Dates	1 July each year

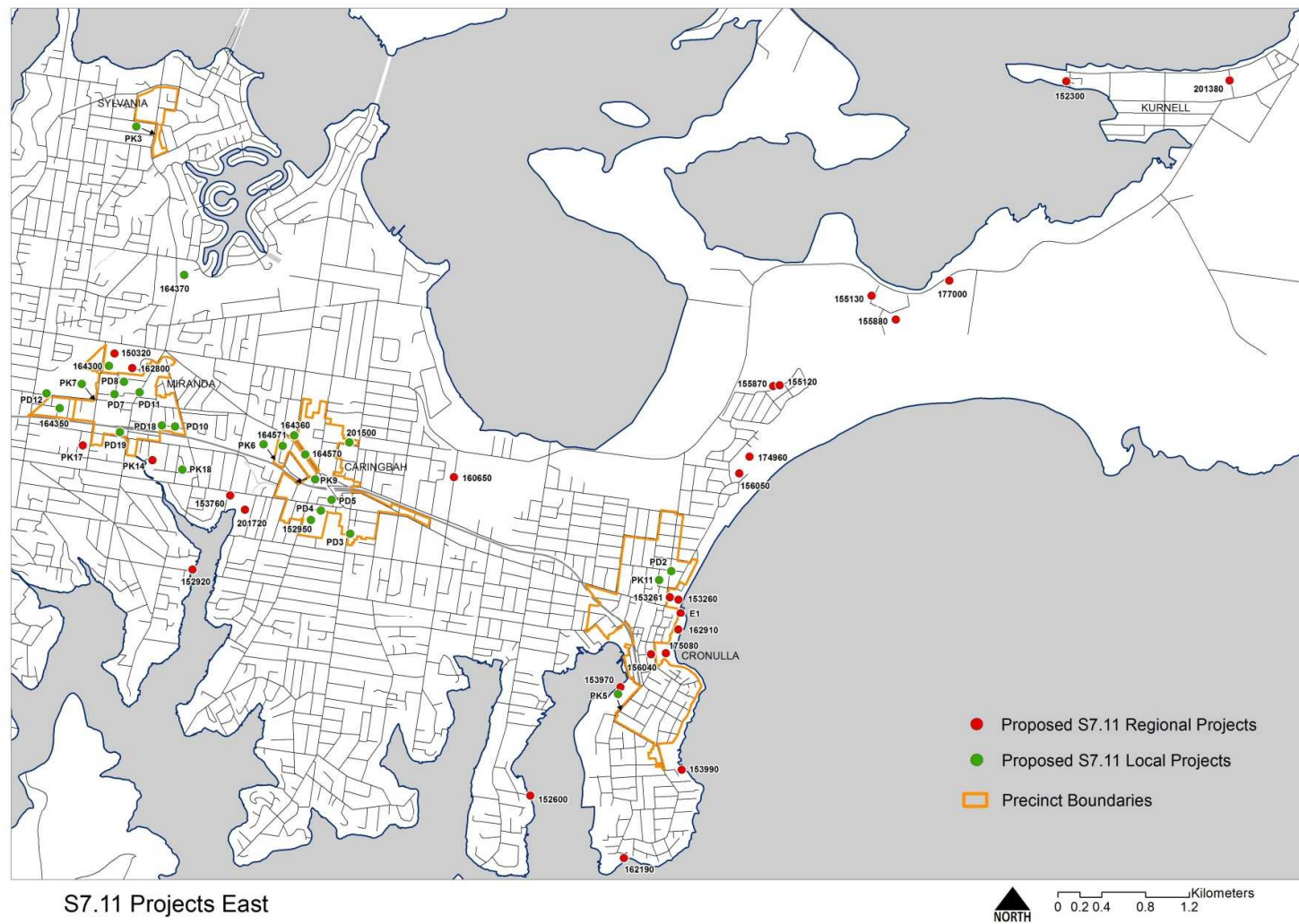
15 Accounting and Management of Funds

Detailed records will be kept for all development contributions collected by Council under this plan. Contributions will be reported annually in Council's Annual Report (see Note 17). A Development Contributions Register is to be maintained to ensure compliance with Clause 34 of the *Environmental Planning and Assessment Regulation 2000*.

