



PITTWATER
COUNCIL



PITTWATER SECTION 94 CONTRIBUTIONS PLAN FOR RESIDENTIAL DEVELOPMENT

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Table of Amendments

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Executive Summary

Purpose of this Plan

This Plan is the Pittwater Section 94 Contributions Plan for Residential Development. This Plan has been prepared to satisfy the requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), enabling Council or an accredited certifier to levy contributions from development for the provision of infrastructure to meet the demands of that development.

This Plan will ensure that adequate infrastructure is provided for as part of any new development and that the existing infrastructure is not burdened by the provision of infrastructure as a result of future development.

In addition this Plan provides an administrative framework under which specific infrastructure strategies may be implemented and coordinated in a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on a reasonable and equitable basis. In this way, Council can be publicly and financially accountable in its assessment and administration of this Plan.

Infrastructure for which contributions are sought

This Plan collects contributions to fund the provision and improvement of the following infrastructure within the Pittwater LGA:

- Open space, bushland and recreation facilities,
- Library services,
- Community facilities,
- Town centre and village streetscapes.

Land and development subject to this Plan

This Plan applies to all land designated for residential development within the Pittwater Local Government Area, excluding the Warriewood Valley Urban Release Area.

This Plan applies to residential development which would result in the creation of additional residential lots/dwellings and a commensurate net increase in demand for infrastructure and services. This includes new residential lots created via the subdivision (Torrens, Stata or Community title) of an existing lot, dwellings within residential flat buildings/multi-unit apartment building, multi-dwelling housing developments, dual occupancies (attached and detached) and senior's living dwellings approved under SEPP (Housing for Seniors or People with a Disability) 2004.

Where development is of a type not specifically stated in this Plan but which would result in additional demands for local infrastructure and services, Council officers will determine an appropriate contribution rate based on the rates specified in Table 1.2 of this Plan.

Life of this Plan

This Plan provides an administrative framework for the provision of local infrastructure and services up to the end of the 2018/19 financial year.

This Plan will be monitored and subject to bi-annual reviews to take account of projected growth, the community's needs, cost of local infrastructure and services and progress in providing scheduled works. The projects identified this Plan will be undertaken as funds become available, with Section 94 contributions pooled with other Council funding sources and where available, grant funding sources. For this reason the operation period of the Plan may be adjusted to suit.

Commencement of this Plan

This Plan has been prepared pursuant to the provisions of Section 94 of the EP&A Act and Part 4 of the EP&A Regulation. The Plan takes effect from the date on which public notice was published (pursuant to clause 31(4) of the EP&A Regulation).

Development Applications determined on or after this date will be subject to the provisions of this Plan.

Summary of works program

The works to be provided by funds generated by this Plan are summarised in Table 1.1. Refer to Section 3.0 for more detail on each plan element. The individual projects and timing is specified in the works schedule at Appendix A.

Table 1.1 Summary of works schedule 2015/16 – 2018/19

Element	Expenditure 2015/16 – 2018/19
Open Space, Bushland & Recreation Facilities	\$1,740,000
Library Services	\$550,000
Community Facilities	\$666,204
Town Centre & Village Streetscapes	\$1,491,132
Administration & Plan Management	\$66,710
Total Expenditure	\$4,514,046

Summary of contributions by element

Table 1.2 summarises the facilities and services for which contributions are sought under this Plan, the base upon which levies are to be sought and the applicable rate.

Table 1.2 Summary of contribution rates by element

Element	Base	Rate
Open Space, Bushland & Recreation Facilities	Per lot/dwelling	\$8,000
Library Services		\$2,000
Community Facilities		\$3,500
Town Centre & Village Streetscapes		\$6,500
Total		\$20,000*
Notes: *In accordance with the <i>Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012</i> , issued 21 August 2012, monetary contributions for residential development under this Plan are capped at \$20,000 per dwelling/lot.		

Summary of contributions by development type

Table 1.3 Summary of contribution rates by development type

Development Type	Base	Contribution
Residential*	Per lot/dwelling	\$20,000**
Notes: *Includes new residential lots/dwellings created via the subdivision (Torrens, Stata or Community title) of an existing lot, dwellings within residential flat buildings/multi-unit apartment building, multi-dwelling housing developments, dual occupancies (attached and detached) and senior's living dwellings approved under SEPP (Housing for Seniors or People with a Disability) 2004. **In accordance with the <i>Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012</i> , issued 21 August 2012, monetary contributions for residential development under this Plan are capped at \$20,000 per dwelling/lot.		

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1.0 Introduction

1.1 Name of the plan

This Plan is the Pittwater Section 94 Contributions Plan for Residential Development.

1.2 Commencement of the plan

This development contributions plan has been prepared pursuant to the provisions of Section 94 of the EP&A Act and Part 4 of the EP&A Regulation. This Plan takes effect from the date on which a public notice was published pursuant to clause 31(4) of the EP&A Regulation.

Development Applications determined on or after this date will be subject to the provisions of this Plan.

1.3 Purpose of the plan

The purpose of this plan is to:

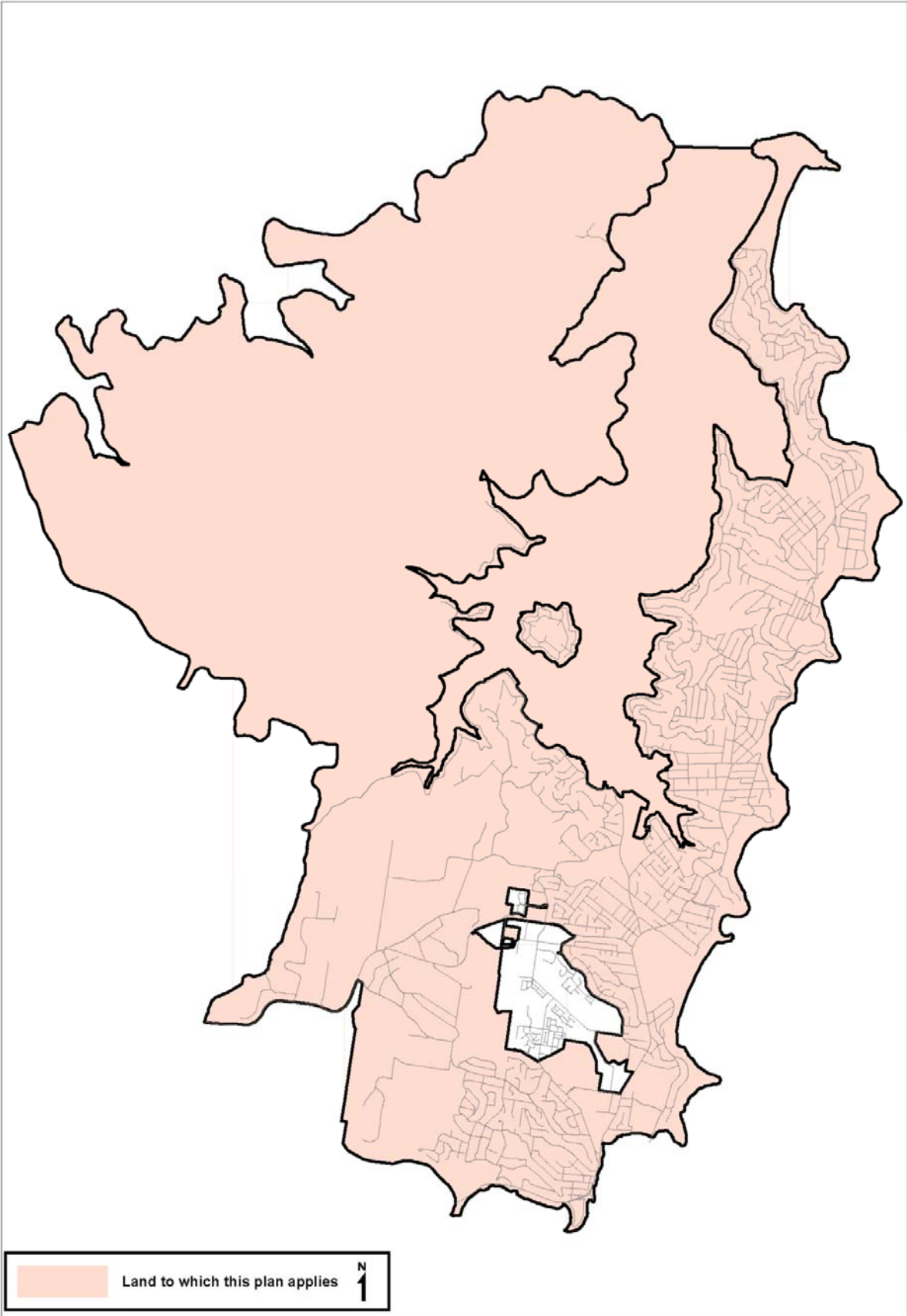
- Provide an administrative framework under which specific public facilities strategies may be implemented and coordinated;
- Ensure that adequate public facilities are provided for as part of any new development;
- Authorise Council to impose conditions under Section 94 of the EP&A Act when granting consent to development on land to which this plan applies;
- Provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- Ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development; and
- Enable the council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

