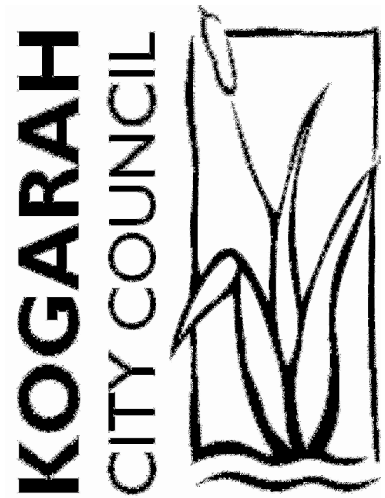




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<b>Development Plan Title:</b>	<b>Section 94 Contribution Plan No. 1 – Roads and Traffic</b>
<b>Development Number:</b>	D00023/001
<b>Directorate:</b>	Planning and Environmental Services
<b>Department:</b>	Planning and Development
<b>Strategic Direction/s:</b>	A Liveable and Connected City (2)
<b>Strategic Goal/s:</b>	<p>2.1 Development in Kogarah maintains and enhances the character and amenity of our neighbourhoods, Town Centres and local centres.</p> <p>2.3 Kogarah City residents can get to where they need to go in a way that is accessible, safe and efficient.</p> <p>2.3.1 Improve public transport facilities for our community.</p> <p>2.3.2 Provide traffic management solutions that promote safer local roads and minimise traffic congestion.</p>
<b>Responsible Officer:</b>	Manager Planning and Development
<b>Relevant Legislation:</b>	Environmental Planning & Assessment Act 1979
<b>Adoption / Revision / Amendment Date:</b>	Effective 4 September 1994 Last Updated 18 February 2003
<b>Resolution Number:</b>	
<b>Amendment History:</b>	
<b>Review Year:</b>	

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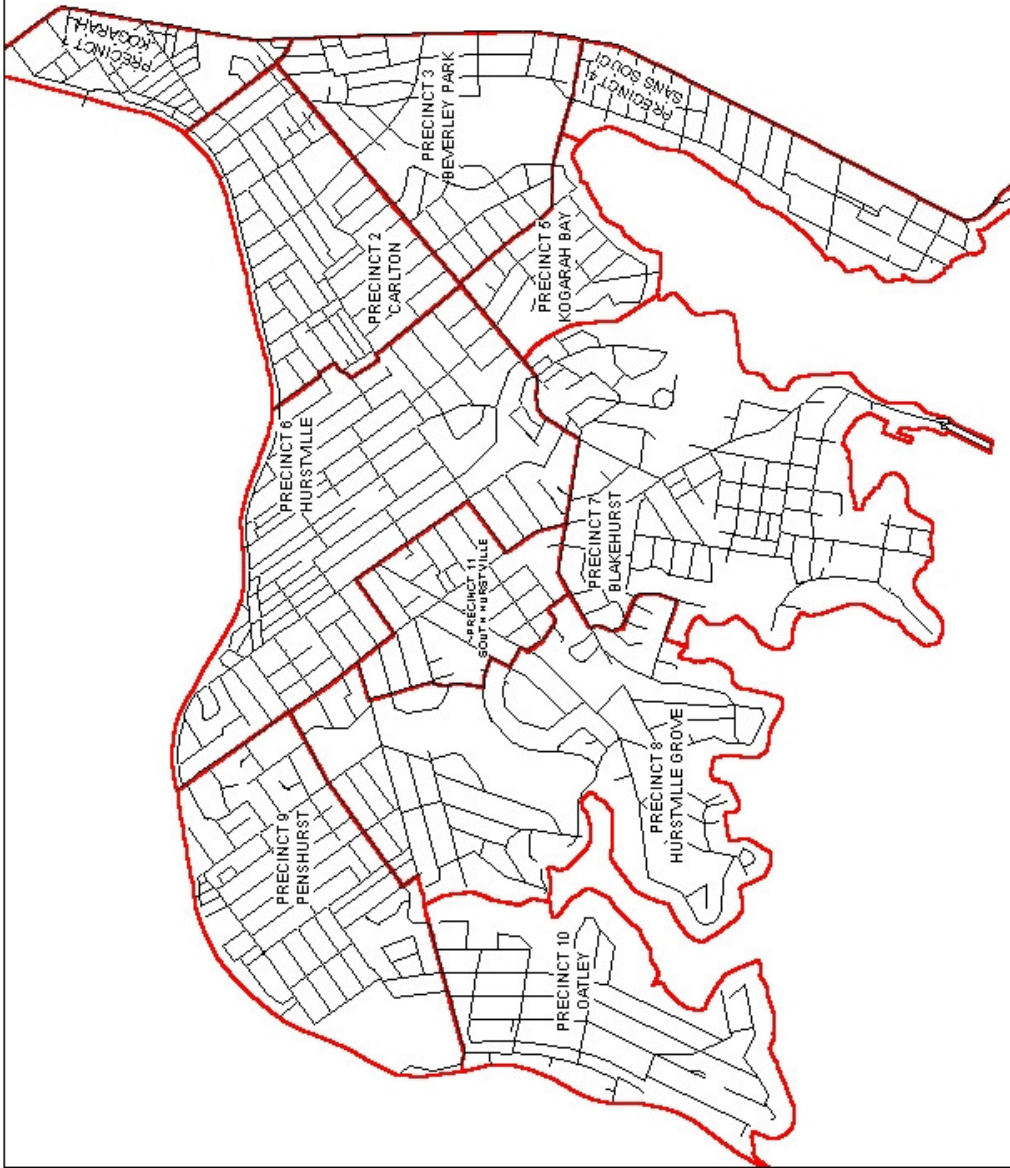
# **KOGARAH COUNCIL**

