

Section 7.12

Development Contribution Plan
2016

Edition 3



Sutherland Shire Section 7.12 Development Contributions Plan 2016

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1 Part A Contribution Summary

The section 7.12 levies payable under this contributions plan are the maximum rates permitted by direction of the Minister for Planning under section 7.12 of the EP&A Act. The section 7.12 Levy will be applied at the following rates:

Development Type	Area	Levy	
		Proposed cost of the development	Maximum percentage of the levy
<u>All development</u> that is not subject to a the <i>Sutherland Shire Section 94 Contribution Plan 2016</i> prepared under s94 of the <i>Environmental Planning and Assessment Act, 1979</i>	Sutherland Shire	Up to \$100,000	nil
		\$100,001 - \$200,000	0.5 percent
		More than \$200,000	1.0 percent

Note: The *Sutherland Shire Section 7.11 Contribution Plan 2016* applies to any development that creates additional dwellings in the main centres of the Shire (as mapped in the S7.11 plan), being Sutherland/Kirrawee, Miranda, Caringbah, Cronulla, Engadine, GyMEA, Jannali and Sylvania Southgate Precincts. These centres are expected to experience residential growth in this period. Please refer to the *Sutherland Shire Section 7.11 Contribution Plan 2016* for more details.

2 Works Schedule

Levies paid to council will be applied towards meeting the cost of provision or augmentation of new public facilities.

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.

The following works are to be fully funded through section 7.12 levies:

Area	Project ID	Title	Project Description	Cost Estimate	Scheduled completion 20'	Proportion Funded
Caringbah	Nat Acct 94236 (200980)	Gannons Road Widening and intersection upgrade	Road widening and intersection upgrade Kingsway to Denman Avenue	1,250,000		100%
Como	Nat Acct 94100 (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.	\$250,000	16-18	100%
Cronulla	Nat Acct 94118 (151980)	Cronulla CBD Southern Toilet Block, Cronulla	Design of new public toilets to service the southern end of Cronulla CBD Precinct.	\$400,000	15-19	100%
Cronulla	Nat Acct 94119 (156110)	Cronulla Plaza public domain upgrade	Streetscape improvements	\$2,000,000	22-24	100%
Heathcote	Nat Acct 94108 (162740)	Cassandra Crescent Reserve Playground	Installation of all-abilities swingset, soft fall and edging treatments which allow universal access.	\$100,000	17-18	100%
Kirrawe	Nat Acct 94114 (SW1)	Sedimentation Pond - End of Box Road	The project includes construction of a sedimentation pond with a floating litter boom. The pond will provide water pollution control as well as flood management.	\$500,000	17-19	100%

Area	Project ID	Title	Project Description	Cost Estimate	Scheduled completion 20'	Proportion Funded
Lilli Pilli	Nat Acct 94104 (162500)	Turriel Bay Road Reserve Playground	Works to upgrade existing playground	\$125,000	18-19	100%
Miranda	Nat Acct 94106 (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.	\$500,000	17-18	100%
Miranda	Nat Acct 94117 (SW5)	Ewey Creek Embellishment and Flood Mitigation Works	Ewey Creek works in Miranda S94 local projects	\$1,000,000	20-22	100%
Sutherland/Kirrawee	Nat Acct 94103 (162210)	Kiewa Place Reserve Playground	This project is for the removal of the existing playgrounds, soft fall, edging and associated amenities and the design and installation of a small local playground with concrete edge, playbark softfall, seating and shade structure.	\$125,000	17-18	100%
Taren Point	Nat Acct 94105 (162680)	Kumulla Road, Taren Point - GPT	Install gross pollutant trap (GPT) in Kumulla Road.	\$700,000	16-18	100%
Taren Point	Nat Acct 94110 (164330)	Drainage Upgrade between Taren point Road and Box Road	Minimise the impact of increasing industrial development in Taren Point by improvement to the drainage.	\$1,000,000	22-25	100%
Taren Point	Nat Acct 94110 (164330)	Installation of a wetland sedimentation pond and floating litter boom east of Port Hacking	The project includes design and construction of a wetland, sedimentation pond and floating litter boom east of Port Hacking Road, Miranda.	\$500,000	17-20	100%
Taren Point	Nat Acct 94115 (SW2)	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.	\$1,000,000	22-25	100%

Area	Project ID	Title	Project Description	Cost Estimate	Scheduled completion 20'	Proportion Funded
Various	Nat Acct 94109 (164270)	New Footpath construction	Program for new footpath construction	\$5,000,000	17-27	100%
Various	Nat Acct 94112 (154700)	Public domain improvement from new development	Program for sites where development is occurring to ensure public domain connections are maintained.	\$2,000,000	17-27	100%
Various	Nat Acct 94113 (PD17)	New Shared path & Cycleways/Upgrade to shared path of existing footpaths	Program for new shared paths & cycleways	\$5,000,000	17-27	100%
Various	Nat Acct 94116 (SW3)	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	\$2,500,000	20-25	100%
Woronora	Nat Acct 94107 (162700)	Prices Circuit Reserve Playground	Works to upgrade existing playground	\$125,000	17-18	100%
			Total	\$24,075,000		

The following **Regional works** are to be partially funded (38.5%) through this plan and partially funded (61.5%) through the Sutherland Shire Section 7.11 Development Contribution Plan 2016:

Area	Project ID	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
Various	172800 and 164370	Gym equipment in the Shire	Installation of outdoor gym equipment in existing parks, including 196 Port Hacking Road facilities for the elderly	\$800,000	17-20	38.5%

