

CONTRIBUTIONS PLAN NO. 21C

COMMUNITY AND RECREATION FACILITIES

KARIONG



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**CONTRIBUTIONS PLAN NO. 21C
COMMUNITY AND RECREATION FACILITIES
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1 INTRODUCTION

1.1 History of Contributions Plan Area

The majority of the land within the Kariong Urban Release Area (URA) was rezoned to residential under Local Environmental Plan No 48 on 18 December 1981. Council adopted a Development Control Plan (DCP) for the area on 3 August 1982.

On 14 February 1992 the amendments to Section 94 of the Environmental Planning and Assessment Act, 1979, came into force with the proclamation of the Environmental Planning and Assessment (Contributions Plans) Amendment Act, 1991, and its accompanying regulations. This amendment required the preparation of Contributions Plans under Section 94, for the purpose of imposing conditions under Section 94 of the Act on development. In accordance with this legislation, Section 94 contributions plans were prepared for the area covered by Development Control Plan No. 21.

As this Development Control Plan has existed for a number of years, Section 94 contributions have already been used by Council to provide new facilities and services and upgrading of existing facilities and services, to cater for the additional demand generated by the new development and population.

The Contributions Plan came into effect on 28 December 1992.

Subsequent amendments came into effect on 29 June 2005 and 19 April 2006.

1.2 Name of Contributions Plan

This plan is called Contributions Plan No. 21C - Community and Recreation Facilities - Kariong and consists of this document and map marked Contributions Plan No 21C - Community and Recreation Facilities - Kariong.

1.3 Abbreviations within Contributions Plan

"DCP" means Development Control Plan No. 21 - Kariong the document, prepared under the Environmental Planning and Assessment Act, 1979, as amended.

"DCP Map" means the map marked Development Control Plan No. 21 - Kariong, a copy of which may be obtained from Council.

"LEP" means the deemed Local Environmental Plan, the Gosford Planning Scheme Ordinance, as amended by subsequent Local Environmental Plans.

"EPA Act" means the Environmental Planning and Assessment Act, 1979, as amended.

"CP" means Contributions Plan No. 21C - Community and Recreation Facilities - Kariong the document, prepared under the EPA Act, as amended.

"CP Map" means the map marked Contributions Plan No. 21C - Community and Recreation Facilities - Kariong, a copy of which may be obtained from Council.

1.4 Land to which Contributions Plan applies

The CP applies to land to which Gosford Planning Scheme Ordinance (as subsequently amended) and DCP 21 applies, as outlined by a bold black line on the adopted CP Map.

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1.5 Relationship to other Plans/Instruments

The CP is made under, and generally conforms to the provisions of the deemed Local Environmental Plan, the Gosford Planning Scheme Ordinance (as amended), which contains the legal planning controls for the development of the area to which the CP applies.

The CP is to be read in conjunction with the following documents:

- Kariong Social Plan 1992
- Development Control Plan No. 21 - Kariong
- Contributions Plan No. 21A - Roadworks and Traffic Management - Kariong
- Contributions Plan No. 21B – Drainage - Kariong

The CP enables the levying of developer contributions specified for land uses permissible under the Gosford Planning Scheme Ordinance (as amended). This Plan must also be read in conjunction with any other DCP or CP that may apply to the area affected by this plan.

1.6 Purpose of Contributions Plan

The purpose of the CP is to enable the levying of developer contributions for the provision and upgrading of public services and amenities that will be required as a result of the increased demand generated by development in the DCP area.

As the DCP area had existed for a number of years prior to the CP 21 Kariong being adopted in 1992 some of the Section 94 facilities and services required to cater for the additional demand generated by the new development and population, had been provided. The Department of Housing (formerly Landcom), is the major developer within the DCP, and has therefore provided most of the required facilities and services. In some instances the Department provided the funds and Council constructed the works.

1.7 Operation of Contributions Plan

This CP has been prepared in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and Part 4 of the Environmental Planning and Assessment Regulation, 2000.