**SECTION 94 CONTRIBUTION PLAN NO. 1  
ROAD AND TRAFFIC MANAGEMENT**

**Last Updated on 18 February 2003**

## PLAN PRECINCTS

1. KOGARAH
2. CARLTON
3. BEVERLEY PARK
4. SANS SOUCI
5. KOGARAH BAY
6. HURSTVILLE
7. BLAKEHURST
8. HURSTVILLE GROVE
9. PENSHURST
10. OATLEY
11. SOUTH HURSTVILLE



## **SPECIAL NOTE - PRECINCT 1**

In this plan any reference to Precinct number one (1) and calculations shown for that precinct no longer apply.

Precinct number one (1) has now been replaced by Kogarah Town Centre Section 94 Contribution Plan No. 8. Contributions and works for precinct one (1) will now be as indicated in Contribution Plan No. 8.

## **SECTION 94 CONTRIBUTIONS PLAN NO. 1**

### **ROAD AND TRAFFIC MANAGEMENT**

#### **1.0 Purpose of the Plan**

The purpose of this plan is to promote road safety, traffic management and to ensure adequate capacity within the road network, on the basis of forecast residential, retail and commercial development within the Kogarah Local Government area.

The plan came into force on 4 September 1994.

#### **2.0 Land to which the Plan Applies**

This plan applies to all future residential, commercial and retail development involving the addition and conversion of new floor space. Single detached dwelling houses (except when part of a dual occupancy development) are excluded as they are not subject to Section 94 Contributions.

#### **3.0 Establishment of Nexus**

This plan is based on Kogarah Municipality Section 94 Study and Contributions Plan prepared by Mitchell McCotter & Associates, June 1993. It contains an assessment of the existing road capacity within the municipality and identifies roads that will require upgrading and installation of traffic management systems as a result of projected development. The upgrading is required in various forms to protect residential amenity, promote road safety, and to ensure the road network has adequate capacity to carry the additional traffic generated. Some of the recommendations arising from this study have been modified for the purposes of this plan.