Area	Project ID	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
Caringbah	Nat Acct 94144 (152600)	Lugano Avenue, Burraneer: wharf upgrade	Replacement of Lugano Wharf	\$100,000	17-19	38.5%
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	38.5%
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	38.5%
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	38.5%
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	38.5%
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	38.5%
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	38.5%
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	38.5%

Area	Project ID	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
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	38.5%
Cronulla	Nat Acct 94150 (E1)	The Esplanade Lighting Upgrade	Review lighting of the Esplanade to increase safety and usage.	\$ 5,000,000	17-22	38.5%
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	38.5%
Cronulla	Nat Acct 94251 (175080)	The Esplanade improvements Cronulla SLSC	Upgrade Esplanade access footpath and public domain	\$1,220,000	18-19	38.5%
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	38.5%
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	38.5%
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	38.5%
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	38.5%
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	38.5%
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	\$5,000,000	18-22	38.5%

Area	Project ID	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
			of the recreation area for the increased population.			
Various locations	Nat Acct 94161 (200360)	Cricket pitch upgrades	Works to upgrade cricket pitches (various locations) in the Shire	\$1,000,000	18-20	38.5%
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	38.5%
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	38.5%
Kurnell	Nat Acct 94126 (201380)	Silver Beach-Regional road, pedestrian and cycle facilities	Construction of Silver Beach shared path	\$2,000,000	18-20	38.5%
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	38.5%
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	38.5%
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	38.5%
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	38.5%

Area	Project ID	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
Miranda	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	38.5%
Miranda	Nat Acct 94151 (PK14)	Embellishment of Ewey Creek	Ongoing project to embellish Ewey Creek corridor	\$ 1,000,000	20-22	38.5%
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	38.5%
Sutherland	Nat Acct 94155 (PK19)	Proposed extension to Peace Park incorporating 2,4,6,8 Stapleton Ave	Park Extension	\$2,000,000	20-25	38.5%
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 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.	\$500,000	15-19	38.5%
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	38.5%
Sutherland	Nat Acct 94252 (201700)	Sutherland Leisure Centre-Bleachers	Construction of bleachers to increase leisure centre utility	\$100,000	18-19	38.5%

Area	Project ID	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
		ancillary				
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	38.5%
Various	Nat Acct 94160 (SP6)	Upgrade of sportsfields to improve capacity	Improvements to fields to increase utility.	\$6,000,000	20-25	38.5%
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	38.5%
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	38.5%
Woollooware	Nat Acct 94143 (201820)	Jenola Park Playing Fields - improved utility	Works to existing fields to increase utility.	\$300,000	17-19	38.5%
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 accessible by water. Works will include weed removal, removal of old foreshore infrastructure, creation of new picnic areas, revegetation, new signage and track improvements.	\$ 150,000	19-20	38.5%
Woronora	Nat Acct 94237 (152260)	Prince Edward Park upgrade - Eastern end	Park upgrade	\$300,000		38.5%

Area	Project ID	Title	Project Description	Cost Estimate	Scheduled completion	Proportion Funded
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	38.5%
Various	Nat Acct 94241 (201510)	CX1 Playground Upgrades	Playground upgrades	\$2,210,000	22-28	38.5%
Various	Nat Acct 94161 (201740)	Cricket wicket upgrades to all-purpose surfaces	Cricket wicket upgrades	\$60,000	18-19	38.5%
			Total	\$76,030,000		

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 7.12 projects and Section 7.11 Regional projects are shown in Appendix 4

3 Part B Expected Development and Demand for Public Facilities

Parks and quality public spaces encourage investment in business and improve the demand for both residential and commercial property. A key statement in the NSW Government's Metropolitan Strategy is that there is value to businesses from improved open space. Quality urban environments and access to recreational facilities also benefit surrounding property values. Increased physical activity is important for health and when people are healthy they are motivated and more productive.

The 2015 South Subregional Population Projections (NSW Planning & Environment, 2015) identify population and employment growth of approximately 154,700 across the Canterbury, Hurstville, Kogarah, Rockdale and Sutherland Local Government Areas. This, combined with a demographic shift to smaller households, creates a need for 66,650 additional dwellings across these same local government areas. Specific targets for individual local governments within this subregion will be identified in new Subregional or District Plans which will be released by the NSW Government.

Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) was made in June 2015, with changes to zones and development standards to allow for the development of additional dwellings. Based on the current rate of development and development potential under the SSLEP2015, it is estimated that 13,535 new dwellings will be constructed in the period to 2026. Based on current occupancy ratios, this will create homes for 25,748 new residents. This includes approximately up to 4,700 additional dwellings which will be developed outside of the main centres. The increased population will require increased infrastructure.

Column1	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 (38.5%)
Shire Wide Total			25,748

Table 1 - Dwelling yield and population growth capacity outside main centres

In addition, SSLEP2015 has increased floor space ratios and widened the permissibility of uses in the business and industrial zones. The plan provides for an increase in commercial and industrial floor space which in turn will generate employment in the LGA. The strong population growth expected to continue throughout the Shire will generate increased demand for local retail and service businesses within existing commercial centres, especially the Sutherland/Kirrawee town centre.

Council has approved a number of new industrial, commercial and retail developments as well as major alterations and additions to existing industrial, commercial and retail premises. The ongoing displacement, within existing industrial zones, of manufacturing and traditional wholesale trade industries with more intensive uses, and increasing employment density (jobs per square metre) such as high technology industries, high value logistics and transport uses and business parks with higher components of office spaces. This trend is expected to continue or accelerate into the future.

In 2014, development applications with an estimated cost of over \$445 million were approved, including over \$1.7 million in residential flats. By 2015 this value had increased to over \$482 million per annum, including over \$7 million in residential flats. In the first 6 months of 2016 applications for over \$436 million in development have been lodged with Council, including over \$99 million in residential flat building development – largely in the centres. It is evident that the volume and value of development has significantly increased.