1.4 Land to which this plan applies

This Plan applies to all land designated for residential development within the Pittwater Local Government Area, excluding the Warriewood Valley Urban Release Area, as shown in Map 1.

Land in the Warriewood Valley Urban Release Area is subject to separate contributions plan. Refer to the Warriewood Valley Section 94 Contributions Plan (No 15).

Figure 1: Land to which this plan applies



1.5 Development forms to which this Plan applies

This Plan applies to residential development which would result in the creation of additional residential lots/dwellings and a commensurate net increase in demand on infrastructure and services.

This includes new residential lots created via the subdivision (Torrens, Stata or Community title) of an existing lot, dwellings within residential flat buildings/multi-unit apartment building, multi-dwelling housing developments, dual occupancies (attached and detached) and senior's living dwellings approved under SEPP (Housing for Seniors or People with a Disability) 2004.

Where development is of a type not specifically stated in this Plan but which would result in additional demands for local infrastructure and services, Council officers will determine an appropriate contribution rate based on the rates specified in Table 1.2 of this Plan.

1.6 Operation period of this Plan

This Plan is intended to provide an administrative framework for the provision of local infrastructure and services up to the end of the 2018/19 financial year.

1.7 Relationship with other plans and policies

This Plan repeals:

- Pittwater LGA Section 94 Contributions Plan No. 2 for Open Space, Bushland and Recreation;
- Pittwater LGA Section 94 Contributions Plan No. 3 for Public Library Services;
- Pittwater LGA Section 94 Contributions Plan No. 18 for Community Service Facilities; and
- Pittwater LGA Section 94 Contributions Plan No. 19 for Village Streetscapes.

As part of the preparation of this Plan, Council undertook a review of all works items identified in the above plans to determine whether they remain consistent with Council's current priorities and strategies and the demand generated the forecast future population. The remaining works items, any associated unspent funds and unpaid loans have been transferred to this Plan.

This Plan is consistent with Council's adopted Delivery Program and Budget 2015-2019 and supplements the provisions of the Pittwater Local Environmental Plan 2014, as amended, and Pittwater 21 Development Control Plan, as amended.

Developers and land owners should check all relevant Council plans and policies for further information and development standards that may relate to their site.

1.8 Savings and transitional arrangements

A Development Application lodged prior to this Plan becoming effective and not yet determined will be determined in accordance with the Section 94 Contributions Plan in force at the date of determination of the Development Application.

This criterion applies notwithstanding the date of lodgement of the Development Application.

1.9 Definitions

The definitions relating to this Plan not stated below have the same definition as those contained in the Council's LEP and DCP.

Applicant means the person, company or organisation submitting a Development Application.

ABS means the Australian Bureau of Statistics.

Contribution means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in Section 94 of the EP&A Act.

Council means Pittwater Council.

CPI means the All Groups Consumer Price Index (Sydney) as published by the Australian Bureau of Statistics.

DCP means a Development Control Plan adopted by Council.

Embellishment means the enhancement of any public facility provided by the council by the provision of services, facilities or works.

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

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

LEP means a Local Environmental Plan made by the Minister under Section 70 of the EP&A Act.

LGA means the Pittwater Local Government Area.

Planning agreement means a planning agreement referred to in Section 94 of the EP&A Act 1979.

Works Program means the schedule of public facilities and services for which Section 94 contributions may be required. It also includes the likely timing of provision of those public facilities based on projected rates of development.

Where a definition is not contained in this Plan, the LEP or DCP then the following documents, in order of preference, shall be used to determine the meaning of the word.

1. The EP&A Act;
2. The RP&A Regulation;
3. Other Acts and Regulations of the NSW Parliament; and
4. The latest edition of the Macquarie Dictionary.

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2.0 Administration and operation of this Plan

2.1 How will contributions be imposed?

In accordance with the EP&A Act, development contributions under this Plan will be imposed as a condition of development consent or Complying Development Certificate.

2.2 When is the contribution payable?

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is as follows:

Development Applications involving land subdivision only

Payment is to be made prior to the issue of the Subdivision Certificate where no Construction Certificate is required, or prior to the issue of any Construction Certificate for the carrying out of any subdivision works.

Where the land subdivision will create a lot intended to accommodate multiple dwellings (i.e. super lot or residue lot) and the actual quantum of dwellings is unknown (i.e. not part of the development consent for land subdivision), the contribution for this lot will not to be levied at this time. This contribution will be levied at the time when Council consents to the actual number of dwellings to be constructed on this lot.

Development Applications involving both subdivision and building works

Payment is to be made prior to the release of any Construction Certificate or Subdivision Certificate whichever occurs first.

Where the land subdivision will create a lot intended to accommodate multiple dwellings (i.e. super lot or residue lot) and the actual quantum of dwellings is unknown (i.e. not part of the development consent for land subdivision), the contribution for this lot will not to be levied at this time. This contribution will be levied at the time when Council consents to the actual number of dwellings to be constructed on this lot.

Other Development that requires a Construction Certificate

For all other development that requires a Construction Certificate, monetary contributions are payable prior to the issue of any Construction Certificate.

Other Development not requiring a Construction Certificate

For all other development not requiring a Construction Certificate, monetary contributions are payable prior to the issuing of the first Occupation Certificate or commencement of the use, whichever occurs first.

2.3 Deferred or periodic payments

Council's policy is to allow deferred or periodic payment of monetary contributions subject to consideration of a written application to Council before the payment is due.