A copy of this Study is available from Council.

#### **4.0 Formula for Determining Contribution**

The Section 94 Contributions for road and traffic management works have been determined for future development in each residential precinct and the main commercial centres of Hurstville, Kogarah and South Hurstville.

The methodology outlined below is the approach taken in calculating the contribution for residential development on a per person basis and commercial/retail development on the basis of gross floor space increase.

Step 1: Identify cost for each item in the works program.

Step 2: Determine proportion of cost attributable to existing traffic (to be funded from other sources) and future projected development (Table 9.2 Mitchell McCotter Study).

Residential:

Step 3: Determine proportion of traffic from each precinct generating need for individual items (Table 9.3 Mitchell McCotter Study).

Step 4: Calculate the proportional cost of each item attributable to each precinct.

Step 5: Divide the total cost of all works per precinct by the projected future population per precinct to give contribution per person in that precinct.

Step 6: Multiply the per person contribution by the occupancy rate for each dwelling type to calculate contribution per dwelling types in each precinct.

Commercial/Retail:

Step 3a: Determine proportion of traffic from the commercial centres generating need for individual items.

Step 4a: Calculate the proportional cost of each item attributed to the commercial centres.

Step 5a: Divide the total cost of all works attributed to each commercial centre by projected future floor space to give contribution per square metre.

## 5.0 Contribution Rates

The following table details the contributions for road work and traffic management for projected residential and commercial development.

**TABLE 1: CONTRIBUTIONS FOR FUTURE ROAD WORKS AND TRAFFIC MANAGEMENT SCHEMES**

Precinct/Development Sector	\$ Total Contributions for Precinct	\$ Contributions per person (residential) and per square metre gross floor area (retail/commercial)	Projected Population and Floor Space Increase to 2011
<i><u>Residential</u></i>			
Kogarah	3,889	14/person	310
Carlton	4,471	44/person	110
Beverley Park	29,494	57/person	552
Sans Souci	6,869	67/person	110
Kogarah Bay	22,067	31/person	774
Hurstville	41,590	29/person	1,569
Blakehurst	627	6/person	110
Hurstville Grove	140,178	170/person	894
Penshurst	136,061	191/person	774
Oatley	54,337	133/person	442
South Hurstville	13,013	42/person	335
<i><u>Retail/Commercial</u></i>			
Hurstville	525,610	10.61m <sup>2</sup>	53,632m <sup>2</sup>
Kogarah	384,057	9.04m <sup>2</sup>	45,999m <sup>2</sup>
South Hurstville	1,466	0.45m <sup>2</sup>	3,527m <sup>2</sup>

The occupancy ratios for the various types of residential development in order to determine overall contributions are outlined as follows:-

1 bedroom dwelling	:	1.4 persons
2 bedroom dwelling	:	2.0 persons
3 bedroom dwelling	:	3.0 persons
4 bedroom dwelling	:	4.2 persons
Subdivision (per lot)	:	3.4 persons

## 6.0 Timing of the Payment of Contributions

Payment is to be made at the time of release of the lined plan for subdivision where Torrens title subdivision is involved, and at the time of building approval in the case of residential, commercial and retail development. Where no building application is involved the contribution is to be paid within three months of granting of development consent or prior to occupation, which ever occurs first.

## 7.0 Works Schedule

Facility: The construction of road widening, traffic signals, roundabouts and local area traffic management required to ensure capacity in the road network and road safety.

Timing: All works will be undertaken by the year 2011. The table on the following page details the priority to be given to the work.

Cost of work: The total cost of all work attributed to future development in all precincts and commercial centres is \$1,673,900. It is noted that where the overall cost of a work cannot be attributed to future development, that Council will fund the remainder of that amount.

Review: The contributions will be indexed on a quarterly basis by the Consumer Price Index (All Groups Index Numbers - Sydney) and any necessary adjustments made. An overall review of the plan will be undertaken annually if considered necessary. This review will incorporate changes to the main variables such as costing and development trends that may occur.

