

Development Plan Title:	Section 94 Contribution Plan No. 9 – Kogarah Council Libraries
Development Number:	D00029/001
Directorate:	Planning and Environmental Services
Department:	Planning and Development
Strategic Direction/s	A Liveable and Connected City (2) A Thriving and Prosperous City (3)
Strategic Goal/s:	<p>2.1.1 Ensure new development responds to the character of our neighbourhoods and streetscapes.</p> <p>2.1.2 Ensure development responds to environmentally sustainable practices and design.</p> <p>2.2 Housing across the City of Kogarah designed so that it provides choice, is affordable and is suited to the needs of our community.</p> <p>2.2.1 Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.</p> <p>2.2.2 Provide a mixture of housing types that allow residents to meet their housing needs at different stages of their lifecycle, within the City.</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>

2.3.2 Provide traffic management solutions that promote safer local roads and minimise traffic congestion.

2.3.5 Provide appropriate levels of public parking in our centres.

2.4 Kogarah City Residents are able to walk and cycle safely and conveniently throughout the City.

3.1 Kogarah Town Centre is recognised as the major medical, financial and educational precinct in the St George Region.

3.1.1 Monitor existing planning controls to ensure quality outcomes are achieved for the long term benefit of the Centre.

3.3 Kogarah City has a dynamic and resilient business community that provides employment and training opportunities that meet the needs of local residents.

3.3.1 Create opportunities for sustainable local employment.

3.3.4. Support and facilitate opportunities for Home Based Businesses to grow and prosper.

Responsible Officer: Manager Planning and Development

Relevant Legislation: Environmental Planning & Assessment Act 1979

**Adoption / Revision /
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Review Year:



KOGARAH COUNCIL

SECTION 94 CONTRIBUTION PLAN No. 9 KOGARAH LIBRARIES

**Effective From 17 October 2000
Amended on 11 October 2001**

This Plan was prepared by
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on behalf of
Kogarah Municipal Council
Version: Update 11.10.01

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PART 1 – INTRODUCTION

1.1 Quick Reference - Schedule of Section 94 Contributions for Kogarah Libraries

Table 1.11

For Residential and SEPP5 Development in the Kogarah Town Centre, the Hurstville Town Centre, the Hurstville South Area and for all Dual Occupancy Development

Note: SEPP5 means housing under State Environmental Planning Policy No 5 - *Housing for Older People or People with a Disability*

<i>Type of Use</i>	<i>Library Buildings Contribution per person</i>	<i>Library Books Contribution per person</i>	<i>Total Contribution per person</i>	<i>Persons per Dwelling</i>	<i>Contribution per Dwelling</i>
1 Bedroom Dwelling	\$77.42	\$55.20	\$132.62	1.50	\$198.93
2 Bedroom Dwelling	\$77.42	\$55.20	\$132.62	2.40	\$318.29
3 Bedroom Dwelling	\$77.42	\$55.20	\$132.62	3.10	\$411.12
SEPP5 Villa, Townhouse or Unit 1 Bedroom	\$77.42	\$55.20	\$132.62	1.1	\$145.88
SEPP5 Villa, Townhouse or Unit 2 Bedroom	\$77.42	\$55.20	\$132.62	1.5	\$198.93
SEPP5 Villa, Townhouse or Unit 3 Bedroom	\$77.42	\$55.20	\$132.62	1.8	\$238.72
SEPP5 Hostel Unit 1 Bedroom	\$77.42	\$55.20	\$132.62	1.2	\$159.14
SEPP5 Hostel Unit 2 Bedroom	\$77.42	\$55.20	\$132.62	1.6	\$212.19
SEPP5 Hostel Unit 3 Bedroom	\$77.42	\$55.20	\$132.62	1.9	\$251.98

Note 1: Contributions apply to residential & SEPP5 development only

Note 2: Contributions are to be indexed in accordance with section 1.13 of this Plan. The contributions shown are as at the date of commencement of this Plan.

For Residential and SEPP5 Development in areas outside the Kogarah Town Centre, the Hurstville Town Centre and the Hurstville South Area Table 1.12 applies.

Table 1.12

For Residential Development not provided for in Table 1.11 above and that is classified as Infill Development or is Development in the Residential 2(b) Zone

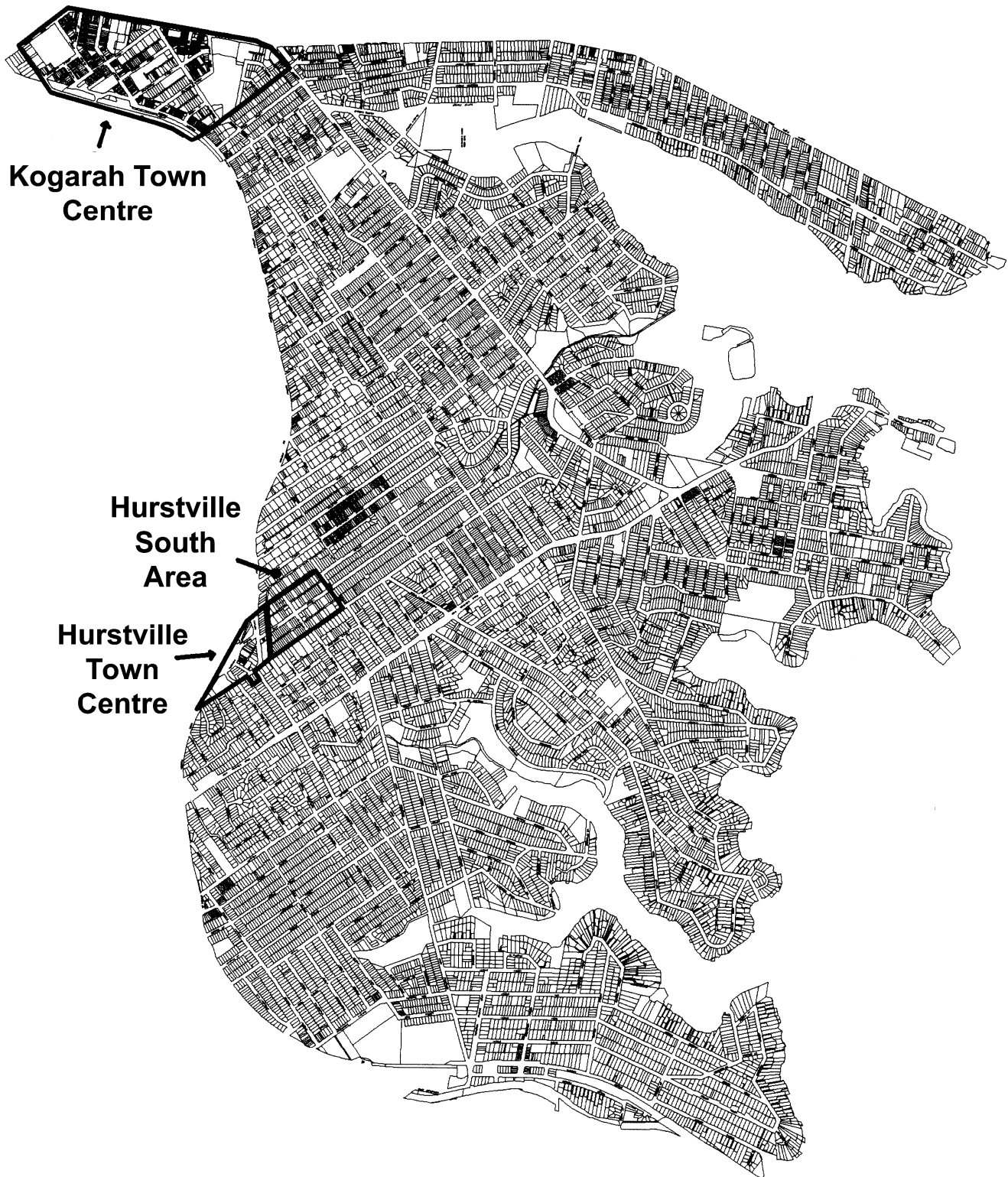
Note: SEPP5 means housing under State Environmental Planning Policy No 5 - *Housing for Older People or People with a Disability*