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

- The reasons provided by the applicant requesting a deferred or periodic payment;
- Whether prejudice will be caused to the community deriving benefit from the services being provided under this Plan;
- Whether allowing the deferred or periodic payment is likely to prevent the public services and facilities 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; and
- Any other relevant circumstances.

If Council determines to allow the application, arrangements relating to the deferred or periodic payment will not take effect until the applicant has entered into a written agreement with Council reflecting the terms of the approval. The decision to agree to such a request will be at the complete discretion of Council.

If Council decides to accept deferred or periodic payment, the applicant will be required to provide a bank guarantee for the full amount of the contribution or the outstanding balance on condition that:

- Interest will accrue on the contribution from the date the contribution was due until the date of payment;
- The bank guarantee is for the amount of the total contribution, or the amount of the outstanding contribution, plus the interest equal to the deferred time period, plus any fees or charges associated with establishing or operating the bank guarantee;
- If the contribution has not been paid within the deferral period, the bank unconditionally pays the guaranteed sum to Council if requested in writing;
- The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;

- The bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required;
- Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid; and
- Council is also entitled to claim any charges associated with establishing or operating the bank security. The applicant is to be provided with the details of any such expenses.

2.4 Method of payment

The EP&A Act provides that development contributions may be met by payment of a monetary contribution, the dedication of land, the carrying out of works in kind or the provision of a material public benefit or any combination of these methods.

Any agreement by Council to accept non-monetary contributions will not alter the total calculated contribution due.

The method of satisfying a contribution does not change the obligation to make the contribution.

Monetary Contribution

Under this Plan, a monetary contribution is the usual means of satisfying a condition of consent requiring a Section 94 Development Contribution. Payment must be in the form of cash, debit card or bank cheque. Credit cards payments, personal and company cheques or direct debit is not accepted.

Material Public Benefit and 'Works in Kind'

Council may accept an offer by the applicant to provide an 'in-kind' contribution (i.e. the applicant completes part or all of a work identified in the Plan) or through provision of another material public benefit (other than the dedication of land) in lieu of the applicant satisfying its obligations under this Plan. Council is under no obligation to accept works in-kind or a material public benefit offer and in considering any such offer, will assess the benefits to Council and the community.

In accepting material public benefits other than a work in-kind, Council must be satisfied that the offer provides a substantial benefit to the community not envisaged by the Plan and that this benefit warrants Council accepting responsibility in fulfilling the intent of the Plan notwithstanding a reduction in expected cash contributions.

A work in-kind relates to the undertaking of works of a specific or equivalent work specified in the Plan, and is therefore more readily capable, in comparison to other material public benefits, of providing benefit to the community.

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 will be at the expense of the applicant. All proposals must be formally agreed to by Council and documented in a formal written agreement under the EP&A Act.

Planning Agreements

An applicant may offer to enter into a Planning Agreement with Council in connection with a Development Application or Planning Proposal. Under a Planning Agreement, the applicant may offer to pay money, dedicate land, carry out works and/or provide other material public benefits for public purposes. The applicant's provision 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 or rezoning proposal. Section 93G(1) and (2) of the EP&A Act and Clause 25D(1) of the EP&A Regulations requires a draft Planning Agreement to be exhibited concurrently with a Development Application or a DCP. In order to satisfy these criteria, the applicant must notify Council of their preference to negotiate any non-monetary payment of development contributions prior to the lodgement of any Development Application.

If Council agrees to enter into the Planning Agreement, it may impose a condition of development consent requiring the agreement to be adopted by the elected Council. If the Council does not agree to enter into the Planning Agreement, Council may grant consent subject to a condition authorised by this Plan requiring the payment of a contribution.

2.5 Obligation of accredited certifiers

Construction Certificates

In accordance with Clause 146 of the EP&A Regulation, 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 monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with clause 142(2) of the EP&A Regulation.

The only exceptions to the requirement are where a work in kind, material public benefit and/or dedication of land 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.

Complying Development Certificates

An accredited certifier must ensure that a condition is imposed regarding the payment of a Section 94 contribution, in accordance with Part 7 of the EP&A Regulation.

If an accredited certifier fails to comply with this requirement, Council may impose the necessary condition on the Complying Development Certificate and it has effect as if it had been imposed by the accredited certifier.

2.6 Section 96 modification of development consents

Any subsequent section 96 application to modify the Section 94 contributions will be taken to authorise a change to the Section 94 contribution consent condition(s).

Where the original contribution has not been paid

If the contribution levied under the original consent has not yet been paid, the contributions are recalculated in their entirety. The revised consent condition will replace the original condition.

Where the original contribution has been paid

Where additional development is proposed, the net additional development will be levied and the contribution calculated based on the current prevailing rate. In this circumstance an additional condition will be inserted alongside the original condition.

In circumstances where the modification seeks to reduce the approved development, no refunds will be provided as all contributions are committed to Council's works program and Council is entitled to certainty in cash-flow.

2.7 Exemptions

Certain types of development are exempt from the requirement to make a contribution towards provision or improvement of facilities or services. These types of development are outlined below. This Plan does not apply to the following development:

- Development that involves the knock-down-rebuild of an existing single dwelling where no additional dwellings will be created;
- Development for the purpose of a single dwelling on a vacant lot where it can be established that a development contribution relating to that lot was paid at the time of subdivision;¹
- Secondary dwellings are exempt in accordance with Council's resolution of 20 October 2008;

¹ The onus of proof is on the applicant and/or owner of the subject property and is to be submitted concurrent with the Development Application.

- For the purposes of local infrastructure under this Plan or another contributions plan prepared under Section 94B of the EP&A Act;
- That in the opinion of Council does not increase the demand for the categories of local infrastructure addressed by this Plan; and
- For which Section 94 contributions cannot levied in accordance with a direction by the Minister under Section 94E of the EP&A Act.

Temporary Uses

Where a use is of an interim or temporary nature (less than 12 months) and subject to a time-limited consent, then contributions will be calculated but will be suspended – meaning no payment is due at activation of the consent. If a subsequent development application is lodged to continue the use, contributions will be sought.

2.8 Allowances for existing development

All forecasts for future additional development within this Plan have been calculated allowing for development in existence at the time of preparing the Plan.

Contributions under this Plan will be levied against residential development which would result in the creation of additional residential lots/dwellings and a commensurate net increase in demand for infrastructure and services. This includes additional residential lots created via the subdivision (Torrens, Stata or Community title) of an existing lot, dwellings within residential flat buildings/multi-unit apartment buildings, multi-dwelling housing developments, dual occupancies (attached and detached) and senior's living dwellings approved under SEPP (Housing for Seniors or People with a Disability) 2004.

If an applicant wishes to obtain an allowance against contributions payable based on pre-existing development, information must be provided with the development application which demonstrates the lawful existence of the development on the subject site.