This CP will come into force on the date of public notification pursuant to Clause 31 of the Environmental Planning and Assessment Regulation, 2000, being 18 April 2012.

1.8 Application of Contributions Plan

When a development application is lodged which relates to land to which this CP applies, Council shall take the provisions of the CP into consideration in determining that application.

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Compliance with the provisions of this CP does not necessarily imply that Council will consent to any application.

In special circumstances, Council may consent to an application, which departs from this CP.

1.9 Review Process for Contributions Plan

The CP will be reviewed when considered appropriate having regard to the rate of subsequent development of the area since the last review and the degree of development potential outstanding.

For practical reasons areas are generally considered to be fully developed in respect of their subdivisional potential, when approximately 90% - 95% of the potential residential lots have current Council development consent, are registered or are existing.

1.10 Complying Development and the obligation of Accredited Certifiers

In accordance with section 94EC (1) of the Environmental Planning and Assessment Act 1979, accredited certifiers must impose a condition requiring monetary s94 contributions for any complying development which satisfies the requirements of this contributions plan. The amount of the contribution is to be determined in accordance with the formulae contained within the contributions plan and the current contributions' rate.

The conditions imposed must be consistent with Council's section 94 conditions relating to complying development in accordance with this development contributions plan. It is the professional responsibility of accredited certifiers to keep up to date with any amendments or changes to the plan (including changes to contributions' rate arising from indexation) accurately calculate the contributions and to apply the section 94 condition correctly.

1.11 Construction Certificates and the obligation of Accredited Certifiers

In accordance with section 94EC of the Environmental Planning and Assessment Act and Clause 146 of the Environmental Planning and Assessment Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the Environmental Planning and Regulation. The only exceptions to the requirement are where works in kind, material public benefit, dedication of land or a deferred payment arrangement has been agreed by the council. In such cases, council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

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2 OBJECTIVES

- 2.1 To ensure, that infrastructure and works associated with urban and environmental enhancement are funded under Section 94 of the Environmental Planning and Assessment Act, 1979, as amended.
- 2.2 To identify the additional services and facilities required to satisfy the needs of the future population.
- 2.3 Council to manage the CP implementation and Section 94 funds to ensure provision of services and facilities to meet demand.
- 2.4 To take account of services and facilities already provided in the Urban Release Area whilst planning for future needs.
- 2.5 To provide a basis for determining fair and reasonable developer contributions.
- 2.6 To establish a nexus between anticipated development and contributions sought.
- 2.7 To enable the early provision of services.
- 2.8 To encourage public participation in the formulation of the plan.
- 2.9 To provide the development industry with early advice as to the amount of contributions which will be required for a particular development.
- 2.10 To facilitate proper financial management and accountability for the expenditure of contributions received.
- 2.11 Where a proposed service/facility will provide for population outside the DCP area, to apportion costs accordingly.
- 2.12 To identify approximate locations and estimated costs of services/facilities to be provided.
- 2.13 To outline a proposed schedule/priority list identifying when services/facilities are to be provided in consideration of development rates.

3 CONTRIBUTIONS

3.1 Introduction

The Section 94 contributions were derived using the information and formulae outlined in this document. The contributions per lot were derived from the relevant formulae. Subsequently, all the components of the formulae are considered to be constant in respect of future indexation adjustments, except those contributions relating to land acquisition/purchase. Every three months the derived per lot non-land contribution will be indexed. The land valuations will be reviewed at regular intervals as considered necessary having regard to the land market.

Council has determined that the total theoretical potential of this CP area is approximately 1750 lots. Certain existing properties have current development consents which can be acted upon or have development applications before Council which will be subject to existing contributions. The Section 94 contributions on these current development consents are indexed in accordance with the quarterly adjusted Consumer Price Index figures, however, they cannot legally be subject to increased

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Section 94 contributions resulting from reviews such as this current review. This forms part of Council's consideration of "reasonableness", when reviewing DCPs/CPs and their needs and subsequent ability to pay for facilities and services based upon past decisions and circumstances.