<i>Type of Use</i>	<i>Library Buildings Contribution per person</i>	<i>Library Books Contribution per person</i>	<i>Total Contribution per person</i>	<i>Persons per Dwelling</i>	<i>Contribution per Dwelling</i>
1 Bedroom Dwelling	\$77.42	\$55.20	\$132.62	1.30	\$172.41
2 Bedroom Dwelling	\$77.42	\$55.20	\$132.62	2.00	\$265.24
3 Bedroom Dwelling	\$77.42	\$55.20	\$132.62	2.90	\$384.60
SEPP5 Villa, Townhouse or Unit 1 Bedroom	\$77.42	\$55.20	\$132.62	1.1	\$145.88
SEPP5 Villa, Townhouse or Unit 2 Bedroom	\$77.42	\$55.20	\$132.62	1.5	\$198.93
SEPP5 Villa, Townhouse or Unit 3 Bedroom	\$77.42	\$55.20	\$132.62	1.8	\$238.72
SEPP5 Hostel Unit 1 Bedroom	\$77.42	\$55.20	\$132.62	1.2	\$159.14
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SEPP5 Hostel Unit 3 Bedroom	\$77.42	\$55.20	\$132.62	1.9	\$251.98

Note 1: Contributions apply to residential development only.

Note 2: Contributions are to be indexed in accordance with section 1.13 of this Plan. The contributions shown are the contributions as at the date of commencement of this Plan.

Plan 1 - Plan of Kogarah



Contributions apply to the whole of the Kogarah local government area.

1.2 What is the Name of this Plan?

This Plan may be referred to as “Section 94 Contribution Plan No 9 Kogarah Libraries”.

1.3 What is the purpose of this Plan?

This Plan is a Section 94 contribution plan and has been prepared in accordance with the Environmental Planning and Assessment Act so that Council can levy contributions from developers for the provision of public library facilities in order to meet the expected increase in demand for such facilities that arises with new development.

This Plan seeks to clearly document the following:

- the reasons for the contributions
- the works programs on which the contributions will be spent
- how costs are to be apportioned
- how costs are to be met between developer contributions for the expected increased demand arising from new development and funds provided by Council to meet the existing demand, and
- how Council will account for the monies held.

Developer or Section 94 contributions are a way of trying to achieve an equitable sharing of the cost of facilities and services between existing ratepayers through Council and future populations as a result of new development.

There may also be other Section 94 contribution plans that apply to the land to which this Plan applies from time to time. Those plans would relate to different facilities and services rather than the facilities and services to which this Plan applies.

This Plan is a public document for use by Council, ratepayers, developers and the general public.

1.4 What are Section 94 Contributions?

Section 94 of the Environmental Planning and Assessment Act permits Council, as the consent authority, where it is satisfied that a development will or is likely to require or increase the demand for public amenities and services, to grant development consent with a condition requiring either

- (a) The dedication of land free of cost, or
- (b) The payment of a monetary contribution or both.

Council can accept the dedication of land or a material public benefit in part or full satisfaction of contribution requirements. A material public benefit must be public facilities that are acceptable to Council and may be part of Council's works program (in which case it is termed *works in kind*) or may be some other public facility.

Where Council has already provided public amenities and services in anticipation of the needs of development and a development will benefit from these facilities then contributions can be levied to recoup the cost of these.

Section 94 contributions are only applicable to the extent of any increase in the level of development over an existing or former level of development of a site for which any applicable Section 94 or developer contributions were paid.

1.5 What can Section 94 contributions pay for?

Contributions can be levied from developers for any public amenities and services Council considers will or are likely to be required as a consequence of, or to facilitate new development. Such public amenities and services or infrastructure can include (but are not restricted to) such things as open space (both purchase and embellishment), stormwater, community facilities and services such as libraries and library facilities, child care centres and youth facilities, streetscape improvements and other public domain matters, traffic measures and public parking.

The *Newbury* case is often cited as the established case for the test of validity of a developer contribution. The contribution must:

- (a) be for a planning purpose;
- (b) fairly and reasonably relate to the subject development;
- (c) be reasonable in that the a reasonable planning authority, duly appreciating its statutory duties, might impose it.

Contributions are not usually for recurrent costs. Contributions are generally of a capital nature including an administrative component for providing infrastructure but can also be levied for:

- (a) costs of planning studies involved in the preparation of or required as a consequence of a Section 94 contribution
- (b) road maintenance where excessive wear and tear will be caused by a development
- (c) consultant costs and non-recurrent staff costs for the preparation of Section 94 contribution plans.

This Plan requires contributions for the cost of provision library buildings, internal fitout and new books within Kogarah. Included in the total costs is the cost of the preparatory studies, the cost of administration of providing the facilities and the cost of preparation of this Plan by consultants.

There may however be other contributions plans that apply to the land to which this Plan applies in regard to other public facilities and services.

1.6 Reasonableness

A basic consideration in the preparation of this Plan and the levying of Section 94 contributions is that the projections, assumptions, the public facilities and services proposed, the process of determining contributions and the contribution amounts are reasonable.

The proposed contributions are not to fill a backlog or shortfall in the provision of public facilities and services but to provide additional infrastructure to an appropriate and reasonable standard of provision for the occupants of new development.

The standard of provision of such public facilities and services will depend on the requirements of the development anticipated, the accepted standards of provision given current levels of knowledge, community needs and expectations and current practice. Such requirements can of course vary with time depending on these and other factors.

1.7 How is Council Accountable for Contributions?

The Environmental Planning & Assessment Regulation requires Council to have publicly available for inspection free of charge the following:

- each current Section 94 contribution plan
- annual statements for each contribution plan
- a contributions register

Council's accounting records distinguish Section 94 contributions and any interest from other Council monies and show monies received and spent for each public facility and service for which contributions are levied.

The contributions register shows details of monies levied according to a contribution plan for every development consent with amounts received detailed for each public facility and service. For this Contribution Plan, the contributions register will show the amount of contribution that is attributable to each public amenity or service for each consent for which contributions are levied.

1.8 The Aims and Objectives of this Plan

The aims and objectives of this Contribution Plan are as follows:

- (a) To satisfy the requirements of the Environmental Planning & Assessment Act and the Environmental Planning & Assessment Regulations and enable Council to require contributions for the provision, extension or augmentation of public library facilities and services that will or will likely to be required as a consequence of development or that has already been or will be provided in anticipation of development in Kogarah;
- (b) To provide to those who reside, own property, work and visit the Municipality of Kogarah, both now and in the future an affordably appropriate provision of public facilities and services to meet their changing needs;
- (c) To reach an equitable balance in the sharing of the cost of the provision of public facilities and services and ensure that the existing community is not unfairly burdened with the needs of future development;
- (d) To require reasonable contributions;
- (e) To demonstrate the nexus between new development and the consequent need for the new or augmented public facilities and services proposed in this Plan;
- (f) To facilitate the provision of public facilities and services proposed in this Plan in a timely way;
- (g) To provide the details of the public facilities and services proposed and the programs for their provision.