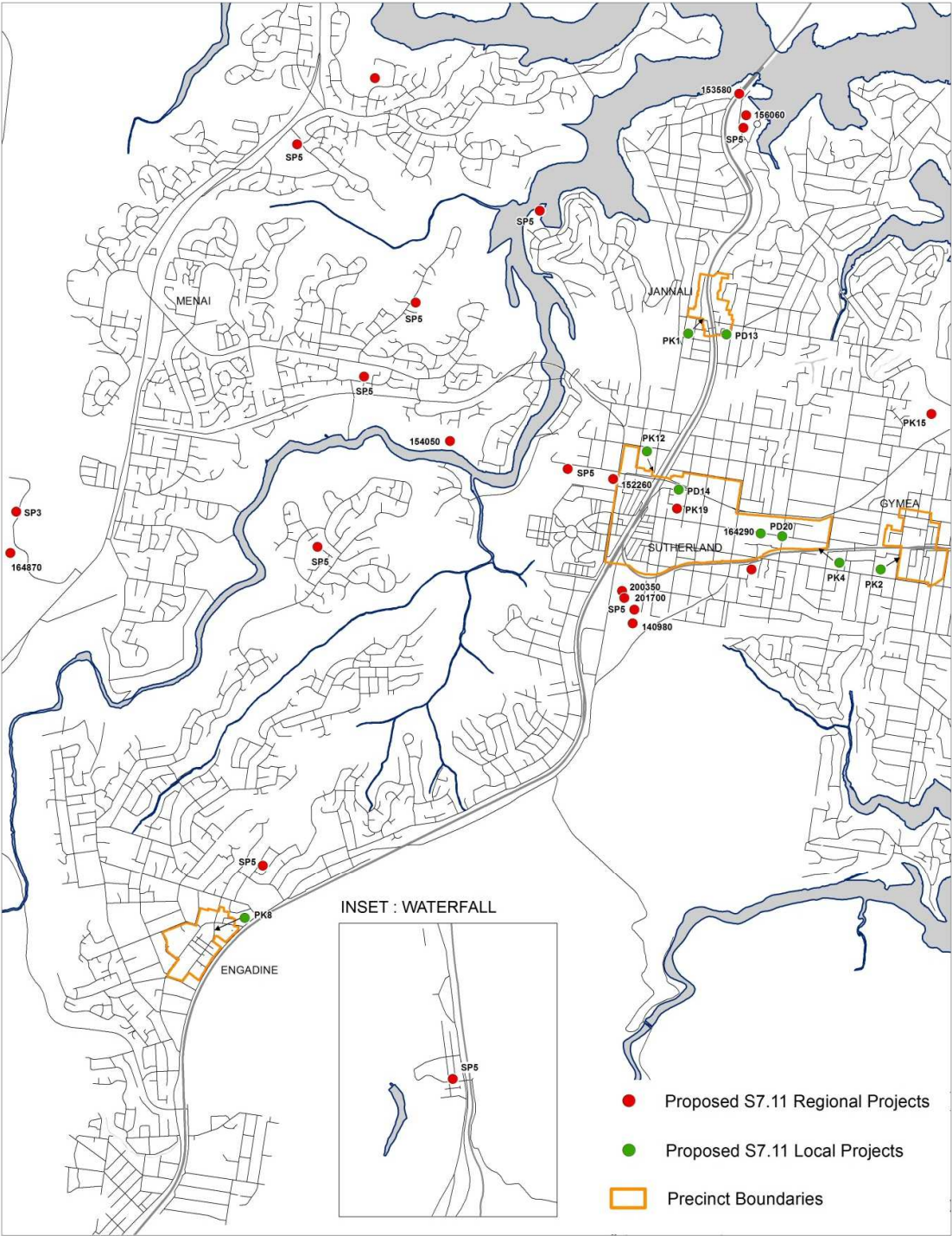
Funds collected under this plan will be invested to ensure that their real value will be preserved over time. All returns on investments made with development contributions will be returned to development contributions.

This plan expressly authorises development contributions paid to be pooled and applied progressively or otherwise for those purposes. The priorities for expenditure are shown in the works schedule.

Appendix 1: Map 1 S7.11 Projects East



Appendix 1: Map 2 S7.11 Projects West



Section S7.11 Projects West

Strategy for Finalisation of old S94 and s94A Plans

What are the superseded Plans?

Sutherland Shire Council had five traditional Section 94 plans and seven Section 94A plans. These are identified below.

Section 94 Plans (Traditional)

- 2005 Shire-Wide Open Space and Recreation Facilities
- 2003 Community Facilities Plan
- Caringbah Centre Contribution Plan 1997
- Miranda Open Space Embellishment Plan
- Sutherland Centre Contribution Plan

Section 94A Plans

- Cronulla Centre S94A Levy Plan 2007
- Employment Land s94A Plan 2007
- Engadine Centre Section 94A Levy Plan 2008
- Kirrawee Mixed Use S94A 2007
- Menai Centre S94A Levy Plan 2008
- Miranda Centre Core Commercial Land 2007
- Sutherland Centre S94A Plan 2006

A traditional Section 94 (S7.11) plan levies for development based on the demand created, which is calculated on the number of new dwellings constructed. A Section 94A(S7.12) plan levies for development as a set percentage of the cost of development.

What are the new plans?

Council now only has one traditional Section 7.11 Plan and one Section 7.12 plan, which will operate for a ten year period from 2016-2026.

The **traditional Section 7.11 Plan 2016** imposes an open space levy on new dwellings in the precincts where the greatest population growth is anticipated. The main growth precincts are the centre and high density residential flat zones where development of residential flats could occur, with a corresponding increase in residents. The following precincts have been identified: Sutherland/ Kirrawee, Miranda, Caringbah, Cronulla, Engadine, Gymea, Jannali, and Sylvania Southgate.

This levy is the sum of three components:

- A regional levy for regional open space (parks), sporting facilities and active transport (footpaths and cycle ways) with regional importance, plus
- A local levy for local works (open space improvements and intersection widening) in the growth precincts, plus
- A levy for the administrative costs associated with the plan.

The **Section 7.12 Plan 2016** imposes a levy on all other development with value over \$100,000, in all areas of the Sutherland Shire. The projects to be funded under this plan are varied in type and will be distributed across the Sutherland Shire.

What happens to projects and funds in the superseded plans?