3.2 Nexus

Section 94 of the Environmental Planning and Assessment Act, 1979 (as amended) grants Councils the power to levy contributions from developers for facilities and works/services required as a consequence of development.

This power relies upon there being a clear link or nexus between the development being levied and the need for the facility or service for which the levy is being required.

This nexus has been determined for the facilities and works/services proposed in the Works Schedule in this document.

In terms of the facilities and services proposed to be provided, it has been established that:

- * the contribution must be for, or relate to, a planning purpose;
- * the contribution must fairly and reasonably relate to the subject development; and
- * the contribution must be such as a reasonable planning authority, duly appreciating its statutory duties, could have properly imposed.

Additionally, it has generally been accepted that Section 94 contributions may be sought only for services/works and facilities which Councils have a responsibility to provide; and that Section 94 contributions can be levied only for capital, not recurrent or operating costs.

The community and recreational facilities and services for which Council has determined to levy in the Kariong CP area are contained in the appended Works Schedule.

3.3 Apportionment

Where the works/services to be provided (or which have already been provided), will also partially cater for the development or population outside the CP area, Council has apportioned the costs so that the residents/developers of land within the DCP area will pay only for the portion of the works/services that is attributable to their needs. The remainder will be funded by other means available to Council. The important consideration is the need for the facility as a result of the scale of the new development.

It should be noted that 15% has been added to the capital cost of each facility (building cost and embellishment only, not land cost), to cover the costs of designing, documenting and supervising the construction of the facilities proposed. This has been allocated in Council's share of the apportioned costs.

The Section 94 Contributions Plans Manual states that where a facility is developed not entirely to meet the needs of the new development contributing Section 94 (ie in this case, the Kariong DCP area) but would also serve an adjacent area, contributions should be apportioned between all users. Council would then have to cover any 'shortfall' by other means such as rates, grants and subsidies.

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Council's approach to apportionment is determined on a facility by facility appraisal of the extent to which the facility is justified and required based on the needs of the new population. The extent to which the new development area population will be served by existing facilities (relieving the need for new facilities to be provided under S94) is considered only qualitatively, not quantitatively, in determining whether the apportionment of costs between the new development area and other users is fair and reasonable. This is considered a more rational approach than constructing a 'balance sheet' which attempts to input costs for all facilities available in a local area.

The apportionment of costs in the case of proposed facilities and services to serve the Kariong DCP Area is as shown on the following table.

TABLE 1: PRINCIPLES OF APPORTIONMENT: KARIONG

FACILITY / SERVICE	TOTAL NEED IN CATCHMENT	EXISTING PROVISION	REQUIRED FOR RELEASE AREA POP.	PROPOSED TO BE PROVIDED	BASIS OF APPORTIONMENT
Playing Fields and Upgraded Amenities	3-5	4 (Mt Penang)	3-5	3	*Full cost to S94 as Mt Penang available and closer to the majority of other residents
Youth Facility	1	1 temp.	.85	1	*Apportioned in relation to population (DCP area: Other residents in locality i.e. 85%:15%)
Contribution to additional tennis court	3	1 (plus various structured recreation facilities at Mt Penang)	0.5	.5 (joint funded)	*Full cost to S94 as facilities specifically demanded by DCP area population; Mt Penang facilities available and closer to majority of other residents
Children's Services	1 ½	1	0.5	1 (due to commuter use)	*Half cost to S94, as Mt Penang facilities available and closer to majority of other residents; half cost to Council/other sources due to commuter use
Playgrounds	6	2	4	4	*Full cost to S94 as serve DCP area needs only

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FACILITY / SERVICE	TOTAL NEED IN CATCHMENT	EXISTING PROVISION	REQUIRED FOR RELEASE AREA POP.	PROPOSED TO BE PROVIDED	BASIS OF APPORTIONMENT
Cultural Resource Centre	1	-	0.85	1	*Apportioned in relation to population
Community Initiatives Programme	1	-	1	1	*Full cost to S94 (must benefit DCP area)

From the table, Council is required to contribute an amount equivalent to 0.5 of a children's service, 0.15 of a youth centre, and 0.15 of a cultural resource centre. Other facilities and services proposed are required to serve the new release area population.