At present, over half of all current applications are for dwellings (new dwellings, pools, waterfront structures and alterations/additions to existing dwellings). In many instances resultant dwellings are substantially larger and contain more bedrooms than existing dwellings. This trend towards larger dwelling houses, often with more bedrooms, is expected to continue into the future. The substantial expenditure involved in their construction is indicative of the increased affluence of the occupants of the Shire and the better quality of life to which they aspire. It is therefore reasonable to conclude that these occupants would have the same heightened expectations for the overall amenity of the community, reflecting their own enhanced lifestyles and serving to protect the considerable investments they have made in improving their homes. These expectations are likely to be expressed in increased demands for both a greater quantity and better quality of public facilities, including those intended to be funded under this plan.

These future residential and non-residential populations will create a demand for new, enhanced or augmented community infrastructure, including the following forms of infrastructure:

- additional regional open space and recreation facilities and the embellishment of existing open space,

- embellishment of the public domain and urban spaces
- improvements to existing civic facilities, such as public amenities buildings,
- local roads improvements and the provision of local traffic management facilities,
- provision and embellishment of pedestrian and cyclist facilities, and
- improvements to the existing stormwater drainage system.

This plan establishes the framework for such developments to contribute towards the provision of these facilities.

4 Application of the Plan

This plan is the *Sutherland Shire S7.12 Development Contribution Plan 2016*.

This plan commences on 1st January 2017.

This plan is intended to supplement the operation of the *Sutherland Shire S7.11 Contributions Plan 2016* applying to the Sutherland Shire, by levying contributions on developments that are not presently required to make contributions under that contributions plans, but which nonetheless are still likely to generate demand for additional public amenities and services.

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

- *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)*

5 Purpose of the Plan

The primary purposes of this Contributions Plan are:

- (a) To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 7.12 of EP& A Act 1979;
 - (b) To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area;
- and

- (c) To publicly identify the purposes for which the levies are required.

This plan authorises:

- (a) Council to grant consent to, and
- (b) Council or an accredited certifier to issue a complying development certificate for,

Development to which this plan applies subject to the imposition of a condition under Section 7.12 of the EP&A Act requiring payment to Council of a section 7.12 levy at the rate specified in this plan.

Council's standard section 7.12 development consent condition is set out in Appendix 1 of this plan.

This plan is designed to collect developer contributions using the "flat rate levy" model as prescribed by the *Environmental Planning and Assessment Act 1979*, and *Environmental Planning and Assessment Regulations 2000*. The levies paid to Council will be put towards meeting the cost of public facilities within the various employment areas across the Shire.

This contributions plan authorises section 7.12 contributions to be levied towards the provision of the following public amenities and services:

- Open space and recreation facilities
- Shared path & Cycleways/Upgrade to shared path of existing footpaths
- Sea walls
- Flooding, Stormwater and Drainage Facilities
- Cronulla Plaza public domain upgrade

Although it is Council's intention that all of the public facilities identified in the Works 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 Council area, which is a matter largely outside the control of Council.

6 Where this Plan applies

This plan applies to the Sutherland Shire Local Government Area, as mapped in Figure 1 below.



Map where this Plan applies

7 Types of development to which this plan applies

This plan applies to all development within the Sutherland Shire where the proposed cost of carrying out the development is more than \$100,000 and for which a development application or an application for a complying development certificate is determined on or after the commencement of this plan, other than:

- The types of development subject to the Sutherland Shire S7.11 Contributions Plan 2016. The Sutherland Shire S7.11 Contributions Plan 2016 applies to development creating additional dwellings in the following centre precincts: Sutherland/Kirrawee, Miranda, Caringbah, Cronulla, Engadine, Gymea, Jannali, and Sylvania Southgate, all as mapped in Figures 1-8 of the S7.11 Plan.
- Development that is exempted from paying the levy by direction of the Minister under section 7.17 of the EP&A Act. In this regard the levy presently will not apply to development:
 - for the purpose of disabled access; or
 - for the sole purpose of providing affordable housing; or
 - for the purpose of reducing a building's use of potable water (where supplied from water mains) or energy; or
 - for the sole purpose of the adaptive reuse of an item of environmental heritage; or
 - that has been the subject of a condition under section 94 under a previous development consent relating to the subdivision of the land on which the development is to be carried out.
- 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 include:
 - hostel,
 - 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 SEPP (Affordable Rental Housing) 2009.
- Emergency services facilities as defined by SSLEP2015
- Applications by a Public Authority for services and community infrastructure

8 How much is the levy?

The levy will be determined on the basis of the rate as set out in Contributions Summary.

The levy will be calculated as follows:

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001-\$200,000	0.5%
More than \$200,000	1.0%

$$\text{Levy payable} = \%C \times \$C$$

Where:

%C = is the levy rate applicable

\$C = is the proposed cost of carrying out the development

The proposed cost of carrying out the development will be determined in accordance with clause 25J of the EP&A Regulation. The procedures set out in Schedule 1 to this plan must be followed to enable the council to determine the amount of the levy to be paid.

The value of the works must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications. Without limitation to the above, council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

9 How is the cost of Development to be determined?

Contributions provide public amenities or services to facilitate the carrying out of development in the Sutherland Shire. Contributions should be commensurate with the scale of development.

Details of the proposed cost of carrying out the development are required to determine the amount of the levy to be paid. To this end, the following report must be submitted by the applicant:

- Where the proposed cost of carrying out the development is less than \$1,000,000, a cost summary report prepared and certified by a building industry professional, or
- Where the proposed cost of carrying out the development is \$1,000,000 or more, a detailed cost report prepared and certified by a registered quantity surveyor registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

The cost summary report or quantity surveyor's detailed cost report is to be prepared in the form specified in Appendix 2 and 3 of this plan.