Some projects in the superseded plans have been completed. Some plans have projects which have not yet been completed. Each plan has some remaining funds. Funds will continue to be collected under the existing funds from developments for which conditions of consent require S94 contributions under the existing plans. A snapshot of the funds held in trust under each plan (as of 23.5.16) is provided below.

Plan	Current Funds (as at 23.5.2016)
2005 Shire Wide Open Space Plan	\$ 24,646,305 (includes asset investment property of \$5 mil)
2003 Community Facilities Plan	\$ 2,157,750
Caringbah Centre Contribution Plan 1997	\$ 431,953
Miranda Centre Open Space Embellishment Plan	\$ 0
Sutherland Centre Contribution Plan	\$ 203,785
Cronulla Centre Levy Plan	\$ 21,180
Employment Lands Levy Plan	\$ 1,291,438
Engadine Centre Levy Plan	\$ 26,795
Kirrawee Mixed Use Levy Plan	\$ 60,606
Menai Centre Levy Plan	\$ 275,698
Miranda Centre Core Commercial Lands Levy Plan	\$ 3,036,750
Sutherland Centre Levy Plan	\$ 10,969

The projects and funds under each plan will be transitioned in a range of ways:

- Identified land acquisitions and the associated funds will continue to be funded from the funds collected by the 2005 Shire-Wide Open Space and Recreation Facilities Plan. Embellishment of some of these regional spaces will be transferred to the Section 7.11 Plan 2016 as regional projects. The projects will be acquired as requested by land owners or as they come onto the market.
- In some cases, there will be sufficient funds in the existing plans to complete identified project.
- In some cases, projects identified but not yet completed will be transferred (with the accompanying funds) into the new Section 7.11 Plan 2016 as a regional open space project.

- In some cases, projects listed in the old Section 94 plans can be transferred (with the accompanying funds) to the new Section 7.11 Plan 2016 as a specific local works project in one of the growth precincts.
- Some projects listed in the old Section 94 plans do not meet the nexus test of the new Section 7.11 plan. These projects will either be listed as projects under the Section 7.12 plan, or will not be pursued.
- Remaining funds and projects listed in the old Section 94A plans will be carried across to the new Section 7.12 Plan 2016.

Specific details relating to each of the current plans are provided below.

2003 Community Facilities Plan

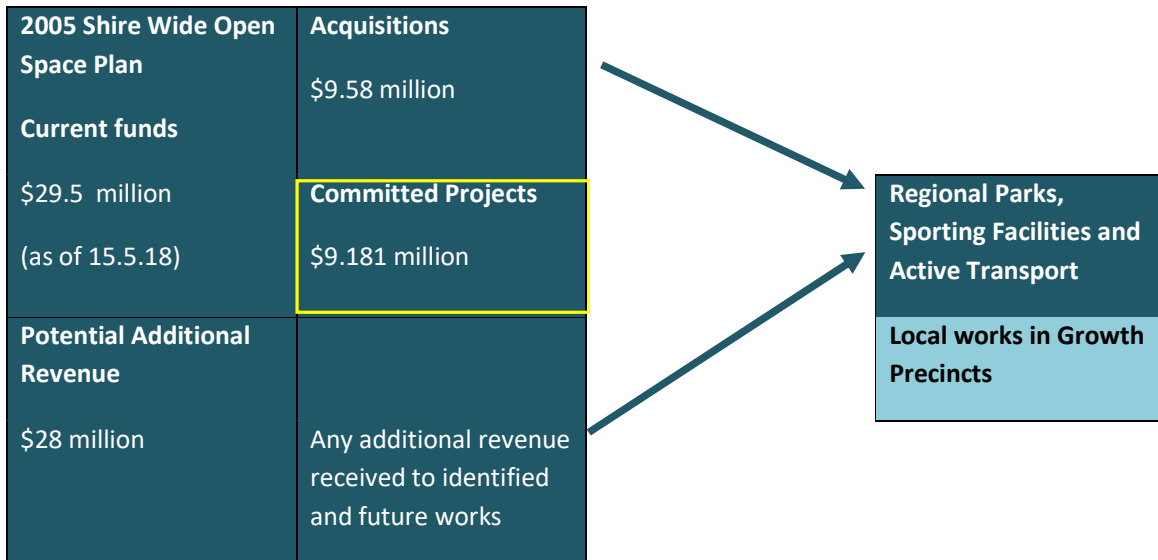
- All projects on the works schedule have been completed.
- The 2003 Community Facilities Plan aimed to maintain the existing standard of provision of community facilities in the Sutherland Shire in response to new development. Works funded by the plan focused on augmenting library services.
- The current balance of contributions under the plan is \$5,176,000 (as of 16.4.18).
- The balance will continue to grow as contributions will continue to be made under existing development consents.
- Remaining funds collected under this plan are committed to the following project of regional significance:
 - Augmentation of Sutherland Entertainment Centre

2005 Shire Wide Open Space Plan

- Identified land acquisitions and the associated funds will continue to be funded from the funds collected by the 2005 Shire-Wide Open Space and Recreation Facilities Plan. Properties will be provided as they come on to the market or at the request of the land owner.
- Projects to which Council has committed resources for implementation in the short-term will be completed under the 2005 Shire Wide Open Space Plan utilising funds already collected and additional funds anticipated to be collected.
- Projects which have been identified, but to which no resources have yet been committed, will be transferred to the Section 7.11 Plan 2016 – Regional Parks, Sporting Facilities and Active Transport as these are projects with regional significance.
- Any revenue in excess of the funds required to complete committed projects will be transferred to the Section 7.11 Plan 2016 to fund projects of regional significance. This includes funds remaining from projects on the works schedule that will not proceed.