2.9 Calculation of contributions

The contributions rate applying to all new residential development across the Pittwater LGA is calculated using the following formula:

$$\text{Contribution rate per dwelling/lot*} = \frac{W^1 + W^2 + A - F}{D}$$

Where:

W^1	=	Total cost of Works Program to be funded by future development
W^2	=	Recoupment of expenditure for works forward funded by Council
A	=	Cost of Administration and Plan Management
F	=	Funds collected under previous Section 94 Plans.
D	=	Projected number of new dwellings

**As monetary contributions for residential development under this plan are capped in accordance with the Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012, the contribution is capped at \$20,000 per dwelling/lot.*

2.10 Adjustment of contributions at payment

At the time of preparing this Plan, the Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012, issued 21 August 2012 by the then Minister for Planning and Infrastructure remained in force. In accordance with the Ministerial Direction, monetary contributions for residential development under this Plan are capped at \$20,000 per dwelling/lot.

In the event that the Ministerial Direction of 21 August 2012 is revoked, the contributions required as a condition of development consent will be adjusted at time of payment in accordance with the latest CPI (Sydney – All Groups) as published quarterly by the ABS. At time of payment the contribution stated in the development consent will be adjusted in the following manner:

$$\text{Contribution at time of payment} = C \times \frac{CPI^1}{CPI^2}$$

Where:

C	=	The original contribution amount as shown on the development consent.
CPI^1	=	The CPI (Sydney – All Groups) as published by the ABS for the financial quarter at the time of payment.
CPI^2	=	The CPI (Sydney – All Groups) as published by the ABS for the financial quarter at date of issue of development consent.

2.11 Accountability and management of funds

Accounting standards and contributions register

Council is required to comply with a range of financial accountability and public access to information requirements in relation to Section 94 contributions. These are addressed in Part 4, Divisions 5 and 6 of the EP&A Regulation and include:

- Maintenance of, and public access to, a contributions register;
- Maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- Annual financial reporting of contributions; and
- Public access to contributions plans and supporting documents.

Separate accounting records are maintained for all development contributions received by Council. A contributions register is maintained by Council in accordance with the EP&A Regulation. This information is available on Council's website and is update annually.

Treatment of funds received prior to the commencement of this Plan

Funds levied and received under the previous plans listed in Section 1.7 will be used to deliver infrastructure and services of the same infrastructure category identified under this Plan.

Investment of funds

To maintain the time value of monetary contributions received under this Plan, Council will invest these funds until the time of expenditure for the purpose for which they were received.

Council will report all investment returns as part of its annual contributions accounts reporting and all investment returns will be retained within the development contributions accounts to be used for the purpose for which the original contribution was made.

Pooling of contributions

This Plan expressly authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

Goods and Services Tax

At the time of preparing this Plan, the position of the Australian Taxation Office was that the payment of development contributions made under the EP&A Act is exempt from the Goods and Services Tax (GST) under class ruling 2013/13.

Items in the works schedule of this Plan have been calculated without any GST component.

2.12 Monitoring and review of this Plan

This Plan will be monitored and subject to annual reviews to take account of projected growth, the community's needs, cost of public facilities and services and progress in providing scheduled works. The projects identified this Plan will be undertaken as funds become available, with Section 94 contributions pooled with other Council funding sources and where available, grant funding sources. For this reason the operation period of the Plan may be adjusted to suit.

2.13 Review of this Plan without the need for public exhibition

Pursuant to Clause 32(3) of the EP&A Regulation, Council may make minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections, amendments to rates resulting from changes in CPI or the omission of details concerning works that have been completed.

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3.0 Need for Public Facilities & Services

3.1 Population and housing characteristics and trends

Population Growth

The combination of higher birth rates, high overseas migration and a lower net interstate migration loss are leading to very high population growth in many NSW Local Government Areas.

In Pittwater the population has consistently grown over the past decade, from 55,600 people in 2004 to 63,300 people in 2014, with a notable 'jump' between 2008 and 2009. By 2041 this figure is forecast to grow significantly to approximately be 87,792 people, representing a 39% increase from 2014 and an average annual population growth of 1.4% per year (BTS 2014).

Age Structure

The age structure of people who move into and out of Pittwater is strongly influenced by the residential role and function of the area.

Analysis of the five year age groups of Pittwater in 2011 compared to Greater Sydney shows that there was a higher proportion of people in the younger age groups (under 15 years), as well as a higher proportion of people in the older age groups (65+ years) and a much lower proportion of young adults (20 to 34 year olds).

This age structure is typical of a mature family and empty nester age profile. The very few young adults (singles or couples), can be attributed to either the lifestyle of the area (preferring a more urban setting), or high housing costs which deter young adults from entering the housing market. Changes in the age structure between 2006 and 2011 confirm a propensity for this to continue, with net gains in 0-19 year olds; gains in 45 to 85+ year olds over this period.

This data confirms that Pittwater continues to be attractive to families consisting of mainly older parents with children of all ages with an emerging trend towards younger children. It is an area attractive primarily to older families looking to upgrade their homes. The age structure is typical of an affluent family area, with large numbers of parents in their 40s and 50s, as well as slightly above average proportions of children between the ages of 5 and 14.

The large proportions of population in their 60s and aged 80+ are likely to be older residents who have lived in the area since the population boom of the 1960s. A population aged 80+ is a driver of, but also a result of, the significant aged care facilities in the area.

Household Composition

Household type is an indicator of dwelling type demand and provides key insights into the level of demand for services and facilities.

Pittwater's household structure reveals the area's era of settlement and confirms its role of housing families. The current household structure of Pittwater is characterised by higher proportions of couple households with children, couple households without children, and lower proportions of lone person households.

Although the main trend is ageing in place, there is also some 'regeneration', with younger family households moving into the area. These are families with young children but generally older parents.

Dwelling Types

The nature of housing in an area is a fundamental determinant of the population that is able to comfortably live, grow and prosper there.

Housing in Pittwater is predominantly large family houses, with 4+ bedrooms. Detached houses represent the norm, and higher density dwellings are skewed towards larger, 3+ bedroom units, with very few dwellings having 2 bedrooms or less. Pittwater also had considerable accommodation for seniors, 11 retirement villages being focused around Mona Vale, Warriewood and Bayview, as well as in Avalon and Newport.

Analysis of the types of dwellings in Pittwater Council area in 2011 shows that 72.7% of all dwellings were separate houses; 18.6% were medium density dwellings, and 7.7% were in high density dwellings, compared with 58.9%, 19.7%, and 20.7% in the Greater Sydney respectively. This dwelling structure compared to the Greater Sydney average reflects the role Pittwater plays in housing families.

This dwelling mix is changing and becoming more diverse, reflecting the preference of the Pittwater community to preserve the amenity of existing low-density residential areas, and adopt an urban consolidation approach in existing centres or villages, creating smaller housing types through multi-unit housing and shop-top housing. It is expected that further development of detached houses will continue, although their proportion of the total is expected to fall, while medium and high density housing will slowly increase. Across the LGA over the 5 year period between 2006 and 2011 there has been a net loss of some 550 single detached dwellings, most likely as a result of redevelopment of these dwelling sites into medium density housing developments – for which there was a net gain of some 1,500 medium density dwellings (or an average gain of 300 medium dwellings each year). Between these years the number of medium and high density dwellings, as a proportion of all housing in Pittwater, increased from 5% to 7.1%.

Housing Tenure

Housing tenure can be an indicator of the character of an area, how long it has been settled and the patterns of population turnover. A high concentration of private renters often indicates an area attractive to young singles and couples, while a concentration of home owners indicates a more settled area with mature families and empty-nesters.

