

WARRINGAH

SECTION 94A

DEVELOPMENT CONTRIBUTIONS PLAN



Prepared by Warringah Council

Adopted 10 June 2008

Effective from 1 July 2008

PART 1

Summary Schedule

The Schedule of Works contained in Part 5 of this plan identifies the public facilities for which a section 94A (s94A) levy will be required.

Levies paid to Council (in accordance with the rates set out in the Summary Schedule below) will be applied towards meeting the cost of provision or augmentation of these public facilities in the 2007/08, 2008/09 and 2009/2010 financial years.

Summary schedule for section 94A contributions plan

Type of Development	Levy
All development applications and applications for Complying Development Certificates whose total costs amount to less than \$100,001.	Nil
All development applications and applications for Complying Development Certificates with a total cost from \$100,001 - \$200,000 (excluding exempt development under <i>Warringah Local Environmental Plan 2000</i> , s96 applications to modify development consent and development applications proposed by Council).	0.5 percent
All development applications and applications for Complying Development Certificates with a total cost exceeding \$200,000 (excluding exempt development under <i>Warringah Local Environmental Plan 2000</i> , s96 applications to modify development consent and development applications proposed by Council).	1.0 percent

Conditions authorised by this Plan are subject to any direction given by the Minister under section 94E (s94E) of the Act from time to time and this Plan authorises the imposition of conditions which are in accordance with any such direction.

Any relevant Ministerial direction under section 94E of the Act which has been made and is in force from time to time is included in the Attachment to this Plan. Refer to Attachment 1 of this Plan for the content of relevant Ministerial directions.

PART 2

Introduction

What is a development levy plan?

Under Section 94A of the *Environmental Planning and Assessment (EP&A) Act 1979*, Council may levy a flat rate contribution towards, or recoup the capital cost of providing or extending facilities, infrastructure and services necessary to meet the increased demand created by new development in its area.

Section 94A of the Act provides as follows:

94A Fixed development consent levies

- (1) *A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.*
- (2) *A consent authority cannot impose as a condition of the same development consent condition under this section as well as a condition under section 94.*
- (3) *Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.*
- (4) *A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.*

The Section 94A Development Contributions Plan is the mechanism by which the entitlements under section 94A of the Act are implemented and accounted for by Council. The plan also includes a works program (Part 5) outlining when and where the new works will be provided.

The plan is implemented through the development process by attaching conditions to any development consents that result in an increased demand for the facilities and services identified in the Plan.

Warringah Council has levied contributions for a range of facilities and services under previous Section 94 Development Contributions Plans. The preparation of this Plan provides the opportunity to implement a new, simplified development contributions structure that will improve the efficiency and flexibility of community facility provision, in a manner that best meets the needs of the population for which the contribution was levied.

Part 3

Administration and Operation

1 What is the name of this development levy plan?

This development contributions plan is called the *Warringah Section 94A Development Contributions Plan*.

2 What is the purpose of this contributions plan?

The primary purposes of this contributions plan are:

- (1) to authorise, as a condition of development consent upon effected development applications and complying development certificates, the imposition of a contribution pursuant to section 94A of the *EP&A Act 1979*;
- (2) 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
- (3) to publicly identify the purposes for which the levies are required.

3 When does this development contributions plan commence?

This contributions plan commences on 1 July 2008.

4 What plans does this contributions plan repeal?

This plan repeals the *Warringah S94A Development Contributions Plan* adopted by Council on 14 November 2006 and in operation on 4 December 2006.

All funds remaining in Council reserve are to be used to complete the works program of *Warringah Section 94 Development Contributions Plan 2001*. Upon full completion of this works program, any remaining funds are to be pooled into the development contributions reserve established as part of this plan (clause 16) and used upon works listed in Part 5.

5 Land to which this plan applies

This plan applies to all land within the local government area of Warringah.

6 Development to which this plan applies

This plan applies to all applications for development consent and complying development certificates proposing works whose total development cost is \$100,001 or greater.

The 'total development cost' is determined having accounted for each of the contributing cost factors set out within clause 25J of the *EP&A Regulations 2000* (included as Clause 7 of this plan) and through the full and accurate completion (to the satisfaction of Council) of the Cost Summary Sheet lodged with the development application or complying development application.

Development that satisfies any one (or more) of the following criteria are exempt from this Plan and from payment of the s94A levy:

- (1) development applications and complying development applications whose total development cost is less than \$100,001;
- (2) applications lodged under Section 96 of the *EP&A Act 1979* to modify condition/s of an existing consent;
- (3) development applications and complying development applications for public purposes as proposed by:
 - a) Council, that involve the use of land classified as Community or Operational under the *Local Government Act 1993* or as Crown Land under the *Crown Lands Act 1989*;
 - b) Government agencies;
 - c) Public utility providers.

Development which complies with the Ministerial direction under Section 94E dated 10th November 2006 and includes development:

- a) For the purpose of disabled access;
- b) For the sole purpose of affordable housing;
- c) For the purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building;
- d) For the sole purpose of the adaptive reuse of an item of environmental heritage; or
- e) Other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

7 How is the total development cost determined?

Clause 25J of the EP&A Regulations 2000 sets out how to determine the total cost of development:

25J Section 94A levy—determination of proposed cost of development

- (1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 94A levy, by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:*
- (a) If the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,*
 - (b) If the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,*
 - (c) If the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.*
- (2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*
- (3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development:*
- (a) The cost of the land on which the development is to be carried out;*
 - (b) The costs of any repairs to any building or works on the land that are to be retained in connection with the development;*
 - (c) The costs associated with marketing or financing the development (including interest on any loans);*

- (d) *The costs associated with legal work carried out or to be carried out in connection with the development;*
- (e) *Project management costs associated with the development;*
- (f) *The cost of building insurance in respect of the development;*
- (g) *The costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land);*
- (h) *The costs of commercial stock inventory;*
- (i) *Any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.*

8 Cost summary reports must accompany development applications or applications for complying development certificates

A development application or application for a complying development certificate is to be accompanied by a cost summary report that addresses the matters set out in clause 25J of the *EP&A Regulation* (refer clause 7 of this plan).

For development with a total cost of \$100,001 or greater, a cost summary report (addressing the matters contained in Appendix A) is to be completed and certified by a person who is considered to be suitably qualified in the opinion of Council.

Council may request the provision of an independent cost summary report (addressing the matters contained within Appendix A) that is certified by a registered quantity surveyor for larger developments or where a major discrepancy in a cost summary report is detected.

9 Construction certificates and the obligation of accredited certifiers

In accordance with clause 146 of the *EP&A Regulation 2000*, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of levies has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be

included with copies of the certified plans provided to the council in accordance with clause 142(2) of the of the *EP&A Regulation*. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where Council has agreed to a works in kind, material public benefit or dedication of land as alternatives to payment of the s94A levy. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

10 How will the levy be calculated?

The levy will be determined on the basis of the rate as set out in the summary schedule, contained within Part 1 of this plan. The levy will be calculated as follows:

$$\text{Levy payable (O)} = C \times D$$

Where

C is the levy rate applicable

D 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 Appendix A 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.

11 When is the levy payable?

A levy must be paid to the council at the time specified in the condition that imposes the levy. If no such time is specified, the levy must be paid prior to the issue of a subdivision certificate, construction certificate or complying development certificate.

12 How will the levy be adjusted?

Contributions required as a condition of consent under the provisions of this plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

$$\text{Contribution at time of payment} = O + A$$

Where:

O is the original contribution as set out in the consent

A is the adjustment amount which is = $\frac{\$C_0 \times (\text{Current CPI} - \text{Base CPI})}{\text{Base CPI}}$

Where:

Current CPI is the Consumer Price Index for 'Sydney – All Groups' as published by the Australian Bureau of Statistics available at the time of review of the contribution rate;

Base CPI is the Consumer Price Index for 'Sydney – All Groups' as published by the Australian Bureau of Statistics at the date of adoption of this plan which is 15 June 2006

Note: In the event that the Current CPI for Sydney is less than that for the previous quarter, the Current CPI for Sydney shall be taken as not less than the previous.

13 Can deferred or periodic payments be made?

Council does not permit deferred or periodic payments of the s94A levy under this Plan.

14 How are credits for existing development addressed in this plan?

No credits or levy discounts of any kind are issued for either existing development or prior approvals.

