

Development Plan Title:	Section 94 Contribution Plan No. 5 – Open Space
Development Number:	D00026/001
Directorate:	Planning and Environmental Services
Department:	Planning and Development
Strategic Direction/s:	A Liveable and Connected City (2)
Strategic Goal/s:	<p>2.1 Development in Kogarah maintains and enhances the character and amenity of our neighbourhoods, Town Centres and local centres.</p> <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>2.1.3 Recognise and enhance our significant heritage through quality urban planning and design.</p> <p>2.1.4 Establish new links and open space corridors.</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>2.3.5 Provide appropriate levels of public parking in our centres.</p>

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

2.4.1 Develop and enhance walking and cycling networks around the City.

Responsible Officer: Manager Planning and Development

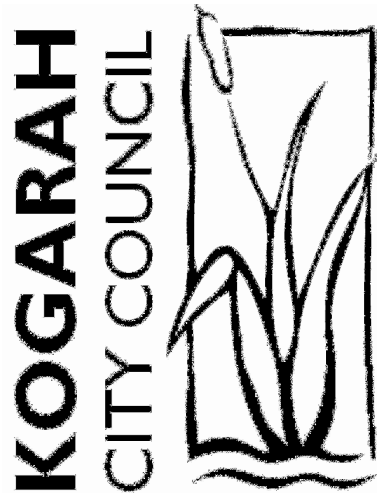
Relevant Legislation: Environmental Planning & Assessment Act 1979

Adoption / Revision / Amendment Date: Adopted 10 April 2007
Effective 17 April 2007
Last updated 1 November 2012

Resolution Number:

Amendment History:

Review Year:



KOGARAH COUNCIL

SECTION 94 CONTRIBUTION PLAN No. 5 OPEN SPACE - 2007

**Adopted by Council on 10 April 2007
Effective from 17 April 2007
Last Updated on 1 November 2012**

This Plan was prepared by
Kogarah Municipal Council

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PART 1 – INTRODUCTION

1.1 Quick Reference – Summary Schedule of Section 94 Contributions

This Plan requires contributions for the embellishment of existing local open space and embellishment of district open space across the Municipality. The Works Schedule also includes the acquisition of lands utilising funds that have been carried over from the previous applicable s94 Plan (s94 Contributions Plan No.5 - Open Space 2003)

The following summary table provides the total of all applicable contributions under this Plan. All contributions and credits are based on a contribution rate of \$3460.35.

Type of Use	Persons Per Dwelling	Total Contribution
1 Bedroom Dwelling	1.5	\$5190.50
2 Bedroom Dwelling	2.4	\$8304.85
3 Bedroom Dwelling	3.1	\$10,727.10

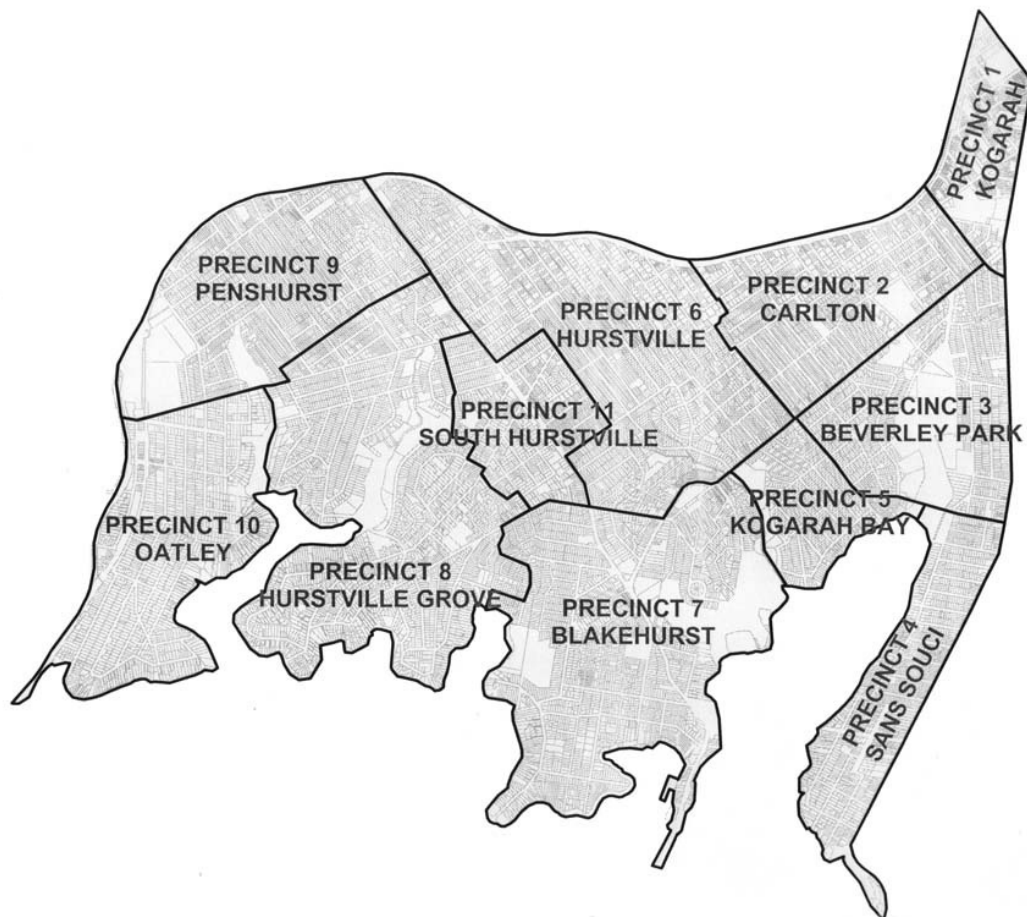
The following summary table provides the total of all applicable credits that may apply under this Plan.

Type of Use	Number of Persons Credited
Existing single dwelling or vacant residential lot	3.8 persons
Multi unit development or residential use on a commercial site	2.3 persons per dwelling

Note 1: Contributions are to be indexed in accordance with section 1.16 of this Plan. The contributions shown are the contributions as at the date of commencement of this Plan.

Note 2: There may be possible exemptions to the requirement for contributions. See section 1.18

Plan 1 – Land to which this Plan applies



Contributions apply to the whole of the Kogarah Local Government Area (except for the areas covered by Contributions Plan No 8 – Kogarah Town Centre and Contributions Plan – Ramsgate Centre).

1.2 *What is the Name of this Plan?*

This Plan may be referred to as “Section 94 Contribution Plan No 5 Open Space - 2007”.

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 (EP&A Act) so that Council can levy contributions from developers for the provision of public services and 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 reasons for the contributions
- ◇ outline the works programs on which the contributions will be spent
- ◇ ensure that the existing community is not burdened by the provision of public amenities and public services
- ◇ provide an administrative framework under which specific public facility improvements may be implemented and coordinated
- ◇ ensure the Council is both publicly and financially accountable in its assessment and administration of the Plan

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 a material public benefit in part or full satisfaction of contribution requirements. The 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 increase in development over the existing level of development or the previous level of development of a site for which Section 94 contributions were paid.

1.5 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 monies and show monies received and spent for each public facility and service.

The contributions register shows details of monies levied according to a Contribution Plan for each 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 facility and service for each consent for which contributions are levied.

1.6 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 facilities and services that will or will likely to be required as a consequence of development or that has already been provided in anticipation of development in the area;
- (b) To provide for those who reside or own property in 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.

1.7 Land to which this Plan applies

This Section 94 Contribution Plan relates to multi unit residential development and residential subdivision in the whole of the Kogarah Local Government Area excluding the Kogarah Town Centre and the Ramsgate Commercial Centre, which are both subject to separate s94 contribution Plans.

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

1.8 Relationship to other plans and policies

This Contribution Plan relates to all local environmental plans and development control plans that from time to time apply to residential, housing for older people or people with a disability and mixed use development in any part of the Kogarah Local Government Area except for development within the Kogarah Town Centre and Ramsgate Centre.

Other Section 94 Contribution Plans may apply to the land to which this Plan applies.

This Plan replaces Section 94 Contributions Plan No 5 – Open Space that came into force on 10 February 2003.

1.9 When does this Plan commence?

This Section 94 Contribution Plan commenced on 17 April 2007.

This Plan is expected to be in force for a period of 10 years but the period of its existence will depend upon the rate at which development occurs in Kogarah.

This Plan may be superseded 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 being superseded by another contribution plan or by a modified or updated version of this Plan
- (c) this Plan being 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.

1.10 What is the Relationship to Development Consents and Complying Development Certificates?

Council is authorised as the consent authority, under the provisions of Section 80A of the Environmental Planning and Assessment Act, to grant development consents and such consents can include one or more conditions 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 an accredited certifier issues such a certificate it can only require a monetary contribution.

Conditions of a development consent that relate to Section 94 contributions under this Plan will specify the amount of contributions required and indexing provisions.

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,
- (b) building a single dwelling on a vacant residential site.

Other types of development may be exempt from contributions as provided in Section 1.18.