2005 Shire Wide Open Space Plan

Section 7.11 Plan 2016



Details relating to the specific projects on the 2005 Shire Wide Open Space Plan Works Schedule are provided overleaf.

**2005 Shire Wide Open Space and Recreation Facilities Contribution Plan -
Acquisitions – to be carried forward**

Property Address	Land Proposed to be Acquired
EWHEY CREEK	
49 Wandella Road, MIRANDA	Lot 11 DP26393
154 Karimbla Road, MIRANDA	Part Lot A DP371833
156 Karimbla Road, MIRANDA	Part Lot F DP390085
158 Karimbla Road, MIRANDA	Part Lot E DP390085
170 Karimbla Road, MIRANDA	Part Lot 4 DP21073
1 Gosby Avenue, MIRANDA	Part Lot 29 DP26569
4 Gosby Avenue, MIRANDA	Part Lot 27 DP26569
3 Kalmia Place, MIRANDA	Part Lot 4 DP 220243
1 Barkduk Avenue, MIRANDA	Part Lot 39 DP 27093
CARINA AND CORONATION BAY - OYSTER BAY	
47 Caravan Head Road, OYSTER BAY	Part Lot E DP396262
22 Farrer Place, OYSTER BAY	Part Lot 111 DP735532
24 Farrer Place, OYSTER BAY	Part Lot 91 DP777227
83-85 Caravan Head Road, OYSTER BAY	Part Lot 1 DP383135
91 Caravan Head Road, OYSTER BAY	Part Lot 2 DP394387
95-97 Caravan Head Road, OYSTER BAY	Part Lot 1 DP394387
109-111 Caravan Head Road, OYSTER BAY	Part Lot 432 DP 855460
41 Riverview Road, OYSTER BAY	Part Lot 91 DP14716
73 Riverview Road, OYSTER BAY	Part Lot 75 DP14716
WORONORA CRESCENT COMO	
149 Woronora Crescent, COMO	Part Lot A DP444666
151A Woronora Crescent, COMO	Part Lot 5 DP230532
COMO ROAD OYSTER BAY	
50 Como Road, OYSTER BAY	Part Lot 1 DP579367
56 Como Road, OYSTER BAY	Part Lot 472 DP1026839
96 Como Road, OYSTER BAY	Lot 1 DP515144
1154 Old Princes Highway, ENGADINE	Lot 3 DP208312
1150 Old Princes Highway, ENGADINE	Lot 1 DP208312
34A Prince Edward Park Rd, WORONORA	Lot 10 DP 214761
142 North West Arm Road, GRAYS POINT	Lot 9 DP204968
THE ESPLANADE SYLVANIA	
8/1R The Esplanade, SYLVANIA	Lot 121 Sec B DP12157
7/1R The Esplanade, SYLVANIA	Lot 7 Sec B DP12157
67/1R The Esplanade, SYLVANIA	Lot 189 Sec B DP12157
141/1R The Esplanade, SYLVANIA	Lot 175 Sec B DP12157
128/1R The Esplanade, SYLVANIA	Lot 176 Sec B DP12157
37 The Crescent, WORONORA	Part Lot 537 DP712104
5A Argyle Place, KAREELA	Lot 13 DP 218068
Total	\$13.914 mill

Property Address	Land Proposed to be Acquired

2005 Shire Wide Open Space and Recreation Facilities Contribution Plan Works Schedule Projects

Notes	Project ID	Project Name	Project Description	Scheduled Completion	Funds
Committed Project	156090	Dunningham Park seawall - Investigation & Design	In accordance with the Dunningham Park and Seawall Masterplan, commence implementation of works.	15/17	\$200,000
Committed Project	152230	Tonkin Oval boat ramp and wharf upgrade	In accordance with Head of Gunnamatta Bay Masterplan, upgrade Tonkin Oval boat ramp and wharf.	15-17	\$750,000
Committed Project	152530	Como Heritage Environment Trail - CHET	Works to embellish and add signage to the Como Heritage Environment trail	15-17	\$146,000
Committed Project	154840	Cricket Wicket Program	Works to increase recreational utility of reserve.	15-17	\$90,000
Committed Project	140320	Grays Point Reserve	Improvements to the existing carpark and installation of a new raised boardwalk to improve utility of reserve.	15-18	\$70,000
Committed Project	140980	Rawson Avenue, Sutherland On Road Cycle Lane	Works to improve connectivity between Sutherland centre and playing fields.	15-18	\$1,000,000
Committed Project	151220	Old Ferry Road Reserve	Construct new car park, picnic area, kayak launching facility and boat pick-up and drop-off point, to increase utility of reserve.	15-18	\$1.150,000
Committed Project	150070	Cooper Street Reserve, Engadine: Car park upgrade	Improve the existing carpark to increase utility of reserve.	16/17	\$205,000
Committed Project	PK0162	Como Pool Path	Construct a walking connection around the Como Pool and baths.	16/17	\$550,000
Committed Project	Pt0140	Don Lucas Reserve	Construct landscaping and drainage in association with new toilet facilities.	16/17	\$135,000
Committed Project	140960	Cycleway Woollooware Bay Stage 6	Design Woollooware Bay shared pathway Stage 6: Woollooware Shores to Mangrove Lane.	16-18	\$4,505,000
Committed Project	150130	Narnia Park Playground	Install additional playground equipment to increase utility of reserve.	17/18	\$100,000
Committed Project	156020	Slessor Place Playground	Upgrade playground with concrete edges, playbark	17/18	\$150,000