In the three major categories of housing tenure: fully owned, mortgage and rental, there were significant differences between Pittwater and the neighbouring council areas. In 2011 a comparison with the SHOROC Region shows that there was a larger proportion of households who owned their dwelling; a larger proportion purchasing their dwelling; and a smaller proportion who were renters. This indicates a less transient population. The higher proportion of dwellings fully owned is reflective of the older age structure in the area.

Pittwater has mainly seen an increase in mortgages which can reflect new people entering the market or homebuyers moving back in into the area having built equity elsewhere.

3.2 Future Growth and Development

Outside of the release areas, future residential development in Pittwater is expected to occur mainly in specific areas identified for medium density housing, being the existing commercial centres. Housing is likely to be predominately smaller dwelling types such as multi-unit housing and shop-top housing, with smaller proportions of single detached dwellings.

As a result of the shift in dwelling type anticipated, it is expected that incoming residents will have a slightly different profile to the existing residents, with:

- Higher proportion of children, teenagers and adults aged 25-64 years than the LGA;
- Concentration of older residents aged over 65 years old as a result of considerable Seniors Living developments; and
- Greater mix of family types including lone parent families and couple only families.

3.3 Meeting the needs of the incoming population

Council is committed to promoting sustainability across all areas of the community. Council defines this as delivering, social, cultural and environmental systems that operate in harmony for the benefit and wellbeing of all residents. The objective is to enable residents to enjoy a good quality of life in an active and vibrant community. Council's role in the provision of local infrastructure and services all contribute to the collective and individual wellbeing of the community.

To meet the needs of the existing and future population, a range of infrastructure and services have been identified as being required to satisfy the anticipated demands generated by future development. This Plan will ensure any new residential development outside of the release areas will not burden the existing infrastructure and provides a mechanism whereby adequate funds are collected to fund necessary infrastructure improvements.

Having regard to the level of infrastructure and services already available, as well as the characteristics of the expected population, it will be necessary to fund the provision and improvement of the following infrastructure within the Pittwater LGA:

- Open space, bushland and recreation facilities;
- Library services;
- Community facilities;
- Town centre and village streetscapes.

Strategies for the delivery of this infrastructure and services are detailed in Section 4.0 of this Plan.

4.0 Strategies to provide Public Facilities & Services

4.1 Open Space, Bushland and Recreation Facilities

4.1.1 Introduction

Open space, bushland and recreation areas are key components of the environmental, recreation and social infrastructure in all communities. The provision of public recreation and open space benefits the community in a number of ways. They are used and/or valued by a wide cross section of residents, from all age groups and socio-economic backgrounds.

The LGA already provides a range of open space and recreation facilities including a range of facilities for unstructured play and recreation (including picnic areas, playgrounds and walking paths). The LGA is also well served, in terms of the everyday needs of its residents, through the provision of local and district parks.

The Pittwater Public Open Space and Recreation Strategy 2014 (“Open Space Strategy 2014”) recognises the strong community support for the conservation and enhancement of Pittwater’s unique environmental qualities. The Open Space Strategy 2014 provides a strong framework for the planning and development of open space, bushland and recreation in the LGA in the coming years.

This Plan seeks to support these community values and the strategic goals outlined in the Open Space Strategy 2014 by ensuring that new development contributes toward the maintenance and enhancement of this unique environment.

4.1.2 Nexus

Given the characteristics of the anticipated future population (as discussed in Chapter 3.0), it is expected that these residents will be major users of open space, bushland and recreation facilities. The development of greater medium density housing is expected to place considerable pressure on the existing open space and recreation areas. With denser housing forms, greater reliance will be placed on existing recreation areas to meet the formal and information recreation needs of the growing population.

The Open Space Strategy highlights that while residents will use open space, bushland and recreation facilities close to their homes, they are also likely to use a range of other facilities throughout the LGA. The future residents are likely to use many different sportsgrounds depending on the sport they play. The use of beaches is often weather dependant, while parks that have speciality equipment are likely to be used for different activities e.g. parks with extensive picnic facilities versus boat launching facilities versus playgrounds.

The range of facilities within the open space system that are expected to be used by the incoming population include:

- Coastal beach reserves;
- Foreshore reserves including the Pittwater waterway;
- Indoor sports facilities;
- Bushland and headlands;
- District parks;
- Local parks;
- Sportsgrounds;
- Structured sports areas such as tennis courts, golf courses, equestrian areas;
- Wetlands; and
- Walking, cycling and equestrian tracks.

In order to ensure that the existing level of service provision of open space, bushland and recreation facilities in Pittwater is not diminished due to the forecast additional population, there is a need to upgrade and enhance the existing facilities to increase the capacity of these facilities.

The enhancement of existing open space, bushland and recreation facilities will occur on an LGA-wide basis in accordance with the priorities identified in the Open Space Strategy 2014. As such, all new residential development in the LGA will be levied equally for open space, bushland and recreation facilities as demand will be spread across the entire area.

4.1.3 Apportionment

The existing residents of the Pittwater LGA have already funded the acquisition and embellishment of significant open space, bushland and recreation facilities. Council considers it essential that the full economic value of the contribution made by existing residents toward the provision of existing open space, bushland and recreation infrastructure is recognised and that it is acknowledged that new development will benefit substantially from this existing provision.

To ensure the existing standard of provision of these services and facilities will continue as population growth occurs, 100% of the costs associated with the enhancement of existing open space, bushland and recreation facilities is apportioned to new residential development.

4.1.4 Reasonableness

A contribution toward open space and recreation facilities is considered as it will ensure the equitable provision of these facilities for all existing and future residents of the LGA.

4.1.5 Works Program

Refer to Appendix A for the works program for Open Space, Bushland and Recreation Facilities.

4.2 Library Services

4.2.1 Introduction

Local libraries are key learning centres for the community and act as a gateway to knowledge, information and learning resources. Although still very much associated with books and reading, libraries are also recognised as places where people can access technology, including photocopiers, fax machines, computers and printers, as well as gain some assistance with using these. In addition, the library is a place for community engagement, where people with similar needs and interests can meet, whether it be at a reading group, children's storytelling, community language conversation group, author talk or a computer class for seniors. Libraries play a key recreation and cultural service that can enhance social cohesion and foster individual development and lifelong learning within the community.

Mona Vale Library is the LGA's main public library. Council also supports Avalon Community Library Association in operating the Avalon Community Library.

Council has a strong commitment to the equitable provision of high quality public library services that are responsive to the changing needs of the community, cost efficient and sustainable.

This Plan seeks to support these goals by ensuring that the contributions provided by new residential development maintains and enhances the provision of and access to public library services for all residents.

4.2.2 Nexus

Residential development brings increased demand for information to satisfy educational requirements as well as recreation use of information material. New development will place demands on both Mona Vale and Avalon Libraries.

To ensure that all residents have equitable access, existing services will need to be improved and enhanced to meet these needs. The philosophy of this strategy is to ensure that the current level of service provision for library services is maintained for all residents whether they are new or existing.

This Plan proposes to meet the additional need for library services generated by the new residential development in the LGA by augmented facilities at Council's Mona Vale and Avalon Community Libraries.

Users of both Mona Vale and Avalon libraries are not limited to the vicinity immediately surrounding these facilities and residents often travel throughout Pittwater to access the services and facilities they provide. As such, all new

residential development in the LGA will be levied equally for library services as demand will be spread across the entire area.