15 Are there alternatives to the payment of the s94A levy?

An applicant may only elect to forgo to the payment of monetary contributions upon effected development through the following means:

- (1) by Council accepting an offer by an applicant to satisfy the contribution by carrying out works in kind, but only where the facility is identified in the works program and it is constructed by the developer to Council's standards and then transferred to Council. In these circumstances, Council will only transfer paid contributions on receipt of invoices not exceeding the amount already collected or committed by the fund.
- (2) by both Council and the applicant entering into a written planning agreement in accordance with Section 93F of the Act and the provisions of the Warringah Planning Agreements Policy, whose terms and conditions are voluntarily agreed to and signed by both parties. The agreement:
 - a) may be for the payment of a monetary contribution, the dedication of land free of cost, any other public benefit, or any combination of these, to be used for or applied toward a public purpose (as defined in the Dictionary of this plan) ; and
 - b) is not invalid by reason only that there is no connection between the development and the works or expenditure of any money it proposes.

Applicants proposing to enter into a planning agreement enquire with Council with regard to the relevant procedures prior to the lodgement of their development application.

16 Pooling of levies

This plan expressly authorises s94A levies paid for different purposes to be pooled and applied progressively for the delivery of the community facilities and infrastructure listed in Part 5 of this Plan. The priorities for the expenditure of the levies are shown in this Works Schedule.

17 How will Council use collected contributions?

Council is to use the funds collected under this Plan toward meeting the cost of providing the community facilities listed in the Schedule of Works of this Plan (Part 5). Subject to s93E(2) of the Act and clause 15 of this Plan, the community

facilities listed in Part 5 are to be provided in accordance with the staging set out within that Part.

A proportion of all funds collected (0.05%) will be pooled in a separate Council account for use toward ongoing forward planning and administration of development contribution funds. Funds collected in this account will be used to:

- (1) periodically engage consultants to undertake forward planning studies informing the use of development contributions;
- (2) to fund the full time employment of Council's Senior Strategic Planner (S94);
- (3) to fund 30% of the costs of a Management Accounting position within Council.

18 In what circumstances are s94A levies to be refunded?

Levies collected from a developer under this plan will only be refunded upon the formal surrender or lapsing of the relevant development consent to which the contribution was applied.

19 Is a contributions register kept?

Council maintains a register of all developer contributions collected and the details of all voluntary planning agreements enacted through condition of development consent. The Contributions Register can be inspected at Council's offices and contains the following information:

- (1) each Development Consent which levied contributions for facilities; and
- (2) the address to which the development consent was issued, date when contributions are received and the amount; or
- (3) a detailed account of the monetary contribution, land dedication or other material public benefit negotiated and signed off through any voluntary planning agreement, including a full copy of the agreement.

20 Plan will be subject to periodic review

Council is to undertake periodic reviews of the works included within Part 5 of this plan, including the maintenance of a record of completed works and the

introduction of new community facilities into the Schedule in place of those completed.

PART 4

Expected Development and Demand for Public Facilities

Residential Population Growth

The Sydney Metropolitan Strategy, *City of Cities: A Plan for Sydney's Future* sets a residential growth target of 17,300 new residents for the North East subregion (comprising Manly, Warringah and Pittwater local government areas (LGAs) over the next 25 years.

Recent demographic and residential development trends suggest that Warringah is well placed to contribute its share in reaching this target within the existing development parameters of *WLEP 2000*:

- The total population of Warringah increased by 3.7% between 1996 and 2001. This is fairly low in comparison to the population increases for New South Wales and Australia being 6.5% and 6.4% respectively. Since the 2001 Census, projections undertaken by the Australian Bureau of Statistics indicate that the annual growth rates have continued to be relatively low (averaging 0.6% per year).
- Despite this relatively low population growth, Council's adopted *Residential Development Strategy (RDS)* of October 1998 indicated 6200 new dwellings for the period 1998-2021 (or 278 per annum). As of December 2005, 4664 dwellings have been approved which equates to an average of 634 per annum, 128 per cent over the required target. On the back of this housing growth, it can be reasonably expected over the longer term that population growth will increase to match this residential growth of recent years.
- The rate of development approved has exceeded Council's agreed target over the life of the strategy indicates that demand to date has largely been underestimated.
- *Warringah LEP 2000* provides the desired future character for each of the localities within the LGA, while Council's RDS effectively dictates population growth limits. These policies form the basis for determining population capacity and likely development within each locality. If the current rate of development is maintained however, no further areas need to be "upzoned" to allow for higher densities, as the adopted RDS figures will still be exceeded over the life of the plan.

The future residential development in working toward the housing targets prescribed in the RDS and in the Metropolitan Strategy will create demand for provision or upgrading the following facilities and services:

- community and cultural facilities
- open space (structured and unstructured)
- roads and traffic management facilities
- car parking facilities
- cycleways/walkways
- civic and urban improvements
- environmental protection and bushland management
- other local support facilities

Non-Residential Population Growth

The Metropolitan Strategy states that the North East subregion is to accommodate a total of 16,000 new jobs over the next 25 years, of which Warringah is expected to shoulder the majority of this non-residential growth. In order to achieve this target, Council may have to consider changes to *WLEP 2000* that facilitate the renewal of under-utilised lands to achieve these higher employment densities.

The main areas of commercial and retail development are Collaroy/Narrabeen, Dee Why and Brookvale. It is estimated that the supply of commercial floorspace in the LGA, at a rate of 20 m² per worker, currently accommodates 12,500 workers. Hypothetically, should full floorspace capacity be achieved, around 22,500 commercial workers would be accommodated in Warringah. Incorporating a discount factor for representing workers who are also residents, the additional workforce that can be accommodated until commercial development capacity is reached is approximately 8,000.

The main industrial employment lands are located in Dee Why West, Frenchs Forest, Brookvale Industrial area, Forestville and Austlink (Forest Way north precinct). Both the commercial and industrial areas have developed generally in line with population growth over the past decade. However, Council anticipates that more land will need to be made available in order to promote the industrial employment objectives of the Metropolitan Strategy.

This non-residential development will create demand for provision or upgrading the following facilities and services:

- Roads and traffic management facilities
- Open space (largely passive spaces)
- Civic and urban improvements

Distribution of Development in Warringah

Warringah is a local government area that presently consists exclusively of infill development. Both State government and Council strategic land use policies place significant restrictions on any further subdivision and development on the fringes of existing urban areas and focuses upon infill development in these established areas (refer to *City of Cities: A Plan for Sydney's Future*, *Warringah Local Environmental Plan 2000*, *Warringah Residential Development Strategy 1998* and *Warringah Non-Urban Lands Strategy 1998*).

As such, the emphasis of development contribution expenditure in Warringah will increasingly take the form of upgrades and augmentations to existing community facilities, as opposed to new land dedications and facilities required to service 'new' residential areas.

Rationale for Development Levy

There are a number of factors that have traditionally influenced the ability of Council to deliver community facilities in a manner that matches demand using a traditional Section 94 approach:

- difficulties defining and maintaining the nexus between who contributes toward the cost developing community facilities and who the users of the facilities are. The ability to apportion the costs of new community facilities strictly to new populations is increasingly difficult in highly urbanised local government areas such as Warringah. The users of community facilities are increasingly willing to travel to any part of Warringah to access community services, placing an undue burden on specific development to contribute toward their provision.
- low apportionments under a traditional Section 94 model. The proportion of works funded by development contributions can only match the proportion of new population into this area. Accordingly, new populations moving into established urban areas cannot be expected to fund the entire cost of these upgraded or augmented facilities that are enjoyed by the entire community. Employing this approach again

through a new development contributions plan will not enable Council to collect the funds required to deliver community facilities at a rate that matches demand.

These problems are overcome through the adoption of a levy of 1% of total development cost as the method of collection of development contribution under section 94A of the *EP&A Act 1979*. Funds collected under this system are pooled in a single reserve and are used to fully fund the provision of new public facilities and services in locations where Council has identified demand, through the ongoing residential and non-residential growth. This demand has led to the inclusion of specific projects within the Schedule of Works of the Plan (Part 5).

With the majority of development types proposed in Warringah requiring development consent under the *WLEP 2000*, including some of the most minor forms of residential development, there is justification for the application of a 'development value threshold' which would exempt these smaller developments from being levied.

The intent of a 'contribution free' threshold is to relieve smaller developments with negligible impact on the demand for additional community facilities from having to pay the levy. An examination of recent development applications approved by Council between 2002 and 2005 indicates that a majority of smaller residential (eg. minor alterations and additions in low density residential areas), commercial and industrial development (eg. shop or factory fitouts) typically fall under the \$100,001 threshold.