Council's contribution from other sources such as grants, rates and taxes on behalf of residents outside release areas should amount to approximately \$205,500. It is considered that this contribution will be more than made in terms of the share of costs to Council of provision of land and the design, documentation and supervision of construction of the above community and recreation facilities (\$151,500 if assumed to be 15% of the capital cost of each facility), the imputed value of land for the Cultural Resource Centre (\$38,250) and the tennis court (\$7,500) and the value of the existing temporary youth facility (estimate not made). Additionally, this apportionment has not placed a value on existing community and recreational facilities in Progress Hall Park, including the hall itself and the existing structured recreation facility. Hence it is considered that the apportionment of costs between S94 and other users is fair and reasonable.

3.4 Community and Recreation Facilities - Background

In determining contributions:

- * the occupancy rates adopted are derived from the preliminary 1991 census data applying to the release area.
- * the valuations of land are those currently adopted by Gosford City Council.
- * the number of lots adopted is as indicated by the most recent urban capability assessments within Council.

The per lot contribution has been determined for remaining lots in the release area after subtracting the amount of contributions already collected within the release area, and contributions owing. Previous Social Plans were prepared and contributions determined on the basis of a set formula previously recommended by the Department of Planning under Circular 42. This method of determination of contributions is no longer acceptable and this Social Plan has now been reviewed in consultation with the community. Hence contributions may vary from that previously required.

It should also be noted that some variation may apply in the distribution of funds previously collected under Circular 42. Circular 42 specified different formulae for land and capital components of community facilities, and for recreation facilities.

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Contributions previously collected have been placed jointly into one undifferentiated fund.

Open Space land is provided on the basis of the following standard which has been in use and accepted throughout Australia and United Kingdom since 1927. This standard has been validated as being reasonable in numerous court appeals:

- 2.83 hectares of open space/public reserve land for every 1000 persons;

This represents 28.3 square metres of open space per person. The amount of open space required to satisfy the general needs of each new lot/dwelling-house is simply calculated by multiplying the standard 28.3 sq m by the density. Traditionally the figure used was 4 persons per dwelling-house, which resulted in standard requirement of 113 square metres of public reserve/open space per new lot/dwelling-house. With reference to Census information, and acknowledging that over the life of the development of a urban release area that the densities will vary considerably, Council has derived a density figure of 3.7 persons per dwelling-house, as the density of persons living in each dwelling in developing urban release areas.

Generally, unless the property to be developed contains land which Council has identified is required for the open space needs, a contribution in lieu of dedication is required to be paid by the developer of the land. The resulting amount of land dedication is multiplied by the current valuation of englobo (undeveloped urban land) land in the area, to obtain the current contribution. This allows Council to purchase the land required at current market prices. It should be noted that the plan identifies more open space land to be acquired than generated by the Urban Release Area population based upon the standard of 28.3 m² per person. Council is committed to purchasing any excess land using funding sources other than Section 94 contributions.

The embellishment of open space land, ie; the capital required to construct the recreation facilities such as children's playgrounds, tennis courts or playing fields, is a separate contribution. The perceived needs of the area's future and current population, are translated into the required facilities. These facilities are costed and the total number of potential lots then pay an equal share of this amount. The costs are adjusted in consideration of inflation, to keep current.

The number and location of the children's playgrounds has been determined by considering a number of factors; topography, existing public reserves, future public reserves, the location and proximity of existing playgrounds within and adjacent to the CP area, existing and future open space capital/embellishment funds and by trying to provide one playground within 500metres of each dwelling-house in the CP area.

The Department of Housing, being the major developer within the CP area, provided the existing Children's Playgrounds and developed the northern retarding basin for dual use as playing fields. The majority of the open space land in the CP area was provided by the Department to satisfy the needs of the population. A proportion of the open space contributions has been passed on to the Department to pay for the open space system that the department provided on behalf of the whole CP area.

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The table below indicates Council's assumed occupancy rates.