## 8.0 Acknowledge

This plan is based on the Kogarah Municipality Section 94 Study and Contributions Plan prepared by Mitchell McCotter and Associates.

**TABLE 2: WORKS SCHEDULE FOR ROADS AND TRAFFIC IMPROVEMENTS**

Location of Improvements	Degree of Saturation (1990)	Degree of Saturation (2011)	Year Work Required to Meet Operating Standards	Priority
<b>Road Widening</b>				
Railway Pde/Elizabeth St	1.02	1.24	Due 1995	1
Railway Pde/Hillcrest Ave	0.77	1.13	Due 1995	2
Railway Pde/West St	0.76	1.02	Due 1995	3
<b>Traffic Signals to Replace Roundabout</b>				
Gray St/Kensington St	0.33	0.79	Due 2011	11

Location of Improvements	Degree of Saturation for Critical Right Turn Traffic (1990)	Degree of Saturation for Critical Right Turn Traffic (2011)	Year Work Required to Meet Operating Standards	Priority
<b>New Traffic Signals</b>				
Gray St/Railway Pde	0.69	1.79	Due 1995	4
Bellevue Pde/Railway Pde	0.49	2.58	Due 1998	6
Woniora Rd/Connells Pt Rd	0.24	0.77	Due 2011	12



Local Area Traffic Management Schemes (required when traffic volume increases reach a significant (+20%) increase above existing levels)	Per Cent Traffic Volume Increase by Year 2011	Year Work Required to Meet Operating Standards	Priority
Bellevue Parade LATM	86	Due 1995	5
Waitara Parade LATM	122	Due 2011	13
West Street LATM* based on Bellevue Parade & Woniara Road Traffic	39	Due 2001	7
Grove Avenue LATM			
Woniara Road LATM	61	Due 2005	8
Lansdowne Street LATM* based on Grove Avenue Traffic	23	Due 2008	10
	61	Due 2005	9

**SPECIAL NOTE - SECTION 94  
CONTRIBUTION PLAN No. 2  
CAR PARKING - KOGARAH TOWN CENTRE**

This Section 94 Contribution Plan No. 2 Car Parking - Kogarah Town Centre has now been replaced by Section 94 Contribution Plan No. 8 - Kogarah Town Centre.

**SPECIAL NOTE - SECTION 94  
CONTRIBUTION PLAN No. 3  
CAR PARKING - HURSTVILLE TOWN CENTRE**

This Section 94 Contribution Plan No. 3 Car Parking - Hurstville Town Centre has now been replaced by Section 94 Contribution Plan No. 3 - Hurstville Town Centre.

**SPECIAL NOTE - SECTION 94  
CONTRIBUTION PLAN No. 4  
STREETSCAPE IMPROVEMENT -  
HURSTVILLE TOWN CENTRE**

This Section 94 Contribution Plan No. 4 Streetscape Improvement - Hurstville Town Centre has now been replaced by a stand alone document called Section 94 Plan No. 4 - Streetscape Hurstville Town Centre. Adopted by Council on 4 May 2000.

**SPECIAL NOTE - SECTION 94  
CONTRIBUTION PLAN  
No. 6 - GREEN CORRIDOR - FINNEY LANE AND  
No. 7 - HURSTVILLE SOUTH**

This Section 94 Contribution Plan No. 6 - Green Corridor, Finney Lane and No. 7 - Hurstville South, have now been replaced by a new Section 94 Contribution Plan No. 6 - Hurstville South Area.

**SPECIAL NOTE - SECTION 94  
CONTRIBUTION PLAN No. 5 - OPEN SPACE**

This Section 94 Contribution Plan No. 5 - Open Space has now been replaced by a stand alone document called Section 94 Contribution Plan No. 5 - Open Space. Adopted by Council on 10 February 2003.