PART 5

Schedule of Works

This Part lists the works to be funded by contributions collected under the provisions of this plan.

Table 1 is compiled based upon Council's existing strategies, Plans of Management for community land and needs analyses for a range of public purposes throughout the Warringah local government area and are to be completed using funds collected under this plan. Inclusion of works within this Schedule follows their assessment through Council's *Capital Justification and Evaluation Process* as being high priority on the basis of community need and safety and risk to Council.

Table 2 is compiled based upon the works program proposed as part of the *draft Dee Why Town Centre Public Domain Improvements Plan* and are to occur as part of the redevelopment of the town centre.

This Schedule of Works is to be progressively updated to reflect adjustment to the CPI, the completion of the listed works and to add new projects as the Schedule nears completion.

Where applicable, the location of these projects has been mapped at Appendix B.

TABLE 1: Schedule of Works – Warringah

(Appendix B, Maps 1-4)

Project No	Suburb	Project Type	Project Title	Description of Works	Cost Estimate	Preferred Year to Start	Council Project Managing Department
115	Collaroy	Walkway	Collaroy Coastal Walkway	Provide coastal boardwalk	\$150,000	2008/09	Parks, Reserves & Foreshores
130	Manly Vale	Open Space	Manly Dam Public Amenities	Provision of additional barbeque facilities, shelters, disabled access facilities and picnic tables	\$125,000	2008/09	Parks, Reserves & Foreshores
134	Various locations	Civic	Street Tree Planting	Implementation of Street Tree Master Plan	\$220,000	2008/09	Parks, Reserves & Foreshores
135	Allambie Heights	Open Space	Allenby Park – Track Upgrades	Walking track/trail upgrades	\$90,000	2008/09	Bushland & Biodiversity
136	Long Reef	Path	Griffith Park Sports and Recreation Area - Multi Purpose Pathway	Construct shared multi purpose pathway (Pittwater Road to Fishermans Beach) including timber bridges over drainage swales	\$180,000	2008/09	Parks, Reserves & Foreshores

Project No	Suburb	Project Type	Project Title	Description of Works	Cost Estimate	Preferred Year to Start	Council Project Managing Department
140	North Curl Curl	Path	John Fisher Park - Cycleway Crossing	Cycleway creek crossing near Manly High School	\$50,875	2008/09	Roads, Traffic and Waste
141	Narrabeen	Path	Jamieson Park - Multi Use Path	Construct pedestrian / bikepath loop in asphalt finish (260m) and widen bridge on existing loop	\$120,000	2008/09	Parks, Reserves & Foreshores
159	Freshwater	Civic	Freshwater Village Revitalisation Program	Revitalisation at Freshwater Village including new paving, drainage, kerb and gutter, traffic facilities, fencing and outdoor dining.	\$1,000,000	2008/09	Roads Traffic & Waste
160	Various	Facilities	Bus Shelters (Stage 2)	Bus Shelters (Stage 2) Various bus shelters throughout Warringah.	\$ 550,000	2008/09	Roads Traffic & Waste
161	Various	Sportsfields	Floodlighting Improvement Program (Year 1)	Floodlighting Improvement Program - 15 year program to improve lighting at sportsfields - locations to be determined.	\$ 100,000	2008/09	Parks, Reserves & Foreshores
162	Various	Path	New Footpaths (Year 1)	Construction and extensions to various footpaths in Warringah (Year 1 of 3).	\$ 150,000	2008/09	Roads Traffic & Waste
163	Manly Vale	Open Space	Property Embellishment - Innes Road, Manly Vale	Embellishment at number 2, 4 and 6 Innes Road, Manly Vale.	\$ 325,000	2008/09	Parks, Reserves & Foreshores
164	Various	Facilities	Warringah Council Buildings - Bin enclosures	Bin enclosures in Warringah Council Buildings at Terrey Hills, Brookvale, Belrose and Narrabeen.	\$ 40,000	2008/09	Property & Commercial Development
166	Various	Open Space	Playground Improvements Program	Annual playground upgrade works - locations to be determined.	\$ 200,000	2008/09	Parks, Reserves & Foreshores
167	Various	Facilities	Water Supply Irrigation Program (Year 3 of 10 Year program)	Alternative water supply to eight (8) sportsfields - locations to be determined.	\$ 100,000	2008/09	Parks, Reserves & Foreshores
171	Belrose	Traffic	Ralston Ave - Wombat Crossing	Wombat Crossing at Belrose Public School on Ralston Ave.	\$ 40,000	2008/09	Roads Traffic & Waste
173	Allambie Heights	Traffic	Allambie Road - Traffic Calming	Roundabout at Allambie Rd / Lyly Rd and painted islands and turning lanes.	\$ 45,000	2008/09	Roads Traffic & Waste
174	Belrose	Traffic	Pringle Ave - Pedestrian Crossing and Splitter Island Adjustment	Pedestrian Crossing & Splitter Island adjustment at the Wakehurst Public School.	\$ 15,000	2008/09	Roads Traffic & Waste
175	Cromer	Traffic	Willandra Road - Median Island & Bus Bay	Median Island & Bus Bay opposite Willandra Retirement Village, Willandra Road.	\$ 35,000	2008/09	Roads Traffic & Waste
176	Allambie Heights	Traffic	Allambie Road - Splitter Island Widening	Widen Splitter Island to the east of Inglebar Road on Allambie Road.	\$ 18,000	2008/09	Roads Traffic & Waste
177	Belrose	Traffic	Cotentin Road - Road Narrowing	Road Narrowing at Children Crossing Contentin Road.	\$ 15,000	2008/09	Roads Traffic & Waste

Project No	Suburb	Project Type	Project Title	Description of Works	Cost Estimate	Preferred Year to Start	Council Project Managing Department
178	Killarney Heights	Traffic	Starkey Street - Path Widening	Widen existing path on the corner of Starkey Street and Melwood Ave to create a shared pedestrian/bike path.	\$ 40,000	2008/09	Roads Traffic & Waste
179	Belrose	Traffic	Pringle Ave - Roundabout	Roundabout at the intersection of Pringle Ave and Ralston Avenue.	\$ 50,000	2008/09	Roads Traffic & Waste
180	N/A	Admin	Section 94 Salary	Salary for the Section 94 Officer	\$100,000	2008/09	Strategic Planning
TOTAL					\$3,758,875		

117	Brookvale	Open Space	Brookvale Park Embellishments	Stage 6 Works – Path linkage, landscaping and fencing	\$170,000	2009/10	Parks, Reserves & Foreshores
127	North Balgowlah	Traffic	North Balgowlah Local Area Traffic Management Scheme (LATMS)	LATMS (Stage 2) for North Balgowlah	\$122,000	2009/10	Roads Traffic & Waste
160	Various	Facilities	Bus Shelters (Stage 3)	Bus Shelters (Stage 3) Various bus shelters throughout Warringah.	\$ 385,000	2009/10	Roads Traffic & Waste
165	Terrey Hills	Facilities	Terrey Hills Community Centre Accessible Toilet	Terrey Hills Community Centre Accessible Toilet for external of building.	\$ 50,000	2009/10	Property & Commercial Development
168	N'weena	Traffic	Parr Pde - Roundabout	Roundabout at Parr Pde / Waratah St.	\$ 30,000	2009/10	Roads Traffic & Waste
169	North Balgowlah	Traffic	Woodbine Street - Wombat Crossing	Wombat Crossing at Woodbine Street Shopping Centre.	\$ 40,000	2009/10	Roads Traffic & Waste
170	Manly Vale	Traffic	Campbell Pde - Wombat Crossing	Wombat Crossing at Mackellar Girls High School on Campbell Pde.	\$ 40,000	2009/10	Roads Traffic & Waste
172	Collaroy Plateau	Traffic	Collaroy Plateau Local Area Traffic Management Scheme (LATMS)	LATMS (part of Stage 2) Load Limit for Collaroy.	\$ 15,000	2009/10	Roads Traffic & Waste
182	Various	Sportsfields	Floodlighting Improvement Program (Year 2)	Floodlighting Improvement Program - 15 year program to improve lighting at sportsfields - locations to be determined.	\$ 150,000	2009/10	Parks, Reserves & Foreshores
183	Various	Path	New Footpaths (Year 2)	Construction and extensions to various footpaths in Warringah (Year 2 of 3).	\$ 205,000	2009/10	Roads Traffic & Waste
184	Collaroy	Access	Collaroy Town Centre Access	Installation of disabled access, car parking and educational program for Collaroy Town Centre.	\$ 525,000	2009/10	Parks, Reserves & Foreshores