TABLE 2 - ASSUMED OCCUPANCY RATES

DEVELOPMENT	DENSITY PERSONS	REQUIRED OPEN SPACE
Each allotment/dwelling house	3.7	105m ²
Medium Density/semi-detached, town houses, secondary dwellings etc.		
Small dwelling – less than 70m ²	1.5	42m ²
Medium dwelling – 70m ² – 110m ²	2.5	70m ²
Large dwelling – greater than 110m ²	3.0	85m ²

3.5 Timing of Payment of Contributions

Contributions levied under this plan will be payable as follows:

- (a) development applications involving subdivision - payment prior to the release of the subdivision certificate by Council.
- (b) development applications involving building - payment prior to the release of construction certificate.
- (c) development applications not accounted for in (a) or (b) above - payment prior to the release of development consent;
- (d) Complying Development Certificates prior to the release of the complying development certificate.

3.6 Medium Density Residential Development

Special conditions will apply to any development consent granted for medium density residential development. Medium density residential development includes units, villas, dual occupancies, town-houses, residential flat buildings, apartments, secondary dwellings and the like.

In respect of Section 94 development contributions and this CP, reference should be made to the Table “Assumed Occupancy rates” in Section 3.4. The open space contribution that will be applied to each medium density dwelling is calculated by multiplying the “Required Open Space” area by the current Open Space value per square metre.

The community-recreation facilities contribution for medium density residential development is calculated as the proportion of the “density of persons”, per small, medium or large dwelling-house (as outlined in the “Assumed Occupancy Rates”), as compared to the single lot/dwelling- house density of persons. For example, in the case of a “small dwelling”:

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Community and Recreation Contributions:

- Small dwelling = 1.5 persons
- Lot/dwelling-house = 3.7 persons

Therefore, $\frac{1.5}{3.7}$ multiplied by the Contribution=
\$ / small dwelling

Open Space Contributions:

- Small dwelling = 42m² open space

Therefore, 42 multiplied by \$value/ m² =
\$ / small dwelling.

4 FORMULA

The funds required for the proposed community and recreation facilities, are sought under the proposed contribution rates, which came into effect on 18 December 1992, as indexed to today's values.

The formula adopted in 1992 to determine contributions per lot for the required facilities and services is as follows:

- Recreation – Community/embellishment - capital $\frac{C - (E + D)}{F} = \$ \text{ per lot}$
- Open Space Land $A \times V = \$ \text{ per lot}$

Where,

- C = Cost of embellishment + capital works with recreational and community facilities as identified in the Works Schedule of Expenditure = \$1,150,590.
- E = Existing funds held in trust for community facilities capital = \$90,149.
- D = Estimation of community contributions payable for sites with development consents or applications before Council = \$951,460.
- F = Forecast remaining lot/ET potential of plan less approved development and those before Council = 113 ETs/lots.
- A = Area of open space land required to satisfy need of higher density development proposed, ie; 2.83 ha/1000 persons, which represents 28.3 m²/person, using an occupancy rate for occupied dwellings of 3.7 persons per dwelling, therefore, (28.3 x 3.7 = 105 m²/lot). = 105 m²/lot.
- V = The current Council valuation estimate of open space land, appropriate to the land to be acquired, in dollars per m².

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- I1 = Current quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.
- I2 = Original quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.

The contribution per lot is adjusted quarterly by multiplying it by $(I1 / I2)$ indexation figures.

Contributions will be required as a condition of consent at the initial stage of development.

Some community and recreation facilities will be provided on existing open space land, therefore, no further land contribution will be required for these facilities.

Credit is given for existing lots except in relation to where the development is for a secondary dwelling.

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APPENDICES

I WORKS SCHEDULE - CURRENT FROM 18/01/05

Community and Recreation Facilities

The specific facilities and services proposed to be provided are outlined in the table below. After a review of methodology and assessment of issued consents, together with increased lot yield and therefore an increased potential pool of funds derived from developer contributions, the draft plan has been amended and additional funds allocated to community and recreation facilities.