1.9 Land to which this Plan applies

This Section 94 Contribution Plan relates to residential development expected over the whole of the Kogarah local government area.

This Plan applies to all land within the Kogarah local government area.

A plan of the land to which this Section 94 Contribution Plan applies is included in this Plan and titled "Plan 1 - Plan of Kogarah".

1.10 Relationship to other plans and policies

This Contribution Plan relates to residential development under the provisions of all of Council's policies facilitating residential development.

Other Section 94 Contribution Plans may from time to time apply to the land to which this Plan applies. Such other Contribution Plans will however apply to different public facilities and services than this Plan applies to.

1.11 What is the period of operation of this Plan?

This Section 94 Contribution Plan commenced on 17 October 2000 and was amended on 11 October 2001.

This Plan is expected to be in force for a period of between 5 and 10 years but the period of its existence may depend upon the rate at which development takes place.

This Plan may be superceded by another contribution plan or by a modified or updated version of this Plan.

This Plan will cease with the first to occur of the following:

- (a) the elapsing of a period of 10 years from the date of commencement of this Plan
- (b) this Plan is superceded by another contribution plan or by a modified or updated version of this Plan
- (c) this Plan is repealed in accordance with the requirements of the Environmental Planning & Assessment Regulations
- (d) this Plan has become obsolete because the full extent of development envisaged under this Plan has occurred

1.12 What is the Relationship to Development Consents and Certificates?

Council is authorised as the consent authority, under the provisions of Section 80A of the Environmental Planning and Assessment Act, to impose conditions of development consent requiring the payment of Section 94 contributions.

A complying development certificate issued in relation to complying development can also include conditions requiring the payment of Section 94 contributions. Where such a certificate is issued by an accredited certifier it may only require monetary contributions.

Conditions of a development consent that relate to Section 94 contributions under this Plan will specify the amount of contributions required and how such contributions are to be indexed.

Some types of development do not increase the demand for public facilities and services and for these types of development there is no requirement to pay Section 94 contributions. Such development includes:

- (a) redevelopment of a residential site that does not increase the number or type of dwellings or the number of occupants
- (b) building a dwelling on a vacant residential site for which Section 94 contributions have already been paid.

Other types of development may be exempt from contributions as provided in Section 1.17.

1.13 What are the Requirements for Accredited Certifiers?

An accredited certifier, accredited in accordance with the Environmental Planning & Assessment Act must not issue a complying development certificate in relation to a development unless the following requirements are satisfied:

- (a) the complying development certificate imposes conditions requiring the payment of the full amount of all Section 94 contributions that are set out in this Plan
- (b) the complying development certificate requires, in relation to Section 94 contributions, only the payment of monetary contributions
- (c) the complying development certificate requires payments to be made at times set out in section 1.14 of this Plan and does not permit deferred payments
- (d) all projections and assumptions provided in this Plan about residential and other occupancy rates, populations, areas, standards and methods are followed in calculating contributions
- (e) contributions are required to be indexed as set out in this Plan
- (f) Council, as a public authority, has certified that the Section 94 calculations carried out by the accredited certifier are correct.

1.14 Timing of Payments

Monetary contribution is the most common form of Section 94 contribution.

Monetary contributions are payable at the following times:

- **for development that involves only construction works:**
before the release of the stamped plans and specifications and/or the issue of a construction certificate
- **for development that involves subdivision only:**
before the release of the linen plan
- **for development that involves both construction and subdivision:**
before whichever is the first of the release of the stamped plans, the issue of a construction certificate and the release of the linen plan

- **for development that consists of a use:**
before the first to occur of :
 - the occupation of the premises or
 - the commencement of the use or
 - 3 months from the granting of development consent.
 - the issue of a complying development certificate.

Land Dedication

The dedication of land free of cost to Council may be a requirement in some Section 94 contribution plans for the full or partial satisfaction of Section 94 contribution requirements. This Contribution Plan however relates only to library facilities and does not contain provisions requiring the dedication of land.

Council may at its discretion consider accepting from an applicant land dedication for the full or partial satisfaction of Section 94 contribution requirements.

Provision of a Material Public Benefit

Council may at its discretion consider accepting from an applicant a material public benefit for the full or partial satisfaction of Section 94 contribution requirements. The material public benefit may constitute part of Council's public works program in which case it is termed *works in kind*. It may however be the provision of public facilities that are not part of Council's works program such as the construction of amenities, the provision of part of a building or the embellishment of open space.

The provision of a material public benefit and land dedication, if acceptable to Council, are due in full whenever the alternative contribution would have been due. A material public benefit must be valued in a manner acceptable to Council and the value itself must be acceptable to Council.

If it is not possible or practicable to complete the provision of a material public benefit at the time Section 94 contributions are payable, security for the full amount or value of the contribution by way of a bank guarantee will be required in the way that is set out for deferred payments below until the provision of the material public benefit is completed. Where the provision of a material public benefit comprises part of the total contribution due, the balance of the contribution must be paid when due.

In exceptional circumstances, where Council's valuation of a material public benefit exceeds the contribution due and where Council agrees to accept such a material public benefit, a credit for future Section 94 contributions in the Kogarah local government area may be given by Council or at Council's discretion a refund may be paid for the excess of Council valuation over contribution due.

Deferred Payments

Council may at its discretion where the circumstances of a particular case warrant it, permit the payment of contributions under this Plan by deferred or periodic payment.

Circumstances where this may be acceptable are:

1. Where you have reached agreement with Council for the dedication of land or to provide a material public benefit in full or partial satisfaction of a contribution requirement.
2. Where you have applied in writing to Council requesting deferred or periodic payment and Council is satisfied that:
 - (a) there are valid reasons for permitting deferred or periodic payments, and
 - (b) no detriment will be caused to the cost, timing or efficiency of implementation of the facilities and services proposed to be provided in this Plan, and
 - (c) no detriment will be caused to the community, Council or other developers.

Where deferred or periodic payments are agreed to for a particular case by Council the following conditions shall apply:

1. The full contribution amount due or outstanding at any time under deferred or periodic payment arrangements shall be supported by a bank guarantee from an Australian bank.
2. The bank guarantee must comply with the following:
 - (a) It is unconditional and includes an amount calculated by Council for loss of interest and the cost of implementing, maintaining and administering the deferred or periodic payment arrangement in addition to the full amount of contributions due or outstanding.
 - (b) It must be able to be drawn on by Council at any time that monetary contributions, land dedications or the provision of a material public benefit are not completed as agreed with Council
 - (c) It must be able to be drawn on by Council at any time without recourse to the applicant.
3. The amount of the bank guarantee may at Council's discretion be amended to adjust for reduced or increased contributions and charges.
4. The bank guarantee will be discharged when all commitments to Council by the applicant have been met.
5. The bank guarantee must be such that all bank charges and other costs of setting up and maintaining it are met by the applicant.
6. The amount of any contributions that remains outstanding shall be charged interest in accordance with the formula provided below. Interest shall be calculated from the date a contribution was due until the date of payment.

The period of deferral of contributions or over which periodic contributions are made shall be as agreed by Council and the applicant and may be altered or amended with Council agreement.