4.2.3 Apportionment

Council currently provides a range of library facilities and associated resources and equipment to serve the population of the LGA.

To ensure the existing standard of provision of these services and facilities will continue as population growth occurs, the costs associated with the augmentation of library services associated with this Plan will be borne fully by new residential development.

4.2.4 Reasonableness

A contribution toward library services is considered to be reasonable as it will ensure the equitable provision of these facilities for all existing and future residents of the LGA.

4.2.5 Works Program

Refer to Appendix A for the works program for Library Services.

4.3 Community Facilities

4.3.1 Introduction

A place for the community to meet is considered a basic prerequisite for community development. Community facilities are designed as focal points where community members come together to interact, build social capital and ultimately create social cohesion. Community centres provide flexible spaces that can cater for the needs of a diverse population of various age groups, community groups and ethnic, cultural, linguistic, educational and socio-economic backgrounds. Physical spaces provide 'anchors' for social interaction, creating a sense of place and fostering beneficial connections.

A number of multi-purpose community centres and facilities in Pittwater have become vibrant and diverse venues offering a wide range of social, recreational and cultural activities for residents and visitors alike. Council has seven community centres, together providing 22 discrete spaces:

- Avalon Recreation Centre (and Avalon Annex);
- Elanora Heights Community Centre;
- Mona Vale Memorial Hall;
- Nelson Heather Centre;
- Newport Community Centre;
- North Narrabeen Community and Tennis Centre;

- Ted Blackwood Narrabeen Youth and Community Centre.

The centres provide spaces accommodating different community needs and are home to many of the varied and vibrant services and activities available to the community. Council currently provides a high level of community service provision. The range of leisure and learning activities currently accommodated in Pittwater's existing community centres includes:

- Social activities for all age groups;
- Indoor fitness activities;
- Adult education;
- Playgroup;
- Youth activities;
- Art and craft activities;
- Activities for older residents;
- Activities for those with a disability; and
- Catering and function rooms for events.

This element of the Plan has been developed to ensure that the current level of service provision is maintained for all residents whether they are new or existing.

4.3.2 Nexus

The increase in population resulting from new residential development in the established areas of the Pittwater LGA will generate demand for additional community service facilities.

The existing facilities within the LGA are highly utilised and there is no latent capacity to absorb the demand likely to arise from the expected population growth. As a consequence, it will be necessary to augment existing facilities to increase the multipurpose nature and capacity of these facilities to maintain the current level of service.

The current facilities are dispersed throughout the LGA and provide a complementary range of services that are not identical to each other. Therefore, very often, residents travel throughout the LGA to use facilities that provide the type of service they require. Hence, the impact of new development is expected to place demands on many facilities throughout the LGA and all new residents of Pittwater are likely to benefit from the proposed improvements to the community facility network. As such contributions towards future provision of community service facilities will be levied on a Pittwater-wide basis.

In 2008/9 Council completed the redevelopment of the Newport Community Centre which was forward funded under the Pittwater Section 94 Contributions Plan No. 18 for Community Service Facilities. Contributions are still being collected to repay this loan and therefore funds will continue to be levied under this Plan to recoup this expenditure.

4.3.3 Apportionment

Council currently provides a range of community facilities and services to meet the needs of the existing population of the LGA. Existing residents have already funded the existing community facility infrastructure network and without the expected new development, there would be no additional demand for a new community facility or upgrades to existing facilities.

To ensure that there is equitable provision of community service facilities across Pittwater and ensure the existing standard of provision of these services and facilities will continue as population growth occurs, the costs associated with the augmentation of community facilities levied for under Plan will be borne fully by new residential development.

4.3.4 Reasonableness

A contribution toward community facilities is considered to be reasonable as it will ensure the equitable provision of these facilities for all existing and future residents of the LGA.

4.3.5 Works Program

Refer to Appendix A for the works program for Community Facilities.

4.4 Town Centre and Village Streetscapes

4.4.1 Introduction

Streets and lanes play an important role in providing informal recreation and social spaces for communities. They have the potential to become more than just transport corridors and can be the main public place of a town or village centre, providing spaces for spontaneous activity, public art and greenery.

The main commercial centres in Pittwater are Mona Vale, recognised as the LGA's town centre, and Avalon, Newport, North Narrabeen and Elanora Heights, which are recognised as village centres.

Council maintains a high level of amenity within the LGA's town and village centres through a program of regular maintenance and improvements. This Plan aims to ensure that increased residential development and the resulted increased population will not compromise the existing environment and amenity within these centres.

4.4.2 Nexus

Given the nature and type of development forecast within Pittwater's town and village centres, significant works will be required to enhance pedestrian movements and create contemporary public spaces with a high level of amenity to meet the demand

generated by the increased population. The proposed development, if correctly managed, presents an opportunity for Council to revitalise the existing centres.

The development of greater quantities of medium density housing within these centres will place considerable pressure on their existing urban amenity. With denser housing forms, the streets and lanes within these centres will need to play a greater role in providing informal recreation and social spaces for the growing population. This Plan provides a funding strategy based on the needs of incoming residents to achieve this.

In 2008/9 Council upgraded the streetscape surrounding the redeveloped Newport Community Centre which was forward funded under Pittwater LGA Section 94 Contributions Plan No. 19 for Village Streetscapes. Funds are still being collecting to repay this loan and therefore funds will continue to be levied under this Plan to recoup this expenditure.

4.4.3 Apportionment

Council maintains a high level of amenity within the LGA's town and village centres through a program of regular maintenance and improvements. Existing residents have already funded the existing streetscape improvements. The expected new development will place considerable pressure on the existing urban amenity within the LGA's town and village centres.

To ensure that the existing standard of amenity within the town and village centres will not be compromised as population growth occurs, the costs associated with the enhancement of town and village streetscape works levied for under this Plan will be borne fully by new residential development.

4.4.4 Reasonableness

A contribution toward town centre and village streetscapes is considered to be reasonable as it will ensure the equitable provision of these facilities for all existing and future residents of the LGA.

4.4.5 Works Program

Refer to Appendix A for the works program for Town Centre and Village Streetscapes.

4.5 Administration and Plan Management

4.5.1 Introduction

In accordance with the EP&A Act, Council is authorised to recoup the reasonable costs of preparing this Plan and the cost of any studies specifically prepared to inform the Plan. In addition, the contribution can be levied to recoup any costs associated with the ongoing management and administration of the Plan.

In accordance with IPART's Local Infrastructure Benchmark Costs Final Report, administration and plan management costs have been calculated annually at 1.5% of the value of the works program for each financial year.

4.5.2 Nexus

This Plan has been specifically prepared to enable council to ensure that adequate infrastructure is provided to meet the demands generated by any new development and that the existing community is not burdened by the provision of additional infrastructure required as a result of the future development.

4.5.3 Apportionment

As this Plan has been prepared solely to cater for the demands of future development, the costs associated with the Plan's preparation and ongoing administration will be borne fully by the future development.

4.5.4 Reasonableness

A contribution toward plan administration and management is considered to be reasonable as it will ensure there is a continuous process of managing, monitoring and revising this Plan.

4.5.5 Works Program

Refer to Appendix A for the works program for Administration and Plan Management.