1.11 Construction Certificates and the obligation of Accredited Certifiers.

In accordance with section 94EC of the EP&A Act and clause 146 of the EP&A Regulation a certifying authority must not issue a construction certificate for building work under development consent or in accordance with a complying development certificate unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

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

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

1.12 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 or the release of the linen plan

1.13 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 or land dedication, if acceptable to Council, is due in full whenever the alternative monetary 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 a 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 Municipality may be held by Council or, at Council's discretion, a refund may be paid for the excess of Council valuation over the contribution due.

1.14 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 Council agrees to deferred or periodic payments for a particular case, 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 must be unconditional and include 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 the required 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, without recourse to the applicant, where condition (b) applies.
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 the applicant meets all bank charges and other costs of setting up and maintaining it.
6. The amount of any contribution 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 full payment.
7. 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 only with Council agreement.

1.15 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.

1.16 Indexing of Payments

The works program proposed under this Plan requires works to be carried out over the 10 year period of the Plan. 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 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 will undertake to do this on a quarterly 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:

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.

1.17 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, 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:

- ◇ Costing Review

All the projections, costings and assumptions will be reviewed and adjustments and/or amendments made as considered appropriate over the Plan period.

◇ Ten Year Comprehensive Review

A full review of this Plan is proposed with a comprehensive rewrite if warranted.

1.18 Exemptions

Housing for older people or people with a disability

Exemption to the requirement for payment of Section 94 contribution requirements under this Plan may be provided to development that is undertaken by the Department of Housing, or a community provider such as a church or similar organisation, for development of housing for older people or people with a disability.

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 listed in Schedule 3 of the Kogarah Local Environmental Plan 1998 as being of heritage significance (excluding properties that are within a Heritage Conservation Area and are not individually listed in that Schedule).

1.19 Refunds

The applicable legislation, and relevant decisions by the Land & Environment Court, requires Council to expend contributions as soon as practicable after they are

received. Given this, refunds are not usually appropriate and are not generally anticipated under this Plan.

Although not a refund in the usual sense, Council may agree, where the total contribution is not decreased, to the substitution of one form of contribution for another after a monetary contribution is paid.

In such cases where Council agrees to an adjustment of a contribution, part or all of a contribution may be changed from a monetary contribution by substitution of a land dedication or the provision of a material public benefit.

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

1.20 Are there allowances for existing development?

Contributions are levied for the increase in demand generated by new development. Subsequently a credit is provided for any existing development on a site and this will be allowed in determining the total applicable contribution for a new development. The following occupancy rates will be used in determining the credit for existing development:

- existing single dwelling houses and vacant allotments – 3.8 persons per dwelling or allotment
- multi unit development – 2.3 persons per dwelling

1.21 Pooling of Funds

This Plan expressly authorises s94 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes.

1.22 Savings and transitional provisions

A development application, which has been submitted prior to the adoption of this Plan, but not determined, shall be determined in accordance with the provisions of the Plan which applies at the date of determination of the application.

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

2.1 Overview

Council's current Local Environmental Plan provisions and endorsed Housing Strategy anticipate a continuing rate of multi unit residential development in Kogarah.

As a result of this anticipated development, and the increased residential population living in that development, there is considered likely to be an increased demand for public facilities and services in the Kogarah Local Government Area.

This section details the dwelling and population projections for the Plan period and overviews the suitability and demand pressures on existing open space.

2.2 Projected Development and Population

The existing population of Kogarah of 54680 persons (Estimated Resident Population at 2006) was derived from the 2001 Census of Population and Housing which has been interpolated, by the Transport and Population Data Centre, to provide reasonably accurate and independent information on the current population.

The projected 2016 residential population of 58250 persons within Kogarah Council area is based upon the Transport and Population Data Centre projections of Estimated Resident Population to the year 2016, covering the 10 year span of the operation of this Plan.

The projected rate of residential development within the Kogarah Council area is based upon the provisions of Council's overall Planning policies and on the past characteristics of such development.

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

2.21 Multi unit development in the Residential 2(b) zone and infill development in the 2(a) 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 the potential for further residential development within this

zone.

Under the provisions of Kogarah Local Environmental Plan 1998 sites within the Residential 2(a) zone that meet certain criteria may also be developed for particular forms of multi unit development.

The amount of development anticipated in the 2(a) zone 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 or larger lots, terrace house development on certain sites and villas in specified locations.

Estimates of the likely further multi unit residential development within all of these zones, during the Plan period, have been projected. The estimates take into account market factors in determining likely redevelopment.

The estimate of the total increase in the number of multi unit dwellings in the Municipality is 1260 dwellings within the Plan period.

2.22 Residential in Commercial and Other Zones

Some residential development may also occur in other than strictly residential zones. Such development may be small isolated cases such as a residence above a local shop or involve more substantive redevelopment.

This Plan applies to all residential development that occurs in Kogarah and therefore applies to such development. However due to the expected very small number of such developments and the difficulty in estimating the extent of any such development, no projections of additional population in such development is made.

Although it may be possible that redevelopment of a particular site or sites may yield a large number of dwellings in a non-residential zone this is not considered to be highly likely and therefore the expected extent of such development is considered most likely to involve small isolated cases, if such development occurs. For this reason a projection of nil such developments is considered to be reasonably accurate without negating the validity of charging contributions for such development if it occurs.

2.23 Population Increases and Occupancy Rates

The potential increases in population vary substantially across the municipality and a number of general assumptions need to be made in making these projections.

While some areas of the municipality are expected to experience very minor population changes, others are projected to maintain ongoing population increases. Over the last 10 years Kogarah has been producing over 200 new dwelling per year, principally along the railway corridor, Hurstville South and the Kogarah Town Centre.

Projections over the next 10 years see a significant decline in the rate of redevelopment in these areas as undeveloped zoned land becomes more difficult to source. In the Kogarah Town centre there will be increasing demands for available land to be developed for commercial purposes rather than residential. The bulk of new residential growth has therefore been attributed to the multi unit residential areas.

Included in the population projections are dwelling occupancies or the average number of people that will occupy a certain dwelling type. Dwelling occupancy varies with dwelling type, size and location and for the purposes of this Plan the occupancy rates have been aggregated for the municipality.

Assuming that current single dwelling occupancy rates continue a small and gradual decline over the Plan period, and stabilise at 2.9 persons per dwelling, and that multi unit occupancy rates continue to grow (2.24 in 2006 up to a projected 2.31 persons per dwelling in 2016) there will be a reduction in population in the single dwelling areas of approximately 120 persons and overall growth of 3,530 persons in the multi unit areas. There is also a projected marginal natural growth of 160 persons in other residential dwellings in the Plan period accounting for the overall population growth from 2006 – 2016 of 3570 persons.

This growth in the population in multi unit dwellings arises from natural growth of 620 persons in the existing multi unit stock (attributable to rising occupancy rates) and 2,910 persons in the new multi unit dwellings. This equates to an averaged growth rate of 2.3 persons per new multi unit dwelling, which then forms the basis of the contribution calculations of this Plan. This general occupancy rate is then attributed to the anticipated dwelling stock based on past average unit size/bedroom yields and related occupancy rates.

The dwelling occupancies adopted in this Plan are used to calculate the appropriate contribution for the various categories of dwelling type. These are shown in the contribution calculation tables and the summary table of contributions.

Tables representing these calculations are included in the Appendices.

2.3 Present Open Space Provision and Needs of the New Population

Public open space serves a range of functions in the community and is generally classified for contribution purposes according to the following three tier functional classification system.

- *Regional* open space: users from across the regional area with users from outside the Kogarah LGA.
- *District* open space: district open space is used by people across the district and includes playing fields and the like. Travel to district open space may require a car or public transport.
- *Local* open space: local open space is a neighborhood resource within walking or bike riding distance of homes. Such neighbourhood parks are usually within about 500 metres radius of the homes of the residents they serve.

The generally adopted standard for the rate of provision of open space is 2.89 hectares per thousand population or 28.9 m² per person, although substantial variations to this provision rate are common.

Contribution plans are generally established on the basis of new development (incoming population) maintaining a pro rata provision of existing facilities or services. In the case of open space the existing population enjoys both the use of the land and also the facilities on that land.

In general terms a basis for a new plan could be that incoming population provides a monetary contribution, per person, to provide additional land and facilities equal to the rate that is currently available, per person, to the existing population.

Existing open space in the municipality (land and major facilities) has been valued at approximately \$1,714.7M. This value comprises a land value of the open space (determined by valuation) of \$1,695M and the replacement cost of major facilities (such as sports buildings, boat ramps, toilet blocks, kiosks, halls, tennis courts etc) of \$19.7m.

This represents a current pro rata value of recreational land and facilities of approximately \$31,000 per person. Each incoming resident can therefore, technically, be able to be levied that amount to satisfy the created demand for new open space and facilities.

A contribution rate based on the above would not be sustainable, as a s94 contribution also needs to satisfy an assessment of “reasonableness”. Under this Plan the needs of the additional population are proposed to be met by embellishment

of existing local, district and regional open space and a small number of strategic land acquisitions to improve the useability of existing reserves.

These works are aimed at providing for increased rates of use of existing facilities, to meet the new demand, without significantly reducing the level of enjoyment of those facilities by the existing population.