Clause 25J of the Environmental Planning and Assessment Regulation 2000 provides guidance on what is and is not to be included in any cost estimate.

The following must be Included in the estimated cost of development:

- Any **works that are required to enable the first use or a change of use to occur**. This includes building, engineering and construction works (eg staff amenities, kitchens, doors, partitioning, feature walls, ceilings, lighting, electrical, and customised fitted furnishings), and includes demolition, excavation and site preparation, decontamination or remediation.
- If the development involves the subdivision of land - the costs of, or incidental to, preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.
- The costs of all **fittings and furnishings** must be included where the development involves an **enlargement, expansion or intensification** of a current use of land.
 - Fittings and furnishing must be included in the estimated cost of works where the application is for a new use or the first use of premises, a change of use, intensification of a use, or an expansion of the premises. Indications of an intensification of a use include: increases in floor space, increases in staff, increases in services provided or customer capacity.
 - Fittings and furnishings include decorative finishes and items fixed to the structure or items that cannot be removed/reused upon vacation of the premises, flooring and wall finishes.

Fittings and furnishings associated with refitting or refurbishing of an existing use where there is no intensification of the use should not be included in the estimated cost of development.

Without limitation to the above, Council may review the costs contained in the report and may seek the services of an independent person to verify them. In such a case, all costs associated with obtaining this advice will be at the expense of the applicant, and consent is not to be issued until such time as these costs have been paid.

10 Complying development and the obligations of accredited certifiers

It is the responsibility of an accredited certifier to ensure that a condition is imposed on a complying development certificate in accordance with this Plan and that any monetary contributions have been paid to Council prior to issuing a Complying Development Certificate.

The condition imposed must be consistent with Council's standard section 7.12 development consent condition (Appendix 1) and be strictly in accordance with this contributions plan. It is the professional responsibility of accredited certifiers to accurately calculate the levy and to apply the section 7.12 condition correctly.

It is the professional responsibility of an accredited certifier to inform themselves of any amendments to this Plan (including current indexed rates), to accurately calculate the contribution and to apply the development contributions condition correctly in accordance with Council current consent condition requirements. Accredited certifiers should contact Council for a copy of the current consent condition requirements.

It is also the professional responsibility of an accredited certifier to ensure that any applicable monetary contributions have been paid to Council prior to authorising works to commence and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with the Regulation.

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

11 Construction Certificates and the obligations of accredited certifiers

A certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of a section 7.12 levy has been satisfied.

In particular, the certifier must ensure that the applicant provides receipts confirming that the levy have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

12 When is the levy payable to Council?

Payment of contributions under this Contributions Plan shall be made at the following times:

- For development involving subdivision: before the release of the subdivision certificate / linen plan;
- For development that involves subdivision and construction – before whichever is the first to occur:
 - the issue of a construction certificate, or
 - the release of the linen plan.
- Development application involving building work: before the time of the issuing of the construction certificate
- Development applications involving a change of use: before at the commencement of the use or occupation of the premises
- Complying Development Certificates - payment must be made to Council before the commencement of construction or works approved by the certificate.

13 Deferral or periodic payment

Council may allow deferred or periodic payment of monetary development contributions subject to consideration of a section 4.55 modification of consent, specifying the payment method, made before the time for payment of the contribution.

In deciding whether to allow deferred or periodic payment of a monetary development 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 to meet the demands of development 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. Prior to a periodic payment being accepted, discussions must be held with Council's section development contribution planner/development contribution administrator.

If the 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 the Council reflecting the terms of the Council's approval. If approved, a condition relating to the deferred or periodic payment will be placed on the subject amended development consent.

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 pay contributions through periodic payments or defer the payment for a set period by way of a bank guarantee as detailed below.

If Council allows an application for deferred or periodic payment, an amended condition of consent will be placed on the Development Consent:

Payment shall be made in accordance with a Deed of Agreement, 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 release of the Strata Plan or 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.

a. 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 development contributions is as follows:

Bank Guarantee Amount =	$C(1+i)^n + A$
-------------------------	----------------

C = Development 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

b. 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 development contributions is as follows:

Monthly Payment Amount = (12 months)	$\frac{C(1+i)+A}{12}$
--	-----------------------

C = development contribution that is due

i = interest foregone by Council calculated at the current overdraft rate (%)

A = Council's current administration charge

14 Indexation of Contributions and Values

To ensure that any section 7.12 levies required as a condition of consent under the provisions of this plan accurately reflect the actual cost of the proposed development at the time of construction, outstanding levies will be adjusted the first of July each year in accordance with the following formula:

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 is as follows:

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

The adjusted levy is the amount of the levy due at time of payment.

15 Monitoring and Review of the Plan

The Plan caters for a planning period to 2026. 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.

16 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. A Development Contributions Register is to be maintained to ensure compliance with Clause 34 of the *Environmental Planning and Assessment Regulation 2000*.

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.

17 Savings and transitional arrangements

The contributions plan came into force on 1st January 2017. A development application or an application for a complying development certificate that has been made prior to the commencement of this plan but not determined will be determined in accordance with the provisions of the plan/s applied at the date of lodgement of the application.

18 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 new direction	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
Plan 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

Appendix 1 – Standard Condition CDC

Standard Section 7.12 development consent condition for complying development

In accordance with section 7.21 of the Environmental Planning and Assessment Act 1979 and Section 10 of this plan, accredited certifiers must impose the following condition on complying development certificates where a contribution is required in accordance with this plan:

Pursuant to section 7.21 of the Environmental Planning and Assessment Act 1979, and Council's Section 7.12 Contribution Plan a contribution of \$x ⁽¹⁾ must be paid to Sutherland Shire Council towards the cost of works as outlined in the contribution plan. The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of the Section 7.12 Development Contributions Plan. The amount payable of monetary s.94 contributions will be indexed on 1 July each year in accordance with the Contribution Plan and the following formula:

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

Payment must be made to Council before the commencement of construction or works approved by the Complying Development Certificate.