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185	Brookvale	Open Space	Property Embellishment - Old Pittwater Road, Brookvale	Embellishment of properties in Old Pittwater Road, Brookvale.	\$ 300,000	2009/10	Parks, Reserves & Foreshores
186	Cromer	Cycleway	South Creek Cycleway (Stage 1)	Cycleway - Stage 1 from St Matthews Farm to Dumic Place.	\$ 175,000	2009/10	Roads Traffic & Waste
187	Various	Open Space	Playground Improvements Program	Annual playground upgrade works - locations to be determined.	\$ 250,000	2009/10	Parks, Reserves & Foreshores
188	North Narrabeen	Facilities	North Narrabeen SLSC tower	Viewing tower for patrol at North Narrabeen SLSC.	\$ 50,000	2009/10	Community & Safety Services
189	Freshwater	Facilities	Freshwater SLSC Tower	Viewing tower for patrol at Freshwater SLSC.	\$ 50,000	2009/10	Community & Safety Services
190	Various	Open Space	Water Supply Irrigation Program (Year 4 of 10 Year Program)	Alternative water supply to eight (8) sportsfields - locations to be determined.	\$ 120,000	2009/10	Parks, Reserves & Foreshores
191	Forestville	Traffic	Arthur St - Roundabout and Kerb Blisters	Roundabout and Kerb Blisters at Arthur St & Davidson Ave, Forestville.	\$ 60,000	2009/10	Roads Traffic & Waste
192	Allambie Heights	Traffic	Smith Avenue - Two Speed Humps	Two speed humps north of driveways of No. 16 & 52 Smith Avenue.	\$ 50,000	2009/10	Roads Traffic & Waste
193	Collaroy Plateau	Traffic	Collaroy Plateau Local Area Traffic Management Scheme (LATMS) part of Stage 2	Collaroy Plateau LATM part of Stage 2.	\$ 250,000	2009/10	Roads Traffic & Waste
194	Beacon Hill	Traffic	Lady Penrhyn Drive - Traffic Calming Scheme	Traffic Calming Scheme, Lady Penrhyn Drive, Beacon Hill.	\$ 60,000	2009/10	Roads Traffic & Waste
195	Dee Why	Traffic	Lismore Ave - Refuge Island	Refuge Island between Westminster Ave & Grafton Crescent on Lismore Ave, Dee Why.	\$ 15,000	2009/10	Roads Traffic & Waste
196	Curl Curl	Traffic	Carrington Pde - Upgrade Marked crossing	Upgrade Marked crossing to Wombat Crossing at Surf Club, Carrington Parade, Curl Curl.	\$ 35,000	2009/10	Roads Traffic & Waste
197	Allambie Heights	Traffic	Kentwell Rd - Wombat Crossing	Wombat Crossing, Kentwell Rd, Allambie Heights.	\$ 35,000	2009/10	Roads Traffic & Waste
198	Forestville	Traffic	Violet Lane - Two Speed Humps	Two Speed Humps, Violet Lane, Forestville.	\$ 20,000	2009/10	Roads Traffic & Waste
200	N/A	Admin	Section 94 Salary	Salary for the Section 94 Officer	\$100,000	2009/10	Strategic Planning
TOTAL					\$3,302,000		

129	Manly Vale	Open Space	Manly Dam Car Park	Provision of roundabout, additional parking and entry control	\$200,000	2010/11	Parks, Reserves & Foreshores
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Warringah Section 94A Development Contributions Plan

201	Various	Sportsfields	Floodlighting Improvement Program (Year 3)	Floodlighting Improvement Program - 15 year program to improve lighting at sportsfields - locations to be determined.	\$ 150,000	2010/11	Parks, Reserves & Foreshores
202	Various	Path	New Footpaths (Year 3)	Construction and extensions to various footpaths in Warringah (Year 3 of 3).	\$ 210,000	2010/11	Roads Traffic & Waste
203	Various	Open Space	Playground Improvements Program	Annual playground upgrade works - locations to be determined.	\$ 250,000	2010/11	Parks, Reserves & Foreshores
204	Various	Facilities	Water Supply Irrigation Program (Year 5 of 10 Year program)	Alternative water supply to eight (8) sportsfields - locations to be determined.	\$ 120,000	2010/11	Parks, Reserves & Foreshores
205	Collaroy Plateau	Traffic	Collaroy Plateau Local Area Traffic Management Scheme (LATMS)	Collaroy Plateau LATM (Stage 3).	\$ 350,000	2010/11	Roads Traffic & Waste
206	North Narrabeen	Facilities	Wheeler Park - New Amenities	Amenities block in Wheeler Park as per the Plan of Management.	\$ 115,000	2010/11	Parks, Reserves & Foreshores
207	Manly Vale	Cycleway	Nolans Reserve - Cycleway Link	Remove existing playground and link cycleway on Pittwater Road.	\$ 50,000	2010/11	Roads Traffic & Waste
208	Dee Why	Traffic	Victor Rd - Refuge & Tadpole Facilities	Refuge & Tadpole facilities in Victor Rd, Dee Why.	\$ 55,000	2010/11	Roads Traffic & Waste
209	Various	Open Space	Sportsground Notification Signage	Sportsground Notification Signage locations to be determined.	\$ 60,000	2010/11	Parks, Reserves & Foreshores
210	Dee Why	Facilities	Dee Why Beach Shade Structure Construction	Construct new shade structure over existing playground at Dee Why beach.	\$ 90,000	2010/11	Parks, Reserves & Foreshores
211	North Narrabeen	Facilities	Jamieson Park - Electric BBQ	Five (5) New BBQ's to replace existing BBQs.	\$ 28,000	2010/11	Parks, Reserves & Foreshores
212	Freshwater	Traffic	Freshwater - Local Area Traffic Management Scheme (LATMS)	Local Area Traffic Management Scheme (LATMS) for the area bounded by Oliver St, Brighton St, Harbord Rd, & Lawrence St.	\$ 230,000	2010/11	Roads Traffic & Waste
213	Dee Why	Traffic	Lismore Ave - Refuge Island	Refuge Island on Lismore Avenue at Fisher Road, Dee Why.	\$ 15,000	2010/11	Roads Traffic & Waste
214	Frenchs Forest	Traffic	Aquatic Drive - Refuge Island	Pedestrian refuge island on Aquatic Drive, Frenchs Forest.	\$ 15,000	2010/11	Roads Traffic & Waste
215	North Narrabeen	Open Space	Berry Reserve - Pathway Lighting	Berry Reserve Pathway Lighting as per Plan of Management.	\$ 225,000	2010/11	Parks, Reserves & Foreshores
216	Cromer	Open Space	Skate Facility - St. Matthews Farm	New Skate Facility at St. Matthews Farm.	\$ 225,000	2010/11	Parks, Reserves & Foreshores
217	Terrey Hills	Open Space	Skate Facility Improvement - Terrey Hills	Install new concrete skate park on the basketball court at Terrey Hills.	\$ 80,000	2010/11	Parks, Reserves & Foreshores

218	N/A	Admin	Section 94 Salary	Salary for the Section 94 Officer	\$100,000	2010/11	Strategic Planning
TOTAL					\$2,568,000		
TOTAL for Three year program:					\$9,628,875		

TABLE 2: Schedule of Works – Dee Why

(Appendix B, Map 5)