Appendix A details the current demands and outlines the general principles of meeting the open space needs of the new population by the proposed embellishment works and land acquisitions on a precinct by precinct basis.

2.4 Nexus to Development

The intensification of development within Kogarah will place increased emphasis on the use of open space. The proposed embellishments works and further open space land acquisitions, for which contributions are proposed to be charged, are fully to meet the needs of the expected additional population in the Kogarah LGA.

The causal variable in the need for embellishment and acquisition of open space is the people who will occupy dwellings within new development. There is a direct causal link between the new development and the proposed acquisition and embellishment of open space and the underlying basis of this relationship is the people who will occupy new development.

The proposed contributions do not make up for any present shortfall in the amount of open space provided in the area. Equally there is no surplus of supply of open space in the municipality that would be available for any incoming resident. This assessment is based on the high demands for use of existing sporting facilities and the high maintenance demands on existing reserves.

Kogarah Municipality currently has a variety of open space and recreational facilities ranging from public reserves and playgrounds, walkways and cycleways to major facilities such as sports fields, ovals and pool and leisure centres that serve the whole population of the municipality.

Existing residents currently have access to a level of provision that should not be eroded by demands from an increase in the population. This strategy aims to provide improvements to municipality-wide open space and recreation facilities to enable those facilities to accommodate the demands arising from new development.

Municipality-wide projects are therefore targeted under this Plan. These projects provide for areas and facilities that are accessible and will be used by people from all over the municipality. New development will consequently contribute towards areas and facilities that are likely to be used by everybody in the

municipality. This approach satisfies the nexus principle of Section 94 on a spatial level. Further discussion of nexus is contained in Annexure A.

2.5 Proposed Works

The proposed works consist of the embellishment of existing local, district and regional open space and the acquisition of further local open space and the embellishment of that new open space.

The active open space network aims to provide enough capacity in the municipality to meet the community's growing need for active recreation opportunities. The vision is for a municipality-wide active open space network that will be accessible to the whole community; have enough capacity to meet the municipality's needs and contribute to the community's health, social interaction and recreation needs.

The demands on active recreation areas are at the limits of the current capacity of Council's facilities. Furthermore, active recreation is becoming more important in the municipality and demand will increase accordingly. It is anticipated that the increasing trend for walking and active sport will continue. Council also supports the provision of sporting facilities as important and acknowledges that the rise in sporting activities requires the upgrading of sports fields and facilities to increase capacity.

The capacity of active recreation facilities can be increased through:

- improvement of existing facilities such as surface quality (new turf, growing medium, reticulated watering systems etc);
- infrastructure improvement and extension (lighting, dressing rooms, public toilets, park furniture, fencing, carparking etc.)
- improvements to existing pools and leisure centres

The Works Schedule also includes an outline of expenditure of existing funds that have been accrued under the previously applying s94 Contributions Plan.

Appendix B sets out the works proposed under this Plan.

2.6 Proposed Local Open Space Acquisitions

Recent valuations have shown that land values in Kogarah Municipality have increased dramatically over the last few years. This trend has significant implications for the acquisition of land under any contribution plan. As a result, Council will focus on strategic open space acquisitions to limit acquisition under this Plan in order to keep contributions reasonable.

The Works Schedule at Appendix B identifies the areas of land proposed for further acquisition for open space. The identified sites will add to existing reserves, to increase the utility of those reserves, or provide for necessary links to gain appropriate public access to open space.

Individual sites to be acquired for open space are those zoned for acquisition in the Kogarah LEP 1998 and a number of residential properties in Hurstville South where that land is identified for acquisition under this Plan.

However, the acquisition of these sites is subject to an ongoing assessment based on the rate of development and receipt of contributions under this Plan. The acquisition of identified sites will be undertaken as funding is available and subject to negotiation with affected owners.

Appendix B identifies the properties proposed for acquisition under this Plan.

2.7 Apportionment

All of the embellishment of local and district open space works and the proposed land acquisition is to meet the needs of the increased population. Therefore there is no obligation under this Plan for Council to apportion any of the costs of the works or acquisition to the existing population.

3. CONTRIBUTION RATES

3.1 Methodology

Council currently provides a standard of municipality-wide open space and recreation facilities to existing residents that can be measured in terms of an average current amount or replacement cost. An increase in dwellings creates a corresponding increase in demand for the same utility of open space and recreation facilities. The current rate of provision of open space and facilities is approximately \$31,000 per person.

The contribution levy for open space and recreation facilities will not be applied to new development at the same rate as existing development. A discounted rate will be applied based on the cost of instituting improvements to existing reserves and facilities to provide an enhanced level of utility of those assets to cater for the increased demands placed on the facilities by the incoming population.

The contribution levy for open space and recreation facilities is applied per additional dwelling. Council calculates and levies contributions based on the additional residential dwellings created by development. Recognition is given for existing lots or dwellings with assumed occupancy rates, and these are provided as a credit to the new development. New development is levied per additional dwelling with an assumed occupancy rate based on the dwelling size.

This Plan proposes to establish a municipal wide applicable contribution rate that would not vary between precincts. The contributions are proposed to be utilised for improvements to existing reserves and facilities to increase their utility. Existing funds are to be held for lands acquisitions and for major embellishment works in existing reserves. All these proposed works and land acquisitions are identified in the Works Schedule.

The proposed Works Schedule has a total value (including administration and design and construction management) of \$10,069,565. This equates to a rate of \$3,460.35 per incoming resident to new development (2910 additional residents), which equates to a generalised contribution rate of \$7,958.80 per dwelling, at the averaged occupancy rate per new dwelling of 2.3 persons per dwelling. The actual applicable contribution rates are based on the proposed unit sizes, and corresponding occupancy rates, for 1,2 and 3 bedroom dwellings as shown in the Contribution Tables.

The contribution rates in this Plan are based solely on the cost of proposed improvements and do not include the costs of acquisition of land identified in this Plan. The costs of land acquisition are to be met by funds previously received under the preceding Plan - s94 Contributions Plan No. 5 – 2003.

The following formula is used to calculate the contribution rate per person

3.2 Calculation Formula

The formula for calculation of contributions in words is:

- (a) Determine the total increased residential population
- (b) Determine the relevant cost of works
- (c) Determine the Section 94 contribution per resident by dividing the costs by the number of new residents
- (d) Determine the Section 94 contribution for each dwelling type based upon the projected occupancy for each dwelling type

(e) Index the contributions for the time of payment in accordance with Section 1.16 of this Plan.

The formula for contributions is as follows:

contribution per resident C_R is given by:

$$C_R = \frac{W}{R}$$

where:

- C_R is the Section 94 contribution per resident
- W is the total cost of proposed facility improvements
- R is the number of new residents in the municipality.

The total cost of proposed facility improvements is given by the formula:

- W = Cost of actual works or acquisition
- + Cost of administration of works (including design and construction management)
- + Cost of plan preparation, review and ongoing administration

Calculation of Contributions

Table 2 shows the calculation of the contribution rate per person for embellishment of open space.

Table 2 Calculation of Open Space Embellishment Contribution

KOGARAH CITY COUNCIL - CODE AND POLICY REGISTER

<i>Kogarah LGA Population (T&PDC ERP 2006)</i>	<i>Projected multi unit population Increase (T&PDC ERP 2016)</i>	<i>Proposed Embellish- ment Costs</i>	<i>Works Design & Supervision Costs (11% of works cost)</i>	<i>Cost of S94 Plan Preparation & Plan Administration</i>	<i>Total Costs</i>	<i>Contribution per Person</i>	
54680	2910	\$8,891,500	\$978,065	\$200,000	\$10,069,565	\$3,460.35	

APPENDICES

APPENDIX A

THE NEXUS BETWEEN THE PROPOSED WORKS AND ACQUISITIONS AND THE NEEDS OF THE NEW POPULATION

INTRODUCTION

It has been projected that there will be an increase in the population arising from new multi unit development in the Kogarah LGA over the 10 year Planning period of 2830 persons.

Council must consider the needs and expectations of the new population and providing reasonable access to and enjoyment of quality outdoor open space areas. These open space areas will need to provide the opportunity to engage in a diversity of recreational activities and cultural, social, educational and sporting opportunities. In addition a range of complementary environmental settings will need to be developed. The latter may consist of appropriate landscaping and ancillary infrastructure such as toilet blocks, park furniture, fixtures and fittings and possibly sporting apparatus.

The following factors need to be considered when determining appropriate requirements whether they be embellishment works, providing additional open space to existing parks or acquiring additional strategically located new parks in the Kogarah LGA:

- (a) The proximity and prominence of the open space in relation to the existing and projected future populations.
- (b) The potential of specific parks and reserves to increase their serviceability and market potential to the community by having the capacity and scope in terms of infrastructure and facilities to provide a diversity of complementary recreational opportunities and settings to address future demand.
- (c) The category (local, district, regional) of each of the parks and reserves within each Precinct, their distribution and prominence in the local area to attract and cater to future user needs.