References

Bureau of Transport Statistics (2014) Population and Dwelling Forecasts by Local Government Area and year, 2014.

Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012.

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Informed Decisions (2011) *Pittwater Council area Community Profile 2011.*

NSW Department of Planning and Environment (2014) Population, Household and Dwelling Projections, 2014

NSW Department of Infrastructure (2005), Planning and Natural Resources (2005) *Development Contributions Practice Notes – July 2005.*

Pittwater Council (2011) *Pittwater Local Planning Strategy: Planning for Pittwater toward 2031.*

Pittwater Council (2012) *Pittwater Social Plan 2012-2016.*

Pittwater Council (2013) *Pittwater 2025: Our Community Strategic Plan*

Pittwater Council (2014) *Pittwater Public Space and Recreation Strategy 2014.*

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Appendices

Appendix A: Works Program

Open Space, Bushland and Recreation Facilities			
Location/ Item Number	Project Description	Expenditure	Commencement Year
1	Bert Payne Reserve Playground Newport	\$100,000	2015/16
2	Governor Phillip Park	\$20,000	2015/16
3.1	Reserve Lighting Careel Bay & Boondah Reserve	\$20,000	2015/16
3.2		\$20,000	2016/17
Various ²	Playground Improvement Program	\$60,000	2015/16
		\$70,000	2016/17
		\$70,000	2017/18
		\$70,000	2018/19
Various ³	Reserves Minor Improvements	\$20,000	2015/16
		\$20,000	2016/17
		\$20,000	2017/18
		\$20,000	2018/19
Various ⁴	Reserve Signage	\$20,000	2015/16
		\$20,000	2016/17
		\$20,000	2017/18
		\$20,000	2018/19

² Improvements to playgrounds will be undertaken at locations considered appropriate by Council.

³ Improvements to reserves will be undertaken at locations considered appropriate by Council.

⁴ Replacement and maintenance of reserve signage will be undertaken at locations considered appropriate by Council.

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4	Warriewood Wetlands Boardwalk Upgrade	\$10,000	2015/16
		\$10,000	2016/17
		\$10,000	2017/18
		\$10,000	2018/19
Various ⁵	Bushland Track Upgrades	\$50,000	2015/16
		\$50,000	2016/17
		\$50,000	2017/18
		\$50,000	2018/19
Various ⁶	Bicentennial Coastal Walkway Upgrade	\$10,000	2015/16
		\$10,000	2016/17
		\$10,000	2017/18
		\$10,000	2018/19
Various ⁷	Bushland Enhancement Program	\$10,000	2015/16
		\$20,000	2016/17
		\$20,000	2017/18
		\$20,000	2018/19
Various ⁸	Bushland Reserves Upgrades	\$30,000	2015/16
		\$40,000	2016/17
		\$40,000	2017/18
		\$40,000	2018/19
Various ⁹	Natural Resource Management	\$20,000	2015/16
		\$20,000	2016/17
		\$20,000	2017/18

⁵ Upgrades to bushland tracks will be undertaken at locations considered appropriate by Council.

⁶ Upgrades to the Bicentennial Coastal Walkway will be undertaken at locations considered appropriate by Council.

⁷ Enhancement of bushland areas will be undertaken at locations considered appropriate by Council.

⁸ Upgrades to bushland reserves will be undertaken at locations considered appropriate by Council.

⁹ Natural resources management will occur at locations considered appropriate by Council.

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		\$20,000	2018/19
6	Apex Park Park	\$50,000	2016/17
7	Bert Payne Reserve	\$50,000	2016/17
8	Reserve Lighting North Narrabeen Reserve	\$20,000	2016/17
		\$20,000	2017/18
9	Bilarong Reserve	\$70,000	2016/17
		\$50,000	2018/19
10	Avalon Beach Reserve	\$70,000	2017/18
11	Winn Bay Reserve	\$50,000	2017/18
12	South Palm Beach Reserve	\$50,000	2017/18
	South Palm Beach Reserve	\$50,000	2018/19
13	Reserve Lighting Newport Oval	\$20,000	2018/19
14	Apex Park Reserve	\$70,000	2018/19
Open Space, Bushland and Recreation Facilities Subtotal		\$1,740,000	
Library Services			
Location/ Item Number	Project Description	Expenditure	Commencement Year
1	Minor library improvements	\$150,000	2015/16
2.1 2.2	Bookvote	\$100,000	2015/16
		\$100,000	2016/17
		\$100,000	2017/18
		\$100,000	2018/19
Library Services Subtotal		\$550,000	

SECTION 94 CONTRIBUTIONS PLAN FOR RESIDENTIAL DEVELOPMENT

Community Facilities			
Location/ Item Number	Project Description	Expenditure	Commencement Year
N/A – work completed	Newport Community Centre redevelopment (loan repayments)	\$166,665	2015/16
		\$146,513	2016/17
		\$146,513	2017/18
		\$146,513	2018/19
1.1	Community facility enhancements ¹⁰	\$20,000	2016/17
1.2			
1.3		\$20,000	2017/18
1.4			
1.5		\$20,000	2018/19
1.6			
1.7			
Community Facilities Subtotal		\$666,204	
Town Centre & Village Streetscapes			
Location/ Item Number	Project Description	Expenditure	Commencement Year
N/A – work completed	Newport Village Streetscape Improvements (loan repayments)	\$146,513	2015/16
		\$146,513	2016/17
		\$146,513	2017/18
		\$146,513	2018/19

¹⁰ Enhancement of community facilities will be undertaken at locations considered appropriate by Council.

SECTION 94 CONTRIBUTIONS PLAN FOR RESIDENTIAL DEVELOPMENT

1.1	Town centre & village streetscape enhancements ¹¹	\$355,080	2015/16
1.2		\$200,000	2016/17
1.3			
1.4		\$200,000	2017/18
1.5		\$150,000	2018/19
Town Centre & Village Streetscapes Subtotal		\$1,491,132	
Administration & Plan Management			
Location/ Item Number	Project Description	Expenditure	Commencement Year
N/A ¹²	Plan preparation, management and administration	\$19,324	2015/16
		\$16,245	2016/17
		\$15,945	2017/18
		\$15,195	2018/19
Administration & Plan Management Subtotal		\$66,710	
Total		\$4,514,046	

¹¹ Enhancement of town centre and village streetscapes will be undertaken at locations considered appropriate by Council.

¹² No physical works are associated with this Plan element.