Interest Calculation

The total amount of contribution due for deferred payments is calculated according to the formula:

$$T = C(1+i)^N + A$$

where:

- T is the total amount of contribution due and therefore the amount of the bank guarantee
- C is the Section 94 contribution due under this Plan
- i is the current overdraft interest rate expressed as a percentage
- A is the cost to Council of administering the particular case of deferred or periodic payments
- N is the period of deferral in years.

The total amount due for periodic payments is also calculated using the above formula except that the total amount of contribution due is calculated by adding the separate amounts calculated for all the reduced balances that occur as payments are made.

1.15 Indexing of Payments

The works program proposed under this Plan requires works to be carried out at a specified time in the future. The estimates of cost that have been provided in this Plan are costs as at the date this Plan commenced. The actual cost to carry out the works program will be subject to factors such as inflation, cost variations due to scarce resources, changing technology and other factors.

This Plan will be subject to an annual review when these cost variations can be re-assessed. However to account for the general increases in cost due to inflation, the Section 94 contributions levied under this Plan will be subject to indexation for inflation from a base date which is the date of commencement of this Plan to the time of payment of a contribution.

For practical purposes Council may from time to time calculate indexed contributions or provide a current indexing factor which is a factor that contribution amounts provided in this Plan must be multiplied by to give current contributions. Council may do this on a quarterly or other basis.

The formula for indexing contributions is as follows:

$$\text{Contribution Amount} = C \times I$$

where:

$$I = \frac{HBI_2}{HBI_1} \quad \text{and}$$

I is the indexing factor

C is the contribution amount shown in this Plan

HBI₁ is the Price Index for Materials Used in Homebuilding for Sydney as at the date of commencement of this Plan

HBI₂ is the Price Index for Materials Used in Homebuilding for Sydney as at the date of payment of the contribution

The formula for indexing contributions for infrastructure that has been provided by Council in anticipation of development is as follows:

$$\text{Contribution Amount} = C(1+i)^N$$

where:

- C is the contribution amount shown in this Plan
- i is the current overdraft interest rate expressed as a percentage
- N is the period from the time of payment since provision of the infrastructure in years.

Council may, at its discretion for infrastructure that has been provided by Council in anticipation of development, calculate the contribution amount in accordance with the formula using the Price Index for Materials Used in Homebuilding where this results in a lower contribution amount.

1.16 Monitoring and Reviewing this Plan

The need for a regular basis of monitoring and review of this Plan is evident from the fact that this Plan contains many projections about development occurring, about future populations and about the needs and costs of providing public infrastructure. By monitoring changes in such matters as well as the changing needs of the community, humankind's changing level of understanding and technology, these changes can be considered in a review of this Plan that will allow appropriate updating and amendment as necessary.

The following reviews of this Plan are proposed:

- Annual Review
All the projections, costings and assumptions will be reviewed and adjustments and/or amendments made as considered appropriate. This will usually be commenced at the initial stages of the budget process in about October to November of each year.
- Five Year Comprehensive Review
A full review of this Plan is proposed with a comprehensive rewrite if warranted.

1.17 Exemptions

From 1 May 2001 section 94 contribution requirements apply under this Plan to development in accordance with State Environmental Planning Policy No 5 - Housing for Older People and People with a Disability (SEPP5) except where that development is undertaken by the Department of Housing or a community provider of such housing such as a church or similar organisation.

Up until 1 May 2001 in accordance with a Direction under section 94A of the Environmental Planning and Assessment Act by the Minister for Urban Affairs and Planning, development under SEPP5 was exempt from s94 contributions.

Crown Development

Development by the Crown may be considered as providing a public service or benefit where the need for further public facilities and services to be provided by Council may not arise in the usual way. Consequently, Council will consider each Crown development on its merits and where appropriate exempt either partially or fully such development from the requirement to pay Section 94 contributions.

Heritage Items

Council may where it is considered to be in the public interest, dispense with or discount contributions under this Plan for development involving items that have been classified as being of heritage significance under Council's heritage policies.

1.18 Refunds

Decisions by the Land & Environment Court indicate that Council is committed to the expenditure of contributions as soon as they are levied. Given this, refunds are not usually appropriate and are not generally anticipated under this Plan, however refunds will be considered in the following circumstances:

- the works proposed by Council under this Plan are no longer required and no alternative or substitute program is proposed
- the works program for certain infrastructure proposed under this Plan or an amended or substitute works program is such that there can be no reasonable expectation of that infrastructure being provided.

Although not a refund in the usual sense, Council may agree provided there is no decrease in the total contribution, to the substitution of one form of contribution for another after a monetary contribution has already been paid.

In such cases where it is agreed, part or all of a monetary or other contribution may be substituted with a land dedication or the provision of a material public benefit.

The repayment of the excess of the agreed value of the land dedicated or the agreed value of the material public benefit will in such cases be after the dedication of land or the provision of the material public benefit is completed to Council's satisfaction.

PART 2 – THE EXPECTED DEVELOPMENT and the NEED FOR PUBLIC FACILITIES AND SERVICES

2.1 Overview

Residential development within Kogarah is occurring and is expected to continue to occur under Council's various policies in accordance with Council's Housing Strategy and State Government urban consolidation requirements.

The result of this development is expected to be an increasing residential population in the Kogarah Local Government area.

As a result of this increasing residential population Council anticipates that there will likely be an increased demand for public facilities and services.

2.2 Population Characteristics

The existing population of Kogarah was derived from the 1996 Census of Population and Housing to provide accurate and independent information on the current population.

Projections of the population and the demographic characteristics of the population were derived from the results of the 1996 Census of Population and Housing.

2.3 Projected Development and Population

The projected development and residential population within Kogarah Council area is based upon the provisions of Council's overall planning policies and in the case of dual occupancy development, on the past characteristics of such development.

State and regional planning policies may from time to time impact on the development that takes place and the resulting population and such matters can be taken into account if necessary in reviews of this Plan.

Projections of development following in this Plan are generally the development expected over a 5 to 10 year planning period.

The land use zoning under Kogarah Local Environmental Plan 1998 and the provisions of area specific development control plans is anticipated to give rise to the following main categories of residential development in Kogarah:

- Kogarah Town Centre under the provisions of Development Control Plan No. 5 Kogarah Town Centre
- Hurstville Town Centre under the provisions of Development Control Plan No. 17 Hurstville Town Centre
- Hurstville South Area under the provisions of Development Control Plan No. 18 Hurstville South Area
- Development in the Residential 2(b) zone
- Infill Development
- Housing for Older people or People with a Disability
- Dual occupancy

2.31 Kogarah Town Centre

Projections of the population and its demographic characteristics were derived from the Collection Districts immediately adjacent to the Hurstville, Allawah and Carlton Railway Stations.

These areas were selected because they are thought to best represent the housing density expected in both the Kogarah and Hurstville Town Centres.

Information on dwelling occupancy is based upon the available information which is that 3 storey flats and units in Kogarah are occupied by an average of 2.08 persons and 4 and more storey flats near the railway are occupied by an average of 2.47 persons per dwelling.

Average unit size (including access) in both the Kogarah and Hurstville Town Centres is projected to be 111.25 square metres. And on the available information, the average number of occupants per dwelling within both Town Centres is taken to be 2.43 persons. These projections exclude development possible under *State Environmental Planning Policy No 5 – Housing for Older People or those with a Disability* (SEPP5) as the number of developments for such housing within the Town Centres is not expected to be large and therefore their number has not been included for the purposes of determining the average occupancy and other statistics. The occupancy projections relating to SEPP5 development are estimates as no firm statistical data is presently available to Council.