- (d) The need to provide as far as reasonably possible equity in the provision of recreational opportunities for all future socio-economic, age, gender, ethnic, minority and physically impaired user groups.
- (e) Current usage patterns, degree and ease of access to parks and reserves and their recreational facilities and amenities for new and existing residents with various fine and gross motor skills or physical abilities.
- (f) Council's financial capability to embellish and/or acquire additional public open space in order to make provision for future needs and demands.
- (g) The identification of any physical, environmental, social or economic constraints that would inhibit the development of any preferred site as a multipurpose recreation venue catering for future population needs.
- (h) The changes in sporting and recreational needs of the existing and future population.

The projected population increases will inevitably result in an impact on the existing public open space within the Kogarah LGA. In some areas Council will need to provide additional facilities and amenities as well as embellish the existing open space to meet new demands.

Studies by the ABS found 60.2% of all children in NSW participate in organised sport and physical activity (ABS:2000). Of this total 69% were boys and 51% girls. Of the top ten sports and physical activities for children in NSW that are played in Kogarah outdoor soccer had a participation rate of 18.2% and was rated 1st, netball at 9% rated 3rd, cricket 6.3% rated 5th while rugby league with a participation rate of 6.2% listed 6th.

National ABS studies of adult participation in outdoor recreation for those persons over the age of 18 years showed 52.7% engaged in some form of sport or physical activity (ABS:2000). Of the top ten activities relevant to the Kogarah LGA walking, with a national participation rate of 17.5% was the most frequently cited activity for people over 18 years of age. This was followed by golf at 4th on the preferred activities list with a participation rate of 10.2%, running was at 6th place (4.8%), fishing at 7th place with a participation rate of 4.7% and cycling at 8th (3.6%) (ABS:2000). Owing to demand Council has, over the years

continued to make provision for these and other recreation activities as well as provide the necessary ancillary infrastructure for both adults and children.

It could be contended that these participation rates provide an indication of the preferred outdoor recreational preferences and provide a guide to the possible range of participation rates for the Kogarah LGA. There is no available relevant recent data on usage rates per age group specifically for Kogarah. However Council's park booking records do provide an indication of local trends by assessing time allocations for various venues for particular sports and recreation activities.

Predicting future demand requires analysis of historical local trends in sport and recreation. It is assumed that previous trends and outcomes provide indicators to the future needs of new residents who are attracted to the area.

The adopted approach looks at the availability and distribution of open space, its infrastructure facilities and amenities and assesses the ability to meet the projected increase in population and the changing trends in outdoor recreational preferences.

Considerations

The following are some of the matters that are considered in determining appropriate open space facilities:

(1) Threshold of Use

Some parks have reached a level of existing use in peak periods that fully utilises the available resources and infrastructure and capability to provide full enjoyment of the parks. In such circumstances the needs of additional users would need to be met by additional facilities and resources. Additional park furniture, fixtures, fittings, amenities or other services are required to be provided for use by new residents.

(2) Limitations of Existing Infrastructure

The existing parks within the Kogarah LGA were designed and resourced to provide for previous population increases which have since been exceeded. At times of high use these

parks and their infrastructure have exceeded their ability to satisfy demand from the existing population and, therefore, cannot be expected to satisfy the demand imposed by increased populations.

(3) Impacts of Competition for Limited Resources

Projected increases in the number of users vying for the use of limited natural and man-made park resources has reached or is approaching their threshold for a number of parks. This has the potential to increase the competitiveness at these sites for access to these resources to an undesirable level. Where conflict arises then this negates the psychological and physical benefits that can be derived when visiting the site. The provision of an adequate and reasonable number of facilities, amenities and ancillary services reduces the potential conflict between park visitors, enhances the quality of the outdoor recreation experience, and capitalises on the efficiency in the use of the venue.

(4) Changing Trends in Sport & Recreation

Sport and recreation trends are subject to change over time. This impacts on the relevance of some existing recreational resources to all residents including new and existing residents who may prefer to participate in sports and recreational activities that are not currently provided. Subject to the availability of specific resources especially land, where feasible, provision needs to be made to satisfy these interests.

(5) Impacts on Existing Designs

Some parks have been targeted and designed for specific user or age groups with particular sport and recreational preferences. To address changing needs requires a more flexible approach in the type and range of recreational opportunities to be provided at any one site if the park is to retain its attraction and relevance.

(6) Impacts on the Natural Environment

The protection, preservation, conservation and reinstatement of the natural environment is a community wide initiative that has historical significance in the Kogarah LGA. Reinstating and

maintaining areas of natural environment are part of Councils policy for experience of open space. New residents also have a proportionate responsibility to ensure the sustainability of ecological systems that support and encourage biodiversity in the natural environment. It is considered reasonable that new residents financially contribute to the reinstatement and enhancement of the natural environment to preserve Kogarah's native flora and fauna.

The Works Schedule for Improvements to reserves details the specific works that are proposed to be undertaken utilising funds generated by this Plan. A general overview of the proposed works and existing facilities, provided by precinct, follows.

SITE ASSESSMENT AND OUTLINE STRATEGY

The following assesses each Precinct in terms of the impacts of the projected population growth within the Kogarah LGA as a whole. The implications for each area are identified and recommendations made to address these impacts. The role of district open space in the provision of recreational opportunities for the municipality is also considered in the assessment process.

PRECINCT 1 KOGARAH

Open space within Precinct 1 includes District and Civic facilities at Hogben Park and Clive Evatt Memorial Reserve. These reserves are subject to use from the broader community and proposed improvements include facilities that will reach that broader base. The nature of works include a skatepark and new amenities building totalling \$640,000. Other improvement works are addressed in the "*Kogarah Town Centre Section 94 Contribution Plan No.8*". Additional contributions and capital works for Precinct 1 are outlined in that Plan and are not addressed in this Plan.

PRECINCT 2 CARLTON

Along the western sector of this Precinct there is an extensive area zoned Residential 2(b) (Medium Density). The concentration of existing and projected increased populations within this area will continue to have a significant impact on the existing open space, its facilities and amenities as this area continues to be developed.

The increase in the population of Precinct 2 would result in a reduction in the overall availability of open space area in the Precinct per person. The Precinct has a total open space area of approximately 5.0ha covering 11 sites. However some of this total area has limited availability and poor locational characteristics in regard to the projected population increases.

The largest park is Kogarah Park being 4.0159ha in area. However, approximately 3.0ha consists of the enclosed Jubilee Oval. The Oval is currently leased to St George Illawarra Rugby League Football Club and is not freely accessible to the public. The projected increase in the Precinct's population will result in significant impacts on the remainder of open space in Kogarah Park as well as the surrounding pocket parks. These include Anglo Square Carlton (0.52ha), Joy Meade Park Carlton (0.784ha) and other smaller parcels of public land.

Kogarah Park has a limited range of facilities and amenities however it is proposed to add to Kogarah Park through the acquisition of the site on the corner of Princes Highway and English Street. The overall site will need to be redeveloped in a manner that will allow an increase in the utility of the available land including new play equipment. There could be some rationalisation of the use of the park on finalisation of improvements to Oki/Jubilee Oval. The proposed works to the park also provide a means of enjoyment for new non-users of parks by their contribution to improving the visual amenity of the local streetscape.

It is estimate that to make the necessary additions to Kogarah Park such as installing a playground, landscaping and other works will require an expenditure of \$68,000.

Council is not in a financial position to acquire significant additional land to create a much needed district park within this Precinct to cater for active recreational pursuits such as team sports and large social and cultural events. Therefore it will be necessary to make provision in district parks outside the Precinct to provide additional facilities and amenities for those new residents who wish to engage in or observe more active recreational activities.

PRECINCT 3 BEVERLEY PARK

The projected increase in population in Precinct 3 would result in a reduction in the availability of open space area per person in the Precinct. Currently, the Precinct has a total of 33.71ha of open space. Precinct 3 is predominantly zoned Residential 2(a) (Low Density) with areas to the south-west and south-east. zoned Residential 2(b) (Medium Density).

Of the total area of open space 31.44ha at Beverley Park, is leased as the Beverley Park Golf Club and golf course. The remaining area of, 2.27ha provides a much lower distribution of 0.89ha per 1,000 residents. This remaining open space is distributed favouring the western boundary of the Precinct. The eastern boundary has limited outdoor recreational opportunities.

Spooner Park at Beverley Park is a district venue with a total area of 0.9075ha and in part has been especially designed to service the open space needs and interest of persons with a disability by Council including a sensory garden at this location. It is envisaged that population increases across the Kogarah LGA will result in a higher demand for the use of this specialists venue and its facilities.

Nearby Spooner Park is Stevens Park (0.0324ha), which is sited directly opposite Spooner Park. It is classified as a local park and because of its location, in relation to Spooner Park, provides the opportunity to increase the diversity of recreational benefits in this location. This could be achieved by integrating this area of open space into the recreational sphere of Spooner Park. It is proposed to provide additional complementary recreational facilities in Stevens Park to include landscaping, park furniture and pathways and crossings to link the two sites. The estimate costs for these works is \$130,000.