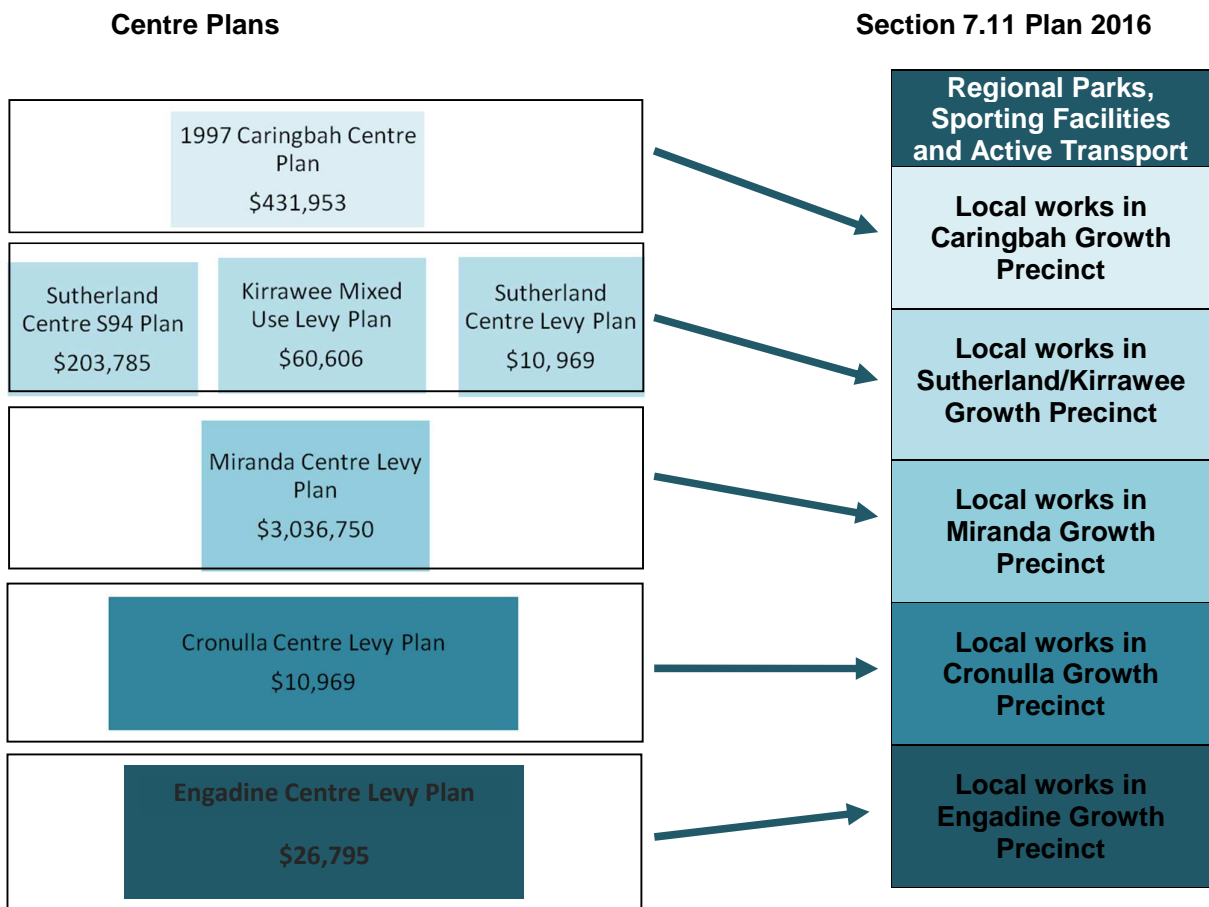
			soft fall, seating and shade structure to increase utility.		
Committed Project	152980	Mansion Point Reserve playground	Upgrade Mansion Point Reserve with an increased range of play equipment, concrete edging, playbark soft fall, seating and shade structure to increase utility of reserve.	18/19	\$130,000
Total					9,181,000
Transfer as Regional Project	153260	Dunningham Park- Paving, Picnic and Playground Extension	Stage1:Upgrade playground with new swing set to improve utility	15/16	\$50,000
Transfer as Regional Project	155870	Greenhills Voluntary Planning Agreement Management	Works to embellish ten playing fields and skate park provided through Voluntary Planning Agreement (VPA).	ongoing	\$1,200,000
Transfer as Regional Project	GH0010	Greenhills Public Domain Improvements - Stage 2	Install services and lighting in the public domain of the Greenhills sporting facilities in Stage 2, to increase the utility of the recreation area.	22 onwards	\$1,000,000
Transfer as Regional Project	155870	Gunnamatta Park main entry upgrade	In accordance with Gunnamatta Park Masterplan, upgrade the main entry with new landscaping, seating, signage and boom gate.	19-22	\$900,000
Transfer as Regional Project	153970	Camellia Gardens upper play space	Design and construct upper playground area and improvements to tea house entry.	16/18	\$350,000
Transfer as Regional Project	PK0121	Greenhills Stage 2 - Maintenance shed	Construction of support facilities for new playing fields, which will increase utility of fields.	22 onwards	\$400,000
Total					3,900,000
Transfer as S94a Project	153950	Como Pleasure Grounds frontage works	Works to improve road frontage by separating the road and pedestrian/ cyclist paths, including turning circle, drop off area and separated shared path links.	16-18	\$350,000
Transfer as S94a Project	156091	Dunningham Park seawall - Construction Works	Works to construct a new seawall at North Cronulla to ensure that the park and walkways can be utilised to their maximum whilst providing utility and attraction to the wall itself. Dunningham Park is a regionally significant tourist destination.	19-22	\$5,000,000
Total					\$5,350,000
Complete	150280	Gynea Community	Install playground equipment to increase utility		\$50,000