The estimated increase in residential floor space in the Kogarah Town Centre is 129,115 square metres. As a consequence the following projections follow:

Additional residential dwellings	1160 dwellings
Total population increase (1160 x 2.43)	2819 people

2.32 Hurstville Town Centre

The 1996 Census shows there were 484 residents in the Hurstville Town Centre. Since 1996 major developments have been constructed and occupied so that the present number of residents in the town Centre is:

	<i>No of Units</i>	<i>No of Residents</i>
1996 Census		484
Empress Gardens	165	401
14-16 Ormonde Parade	84	204
TOTAL		1089 residents

The development anticipated under Development Control Plan No. 17 Hurstville Town Centre is expected to result in increased residential floor space in the Hurstville Town Centre of 42,083 square metres. This results, after appropriate assumptions about the development expected are made, in the following further estimates:

Additional residential dwellings	378 dwellings
Total population increase (420 x 2.43)	918 people.

2.33 Hurstville South Area

The development anticipated under Development Control Plan No. 18 Hurstville South Area is expected to result in increased resident population as follows:

1. Area to which Development Control Plan No. 18 Hurstville South Area applies:

	<i>Present</i>	<i>Projected</i>	<i>Increase</i>
<i>Dwellings</i>	103	299	196

2. 4-54 Empress Street

	<i>Present</i>	<i>Projected</i>	<i>Increase</i>
<i>Dwellings</i>	83	83	0

3. 560-576 Railway Parade

	<i>Present</i>	<i>Projected</i>	<i>Increase</i>
<i>Dwellings</i>	110	110	0

4. 69-109 Woniara Road

	<i>Present</i>	<i>Projected</i>	<i>Increase</i>
<i>Dwellings</i>	60	69	9

TOTAL:

	<i>Present</i>	<i>Projected</i>	<i>Increase</i>
<i>Dwellings</i>	356	561	205
<i>Population</i>	865	1363	498

(The increased households can be expected to provide an average increased population of 2.43 persons per household).

2.34 Residential 2(b) zone

The Residential 2(b) zone is the residential zone under the provisions of Kogarah Local Environmental Plan 1998 that generally permits medium density development such as residential flat buildings, townhouses and villas. This zone is not fully developed and there is thus the potential for further residential development within this zone.

Estimates of the likely further residential development within this zone were prepared by consultants Kim Kennedy & Associates in 1999 for Kogarah Council. The estimates took into account market factors in determining likely redevelopment. The estimate of the increase in the number of dwellings was:

Increase in number of dwellings 1798 dwellings

The type of development anticipated includes residential flat buildings, townhouses and villas. All potential redevelopment sites within the Residential 2(b) zone were considered.

The dwelling occupancies adopted in calculating the increase in the population within the Residential 2(b) zone was 2.7 persons per dwelling for existing dwellings which consisted primarily of houses and 2.1 persons per new dwelling.

Based upon the above, the population increase projected in the Residential 2(b) zone is:

Increase in population	3499 persons.
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2.35 Infill Development

Infill development is the term used in this Plan to describe development permissible under the provisions of Kogarah Local Environmental Plan 1998 as amended by Kogarah Local Environmental Plan 1998 (Amendment No 2).

Under the provisions of Kogarah Local Environmental Plan 1998 so amended, residential development on sites within the Residential 2(a) zone that meet certain criteria may be developed for particular forms of medium density development.

The amount of development anticipated is small but includes townhouse and villa development on sites generally surrounded by townhouse or villa development or by land zoned Residential 2(b), townhouse and villa development on certain sites in excess of 1500 square metres in area, dual occupancy on certain corner sites, terrace house development on certain sites and villas in specified locations.

The total number of additional dwellings estimated for the purposes of this Plan to be developed as such infill development is:

Additional dwellings	40 dwellings.
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Based upon an adopted occupancy of 2.1 persons per dwelling for such development, the additional population is:

Increase in population	84 persons.
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2.36 Housing for the Older People or People with a Disability

Housing for people over 55 years of age or those with a disability is permissible under *State Environmental Planning Policy No 5* and Council's *Development Control Plan No 1 - Housing for Older people or People with a Disability*.

The present general form of *SEPP5* has only been in force for about two years. Because of the lead times between policy introduction and the completion and occupation of development, development under the present form of *SEPP5* has only in about the last year begun to be occupied.

The present State policy is expected to provide housing for a different demographic section of the community to that of the old policy which facilitated traditional retirement villages typically occupied by an older median age person than is expected under the present policy provisions.

Consequently projections of anticipated development and occupancy rates are not expected to have the same degree of accuracy as those of other criteria of expected development.

The total number of additional dwellings estimated for the purposes of this Plan to be developed for persons over 55 years of age or with a disability is:

Additional dwellings	80 dwellings.
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Based upon an adopted occupancy of 1.7 persons per dwelling for such development, the additional population is:

Increase in population	136 persons.
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2.37 Dual Occupancy Development

Dual occupancy development is presently restricted in Kogarah but policies in regard to dual occupancy have historically shown considerable variation over time.

Consequently projections of future dual occupancy development and the resulting increase in population are included in the projections of development. Such projections are an estimate.

The total number of additional dwellings estimated for the purposes of this Plan to be developed as dual occupancy is:

Additional dwellings	30 dwellings.
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Based upon an adopted occupancy of 2.4 persons per dwelling for such development, the additional population is:

Increase in population	72 persons
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2.38 Totals for all Development

The total population projected for the purposes of this Plan to be in new development is as follows:

<i>Development Category</i>	<i>Persons</i>
(1) Kogarah Town Centre	2,819
(2) Hurstville Town Centre	918
(3) Hurstville South Area	498
(4) Residential 2(b) zone	3,499
(5) Infill	84
(6) Housing for Older People or People with a Disability	136
(7) Dual occupancy	72

Total projected net population increase with new development
= 8,026 persons
(= 15.85% of present population).

2.4 Library Facilities

Library facilities for the purposes of this Plan are categorised as *buildings* which includes fitout such as shelves, desks and other such equipment and *books* which includes audio visual materials and other reading materials but excludes periodicals. Periodicals are generally considered to be ongoing costs in library accounting and this Plan proposes to levy contributions for capital costs and not ongoing or maintenance costs. Computer equipment is taken to be a capital cost and is included in the cost of construction and fitout.

The present level of provision of library facilities in Kogarah is less than the accepted standards for the provision of such services and Council has proposals in place to substantially improve the standard of provision of library services.

To ensure that this proposed improved standard of provision of library facilities and services does not deteriorate with increased population as a result of new development, the further needs of the projected additional population are proposed to be addressed by the levying of contributions for library facilities.

This Plan does not propose to levy contributions to address any existing shortfall in the provision of services by Council. The increase in the level of provision of library facilities and services for the existing resident population will be fully funded by Council.

Council does however seek to maintain without diminishment the proposed level of service by requiring contributions to meet the capital cost of providing the additional library facilities and services required for the increased population as a result of new development.

2.41 Proposed Works

The following library facilities are proposed:

- the purchase of new books to address the additional needs of the increased population
- a new central library to be located in the Belgrave Street adjacent to the Kogarah Town Centre Town Square
- a new branch library to be located in Oatley .