Project No.	Suburb	Project Type	Project Title	Description of Works	Cost Estimate	Preferred Year to Start*	Council Project Managing Department
144	Dee Why	Civic	Howard/Oaks/Avon Residential Precinct	Streetscape/amenity improvements and tree planting for Howard and Oakes Avenue (east of town centre) and Avon Road (between Howard and Oaks Avenues)	\$687,500	2008/09	Property & Commercial Development
145	Dee Why	Open Space	Public Transport Node Precinct	Bus shelter and associated improvements at intersection of St David Avenue, Pittwater Road and Howard Avenue.	\$300,000	2008/09	Property & Commercial Development
146	Dee Why	Civic	Pacific Parade Retail and Residential Precinct	Streetscape/amenity improvements and tree planting for eastern end of Pacific Parade	\$325,000	2008/09	Property & Commercial Development
147	Dee Why	Civic	Sturdee Parade Retail and Residential Precinct	Streetscape/amenity improvements and tree planting for Sturdee Parade	\$315,000	2008/09	Property & Commercial Development
148	Dee Why	Civic	Civic Centre Precinct	Streetscape/amenity improvements and tree planting for Kingsway, Fisher Road (between Kingsway and St David Avenue) and St David Avenue.	\$387,500	2008/09	Property & Commercial Development
149	Dee Why	Civic	Fisher Road South Precinct	Streetscape/amenity improvements and tree planting for southern end of Fisher Road	\$240,000	2008/09	Property & Commercial Development
150	Dee Why	Civic	Redman Road Precinct	Streetscape/amenity improvements and tree planting for Redman Road (between Francis Street and Pittwater Road)	\$165,000	2008/09	Property & Commercial Development
151	Dee Why	Civic	Mooramba Road Precinct	Streetscape/amenity improvements and tree planting for Sturdee Parade	\$152,500	2008/09	Property & Commercial Development
152	Dee Why	Civic	Dee Why Parade Precinct	Streetscape/amenity improvements and tree planting for eastern end of Dee Why Parade	\$235,000	2009/10	Property & Commercial Development
153	Dee Why	Civic	Pittwater Road Precinct	Streetscape/amenity improvements and tree planting for Pittwater Road between Stony Range Reserve and Dee Why Parade	\$2,167,500	2009/10	Property & Commercial Development

154	Dee Why	Civic	Central Core Precinct	Streetscape/amenity improvements and tree planting for eastern ends of Howard and Oaks Avenues and the new street between Howard and Oaks Avenues.	\$1,042,500	2009/10	Property & Commercial Development
155	Dee Why	Open Space	Dee Why Town Square	Embellishment of town square on Howard Avenue (as part of Central Core Precinct works)	\$637,500	2009/10	Property & Commercial Development
156	Dee Why	Open Space	Library Square	Embellishment of library square (as part of Central Core Precinct works)	\$330,000	2009/10	Property & Commercial Development
157	Dee Why	Open Space	Walter Gors Park	Redevelopment of park, including new landscaping treatment and new playground	\$395,000	2009/10	Property & Commercial Development
TOTAL:					\$7,380,000		

**Works, Projects and timeframes for commencement may be subject to change dependent upon the outcome of the town centre redevelopment proposals by the relevant parties.*

TABLE 3: Schedule of Completed Works – Warringah

Project No.	Suburb	Project Type	Project Title	Description of Works	Status
101	Narrabeen	Wall	The Esplanade – Remedial Works	Remedial works on the road reserve embankment – Stage 1	Completed
102	Allambie Heights	Traffic	Allambie Road - Splitter Island Widening	Widen splitter island on southern approach to roundabout at Rodborough Road	Completed
103	Belrose	Traffic	Pringle Street - Roundabouts	Roundabouts at intersections with Lynette Place and Kew/Devere Ave	Completed
104	Brookvale	Traffic	Old Pittwater Road - Roundabout	Roundabout at intersection with Clearview Place	Completed
105	Freshwater	Traffic	Moore Road - Traffic Calming	Roundabout at intersection with Charles Street and threshold (at grade) between Charles and Albert Streets	Completed
107	Narraweena	Traffic	Alfred Street – Traffic Calming	Median/Minor Intersection treatment	Completed
108	Narraweena	Traffic	McIntosh Road - Traffic Calming Scheme	Traffic Calming Scheme for McIntosh Road	Completed
109	Narrabeen	Path	Nioka Road- Footpath Widening 1	Widening of footpath adjacent to 8 Nioka Road - Stage 1	Completed
110	Narrabeen	Path	Nioka Road- Footpath Widening 2	Widening of footpath adjacent to 8 Nioka Road - Stage 2	Completed
111	N/A	Study	Asset Portfolio Asbestos and Lead Audit	Study to scope for upgrade of various Council buildings	Completed
112	Allambie Heights	Facilities	Warringah Aquatic Centre – Water Conservation Devices	Installation of rooftop rainwater collection and storage devices	Completed*
113	North Curl Curl	Walkway	North Curl Curl Coastal Walkway	Provide coastal boardwalk	Completed
114	Freshwater	Walkway	Mackillop Park Coastal Walkway	Provide coastal boardwalk	Completed
115	Collaroy	Walkway	Collaroy Coastal Walkway	Provide coastal boardwalk	Completed
116	Long Reef	Walkway	Long Reef Coastal Walkway	Provide coastal boardwalk	Completed
118	N/A	Civic	Street Tree Master Plan	Develop master plan for street tree planting in 10 commercial centres	Completed
119	Various locations	Open Space	Playgrounds Improvements Program	Annual playground upgrade works – locations to be determined	Completed
120	Various locations	Access	Disabled Access Facilities	Installation of various disabled access facilities – locations to be determined	Completed
121	Various locations	Open Space	Borewater provision	Alternative water supply to eight (8) sportsfields (locations to be determined)	Completed
122	Davidson	Traffic	Kambora Avenue - Traffic Calming	Kerb blisters and line marking	Completed*
123	Forestville	Traffic	Starkey Street - Wombat Crossing	Wombat crossing at existing marked foot crossing south of intersection with Nicholas Street	Completed*

Project No.	Suburb	Project Type	Project Title	Description of Works	Status
124	Freshwater	Traffic	Albert Street – Traffic Calming	Kerb blisters at refuge island	Completed*
125	Freshwater	Traffic	Harbord Road - Pedestrian Refuge Island	Pedestrian refuge island south of intersection with Brighton Street	Completed*
126	N'weena	Traffic	Alfred Street - Wombat Crossing	Wombat crossing at marked foot crossing south of intersection with Maxwellton Place	Completed*
127	North Balgowlah	Traffic	North Balgowlah Local Area Traffic Management Scheme (LATMS)	LATMS (Stage 2) for North Balgowlah	Completed
128	Terrey Hills	Traffic	Terrey Hills Traffic and Parking Plan	Traffic and Parking Plan for Terrey Hills	Completed*
131	Queenscliff	Path	Pavilion Street - Footpath	Provide missing link in existing concrete footpaths	Completed
132	Cromer	Path	Carawa Road - Footpath	New footpath between Waroon Road and Lillihina Avenue	Completed*
133	Curl Curl	Access	South Curl Curl Beach Disabled Access Ramp	Installation of a disabled access ramp from promenade to beach	Completed*
137	Cromer	Path	Fisher Road North - Footpath	New footpath from Tennyson Road to Carawa Road	Completed
138	Freshwater	Path	Rowe Street - Footpath	New footpath opposite 18 through to opposite 24 Rowe Street	Completed
139	Freshwater	Path	Lumsdaine Street - Footpath	New footpath from 17 Carrington Avenue to 75 Evans Street	Completed
142	Various locations	Open Space	Playgrounds Improvements Program	Annual playground upgrade works – locations to be determined	Completed*
143	N/A	Library	Resources	Annual allocation to regularly upgrade periodicals, reference materials and information technologies held by Council libraries	Completed

*Denotes works currently under construction at the time of drafting the plan and expected to be complete by 30 June 2008

Part 6 References

This plan has been compiled with reference to the guidelines provided from the following key documents:

- Department of Infrastructure Planning and Natural Resources, *Development Contributions – Practice Note*, 2005
- Warringah Council, *Management Plan 2005-2008*
- Warringah Council, *Warringah Local Environmental Plan 2000*
- Warringah Council, *Warringah Council Section 94 Contributions Plan 2001*
- Warringah Council, *Warringah Strategic Plan - Social and Community Issues paper, February 2004.*
- Warringah Council, *Warringah Strategic Plan - Housing in Warringah Issues Paper, February 2004.*
- Warringah Council, *Warringah Strategic Plan - Commercial and Economic Development Issues paper, February 2004.*
- Warringah Council, *Warringah Strategic Plan - Public Infrastructure Issues paper, February 2004.*
- Warringah Council, *Warringah Strategic Plan - Transport Issues paper, February 2004.*
- Warringah Council, *Warringah Council Community Facilities and Child Care Section 94 Study.*
- Warringah Council, *Allenby Park Plan of Management, 2000*
- Warringah Council, *Berry Reserve and Adjoining Foreshores Plan of Management, 2000*
- Warringah Council, *Brookvale Community Building Plan of Management, 2005*
- Warringah Council, *Brookvale Park Plan of Management, 2002*
- Warringah Council, *Coastal Lands Plan of Management, 2002*
- Warringah Council, *Dee Why Lagoon Wildlife Refuge Plan of Management, 2002*
- Warringah Council, *Dee Why Valley and South Creek Corridor Plan of Management, 1996*
- Warringah Council, *District Park Plan of Management, 2002*
- Warringah Council, *General Community Use Plan of Management, 2005*
- Warringah Council, *Griffith Park Plan of Management, 2005*
- Warringah Council, *Jamieson Park Plan of Management, 2000*
- Warringah Council, *John Fisher Park and Abbott Road Land Plan of Management, 2001*
- Warringah Council, *JJ Melbourne Hills Memorial Reserve and Adjoining Community Land Plan of Management, 2001*
- Warringah Council, *Manly Warringah War Memorial Park Plan of Management, 2000*
- Warringah Council, *Red Hill and Golden Grove Parks Plan of Management, 2000*
- Warringah Council, *Dee Why Town Square Plan of Management Plan of Management, 2003*

Dictionary

In this plan, unless the context or subject matter otherwise indicates or requires, the following definitions apply:

Act means the *Environmental Planning and Assessment Act 1979*.