SECTION 94 CONTRIBUTIONS PLAN FOR RESIDENTIAL DEVELOPMENT

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Appendix B: Maps of Works Program Elements

Figure 2: Map of Open Space, Bushland & Recreation Facilities Works Program

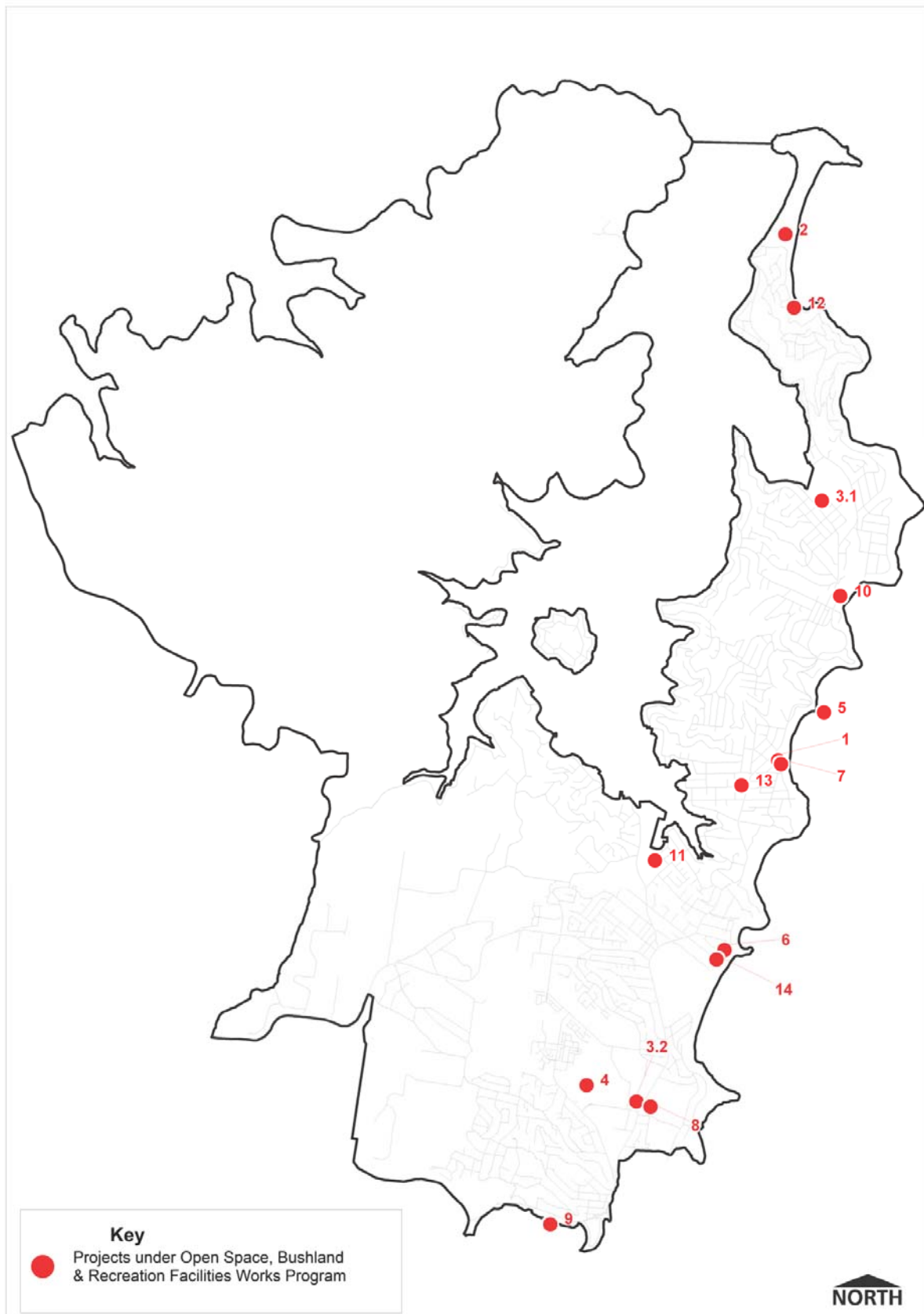


Figure 3: Map of Library Services Works Program



Figure 4: Map of Community Facilities Work Program

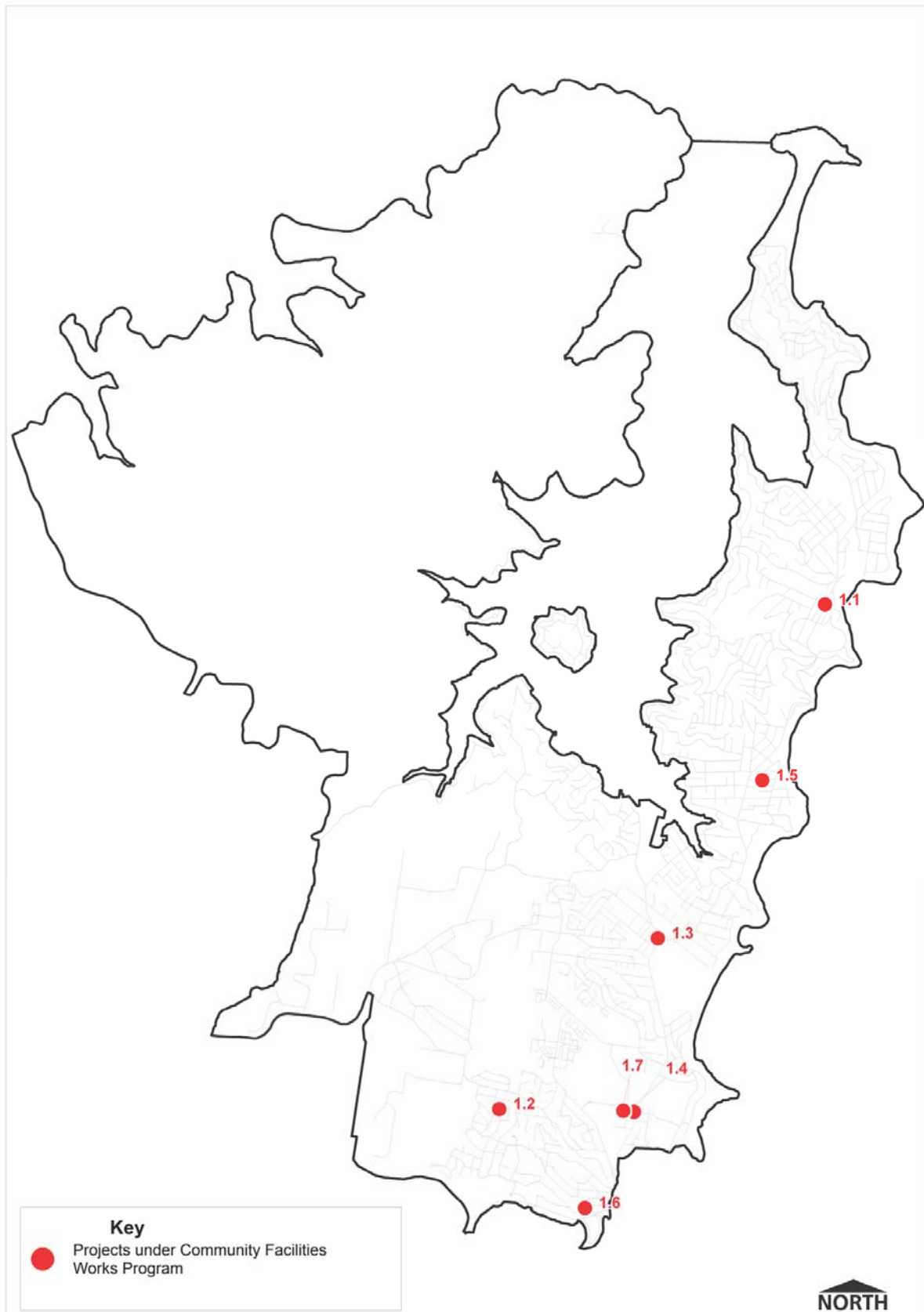


Figure 5: Map of Town Centre & Village Streetscapes Works Program