The following is a schedule of library facilities and services proposed to be provided:

Schedule of Library Facilities and Services

LIBRARY	<p>To accommodate the following functions:-</p> <ul style="list-style-type: none"> • Adult lending library • Adult reference facilities • Children’s library lending facilities • Children’s library story telling area • Children’s library reference and homework areas • Venue for films, audio visuals – shared space • Public Access for PC’s • Display Area • Equipment e.g. photocopiers • Specialised library services to target groups such as migrants, youth and aged services and services for people with disabilities – all requiring specialist areas e.g. Community language collection, local studies 	<p>May be Integrated within another compatible community facility</p>
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2.42 Nexus to Development

(i) Library Buildings

The standard of provision in Kogarah in general terms is 3 libraries per approximately 50,000 population. Council currently provides one Kogarah Central Library and two branch libraries (South Hurstville and Oatley).

Present Provision Standards for Library Buildings

The following calculation is based on guidelines detailed in 'The Planning and Design of Public Library Buildings' (Sydney State Library of NSW 1995), which is the standard reference for public library building requirements in NSW. The publication uses the catchment area or the population base to calculate the library dimensions. The population figure is based on the number of people that the library would service or attract.

The Central Library at Kogarah currently has 58.2% of the total registered borrowers for the library service. Given that the population of the Kogarah Local Government Area at the 1996 Census is 50,649, registered borrowers number 29,478 persons.

Current libraries are:

<i>Location</i>	<i>Facility Area</i>
Kogarah (Central Library)	672 sq m
Oatley	145 sq m
South Hurstville	239 sq m

Total provision of library facilities is 1056 square metres.

$$\begin{aligned} \text{Present rate of provision} &= \frac{1056}{50,649} \\ &= 0.02085 \text{ square metres per person.} \end{aligned}$$

Catchment Formula for a Central Library with Local Area Branches

Based upon the recommendations of *The Planning and Design of Public Library Buildings* the recommended library areas for Kogarah central library for the present population is:

Local Area Component:

$$\text{for 29,478 catchment} = 766.5 \text{ sq m}$$

Central Component:

$$\text{for population of 50,649 area} = 607.8 \text{ sq m.}$$

Total Central Library Area Required:

$$\begin{aligned} &= 840 + 607.8 \\ &= 1,374.3 \text{ sq m.} \end{aligned}$$

The branch libraries at Oatley and South Hurstville also have recommended areas based upon the State Library's *The Planning and Design of Public Library Buildings*.

The recommended library area for the Oatley branch library for the present catchment of about 9000 persons is:

$$\begin{aligned} \text{Recommended area} &= 9.0 \times 42 \text{ sq m} \\ &= 378 \text{ sq m.} \end{aligned}$$

The current total area of the three Kogarah libraries is 1056 sq m.

Having regard to these recommended numerical standards it can be seen that there is inadequate floor area in the Kogarah Central Library to cater for the existing as well as the increased population.

The physical constraints of existing library buildings means that it would be difficult to expand current facilities to provide additional floor space without major capital works being undertaken. Extending the current library to provide more appropriate standards of provision for existing residents and for the population of new development would not be a suitable course of action.

Council proposes as part of its program to achieve better utilisation of its assets the sale for redevelopment of Council's Kogarah carparks and some other adjoining sites. It is proposed as part of the sale to require the construction and transfer back to Council of floor space in the redevelopment suitable for use as a library. It is expected that 1405 square metres of floor space would become available in this way for use as a library.

The present library would then be closed with facilities relocated and additional books and other library facilities added to provide a total central library of 1405 square metres in area within the new building.

The Oatley branch library is also proposed to be relocated into a new and larger facility in Oatley of about 385 square metres in area. This additional area of library facilities of about 240 square metres is proposed to be made available to residents as part of the sale and redevelopment of Council's Oatley carpark site.

The additional library areas proposed will provide an improved provision standard of library facilities and services to both the existing resident population of Kogarah and the new population that will live in the anticipated additional residential development in Kogarah.

Proposed Provision Standards for Library Buildings

The following floor areas of library building facilities will result from the proposed relocation of the Kogarah central library and the Oatley branch library:

Proposed library buildings

<i>Location</i>	<i>Facility Area</i>
Kogarah (Central Library)	1405 sq m
Oatley	385 sq m
South Hurstville	239 sq m

Total provision of library buildings is 2029 square metres.

When the full extent of projected new development occurs, the total population is projected to be the present population of 50,649 plus the net increase in population from new development of 8,026 persons. The present population is the population shown by the 1996 Census and has not been updated to the current year as the population in the Kogarah Council area has remained about static in recent years. Although some new development has occurred and there has been a small net increase in dwelling stock, the average dwelling occupancy has fallen slightly so that the population has remained about the same.

However, over the period of operation of this Plan, the decrease in population as a result of declining dwelling occupancy is expected to be negligible for the purposes of this Plan.

Present Council policies are considered likely to lead to an increased level of residential development particularly in the Kogarah Town Centre, The Hurstville Town Centre, the Hurstville South area as well as the Residential 2(b) zone throughout the Kogarah local government area.

Thus the total projected population when the full extent of new development is realised is expected to be:

$$\begin{aligned} \text{Total population} &= 50,649 + 8,026 \\ &= 58,675 \text{ persons.} \end{aligned}$$

The rate of provision of library building facilities when this population is realised will be:

$$\begin{aligned} \text{Proposed rate of provision} &= 2029 / (50,649 + 8026) \\ &= 2029 / 58,675 \\ &= 0.0345803 \text{ square metres per person.} \end{aligned}$$

Council will pay the proportionate part for the upgrade of library facilities and services to the proposed standard of provision for existing residents and it is proposed to levy contributions to maintain that same upgraded standard of provision by providing the additional facilities and services necessary for the increased population resulting from new development.

Section 94 contributions from developer's are not proposed to be charged to meet any backlog in Council's provision of library facilities. Council will fund the upgrade of existing facilities to a higher level of provision for the existing resident population and contributions from developers will only fund the additional facilities required for the increase in resident population as a result of more extensive development.

Contributions will be levied for the proportionate part of the proposed facilities that is due to meet the requirements of the new population at the proposed provision rate of 0.0345803 square metres of library building floor space per person.

The nexus or causal factor between the increased residential population within new development and the need to provide additional facilities is the requirement to maintain the same standard of provision of library facilities as the residential population increases. No contributions are proposed to be levied for business development.

The proportionate area of the proposed library building facilities to provide for the needs of the population in new development is:

$$\begin{aligned} \text{Area for new development} &= 2029 \times \frac{8,026}{58,675} \\ &= 277.54 \text{ square metres.} \end{aligned}$$

(ii) Library Books

Library books which also includes audio-visual materials are proposed to be provided in the proposed increased area of library buildings at the same rate per square metre of library floor space as is provided in the present provision of library buildings. That is, the larger area of library buildings are proposed to contain a proportionately larger number of books.

Present Book Provision

The *at cost* present value of books contained in Kogarah Council's libraries as provided in Council's accounting report "*Summary of Property, Plant and Equipment*" for the year ended 30 Jun 99 is \$1.388 million.