PRECINCT 4 SANS SOUCI

The open space in the Precinct is poorly distributed. There is minimal parkland within the hinterland area of the suburb of Sans Souci. This is especially the case near those areas zoned Residential 2(b) (Medium Density). This creates pressures on existing and new residents in terms of the ease of access to quality venues, the presence of competition to limited available open space and its, resources, facilities and amenities.

The parkland within this Precinct is mainly river foreshore and headland open space. District parks include Claydon Reserve (3.096ha); Kogarah Bay, which is part local and part district open space. Sans Souci Park (3.276ha) and Anderson Park (0.252ha) are in the suburb of Sans Souci and comprise local, district and regional components. The Boulevard (0.6806ha) is classified as a local open space area and is sited in the hinterland of Sans Souci. The park is near an area zoned Residential 2(b) (Medium Density). The park's location provides ease of access for residents within this Planning zone.

Claydon Reserve (3.1ha) at the head of and on the foreshore of Kogarah Bay is part local and part district open space. It is utilised as one of the principal soccer venues for the Kogarah LGA. Owing to the limited available open space in the Kogarah LGA that can cater for organised sports the siting of sports fields at this location on the foreshore of Kogarah Bay is unfortunate. The narrow configuration and orientation of the reserve is not well suited for sports fields when consideration is given to the proximity of Kogarah Bay. Owing to the high use of the venue the playing fields have a relatively low tolerance to sustain an acceptable playing surface throughout the winter sports season. An increased use will further highlight the need for infrastructure to assist in maintaining the park for its current use.

There are several schools within the Precinct that utilise these district facilities. With reference to ABS, 1998 Census survey it was found that in NSW 60.2% of children 5-14 years of age engaged in organised sports outside school hours. The average participation rate in capital cities was 57.3% (ABS:2000). The local soccer sports club using Claydon Reserve reports increasing pressures on the reserve's facilities as interest in soccer increases across the Kogarah LGA.

In 1991, 20.8% of Kogarah's population were born in non-English speaking countries (KCS:1997) that historically do not participate in what was once considered the more traditional Australian sports. By 1996 people from non-English speaking countries who preferred to reside in the Kogarah LGA increased to 24.9%. Council will need to give due consideration to the development of alternative recreational facilities and amenities if it is to satisfy the interest of the various cultural and ethnic minority groups. These groups are moving into the area at a steady rate and may, in the medium to long-term have an impact on the overall composition of the community and its outdoor recreational preferences.

An overall increase in the population across the Kogarah LGA is expected to result in the requirement for the introduction of new infrastructure to maintain the quality of the playing fields at district parks. This would be required to ensure the viability and safety of the playing surfaces and prevent excessive and unacceptable deterioration through increased use. It is proposed to provide a range of additional facilities at Claydon Reserve such as additional fencing, park furniture and energy efficient park lighting to extend the use of the park as a passive recreational venue into the early evening. The estimated cost of these works is \$140,000.

Sans Souci Park, because of its location near the Cook Bridge, is used as a passive recreation area. The park has a high visitation rate at both the district and regional level. Sited in the park is the Sans Souci Swimming Pool. The pool is currently held under lease. In addition to this, the park contains picnic and playground facilities that are highly used. The park will require additional similar facilities to address the estimated increase population. It is estimated that these additions will cost in the order of \$400,000 and will include energy efficient lighting for improved evening use of the park for foreshore river fishing, picnics and walking. Other facilities required will be park furniture, which is to include additional BBQ facilities, picnic tables, bubblers, water taps and park seating.

PRECINCT 5 KOGARAH BAY

There is 9.3ha of open space within the Precinct. The Precinct is well served with open space attaining a current standard per person of 55m². Located in the Precinct is Harold Fraser Reserve and Parkside Drive Reserve that each consist of part local and part district open space. These reserves integrate into a single parcel of open space with a total area of 8.82ha. These sites are used for a number of sports and recreational activities including local and district cricket, soccer and tennis. Harold Fraser Reserve contains the only turf cricket oval in the Kogarah LGA and one of two tennis facilities on public land each serving district needs. The parkland also makes provision for a very limited number of picnic and playground facilities.

To cater for the projected increase in population it is proposed to make additions to the park that will extend its useability and, therefore, increase its use relieving other sites from potential overcrowding. Proposed works include the installation of floodlighting to provide for

any increase in those participating in sports as well as provide irrigation, a new oval amenities building, formalisation of carparking, additional park furniture such as spectator seating and BBQ facilities. The estimated cost for these additional facilities is expected to be in the vicinity of \$1,155,000.

Because of the availability of district parkland and the relatively high level of open space in this Precinct it is envisaged that there would be an increase in the demand for the use of these venues from other Precincts that will experience significant increases in their populations.

PRECINCT 6 HURSTVILLE

Precinct 6 has continued projected population increases over the next few years. Currently, there is a total of 3.0577ha of available public open space within the Precinct.

A significant area of the Precinct is zoned Residential 2(b) (Medium Density). The Precinct is currently poorly served relative to the distribution and provision of open space per person. The projected increase in local population will reduce the current level to a relatively low amount of public open space per resident in the Precinct. This will result in significant Impacts on both the amenity of the available parkland as well as on the benefits and experiences that can be derived from these venues if, as is expected, they exceed their carrying capacity.

There are no district parks in Precinct 6. The available open space sites have an average size of only 0.25ha. These are generally corner block, mid-block pocket or mini parks best suited to passive recreational pursuits.

Further acquisition of land will be pursued in this Precinct utilising funds already received from the previous s94 Plan. This would provide the means to diversify recreational opportunities, provide a range of appropriate environmental settings according to needs and reduce user impacts at any one site.

The pocket parks within the Precinct are unsuitable for those who seek highly active recreational pursuits such as team sport activities. Because the Precinct lacks district open

space by necessity new residents will be required to travel to district parks outside the Precinct to engage in competitive team sports, or any activity that requires an extensive area of open space. Those district parks will need to be improved to absorb the requirements of these additional users.

PRECINCT 7 BLAKEHURST

There is a total of 54.9ha of available open space within the Precinct.

The most significant open space in the Precinct is along the river foreshore and headlands. This parkland comprises of local, district and regional parkland. In total there are 9 park and reserve sites that serve the district.

The largest of these parks is Carss Bush Park that adjoins Todd Park, to provide a total area of 27.8ha. Together these parks make provision for a number of sports including soccer, rugby union and cricket. As well as extensive areas for picnics and passive recreation, the Kogarah War Memorial Olympic Swimming Pool, Carss Park tidal pool and bushwalking trails in a section of the park that remains a natural area.

Within the Precinct other sites that contain bushland district parks are located at Kyle Williams Reserve, Baldface Point Reserve and Shipwrights Bay Reserve all located in the suburb of Blakehurst. Other district parks include the eastern and western portions of Dover Park and the unnamed reserve at the northern end of Tom Ugly's Bridge. Each of the parks provides alternative social, recreational and educational benefits and experiences for the broader community. However, to ensure the ongoing relevance and attraction of these sites to provide quality recreational benefits additional facilities and the upgrading of existing amenities is required to prevent their deterioration from the expected increase in visitation rates. It is proposed that the following additional works be carried out under this Plan at each of the district park sites:

- (a) At Carss Bush Park and Carrs Bush Park Flats, Carss Park it is proposed that improvements should include extending the bicycle track through the park, sports field

floodlighting, sports field irrigation, lighting and formalising carparking areas, formalising park entry points, extending foreshore fencing, formalising bushwalks, providing additional park lighting and park furniture such as seating, BBQ facilities and other similar items as recommended in the Carss Bush Park Plan of Management. Expected cost is \$920,000.

- (b) Todd Park. At this site the installation of sports field irrigation is expected to cost \$120,000.

- (c) At Dover Park (East), Blakehurst is a river foreshore district park located on the northern side of the Georges River on Tom Ugly's peninsula. The park has a total area of 2.031ha. Vantage points from within the park offer extended views along the Georges River. At this location, it is proposed to provide additional picnic facilities, landscaping and playground. The estimated cost is \$360,000.

Tom Ugly's Point is approximately 0.74ha and is already a highly used venue that will require additional facilities and amenities to cater for increased use. It will be necessary to formalise the car park to maximise the available space for visitor parking as well as protect the grassed picnic areas on the point. In addition, the park will require the installation of extra facilities such as new amenities building and kiosk, park furniture, lighting, fish cleaning facilities, BBQ's and extensive landscaping. The estimate cost of the proposed works is \$550,000.

These parks have the ability compensate for the shortage of district open space areas in Precincts other than Precinct 7, such as Precinct's 1, 2, 4, 6, 9 and 11. However, this may create visitation pressures on these parks if additional facilities are not provided. Provision of additional facilities and amenities will need to be made to enable these sites to adequately address additional user needs as well as protect the quality of each parks unique natural environment. Many of the district parks here consists of river foreshore bushland containing both terrestrial and intertidal remnant and endemic flora and fauna, which makes them ideal sites for alternative recreation and educational pursuits. Provisions for these activities will require further development at these sites so as to cater for projected increases in use.