The Contributions Plan may be inspected or a copy purchased at the Customer Service Counter in Council's Administration Centre, 4-20 Eton Street, Sutherland during office hours.

Notes:

(1) Insert the total amount of contributions using the calculation methodology outlined in this plan

Appendix 2 - Cost Summary Report

DEVELOPMENT APPLICATION No.
CONSTRUCTION CERTIFICATE No.
APPLICANT'S NAME:
APPLICANT'S ADDRESS:
DEVELOPMENT NAME:
DEVELOPMENT ADDRESS:

DATE:

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	\$	Hydraulic services	\$
Structure	\$	Mechanical services	\$
External walls, windows and doors	\$	Fire services	\$
Internal walls, screens and doors	\$	Lift services	\$
Wall finishes	\$	External works	\$
Floor finishes	\$	External services	\$
Ceiling finishes	\$	Other related work	\$
Fittings and equipment	\$	Sub-total	\$

Sub-total above carried forward	\$
Preliminaries and margin	\$
Sub-total	\$
Consultant Fees	\$
Other related development costs	\$
Sub-total	\$
Goods and Services Tax	\$
TOTAL DEVELOPMENT COST	\$

Note:

The following must be Included in the estimated cost of development:

- Any **works that are required to enable the first use or a change of use to occur**. This includes building, engineering and construction works (eg staff amenities, kitchens, doors, partitioning, feature walls, ceilings, lighting, electrical, and customised fitted furnishings), and includes demolition, excavation and site preparation, decontamination or remediation.
- If the development involves the subdivision of land - the costs of, or incidental to, preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.
- The costs of all **fittings and furnishings** must be included where the development involves an **enlargement, expansion or intensification** of a current use of land.
 - Fittings and furnishing must be included in the estimated cost of works where the application is for a new use or the first use of premises, a change of use, intensification of a use, or an expansion of the premises. Indications of an intensification of a use include: increases in floor space, increases in staff, increases in services provided or customer capacity.
 - Fittings and furnishings include decorative finishes and items fixed to the structure or items that cannot be removed/reused upon vacation of the premises, flooring and wall finishes.

Fittings and furnishings associated with refitting or refurbishing of an existing use where there is no intensification of the use should not be included in the estimated cost of development.

I certify that I have:

inspected the plans the subject of the application for development consent or construction certificate.

- *calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.*
- *included GST in the calculation of development cost.*

Signed:

Name:

Position and Qualifications:

Date:

Appendix 3 - Cost Summary Report

Registered* Quantity Surveyor's Detailed Cost Report Development Cost in excess of \$1,000,000.00

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No. DATE:

CONSTRUCTION CERTIFICATE No.

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT NAME:

DEVELOPMENT ADDRESS:

DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	m ²	Gross Floor Area – Other	m ²
Gross Floor Area – Residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area – Retail	m ²	Total Site Area	m ²
Gross Floor Area – Car Parking	m ²	Total Car Parking Spaces	
Total Development Cost	\$		
Total Construction Cost	\$		
Total GST	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per square metre of site area	\$ /m ²
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per square metre of site area	\$ /m ²
Cost per square metre of site area	\$ /m ²	Cost per space	\$ /space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per square metre of site area	\$ /m ²	Cost per m ² of commercial area	\$ /m ²

Construction – Residential	\$	Fit-out – Residential	\$
Cost per square metre of residential area	\$ /m ²	Cost per m ² of residential area	\$ /m ²
Construction – Retail	\$	Fit-out – Retail	\$
Cost per square metre of retail area	\$ /m ²	Cost per m ² of retail area	\$ /m ²

Note:

The following must be Included in the estimated cost of development:

- Any **works that are required to enable the first use or a change of use to occur**. This includes building, engineering and construction works (eg staff amenities, kitchens, doors, partitioning, feature walls, ceilings, lighting, electrical, and customised fitted furnishings), and includes demolition, excavation and site preparation, decontamination or remediation.
- If the development involves the subdivision of land - the costs of, or incidental to, preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.
- The costs of all **fittings and furnishings** must be included where the development involves an **enlargement, expansion or intensification** of a current use of land.
 - Fittings and furnishing must be included in the estimated cost of works where the application is for a new use or the first use of premises, a change of use, intensification of a use, or an expansion of the premises. Indications of an intensification of a use include: increases in floor space, increases in staff, increases in services provided or customer capacity.
 - Fittings and furnishings include decorative finishes and items fixed to the structure or items that cannot be removed/reused upon vacation of the premises, flooring and wall finishes.

Fittings and furnishings associated with refitting or refurbishing of an existing use where there is no intensification of the use should not be included in the estimated cost of development.