Proposed Book Provision

The present building area of the three libraries is 1056 square metres and the proposed total library building area is 2029 square metres so that the at-cost value of books in present dollar terms in the proposed library area is:

$$\begin{aligned} \text{Proposed value of books} &= \$1.388 \text{ M} \times 2029 / 1056 \\ &= \$2.667 \text{ M.} \end{aligned}$$

The value of books per person after full development would be:

$$\begin{aligned} \text{Value per person} &= \$2.667 \text{ M} / 58,675 \text{ persons} \\ &= \$45.45 \text{ per person.} \end{aligned}$$

There is an increase in the value of library books per resident from the present provision per resident and Council will fund the proportionate part of this increase for existing residents.

Developer contributions under Section 94 are not to meet any backlog in Council's provision of library books. Council will fund the upgrade in the provision rate of library books for the existing resident population and contributions from developers will only fund the additional facilities of the same standard required for the increase in resident population as a result of more extensive development.

Developer contributions are proposed to pay for the full cost of the increased number of books necessary for the additional population as a result of new development at the proposed rate of provision. The nexus between developer contributions for additional books and the additional population in new development is the necessity to maintain provision standards with the purchase of additional books to meet the needs of the new resident population.

The cost of additional books for the projected resident population in new development is:

$$\begin{aligned} \text{Cost of books for new development} &= \$45.45 \times 8026 \\ &= \$364,782 \end{aligned}$$

2.43 Apportionment

(i) Calculation Formula for Library Buildings

The following formula in words is used to calculate the contributions:

- (a) Determine the total number of residents expected in the residential component of new development
- (b) Determine the cost of the proportionate part of the library facility attributable to new development
- (c) Determine the Section 94 contribution per person by dividing the cost of the facility by the number of persons projected in new development
- (d) Determine the Section 94 contribution for each dwelling type by multiplying the contribution per person by the projected occupancy.
- (e) Index the contributions for the time of payment in accordance with Section 1.15 of this Plan.

The formula is as follows:

$$C = \frac{LC}{R}$$

where:

- C is the Section 94 contribution per person
LC is the total cost of the library facility attributable to new development
R is the projected population in new development.

The total cost of the library building is given by the formula:

$$\begin{aligned} LC &= \text{Cost of actual works} \\ &+ \text{Cost of preparation of a proportionate part of this Plan} \\ &+ \text{Cost of administration of works} \\ &+ \text{Cost of preparation of the Library Facilities Study.} \end{aligned}$$

(ii) Calculation Formula for Library Books

The following formula in words is used to calculate the contributions:

- (a) Determine the total number of residents expected in the residential component of new development
- (b) Determine the cost of the proportionate part of the library books attributable to new development
- (c) Determine the Section 94 contribution per person by dividing the cost of the library books by the number of persons projected in new development
- (d) Determine the Section 94 contribution for each dwelling type by multiplying the contribution per person by the projected occupancy.
- (e) Index the contributions for the time of payment in accordance with Section 1.15 of this Plan.

The formula is as follows:

$$C = \frac{BC}{R}$$

where:

- C is the Section 94 contribution per person
- BC is the total cost of the library books attributable to new development
- R is the projected population in new development.

The total cost of the library books is given by the formula:

$$\begin{aligned} BC = & \text{Cost of actual books} \\ & + \text{Cost of preparation of a proportionate part of this Plan} \\ & + \text{Cost of administration of book purchases} \\ & + \text{Cost of preparation of the Library Facilities Study.} \end{aligned}$$

The cost of administration of book purchases includes the following:

- Selection and order of books
- Invoicing and payment of books
- The cataloging of books and placing on an automated system
- Labeling of books
- Covering and reinforcing books.

The cost of administration of the purchase can exceed the actual cost of purchase of many books and is part of the capital cost of providing books to a standard suitable for library use. Research by the State Library and others has indicated cost of between \$8 and \$13 per book or item (excluding the costs of selecting, purchasing and payment). Based on the average cost of books this represents as least 20% of the average purchase price.

Calculation of Contribution

(i) Library Building Facilities

The cost of the library building is estimated based upon materials supplied by the NSW State Library. The overall rate of construction and fitout is taken to be \$2145 per square metre.

$$\begin{aligned} \text{Cost of facilities for new development} &= 277.54 \times \$2145 \\ &= \$595,323. \end{aligned}$$

$$\begin{aligned} \text{Cost of preparation of a proportionate part of this Plan} &= \$2800 \\ \text{Cost of administration of works} &= \$20,690 \\ \text{Cost of preparation of a proportionate part of the Study} &= \$2500 \\ \text{Total Cost} &= \$621,013 \end{aligned}$$

Contribution per person for a library facilities (C) is

$$\begin{aligned} &= \frac{621,313}{8,026} \\ &= \mathbf{\$77.42 \text{ per person}} \end{aligned}$$

The total increase in library floor space of the three libraries from the present provision of 1056 square metre to the proposed provision of 2029 square metres is:

$$\begin{aligned} \text{Total increase in library floor space} &= 2029 - 1056 \\ &= 973 \text{ square metres.} \end{aligned}$$

Total library floor space for new development proposed is 277.54 square metres. However developer contributions pay for this area except for the small proportionate part of new development that is housing for people over 55 years of age or those with a disability permissible under State Environmental Planning Policy No 5 and Council's Development Control Plan No 1 - Housing for Older people or People with a Disability.

Housing for people over 55 years of age or those with a disability is projected to increase the population by a total of 136 persons out of a total projected in new development of 8026 persons. Thus such housing would require the following part of the library area for new development:

$$\begin{aligned} \text{Area for such housing} &= 277.54 \times \frac{136}{8026} \\ &= 4.7 \text{ square metres} \\ &= 1.7\% \text{ of area for new development.} \end{aligned}$$

No contributions are presently levied for housing for people over 55 years of age or those with a disability permissible under State Environmental Planning Policy No 5 and Council's Development Control Plan No 1 - Housing for Older people or People with a Disability. Council thus funds the contributions that would otherwise come from such development.

Total increase in library floor space funded by Council from other sources (other than Section 94 contributions) for existing residents is:

$$\begin{aligned} \text{Total increase in library floor space for existing residents} &= 973 - 277.54 \\ &= 695.46 \text{ square metres.} \end{aligned}$$

Cost to be funded by Council for upgrade of library building facilities for existing residents

$$\begin{aligned} &= 695.46 \times \$2145 \\ &= \$1,491,762. \end{aligned}$$

Council also funds the provision of facilities for the part of new development that is due to housing for people over 55 years of age or those with a disability. Cost to be funded by Council for upgrade of library building facilities for such housing

$$= 4.7 \times \$2145$$

$$= \$10,082.$$

(ii) Library Books

The cost of the library books attributable to new development was previously calculated to be \$364,782.

Cost of preparation of a proportionate part of this Plan	=	\$2800
Cost of administration of works (20%)	=	\$72,956
Cost of preparation of a proportionate part of the Study	=	\$2500
Total Cost	=	\$442,738

Contribution per person for a library facilities (C) is

$$= \frac{443,038}{8,026}$$

$$= \mathbf{\$55.20 \text{ per person.}}$$

The increase in the provision rate of books per existing resident is proposed to be funded by Council from sources other than Section 94 contributions.

Council also funds the provision of book facilities for the part of new development that is due to housing for people over 55 years of age or those with a disability. Cost to be funded by Council for upgrade of library building facilities for such housing

$$= 1.7\% \times \$442,738$$

$$= \$7,527.$$

The total increase at cost value of books (including proportion proposed to be paid for by Council and proportion proposed to be paid for by developer contributions) is:

Total increase in at-cost value of books	=	\$2.667 M - \$1.388 M
	=	\$1.279 M.