There are also a number of other significant parks in this locality that will require improvements to sustain increased usage. Existing held funds raised from the previous s94

Plan that are not expended on the land acquisitions indicated in this Plan may be expended on the following improvements.

Dover Park (West), combines with Dover Park (East) to provide extended views along the western portion of the Georges River. The park has an area of 1.41ha. At this site it is intended to provide additional seating, landscaping, pathways, park lighting and signage in the park. Total estimate cost for this proposal is also \$70,000.

Shipwrights Bay Reserve, Blakehurst, is foreshore bushland park with an area of 6.05ha. The park extends along the foreshore of the Georges River offering views to the Tom Ugly's and Cook bridges. The park is valued as a bushland area that should be further developed to enhance the opportunities the park offers. This will also maximise the number of alternative venues that have the capacity to cater for additional users.

Additional works will be required to protect the foreshore from erosion caused by increased recreational use. At this site it is propose to install formal pathways, interpretive signage and improve safe access by installing additional stairways at strategic entry points. It is also proposed to create a formal picnic area at the head of the reserve. These works will provide increased pedestrian control through the reserve thereby reducing visitor impacts on the natural environment. The inclusion of interpretive signage will provide an educational component as an additional attraction to the reserve and promote an understanding of the surrounding environment. The cost for this work is estimated to be \$100,000.

Kyle Williams Reserve, Blakehurst is a 5.32ha bushland foreshore park. At this site it is proposed to expend approximately \$60,000 to improve and control access through the reserve to protect the native flora and fauna, reduce erosion and control access into sensitive habitat areas within the park. In addition, provision is to be made for the installation of appropriate park furniture such as seating and interpretive signage. It is envisaged that any increase in use will result in impacts on the geological features, flora, fauna and sensitive environments if appropriate protective features are not provided. The proposed works will provide the necessary infrastructure to cater to increased use of the site as an alternative recreational venue.

Baldface Point Reserve Blakehurst is a river headland bush reserve with outstanding views along the Georges River. The park has a total area of 1.512ha and has been listed as a

heritage park by Council. Future works are focused on providing formal access ways throughout the reserve as there are several changes in the gradient creating various levels from the lookout to the river foreshore. Increased use will impact on the site and create additional erosion problems.

In addition, there will be a need to provide additional park furniture at the lookout and car park area. The intentions of the proposed works are to protect the natural environment by controlling visitor access to sensitive areas of the reserve, improve the facilities to cater for increased use and provide alternative recreational experiences. The expected cost is estimated to be \$80,000.

PRECINCT 8 HURSTVILLE GROVE

Precinct 8 is similar in many ways to Precinct 7. As with Precinct 7 with the projected population increase there will be a small reduction in public open space per person. In the Precinct there is a total of 36.3ha of available public open space. The open space is mainly river foreshore and headland that comprises local, district and regional parkland. The district parks in this Precinct will compensate for the shortage of open district space in other Precincts that lack and equitable distribution. The district parks in the Kogarah LGA are under pressure as the Kogarah LGA continues to develop through urban consolidation.

In total, there are 6 district parks in this Precinct that serve the broader community.

The parks and the proposed works for these sites are as follows:

- (a) Quarry Reserve (North) is comprised of 0.942ha of local park and 0.9420ha district parkland. The park contains a district tennis facility consisting of two hardcourts and a tennis club. Works at this site include improving the access road into the reserve, which is estimated to cost \$150,000.

- (c) The largest of these parks is the combined Poulton Park and Quarry Reserve (South) being a total of 23ha in area. This is one of the largest parks in the Kogarah LGA with an extensive area preserved for native flora and fauna. The park is a known habitat for migratory birds and contains the largest biodiversity of all of the Kogarah LGA's parkland. In addition the park provides opportunities for soccer, netball and a playground. There is

a need to improve the playground within the park and to formalise various sections of the bush tracks so as to cater for increased use including bush regeneration and extending urban forest areas. The proposed additions to the site include playground equipment and park furniture, new amenities buildings, formalised parking, sports field irrigation and boundary fencing. The estimated cost for these works is \$2,080,000.

- (d) The Green (1.66ha) consists of a rugby union playing field, playground equipment, picnic facilities, toilet and amenities building. The toilet and amenities building requires redevelopment to be able to cater for increased use. The works have been estimated at \$150,000.

There is a need across the Kogarah LGA's district parks for additional facilities to enable these sites to adequately address additional user needs as well as manage possible environmental impacts that result from more extensive use.

There are also a number of other significant parks in this locality that will require improvements to sustain increased usage. Existing held funds raised from the previous s94 Plan that are not expended on the land acquisitions indicated in this Plan may be expended on the following improvements.

Donnelly Reserve (comprise 1.242ha of local park and 1.242ha of district park). The park contains an extensive playground facility, picnic area, Scout Hall and Connell's Point Sailing Club. This site requires improved access along the shoreline in order to provide for the additional population. It is proposed to construct a promenade and provide additional park seating and lighting along the foreshore. The estimated cost for the proposed works is \$70,000.

Connell's Point Reserve (consisting of 0.42ha local park and an equal area district parkland). The park is a river foreshore park with extensive views long the Georges River. The reserve requires additional park seating to cater for increased visitation to the parkland. The cost is estimated at \$10,000.

Merriman Reserve has a total area of approximately 1.34ha (the park consists of a local component of 0.67ha and 0.67ha of district open space). The park contains the Kyle Bay Bowling Club. Around the perimeter of the Club is undeveloped river foreshore parkland. The proposed works for this site are foreshore landscape works and additional park furniture

to allow for the expected increased intensity of use. The estimated cost for the proposed works is \$45,000. The site will provide an alternative venue for residents that should assist in better distributing user groups between district parks.

PRECINCT 9 PENSURST

The Precinct contains one district park that provides a venue for the playing of rugby league, cricket as well as providing passive recreational opportunities. Like the other district parks Renown Reserve, with an area of 4.45ha, significantly contributes to servicing the needs of the district. Owing to the current high usage rate and the expected increase in population across the Kogarah LGA it is anticipated that at this venue the playing fields and their ancillary facilities will exceed their carrying capacity in the very near future. There is a need to improve facilities and amenities and expand on the infrastructure servicing the playing fields.

It is proposed that the following capital works be carried out to address increased user demands. To improve the quality of the playing surface it is proposed to install an irrigation system on the playing fields. In addition to this other works will include updating the floodlighting, installation of park furniture for sports spectators and general park users and overall improvements to the quality of the playing surface by levelling. The proposed costs for these works is estimated at \$150,000.

PRECINCT 10 OATLEY

The Precinct has a total of 30.32ha of available open space. Of this sum, a total of 11.9ha is classified as local open space while 12.9ha is classified as district and a further 5.4ha is classified as regional open space.

The Precinct contains 5 district parks of which 3, in part, also have regional status. However, of these parks none make provision for team sports activities. The principal use of the parks are as passive recreational reserves that provide playgrounds, picnic, walking tracks including facilities for bushwalking and natural resource educational opportunities.

Moore Reserve is the largest district/regional parkland in the Precinct with a total area of 16.73ha. The parkland is being developed for passive recreation. Because of the presence of an artificial wetland and the surrounding native bushland Moore Reserve has been earmarked to be a venue to promote not only passive recreation but also environmental awareness by providing environmental educational opportunities for the broader community.

The park's natural resources provide opportunities for the promotion of biodiversity, sustainable land use and other beneficial environmental programs for the community.

The proposed capital works include the installation of additional park furniture, a multi purpose amenities building, landscaping, interpretive signage, bush regeneration, improved playground facilities, formalised parking and additional BBQ facilities. The estimated cost of these works is \$940,000.

Some of the other district parks; in particular Oatley Pleasure Grounds (2.88ha) and Oatley Point Reserve (3.021ha) also contribute towards the above-cited objective, as these are also river foreshore bushland parks that offer alternative recreational and educational opportunities. At the nominated sites additional facilities, existing held funds raised from the previous s94 Plan that are not expended on the land acquisitions indicated in this Plan may be expended on the following improvements,

such as park furniture, fixtures and fittings. The total estimated cost of works at Oatley Pleasure Grounds is \$20,000 and at Oatley Point Reserve \$60,000.

PRECINCT 11 SOUTH HURSTVILLE

It is expected that Precinct 11 will experience an ongoing increase in its population. . In addition, it is second smallest Precinct in size only to Precinct 1 and has a high concentration of residents. A significant area of the Precinct is zoned Residential 2(b) (Medium Density) and Business 3(a) (Local Centre). Currently, there is a total of only 1.6357ha of available open space within the Precinct.

The high population rates within the Precinct and the limited availability of open space increase the demand on existing public land and this can create possible conflict between user groups. It also results in impacts on district parks within other nearby Precincts. There are only 4 open space parks within this Precinct and they have an average size of only 0.33ha. A fifth site is occupied by a community service facility. The largest park is Terry Street Reserve with an area of 1.2964ha followed by the combined Grosvenor and Tavistock Street Reserves at 0.19ha.