Council means Warringah Council.

Regulations means the *Environmental Planning and Assessment Regulations 2000*.

total development cost means the cumulative cost of all factors listed in clause 25J of the Regulations and clause 6 of this Plan.

public purpose includes (without limitation) any of the following:

- (a) the provision of (or the recoupment of the cost of providing) public amenities or public services,
- (b) the provision of (or the recoupment of the cost of providing) affordable housing,
- (c) the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land,
- (d) the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure,
- (e) the monitoring of the planning impacts of development,
- (f) the conservation or enhancement of the natural environment.

Attachment 1: Current Ministerial Direction under section 94E of the Act

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DIRECTION UNDER SECTION 94E

I, the Minister for Planning, under section 94E of the *Environmental Planning and Assessment Act 1979* ("the Act"), direct consent authorities that:

- (1) The maximum percentage of the levy for development under section 94A of the Act, having a proposed cost within the range specified in the Table to Schedule A, is to be calculated in accordance with that Table.
- (2) Despite subclause (1), a levy under section 94A of the Act cannot be imposed on development:
 - a) for the purpose of disabled access,
 - b) for the sole purpose of affordable housing,
 - c) for the purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building,
 - d) for the sole purpose of the adaptive reuse of an item of environmental heritage, or
 - e) other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

In this direction words and expressions used have the same meaning as they have in the Act. The term "item" and "environmental heritage" have the same meaning as in the *Heritage Act 1977*.

This direction does not apply to development applications and applications for complying development certificates finally determined before 1 December 2006.



FRANK SARTOR, M.P.,
Minister for Planning,
Sydney.

[Dated: 10 November 2006]

SCHEDULE A

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

APPENDIX A

(clause 8)

Procedure for determination of a s94A levy

A cost summary report is required to be submitted to allow council to determine the contribution that will be required.

To avoid doubt, section 25J of the *Environmental Planning and Assessment Act 1979* sets out the items that are included in the estimation of the construction costs by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:

- if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,
- if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed,
- 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 items and components of the following form should be used as guide in determining the total cost of a development, for the purpose of determining the s94A levy that applies.

Sample Cost Summary Report

Cost Summary Report

DEVELOPMENT APPLICATION No. REFERENCE

CONSTRUCTION CERTIFICATE No. DATE

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT NAME:

DEVELOPMENT ADDRESS:

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	\$

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 the S94A Development Contributions Plan of Warringah Council at current prices.
- included GST in the calculation of development cost.

Signed:

Name: _____

Position and Qualifications: _____

Date: _____

APPENDIX B

(Part 5)

Location of Works



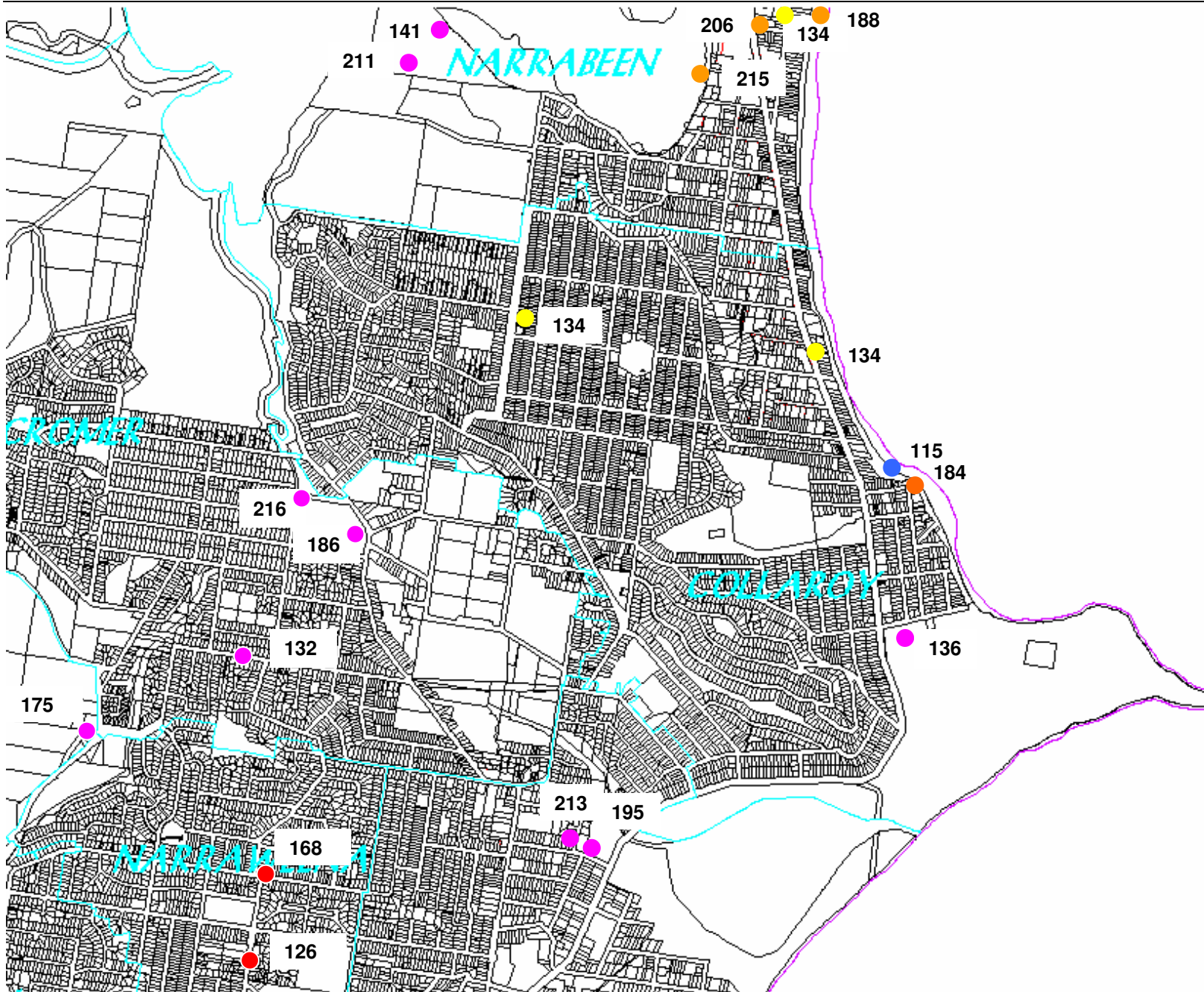
**SECTION 94A
DEVELOPMENT
CONTRIBUTIONS
PLAN**

MAP 1

**Narrabeen,
Collaroy, Long
Reef, Cromer,
Narraweena**

LEGEND

-  Traffic Facility
-  Open Space Embellishment
-  Path/Cycleway
-  Coastal Walkway
-  Council Facility Upgrade
-  Access Facility
-  Civic Upgrade