		Centre Playground	of reserve.		
Complete	152280	Silver Beach - westend carpark	Construct the first stage of the Silver Beach Walking Path to improve pedestrian connectivity.	15/16	\$100,000
Complete	155230	Scylla Bay Como improvements	Improve grounds and facilities of Scylla Bay Reserve to increase utility of playing fields.	15/16	\$135,000
Complete	155850	Greenhills Skate Park Lighting	Install lighting to increase utility.	15/16	\$85,000
Complete	152190	Scylla Bay boat ramp wharf and carpark upgrade	Upgrade wharf, boat ramp and car park to increase utility of reserve.	15-17	\$900,000
Complete	152250	Joseph Banks Native Reserve	In accordance with the Joseph Banks Native Reserve Masterplan, upgrade picnic areas and pond to improve utility of the reserve.	15-17	\$800,000
Complete	155860	Greenhills Public Domain Improvements - Stage 1	Install services and lighting in the public domain of the Greenhills sporting facilities in Stage 1, to increase utility of the recreation area.	15-17	\$100,000
Complete	GH0002	Greenhills Hockey Field Construction Stage 1B	Design and construction of two synthetic hockey fields with ancillary services as a regional playing field facility.	15-17	\$2,500,000
Complete	GH0003	Greenhills Hockey Amenities Building Stage 1B	Design and construction of the amenities building to service the new hockey fields, which will increase utility of fields.	15-17	\$750,000
Complete	PE0064	Roger Summers Playground Stage II - Bundeena	Construct elevated footpath and landscaping of Roger Summers Reserve to improve utility of reserve.	15-17	\$925,000
Complete	140130	Silver Beach Masterplan Pathway (east/west connection) Stage 1	In accordance with the Silver Beach Masterplan, construct a shared path with viewing areas and landscaping along the beach side of Prince Charles Parade, connecting Botany Bay National Park and Bonna Point Reserve.	15-18	\$1,000,000
Not continuing	153940	Como Pleasure Grounds lower path connection	Construct a walking connection from the foreshore to the existing paths.		\$350,000
Not continuing	150120	Veno Street Reserve - Playground Upgrade & Expansion	Install additional playground equipment to increase utility of reserve.		\$30,000
Not continuing	150140	Blaxland Drive Reserve Playground,	Upgrade of playground to allow access for people with a disability.		\$100,000

		Illawong			
Not continuing	150063	The Ridge LED Lighting Installation	Install LED lighting in carparks to increase utility of reserve.		\$815,000

Centre Plans to be combined in the Section 7.11 Plan 2016

- Projects and funds from these plans will generally be transferred to the Section 7.11 Plan 2016 as local works for the specific growth precincts where the projects are located.



Caringbah Centre Contribution Plan 1997

- Works in the Works Schedule have been completed - Caringbah Centre Upgrade/Public Domain improvements.
- Remaining funds to be transferred to the Section 7.11 Plan 2016 to fund local works in the Caringbah Growth Precinct. More public domain improvements are to be carried out under this plan.

Sutherland Centre Contribution Plan

- Three projects on the schedule have been completed: Public domain improvements, footpath widening and landscaping at the intersection of Old Princes Highway and Eton Street.
- One project (extension of Peace Park) is to be transferred to the Section 7.11 Plan - Regional Parks, Sports Facilities and Active Transport.
- The other 4 projects on the works schedule are not proceeding.
- Remaining funds are to be transferred to the Section 7.11 Plan 2016 to fund local works in the Sutherland/Kirrawee Growth Precinct.

Sutherland Centre Levy Plan

- Works in the Works Schedule have been undertaken – Embellishment of public open space, footpaths and street plantings.
- Remaining funds to be transferred to the Section 7.11 Plan 2016 to fund local works in the Sutherland/Kirrawee Growth Precinct.

Kirrawee Mixed Use Levy Plan

- The project in the Works Schedule – Open Space masterplan embellishment and funds in the plan are to be transferred to the Section 7.11 Plan 2016 to fund local works in the Sutherland/Kirrawee Growth Precinct.

Miranda Centre Core Commercial Lands Section 94A Plan

- Acquisition of properties along, and embellishment of Ewey Creek to be transferred to Section 94 Plan 2016 – Regional Parks, Sports Facilities and Active Transport as a regional project.
- Flood Mitigation Works along Ewey Creek is transferred to the Section 7.12 Plan 2016.
- 2 projects included in the work schedule will not proceed.
- Funds are committed to continuing Public Improvement works along the Kingsway under this plan.
- Remaining projects on the work schedule and associated funds are to be transferred to the Section 7.11 Plan 2016 to fund local works in the Miranda Growth Precinct.