It should be the intention to maximise the recreational opportunities at these pocket parks but also to avoid creating undue pressures by exceeding their carrying capacity to provide a quality experience within a limited area. The existing playground facilities will be able to absorb additional users. A further \$60,000 is required to upgrade the landscape and park furniture at Grosvenor/ Tavistock Street Reserve, which requires embellishment and the inclusion of additional park furniture to cater to for potential increased use.

In addition, the division of the Precinct by King Georges Road, a regional traffic thoroughfare, poses a number of access problems to parkland on either side of the roadway. There is a deficiency in open space on both the northern and southern sectors of the Precinct. The imposition of the roadway further limits access to alternative venues and recreational opportunities. Council will act to acquire additional land for development as pocket parks to address the deficiencies within the Precinct. These sites are identified in this Plan and will be acquired utilising funds generated by the previous s94 Plan.

SUMMARY

In some Precincts it will be necessary to acquire additional land to be used for public recreation. However, owing the poor distribution of parkland throughout Kogarah LGA's eleven (11) Precincts, especially in Precincts 1, 2, 4, 6, 9 and 11, district parkland in other Precincts will play a significant role in filling the gaps in meeting the more active recreational requirements of new residents.

The embellishment of parkland, the provision of additional facilities and amenities will make a significant contribution towards providing the means for new residents to participate in quality recreational activities in complementary settings. Both these aspects provide a broad range of benefits to the community as a whole

OTHER SOURCES OF FUNDING

The implementation of each of the projects outlined in the Plan, whether wholly undertaken in one attempt or staged over a period of time, will be dependent on available income derived from Section 94 contributions. Table 11, outlines other possible external sources of funding which may be available to assist Council in undertaking further capital works additional to

those provided for in this Plan. The cited external grants are generally available annually but may vary as to the sum of capital assistance available and the criteria for preferred projects being promoted by the funding body.

In addition, grants are available only for a limited time and are not always available every year. The availability of grants can be limited to only 12 months or may be available for a set period, for example grant funding may be available over a three (3) year period for a specific staged project that requires, owing to the extent of the project, extensive financial assistance. Financial assistance from grants is generally confined to a dollar-for-dollar contribution. This requires Council to contribute 50% of the costs of the project and the funding body contributing the other 50%.

The total amount and number of grant funds that are available from any one source at any one time is very limited. The availability of grant funding is also competitive between Councils. Therefore, Council cannot entirely rely on grants to commence additional projects. However, it should apply to any grant body for assistance where any of its projects comply with the grant criteria. This Plan can assist Council in the preparation of appropriate applications.

In addition, the State and Federal Government periodically introduce new grant programs. These may address a specific social, economic or environmental issue. Council will need to monitor these as they are introduced.

Table 11

POSSIBLE SOURCES OF EXTERNAL GRANT FUNDING
NSW Department of Sport & Recreation – Capital Assistance Program
Department of Land & Water Conservation – Coast & Clean Seas Program
Department of Land & Water Conservation – Coast Care Program
Department of Land & Water Conservation – National Heritage Trust
Department of Urban Affairs & Planning – Georges River Foreshore Improvement Program
Department of Urban Affairs & Planning – Green Web – Sydney Program

APPENDIX B

WORKS SCHEDULE

The Works Schedule is indicative only and there may be amendments to the detail of specific projects that are itemised, additional projects may be added or identified projects may not be pursued. In all cases the projects that are implemented will satisfy the nexus requirements of this plan and relevant legislation. The Works Schedule presents a ranking for implementing the embellishment and improvement projects outlined in this Plan and an accompanying map identifies the sites. The rankings have been prepared with reference to the assessment criteria previously cited in the Plan. The following outlines a preferred implementation schedule based on prioritisation of the s94 projects outlined in the Plan. The suggested rankings may be subject to factors that necessitate a variation to the implementation schedules, but there is nothing to prevent all or a limited number of projects within the Plan being implemented at any one time or lesser items being implemented first. The cited priorities may be subject to other changes so as to accommodate a program of works that best achieves a preferred outcome for new residents to the Kogarah LGA.

The Schedule also contains the list of sites identified for acquisition for open space utilising funds obtained under the previously applying s94 Contributions Plan – Open Space and also accounts for the full expenditure of residue funds that were received under the previously applying s94 Contribution Plan – Open Space as additional capital works.

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CAPITAL WORKS SCHEDULE					
Community Land	Suburb	Park Category	Improvements	Estimated Improvement Costs \$	Project Priority
Hogben Park	Kogarah	District	Playground & park furniture	\$130,000	2
			Landscape works	\$60,000	
			Skatepark	\$250,000	
			Total	\$440,000	
Clive Evatt Memorial Reserve	Kogarah	Civic	New amenities building	\$200,000	1
			Total	\$200,000	
			Precinct Park Improvement Cost \$	\$640,000	
Kogarah Park	Carlton	Regional	Playground & park furniture	\$68,000	1
			Total	\$68,000	
			Precinct Park Improvement Cost \$	\$68,000	
Stevens Park	Beverley Park	Local	Playground & park furniture	\$80,000	1
			Landscape works	\$50,000	
			Total	\$130,000	
			Precinct Park Improvement Cost \$	\$130,000	
Sans Souci Park	Sans Souci	Regional	Landscape works	\$150,000	1
			Playground & park furniture	\$250,000	
			Total	\$400,000	
Claydon Reserve	Kogarah Bay	Regional	Park furniture	\$40,000	2
			Landscape works	\$100,000	
			Total	\$140,000	
			Precinct Park Improvement Cost \$	\$540,000	
Parkside Drive / Harold Fraser Reserve	Kogarah Bay	Regional	Formalise Oval car park	\$130,000	1
			Playground & park furniture	\$135,000	
			Sports Oval floodlights	\$70,000	
			Landscape works	\$120,000	
			Sports field & Oval irrigation	\$250,000	
			New Oval amenities building	\$450,000	
			Total	\$1,155,000	
			Precinct Park Improvement Cost \$	\$1,155,000	
Carss Bush Park	Carss Park	Regional	Playground equipment 0-6 yrs	\$50,000	1
			Foreshore pedestrian lighting	\$110,500	
			New public amenities building	\$150,000	
			Park furniture	\$125,000	
			Stage I Bush regeneration	\$100,000	
			Formalise Carwar entry	\$25,000	
			Formalise bush tracks	\$100,000	
			Extend foreshore fencing	\$80,000	
			Landscape works	\$180,000	
			Total	\$920,500	
Carss Bush Park Flats	Carss Park	Regional	Sports floodlights	\$48,000	1
			Pedestrian / bicycle path	\$120,000	
			Landscape works	\$60,000	
			Park furniture	\$40,000	
			Sports field irrigation	\$200,000	
			Formalise & light pool car park	\$70,000	

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			Total	\$538,000	
Todd Park	Carss Park	Regional	Sports field irrigation	\$120,000	2
			Total	\$120,000	
Dover Park (East)	Blakehurst	Regional	Landscape works	\$200,000	3
			Playground & park furniture	\$160,000	
			Total	\$360,000	
Tom Ugly's Point Reserve	Blakehurst	Regional	New amenities building & kiosk	\$250,000	3
			Formalise car park	\$150,000	
			Landscape works	\$150,000	
			Total	\$550,000	
			Precinct Park Improvement Cost \$	\$2,488,500	
Quarry Reserve (North)	Penshurst	Local	Upgrade access road	\$150,000	2
			Total	\$150,000	
Poulton Park / Quarry Reserve (South)	Hurstville Grove	District	Update Plan of Management	\$20,000	1
			Stage I Bush regeneration	\$150,000	
			Playground & park furniture	\$140,000	
			Reinstate estuary area Stage I	\$750,000	
			Extend urban forest Stage I	\$500,000	
			Formalise vehicle parking	\$100,000	
			Boundary fence Morshead Dr	\$60,000	
			Quarry Reserve sports field irrigation	\$80,000	
			New amenities building (Quarry Reserve)	\$200,000	
			Formalise bush tracks	\$80,000	
			Total	\$2,080,000	
The Green	Kyle Bay	District	New amenities building	\$250,000	3
			Sports field irrigation	\$60,000	
			Total	\$310,000	
			Precinct Park Improvement Cost \$	\$2,540,000	
Renown Reserve	Oatley	District	Landscape works	\$150,000	1
			Total	\$150,000	
			Precinct Park Improvement Cost \$	\$150,000	
Moore Reserve	Oatley	Regional	Landscape works	\$200,000	1
			Playground & park furniture	\$300,000	
			Multi-purpose amenities & community building	\$250,000	
			Stage I Bush regeneration	\$100,000	
			Formalise car park	\$90,000	
			Total	\$940,000	
Oatley Pleasure Grounds	Oatley	District	New amenities building	\$180,000	2
			Total	\$180,000	
			Precinct Park Improvement Cost \$	\$1,120,000	
Grosvenor/Tavistock Street Reserve	South Hurstville	Local	Landscape works	\$60,000	1
			Total	\$60,000	
			Precinct Park Improvement Cost \$	\$60,000	
				\$8,891,500	
Local Parks			\$340,000		
Civic Park			\$200,000		
District Parks			\$3,160,000		
Regional Parks			\$5,191,500		