SCHEDULE OF WORKS

WORKS TO BE CONSTRUCTED	ESTIMATED COST
Recreation	
Mitchell Drive Structured Recreation Facility	\$ 170,000
Parry Park Pedestrian Cycleway Link, Car park and Playground	\$ 170,000
Playing Field Embellishment	\$ 70,000
Playground, Foster Close	\$ 67,900
BMX Trail – Mitchell Drive Recreation Area	\$ 54,000
Youth Centre and Sporting Amenities, Mitchell Drive Recreation Area (part contribution)	\$ 250,000
Total S 94	\$ 781,900
COMMUNITY	
Youth Centre and Sporting Amenities, Mitchell Drive Recreation Area (part contribution)	\$ 509,200
COMPLETED WORKS	
Northern playing fields and upgraded amenities	
Youth Centre	
Contribution to additional tennis court at Progress Park	
Playgrounds	
Conversion of temporary youth facility to Cultural/Resource Centre	
Community Initiatives Programme	

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II INDEXATION FIGURES

* CR x $\frac{I1}{I2}$

I1 = Current quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician.

I2 = Original quarter "Consumer Price Index (All Groups Index) for Sydney" issued by the Australian Statistician = 107.4 (December 1992)

CR = Original Contribution Rate: community capital/recreation embellishment = 964

III CONTRIBUTION RATES - CURRENT FROM 4/10/05

	Original Rate \$/lot	Current Rate \$/lot
Community capital/Recreation embellishment (Account No D9021.827)	964	1,350
Open Space Land (Account No D9021.825)	2,362	2,362
TOTAL	3,326	3,712

IV CURRENT VALUATIONS - AT 17/12/91

Contribution	Englobo \$/m ²	Developed \$/m ²
Open Space Land	22.5	140
Community Land	30.0	140

V ACCOUNTS

A Register is kept by Council which outlines the following information:

- funds received from the date of the Contributions Plan coming into effect in accordance with the Environmental Planning and Assessment Regulation, 2000;
- funds levied under this plan will be accounted for separately (that is, funds levied under this plan shall have a separate account);
- the source of all funds received from the date of the plan coming into effect shall be separately identified (that is, identifying which specific development paid which specific contribution);