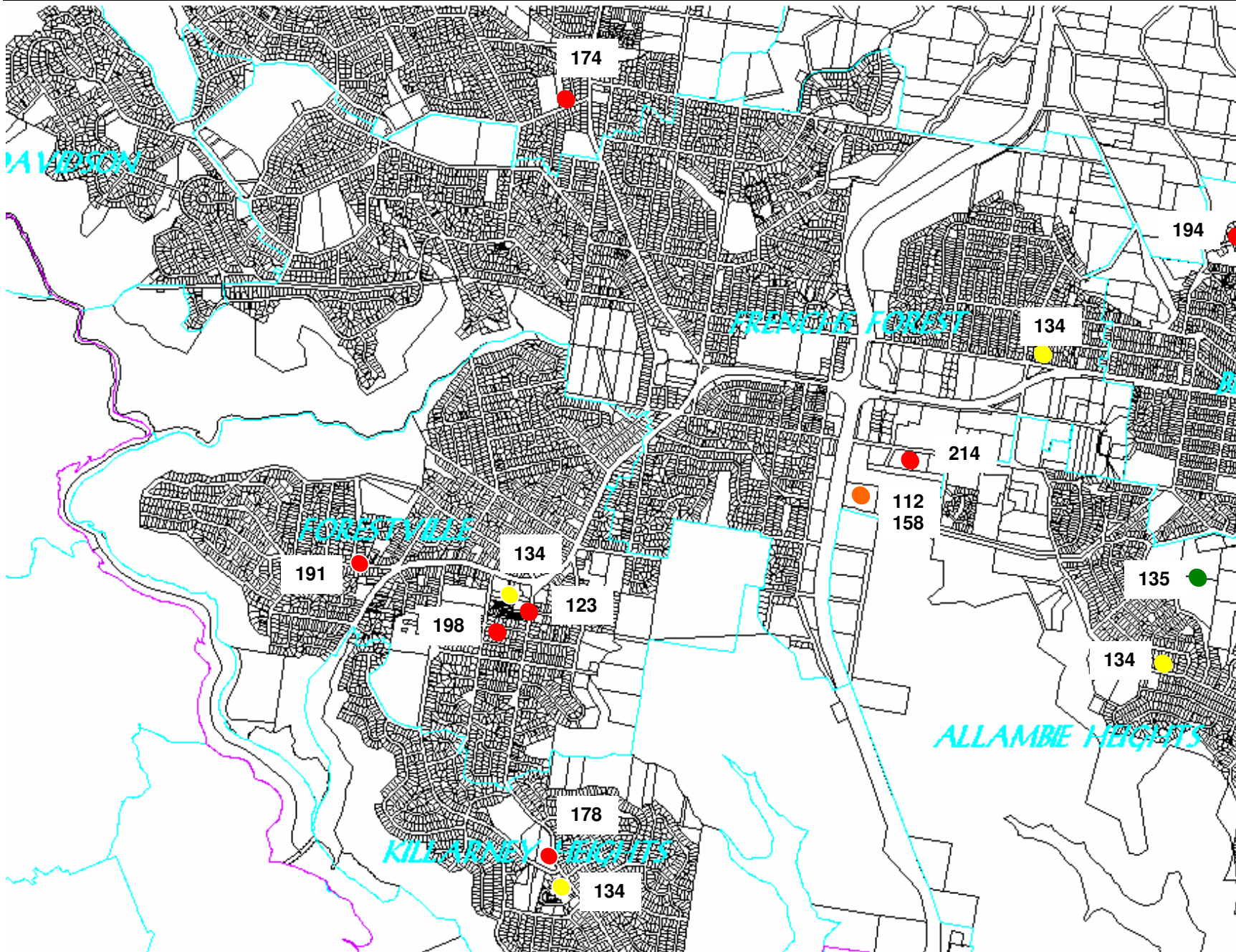




**SECTION 94A
DEVELOPMENT
CONTRIBUTIONS
PLAN**

MAP 2

**Allambie Heights,
Forestville, Frenchs
Forest, Davidson,
Killarney Heights**



LEGEND

- Traffic Facility
- Open Space Embellishment
- Path/Cycleway
- Coastal Walkway
- Council Facility Upgrade
- Access Facility
- Civic Upgrade