Miranda Centre Open Space Embellishment Plan

- Embellishment of Ewey Creek is to be transferred to Section 7.11 Plan 2016 – Regional Parks, Sports Facilities and Active Transport as a regional project.
- Remaining projects on the work schedule are to be transferred to the Section 7.11 Plan 2016 plan to fund local works in the Miranda Growth Precinct.
- There are no funds in the plan to transfer.

Cronulla Centre Levy Plan

- The project in the Works Schedule – Cronulla Centre Upgrade/Public Domain improvements and funds in the plan are to be transferred to the Section 7.11 Plan 2016 to fund local works in the Cronulla Growth Precinct.

Engadine Centre Levy Plan

- Works in the Works Schedule have been completed – Engadine Centre Upgrade/Public Domain improvements.
- Remaining funds to be transferred to the Section 7.11 Plan 2016 to fund local works in the Engadine Growth Precinct.

Specific details in relation to each plan are provided overleaf

Centre Contribution Plans

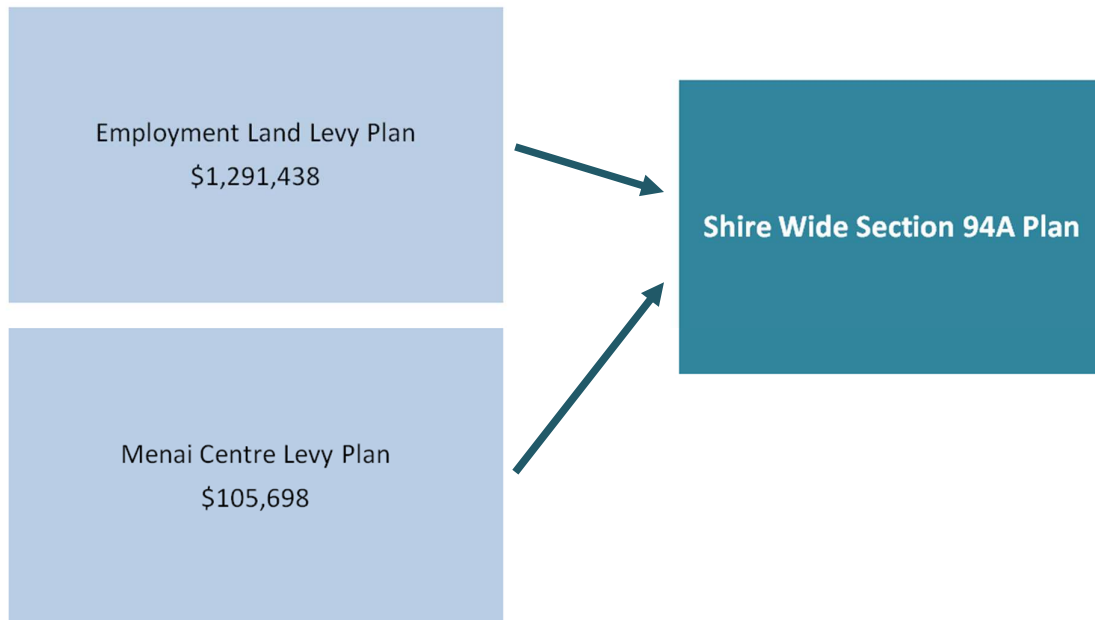
Notes	Project ID	Project Name	Project Description	Scheduled Completion	Funds
Caringbah Centre Contribution Plan 1997					
Completed	156260	Caringbah Shopping Centre Domain Improvements Program			
Sutherland Centre Contribution Plan					
Transfer as Regional Project		Proposed extension to Peace Park incorporating 2,4,6,8 Stapleton Ave	Park Extension	20-25	\$1,000,000
Completed		Public Domain improvements			
Completed		Footpath widening in Boyle Street and Flora Street – enabling outdoor eating/plaza, street planting and beautification			
Completed	155160	Landscaping Intersection Old Princes Highway and Eton Street Sutherland			
Not continuing		Sculpture at entry to centre Eton Street/Old Princes Highway			
Not continuing		Linden St Sutherland Park (Linden St) embellishment			
Not continuing		Glencoe St open space			
Not continuing		Boulevard street tree planting Old Princes Highway, President Avenue, Linden Street, Rawson Street, and other street tree planting			
Sutherland Centre Levy Plan					
Completed		Public Domain improvements			
Kirrawee Mixed Use Levy Plan					
Not continuing		Kirrawee Open Space Masterplan Embellishment			
Miranda Core Commercial Lands Levy Plan					