The total increase at cost value of books to be funded by Council as a result of increased standards to existing residents is:

Council funded at-cost value	=	\$1.279	-	\$364,782
	=	\$914,218.		

Additional capital costs to Council to increase the book provision to existing residents for administration of book purchase, cataloguing, labeling, covering and so on are projected as follows:

$$\begin{aligned} \text{Administrative costs to Council} &= \$914,218 \times 20\% \\ &= \$182,844. \end{aligned}$$

Total cost to Council to upgrade the provision rate of books to existing residents is:

$$\begin{aligned} \text{Total cost} &= \$914,218 + \$182,844 \\ &= \$1,097,062. \end{aligned}$$

Additionally Council funds the provision of book facilities housing for people over 55 years of age or those with a disability, which amounts to \$7,527. Contributions from developers do not fund the provision of services for such housing.

Tables 2.43a and 2.43b show the contribution calculation for various use categories. The tables provide the contribution for each category of residential dwelling calculated from the per person contribution according to the average number of persons projected or assumed to occupy each category of dwelling.

There may be some special cases where a different occupancy (average number of persons per dwelling) is applicable and in such special cases Council can calculate the appropriate contribution based on the appropriate occupancy for that special case.

Table 2.43a: TABLE OF CONTRIBUTIONS for LIBRARY FACILITIES

For Residential and SEPP5 Development in the Kogarah Town Centre, the Hurstville Town Centre, the Hurstville South Area and for all Dual Occupancy Development

Note: SEPP5 means housing under State Environmental Planning Policy No 5 - *Housing for Older People or People with a Disability*

<i>Type of Use</i>	<i>Base General Streetscape Rate per Person</i>	<i>Occupancy</i>	<i>General Streetscape Contribution per Dwelling</i>	<i>Stormwater GPT's Contribution per Dwelling</i>	<i>TOTAL CONTRIBUTION</i>
1 Bedroom Dwellings	\$1,645.24	1.5	\$2,467.86	\$206.64	\$2,674.50
2 Bedroom Dwellings	\$1,645.24	2.4	\$3,948.58	\$206.64	\$4,155.22
3 Bedroom Dwellings	\$1,645.24	3.1	\$5,100.24	\$206.64	\$5,306.88
SEPP5 Villa, Townhouse or Unit 1 Bedroom	\$1,645.24	1.1	\$1,809.76	\$206.64	\$2,016.40
SEPP5 Villa, Townhouse or Unit 2 Bedroom	\$1,645.24	1.5	\$2,467.86	\$206.64	\$2,674.50
SEPP5 Villa, Townhouse or Unit 3 Bedroom	\$1,645.24	1.8	\$2,961.43	\$206.64	\$3,168.07
SEPP5 Hostel Unit 1 Bedroom	\$1,645.24	1.2	\$1,974.29	\$206.64	\$2,180.93
SEPP5 Hostel Unit 2 Bedroom	\$1,645.24	1.6	\$2,632.38	\$206.64	\$2,839.02
SEPP5 Hostel Unit 3 Bedroom	\$1,645.24	1.9	\$3,125.96	\$206.64	\$3,332.60

Table 2.43b: TABLE OF CONTRIBUTIONS for LIBRARY FACILITIES

For Residential Development not provided for in Table 2.43a above and that is classified as Infill Development or is Development in the Residential 2(b) Zone

Note: SEPP5 means housing under State Environmental Planning Policy No 5 - *Housing for Older People or People with a Disability*

<i>Type of Use</i>	<i>Library Buildings Contribution per person</i>	<i>Library Books Contribution per person</i>	<i>Total Contribution per person</i>	<i>Persons per Dwelling</i>	<i>Contribution per Dwelling</i>
1 Bedroom Dwelling	\$77.42	\$55.20	\$132.62	1.30	\$172.41
2 Bedroom Dwelling	\$77.42	\$55.20	\$132.62	2.00	\$265.24
3 Bedroom Dwelling	\$77.42	\$55.20	\$132.62	2.90	\$384.60
SEPP5 Villa, Townhouse or Unit 1 Bedroom	\$77.42	\$55.20	\$132.62	1.1	\$145.88
SEPP5 Villa, Townhouse or Unit 2 Bedroom	\$77.42	\$55.20	\$132.62	1.5	\$198.93
SEPP5 Villa, Townhouse or Unit 3 Bedroom	\$77.42	\$55.20	\$132.62	1.8	\$238.72
SEPP5 Hostel Unit 1 Bedroom	\$77.42	\$55.20	\$132.62	1.2	\$159.14
SEPP5 Hostel Unit 2 Bedroom	\$77.42	\$55.20	\$132.62	1.6	\$212.19
SEPP5 Hostel Unit 3 Bedroom	\$77.42	\$55.20	\$132.62	1.9	\$251.98

2.44 Works Schedule

To ensure that library facilities, which are to be provided as part of this Plan, can be reasonably enjoyed by the new residents for whom contributors are paid it is important that the facilities be provided as early as possible.

Library buildings are proposed within building floor space acquired as part of the sale of the Council car park sites at Kogarah and Oatley (where public parking would also be provided as part of the sale agreement).

All library building facilities will be provided by the year 2006. The redevelopment of the Kogarah carpark is expected to occur before the development of the Oatley carpark and the respective library buildings are proposed to be provided as part of those redevelopments.

The upgrade in the provision of library books and other equipment are proposed to be provided progressively so that the full provision of the upgrade in the provision rate of such facilities to existing residents will occur over a five year period.

The additional provision of books for the population in new development will be provided progressively as new development occurs with full provision projected by 2010.

3.1 How do I calculate contributions for my development?

Follow these steps to calculate contributions:

- A. From summary tables 1.11 and 1.12 or 2.43a and 2.43b determine the combined contribution for both library buildings and library books for all the residential components of the development.
- B. Add all contributions and subtract any credits for existing development on the site to determine total contributions.
- C. Index the contributions in accordance with Section 1.17

Example of calculation of contributions

Section 94 contributions are calculated for a hypothetical development to provide an example of how contributions are calculated.

Proposed Development:

A proposed development consists of a mixed residential and commercial development in the Residential 2(b) zone outside the Kogarah Town Centre, the Hurstville Town Centre and the Hurstville South Area.

The residential component only is considered in order to calculate contributions for library facilities as contributions for library facilities only apply to residential development. The residential component comprises the following:

3 x 1-bedroom units
24 x 2 bedroom units
5 x 3-bedroom units

Presently on the site are 6 x 2-bedroom flats.

Contributions Payable:

Table 1.11 and Table 2.43a (both tables are the same) do not apply as these tables only apply to development in the Kogarah Town Centre, the Hurstville Town Centre, the Hurstville South Area and to Dual Occupancy development.

Table 1.12 and Table 2.43b (both tables are the same) are applicable and so from Table 1.12 or Table 2.43b contributions for library books and buildings are

3	x	1-bedroom units	=	3	x	\$172.30	=	\$ 517.23
24	x	2 bedroom units	=	24	x	\$265.08	=	\$6,365.76
5	x	3-bedroom units	=	5	x	\$384.37	=	\$1,923.00

Less:

Credit for existing development on site

6	x	2-bedroom flats	=	6	x	\$265.08	=	-\$1,591.44
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Total Contribution Payable = \$7,214.55

Note: Other contributions may apply for other facilities under other contribution plans.