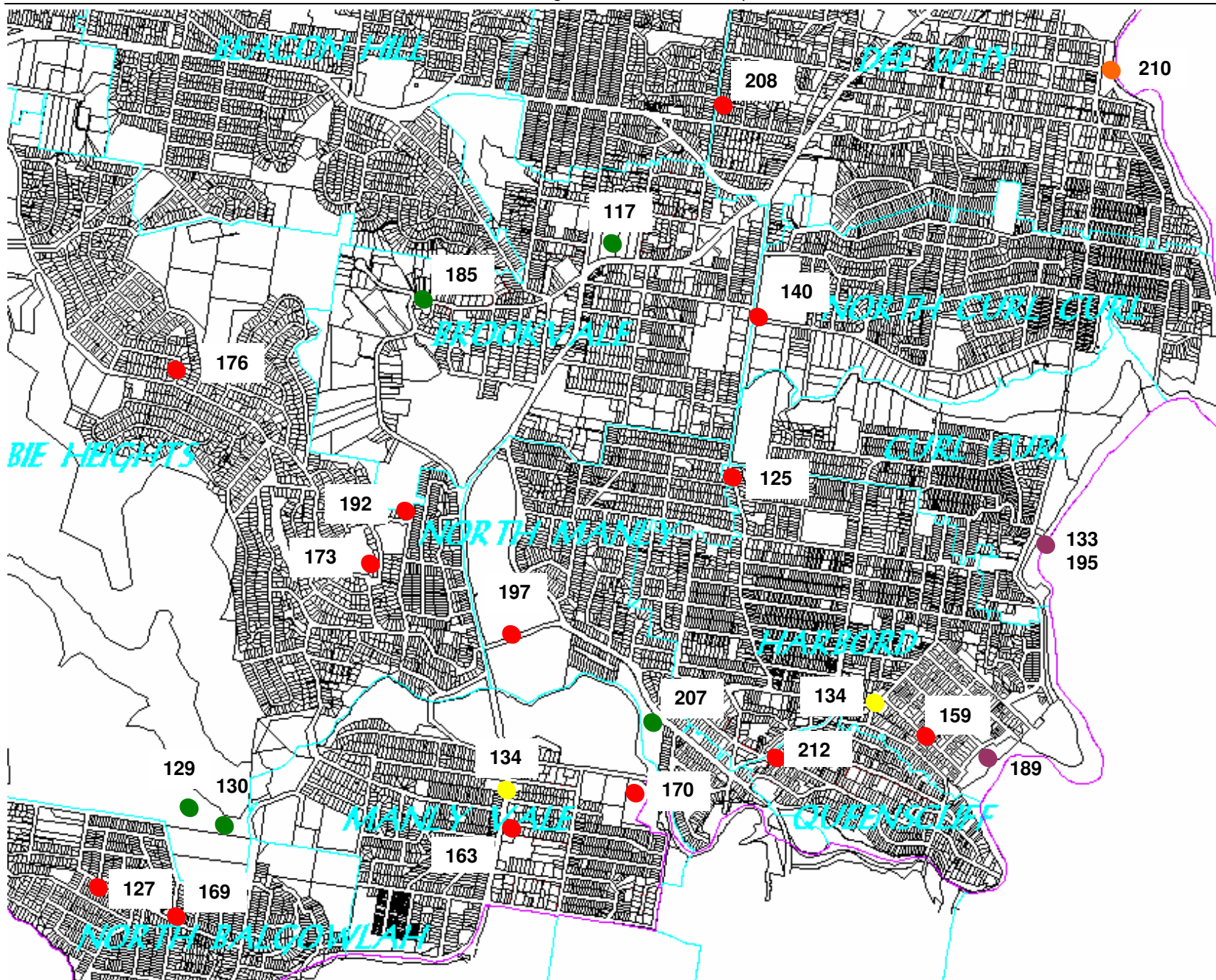
**SECTION 94A
DEVELOPMENT
CONTRIBUTIONS
PLAN**

MAP 3

**Nth Curl Curl, Curl
Curl, Freshwater,
Manly Vale,
Brookvale,
Queenscliff, Nth
Balgowlah**

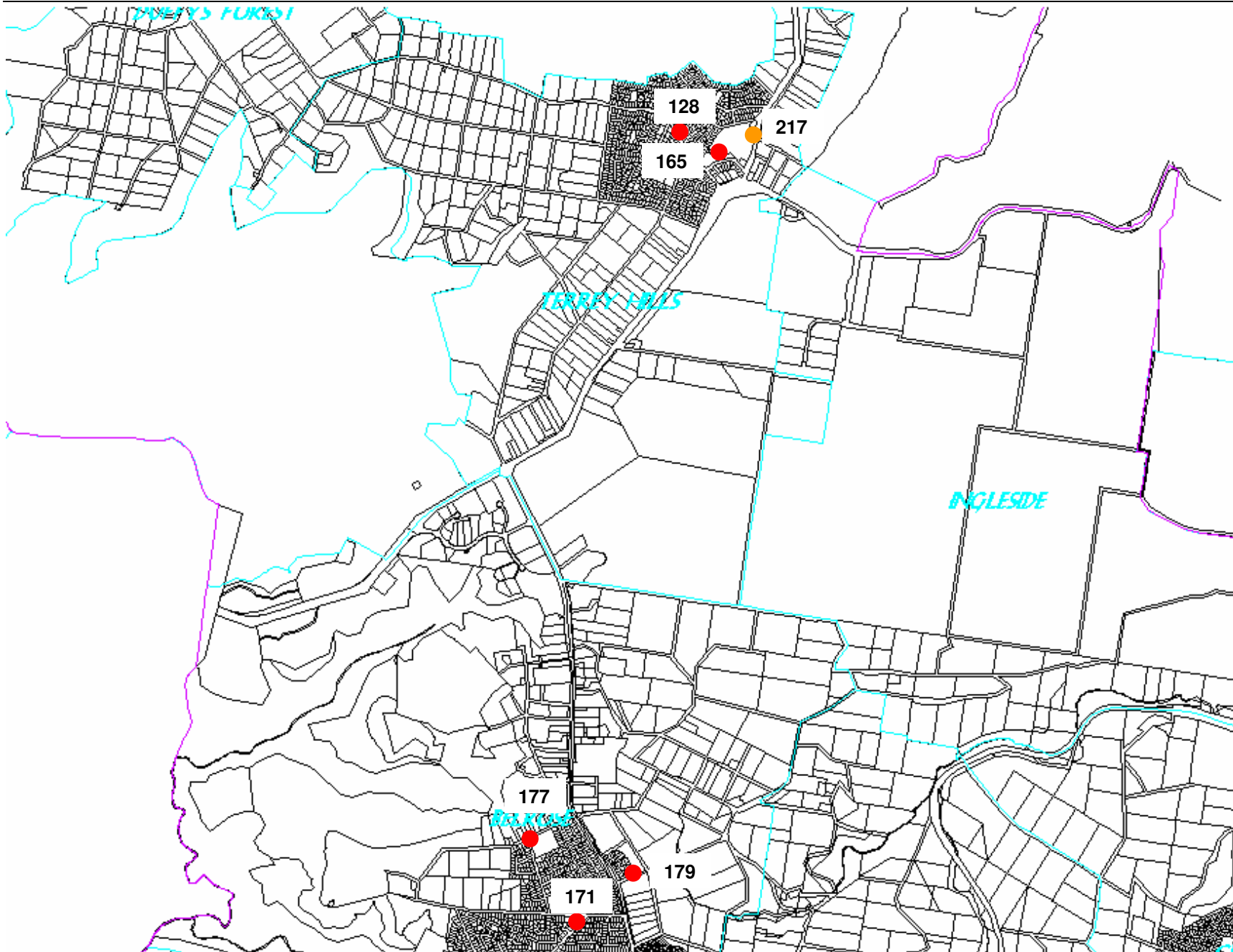
LEGEND

- Traffic Facility
- Open Space Embellishment
- Path/Cycleway
- Coastal Walkway
- Council Facility Upgrade
- Access Facility
- Civic Upgrade



**SECTION 94A
DEVELOPMENT
CONTRIBUTIONS
PLAN**

**MAP 4
Terrey Hills,
Belrose**

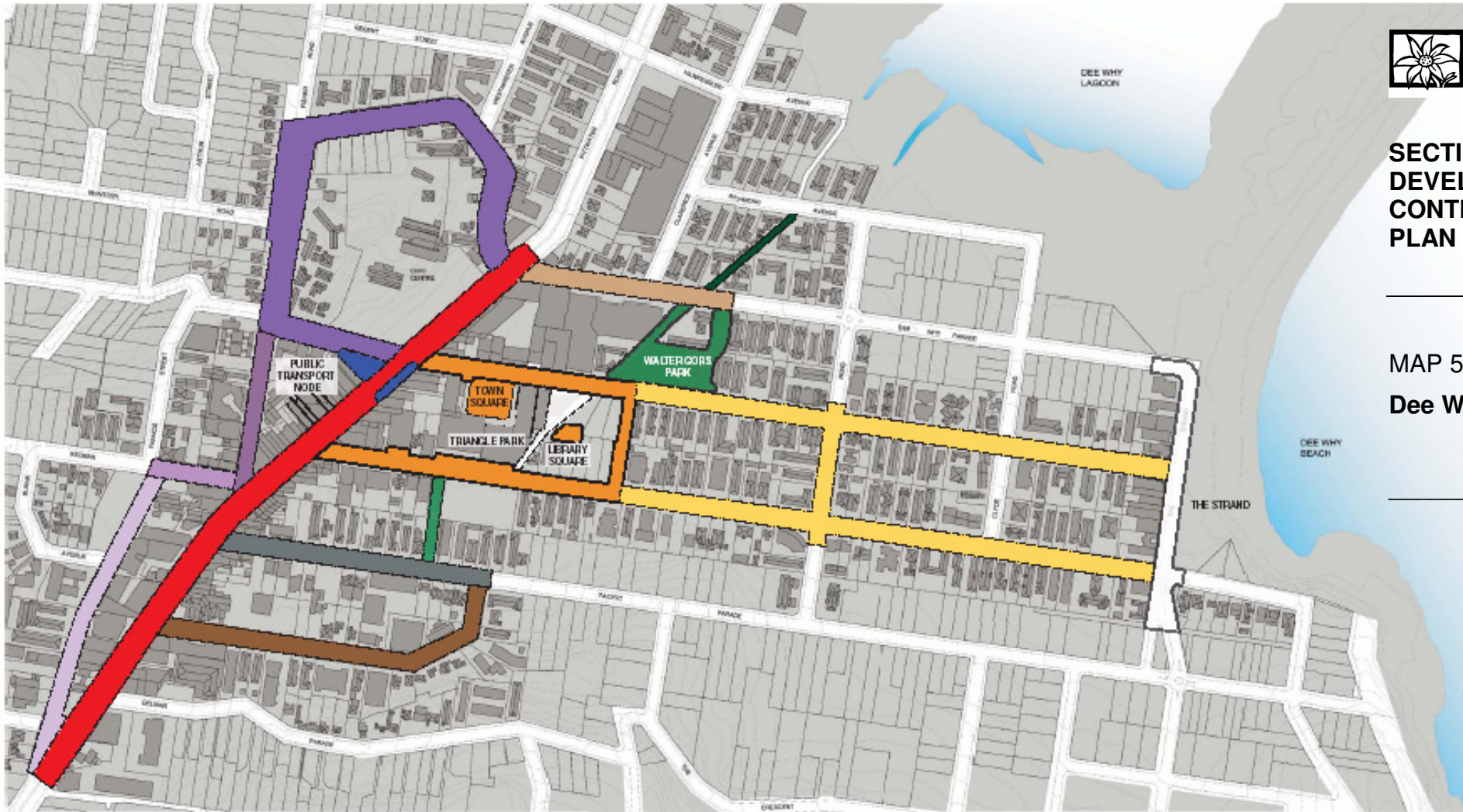


LEGEND

-  Traffic Facility
-  Open Space Embellishment
-  Path/Cycleway
-  Coastal Walkway
-  Council Facility Upgrade
-  Access Facility
-  Civic Upgrade

**SECTION 94A
 DEVELOPMENT
 CONTRIBUTIONS
 PLAN**

**MAP 5
 Dee Why**



Notes

- Howard Avenue / Oaks Avenue / Avon Road Residential Precinct
- Dee Why Parade Precinct
- Pittwater Road Precinct
- Central Core Precinct (Including Town Square and Library Square)
- Public Transport Node

- Richmond Avenue to Dee Why Parade Pedestrian Link
- Walter Goss Park
- Oaks Avenue to Pacific Parade Pedestrian Link
- Pacific Parade Retail and Residential Precinct
- Sturdee Parade Retail and Residential Precinct

- Civic Centre Precinct
- Fisher Road South Precinct
- Redman Road Precinct
- Murrumbidgee Road Precinct
- Adjoining Precincts (not in this project)