I certify that I have:

- *inspected the plans the subject of the application for development consent or construction certificate.*
- *prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.*
- *calculated the development costs in accordance with the definition of development costs in the S7.12 Development Contributions Plan of the council of [insert] at current prices.*
- *included GST in the calculation of development cost.*
- *measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.*

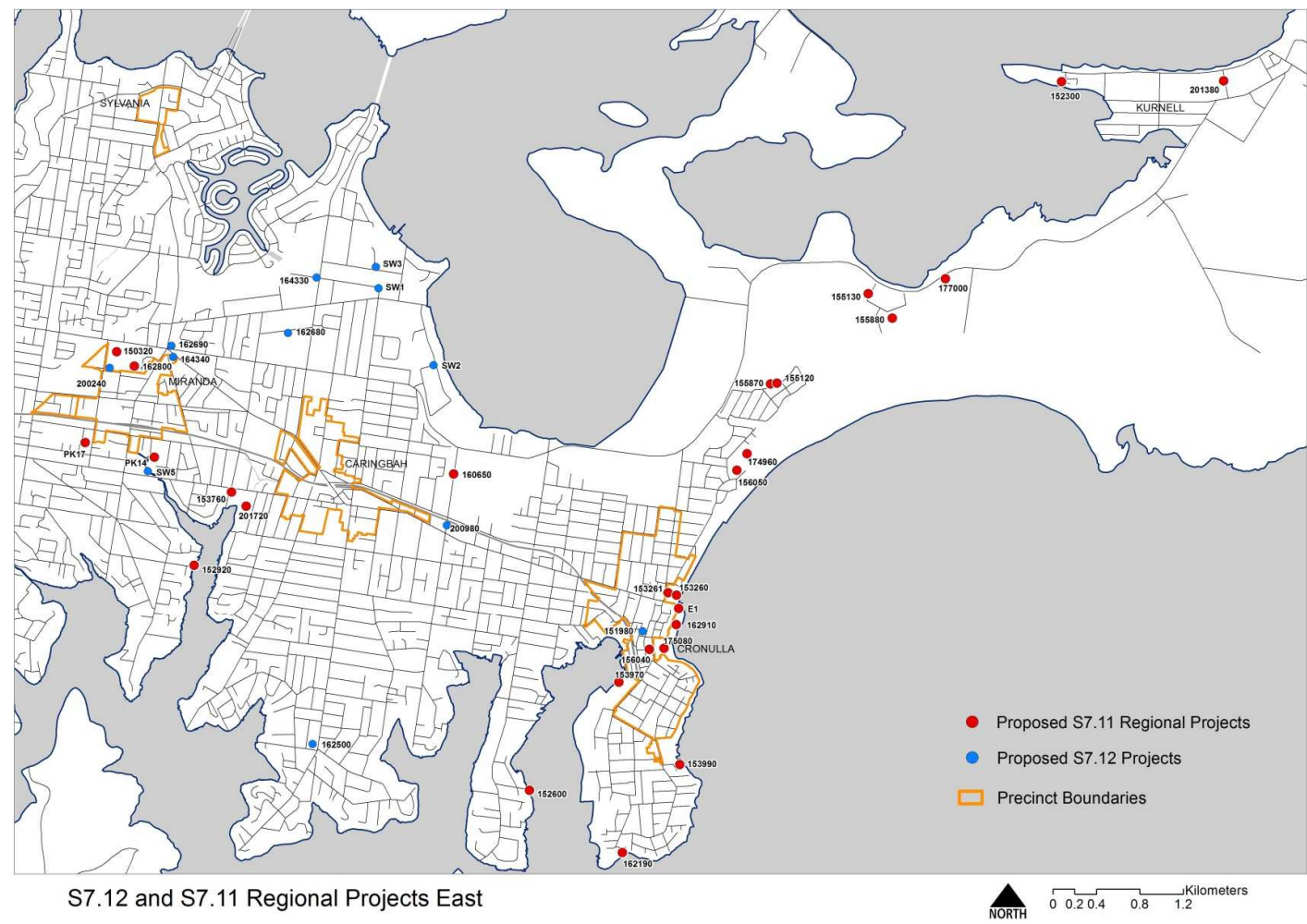
Signed:

Name:

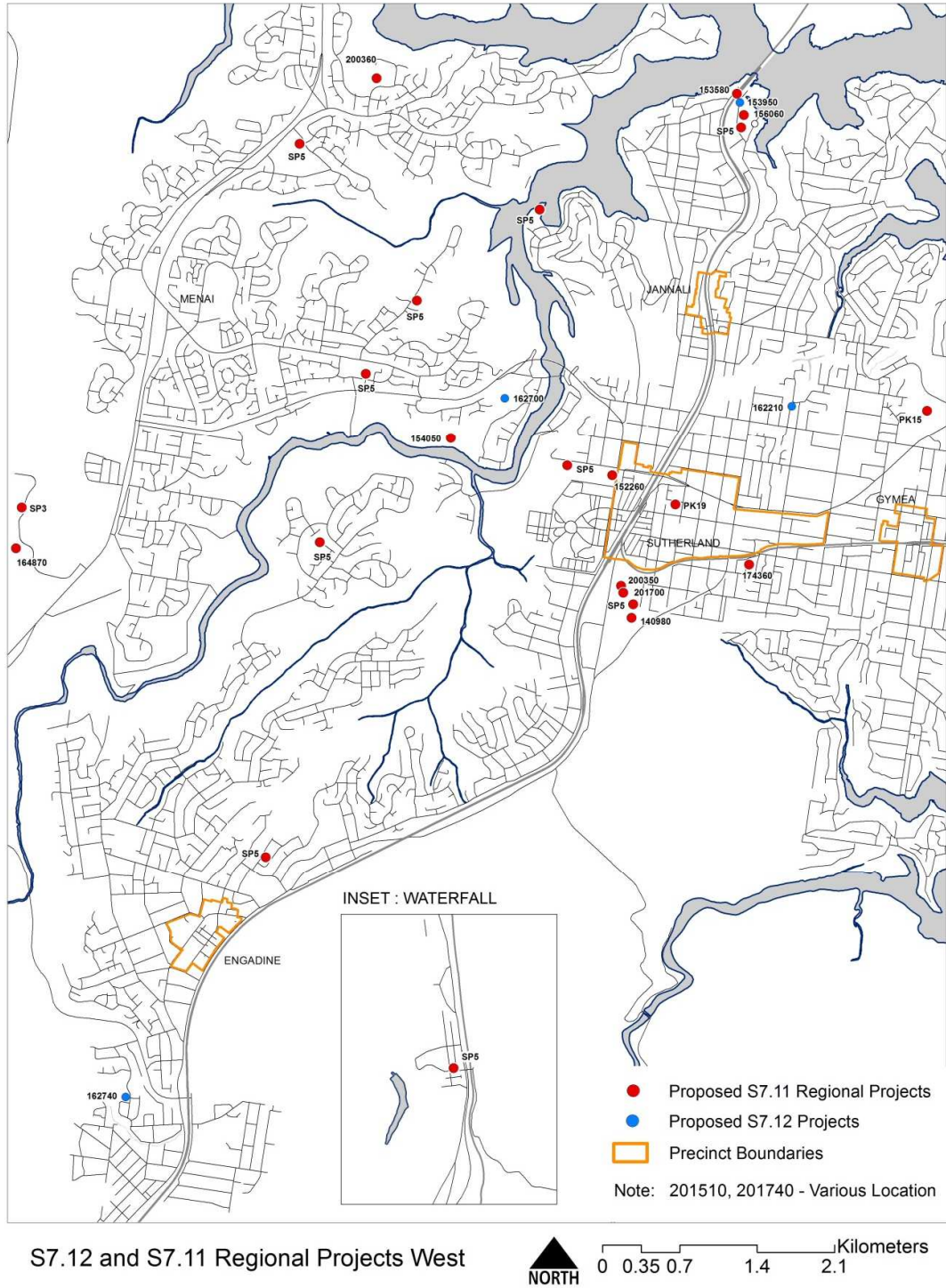
Position and Qualifications:

Date:

Appendix 4- Map 1: S7.12 and S7.11 Regional Projects East



**Appendix 4- Map 2: S7.12 and S7.11 Regional 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.

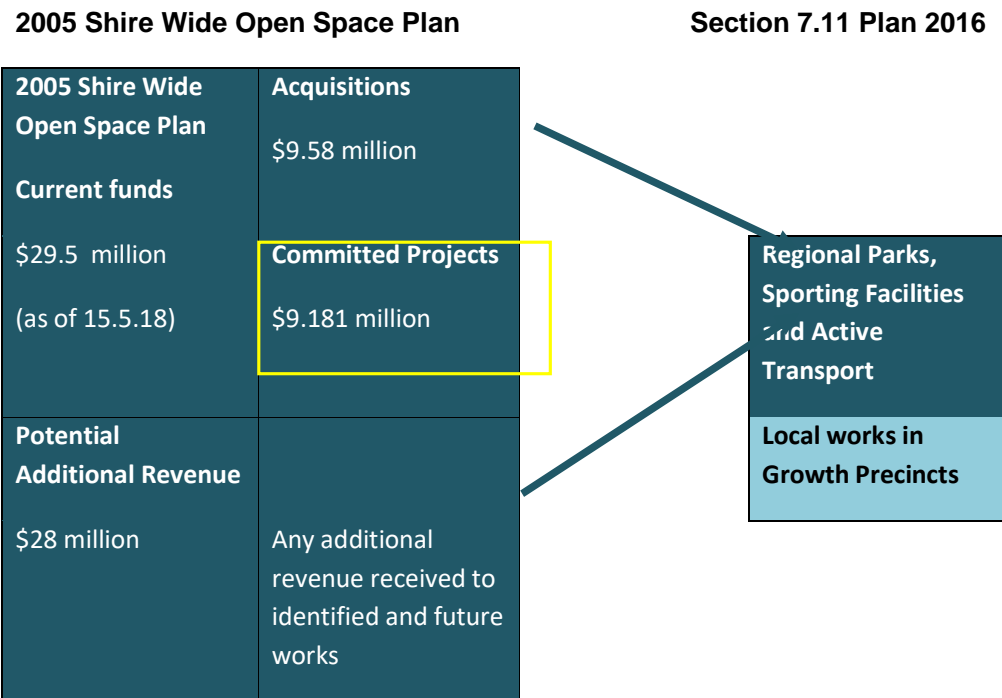
2003 Community Facilities Plan

- 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.



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
EWEY 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

Property Address	Land Proposed to be Acquired
Total	\$13.914 mill

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	17/18	\$100,000

			of reserve.		
Committed Project	156020	Slessor Place Playground	Upgrade playground with concrete edges, playbark soft fall, seating and shade structure to increase utility.	17/18	\$150,000
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	19-22	\$5,000,000

			regionally significant tourist destination.		
Total					\$5,350,000
Complete	150280	Gymea Community Centre Playground	Install playground equipment to increase utility of reserve.		\$50,000
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		\$350,000