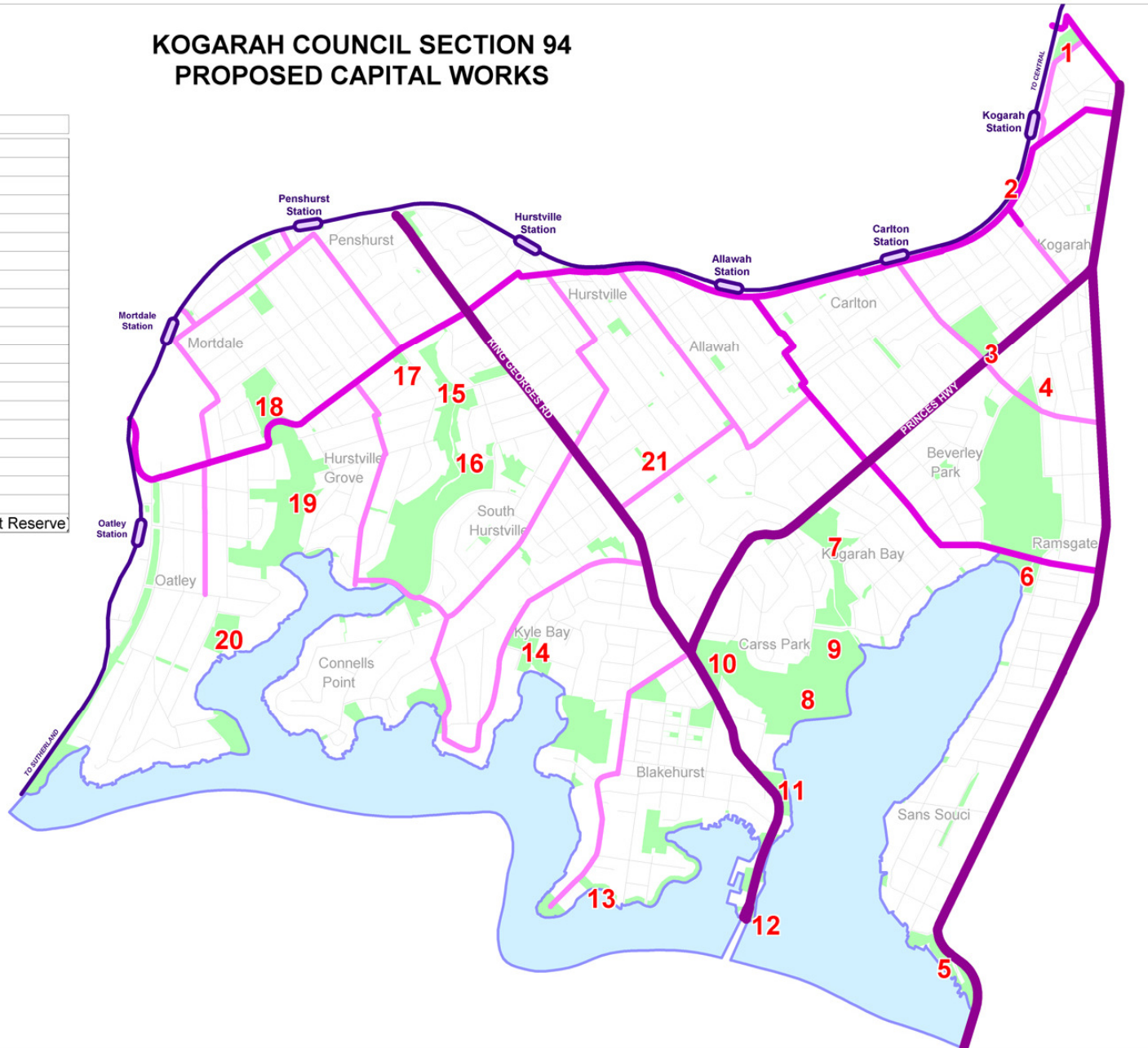
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TOTAL				\$8,891,500		
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KOGARAH CITY COUNCIL - CODE AND POLICY REGISTER

KOGARAH COUNCIL SECTION 94 PROPOSED CAPITAL WORKS

No.	Name
1	Hogben Park
2	Clive Evatt Memorial Reserve
3	Kogarah Park
4	Stevens Park
5	Sans Souci Park
6	Claydon Reserve
7	Parkside Drive / Harold Frazer Reserve
8	Carss Bush Park
9	Carss Park Flats
10	Todd Park
11	Dover Park
12	Tom Ugly's Point Reserve
13	Ray Street
14	The Green (Merriman Reserve)
15	Quarry Reserve
16	Poulton Park / Quarry Reserve
17	Grove Park
18	Renown Park
19	Moore Reserve
20	Oatley Pleasure Grounds
21	Grosvenor Street Reserve (Tavistock Street Reserve)



Land to be acquired for open space

Property address	Suburb	Property Identifier
25 Joffre Street	Hurstville South	Lot 60 DP 4607
29 Joffre Street	Hurstville South	Lot 62 DP 4607
59 Halstead Street	Hurstville South	Part of Lot C DP 379356
247 Princes Highway (Corner English Street)	Kogarah South	Lot 1 DP 301901
11 Tavistock Road	Hurstville South	Lot B DP 346012
1 Denman Street	Hurstville	Part of Lot 7 DP 666115
5 Denman Street	Hurstville	Part of Lot 12 DP 236321
56 Hillcrest Avenue	Hurstville Grove	Part of Lot A, DP 442009
58 Hillcrest Avenue	Hurstville Grove	Part of Lot 9, DP 6816

Additional Capital Works

CURRENT FUNDS - IMPROVEMENT PROJECTS

Works	Location	Rated Usage	Estimated Cost \$
Automatic irrigation system	Todd Park	High	\$120,000
Automatic irrigation system	Parkside Drive Reserve	Very High	\$180,000
Automatic irrigation system	Quarry Reserve (South)	High	\$120,000
Irrigation tank & pump	Claydon Reserve	Very High	\$20,000
Automatic irrigation system	Carss Bush Park	Very High	\$200,000
Automatic irrigation system	Harold Fraser Oval	High	\$120,000
Sports Floodlights	Renown Reserve	Very High	\$140,000
Sports Floodlights	Claydon Reserve	Very High	\$80,000
New Playground	Bell Park	Medium	\$80,000
New Playground	Carss Bush Park	High	\$80,000
New Playground	Condor Crescent Reserve	Medium	\$60,000
New Playground	Denman Street Reserve	High	\$60,000
New Playground	Duggan Park	Low	\$50,000
New Playground	Leighton Reserve	Medium	\$60,000
New Playground	Oatley Pleasure Grounds	Low	\$60,000
New Playground	Quarry Reserve (North)	Medium	\$60,000
New Playground	Taunton Street Reserve	Medium	\$60,000
New Playground	Todd Park	High	\$60,000
Selected Aged Playground Items	Various Parks	Variable	\$95,000
Streetscape Master Plan	Kogarah Municipality Wide	Variable	\$45,000
Streetscape Planting	Streets Adjoining Parks / Civic	Variable	\$50,000
			\$1,800,000

APPENDIX C

PROJECTIONS

Dwelling projections*

Short term forecast (2006 – 2011) 160 multi unit dwellings p.a. & 21 single dwellings

Total 821 dwellings

Medium term forecast (2011 – 2016) 92 multi unit dwellings p.a. & 15 single dwellings

Total 475 dwellings

Total Plan Period growth: 1296 dwellings

Multi Unit Dwellings: 1260

Single dwellings: 36

- Projections are based on MUDP data and Council analysis

Population projections*

Current Population (E.R.P) 2006 - 54680 persons

Projected Population (E.R.P) 2016 - 58250 persons

Projected Population Growth - 3570 persons

* Projections are based on Transport Data Centre information, Census information and Council analysis.

Dwelling/Occupancy Rate Projections:

Dwelling Type	Number of Dwellings	Occupancy Rate	Total Persons
2006 Existing Single Dwellings	1,1227	2.92	32,782
2016 Projected Single Dwellings	1,1263	2.9	32,662 (Decline – 120 pp)
2006 Existing M U Dwellings	8,852	2.24	19,828
2016 Projected MU Dwellings	10,112	2.31	23,358 (Growth – 3530 pp)
2006 Existing Other Dwellings	1,850	1.19	2,070
2016 Projected Other Dwellings	1,850	1.20	2,230 (Growth –160 pp)
TOTAL POPN. GROWTH			3570 pp
Natural growth in existing M U dwellings	8,852 (existing MU dwellings)	0.07 (projected O R growth)	620 pp
Growth attributable to new MU dwellings	1,260 (new MU dwellings)	2.3 (assumed average O R for new M U dwellings)	2,910 pp (3,530pp – 620pp)

REFERENCES

ABS, *How Australians Use Their Time*, 1997, Australian Bureau of Statistics, 4153.0, Canberra, 1998.

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Kogarah Council, *Kogarah: A Census Snapshot – Findings of the 1996 Census of Population and Housing*, a report to Kogarah Council, August 1997.

Transport and Population Data Centre NSW Population Projections 2001-2031 (March 2005)