Completed	163050	Miranda Shopping Centre - Miscellaneous Works (Public Domain Improvements along the Kingsway)	Continued Public Domain works at Kingsway Miranda		
Transfer Acquisition and Embellishment as Regional Project; Transfer Flood Mitigation Work as S94A project		Ewey Creek Acquisition, Embellishment and Flood Mitigation Works	Ewey Creek works in Miranda 7.12 local projects	20-22	\$1,000,000
Transfer as Local Works project		Public Domain improvements - Kiora Road/Karimbla Road (Landscaping of the grounds of the Community Centre)		18-20	\$250,000
Not continuing		Closure of Central Road			
Not continuing		Landscape Edge Along Willock Avenue			
Miranda Centre Open Space Embellishment Plan					
Transfer as Regional Project		Embellishment of Ewey Creek	Ongoing project to embellish Ewey Creek corridor	20-22	\$1,000,000
Transfer as Local Works project		Open Space Landscaping (Urunga Parade Road Closure)		18-20	\$200,000
Transfer as Regional Works project		Master Plan for the long term development of Seymour Shaw Park		16-18	\$200,000
Transfer as Local Works project		Embellishment of Darly Street Park		20-22	\$200,000
Transfer as Local Works project		Landscaping of the grounds of the Community Centre		18-20	\$250,000
Cronulla Centre Levy Plan					
Transfer as Local Works project		Public Domain improvements	Works to complete embellishment of town square	16-18	\$293,700
Engadine Centre Levy Plan					
Transfer as Local Works project		Engadine Town Square - public domain upgrade	Works to complete embellishment of town square	16-18	\$293,700

Plans to be combined in the Section 7.12 Plan 2016

- Specified projects are to be completed under the existing plans.
- Remaining projects and funds from these plans will generally be transferred to the Section 7.12 Plan 2016 as the projects identified in these plans are similar to the Shire-Wide projects identified in the Section 7.12 Plan 2016 (footpath improvements, drainage works etc).

Plans



Employment Lands Levy Plan

- Beautification of Taren Point Road to continue as a Committed Project under the existing plan.
- 3 projects on the work schedule have been completed.
- 5 projects on the work schedule are not continuing.
- The remaining projects and funds are to be transferred to the Section 7.12 Plan 2016.

Menai Centre Levy Plan

- Embellishment of the public domain will be undertaken utilising the funds collected under this plan – Upgrade of Menai Skate Park and Further Embellishment of Parc Menai.
- Menai Road Carter Road Roundabout Landscaping is a committed project not yet completed - consequently approximately \$30,000 to finish the project
- Any remaining funds will be transferred to the Section 7.12 Plan 2016.

Specific details in relation to each plan are provided overleaf.

Levy Plans

Notes	Project ID	Project Name	Project Description	Scheduled Completion	Funds
Employment Lands Levy Plan					
Completed	150380	Taren Point Road Beautification-Landscaping	Tree planting along Taren Point Road.		
Transfer to Section 94A Plan	162690	GPT and Linear wetland at fiveways, Miranda	Engage a consultant to prepare a detailed design of stormwater quality improvement devices adjoining 226 Parraweena Road Miranda.	17/18	\$500,000
Transfer to Section 94A Plan		Water Quality Improvement at Endeavour Road	Installation of water quality improvement devices such as GPT combined with offline sedimentation pond at Endeavour Road to treat stormwater before it reaches Woollooware Bay.	22-25	\$1,000,000
Transfer to Section 94A Plan		Drainage Upgrade between Taren point Road and Box Road	Minimise the impact of increasing industrial development in Taren Point by improvement to the drainage.	22-25	\$1,000,000
Transfer to Section 94A Plan		Flood Mitigation and Water Quality Treatment	Flood Mitigation and Water Quality Treatments at Production Road. The project at this location will include measures such as widening of existing adjoining Production Road between Bay Road and Woollooware Bay and establish saltmarsh plantations	20-25	\$2,500,000
Not continuing		Linear Wetland for Western Side of Taren Point Road			
Not continuing		Engadine Landscaping Mainga Avenue and Caldarra Avenue			
Not continuing		Heathcote Landscaping Burns Road and Princes Highway			
Not continuing		Landscaping Improvement Works Along			

		Kiama Street			
Completed		Street tree Program for Captain Cook Drive			
Completed		Landscaping Improvement Works Along Oak Road and Waratah Street			
Completed		Menai Road Landscaping Works			
Completed		Installation of Stormwater Quality Improvement Device at Bates Drive.			
Menai Centre Levy Plan					
Completed	153140	Menai Skate Park Improvements	Upgrade Menai Skate Park to improve utility.		
Completed	153750	Parc Menai - Additional Play Facilities, Shade, BBQ & Seating	Install new playground equipment, shade structure, BBQ with shelter and seating to increase utility of reserve.		
Completed	161450	Embellishment of public open space, foot path upgrades and street plantings in Menai Centre	Menai Road Carter Road Roundabout Landscaping		

Pre-Plan Contributions

Council also holds funds which were collected pursuant to conditions of consent in development approvals prior to the introduction of Section 94 plans (pre-plan funds) in 1993.

In Jannali, Caringbah and Miranda funds contributions collected from development applications which were deficient in the provision of car parking spaces. In Miranda, contributions were also collected as a condition of consent for the closure of Central Road.

Pre- Plan Contributions	Current Funds (as at 23.5.2016)
Jannali car parking	\$ 272,700
Caringbah car parking	\$ 379,268
Miranda car parking	\$ 1,311,898
Miranda Central Road closure	\$ 299,435

Investigations have found that these funds are insufficient to deliver additional public parking in Jannali Caringbah or Miranda. The closure of Central Road Miranda is no longer advisable on traffic grounds. However, the widening of footpaths, improved landscaping is a local project in the plan.

These pre-plan funds to be transferred to the Section 7.11 Plan 2016 for local works in the specific growth precincts where the funds were collected.