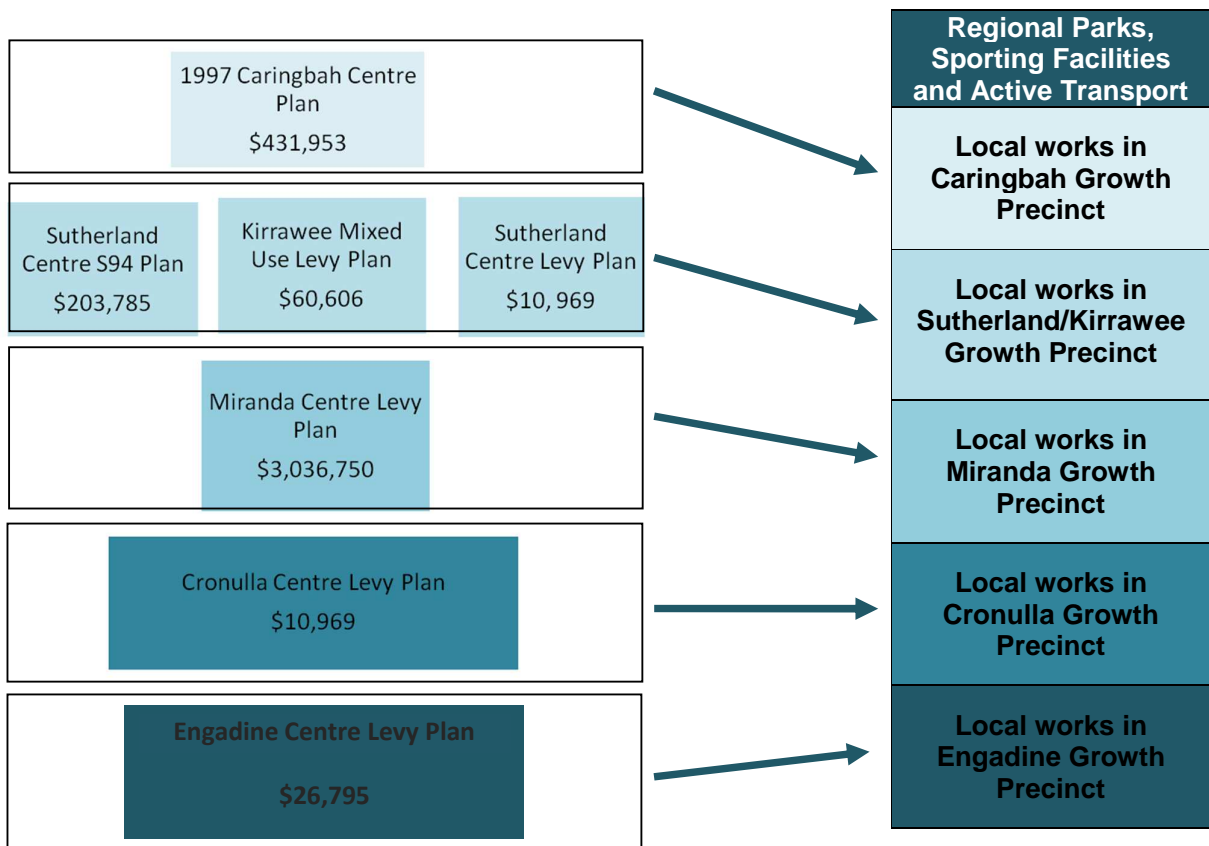
			paths.		
Not continuing	150120	Veno Street Reserve - Playground Upgrade & Expansion	Install additional playground equipment to increase utility of reserve.		\$30,000
Not continuing	150140	Blaxland Drive Reserve Playground, Illawong	Upgrade of playground to allow access for people with a disability.		\$100,000
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 94 Plan 2016 as local works for the specific growth precincts where the projects are located.

Centre Plans

Section 7.11 Plan 2016



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 94 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 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 plan 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			

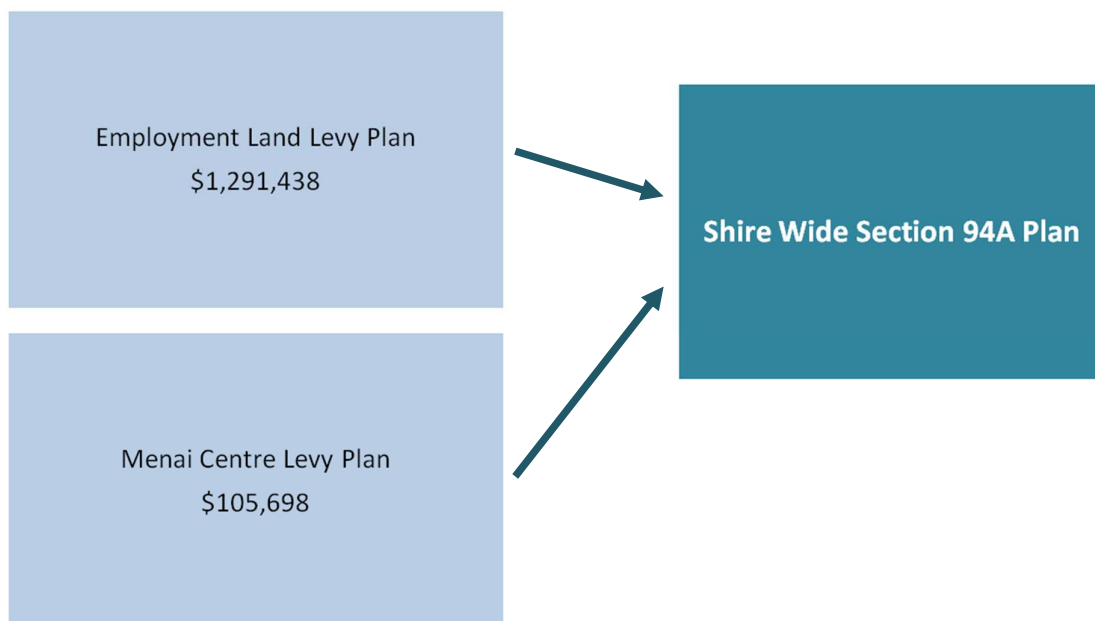
Not continuing		Boulevard street tree planting Old Princes Highway, President Avenue, Linden Street, Rawson Street, and other street tree planting			
Sutherland Centre Levy Plan					
Completed		Public Domain improvements			
Kirrawee Mixed Use Levy Plan					
Not continuing		Kirrawee Open Space Masterplan 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 S94 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	16-18	\$293,700

			square		
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.