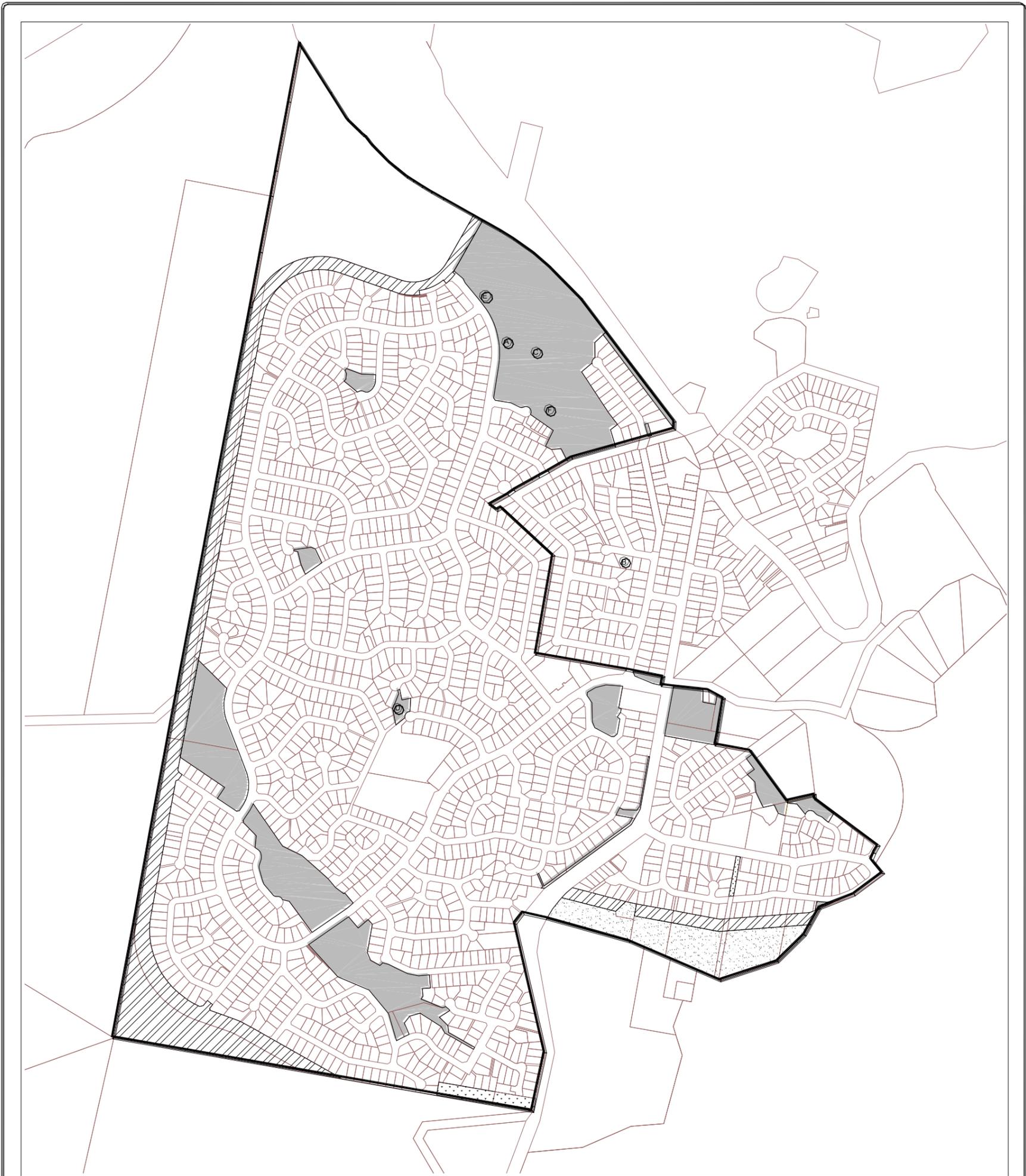
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- expenditure of all funds received, identifying works on which the funds were spent, and timing of expenditure;
- full details of disbursement to other accounts which have previously paid for the cost of studies.

These records are kept in accordance with the Environmental Planning and Assessment Regulation, 2000 as amended. These records are available for public perusal at the ground floor counter.

In accordance with the Regulations, an annual statement will be prepared and made available for public perusal, along with the register of accounts.

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COMPLETED WORKS		
ROADS & TRAFFIC MANAGEMENT	DRAINAGE	COMMUNITY & RECREATION FACILITIES
<ul style="list-style-type: none"> * RIGHT TURN STORAGE BAY WOY WOY ROAD/LANFORD DRIVE * ACCELERATION/DECELERATION LANES, WOY WOY ROAD/MILYERRA * PEDESTRIAN REFUGE, WOY WOY ROAD 	<ul style="list-style-type: none"> * TRUNK DRAINAGE, WOY WOY ROAD & MILYERRA ROAD 	<ul style="list-style-type: none"> * NORTHERN PLAYING FIELDS & UPGRADED AMENITIES * YOUTH CENTRE * CONTRIBUTION TO ADDITIONAL TENNIS COURT AT PROGRESS PARK * PLAYGROUNDS * CONVERSION OF TEMPORARY YOUTH FACILITY TO CULTURAL RESOURCE CENTRE * COMMUNITY INITIATIVES PROGRAM

LEGEND	
	EXISTING DRAINAGE RESERVE
	EXISTING PUBLIC RESERVE
	PROPOSED PUBLIC RESERVE
	FIRE RETARDATION ZONE
	CONSERVATION & SCENIC PROTECTION
	C.P. BOUNDARY
	COMMUNITY RECREATION FACILITY

WORKS SCHEDULE		
ROADWORKS & TRAFFIC MANAGEMENT	DRAINAGE	COMMUNITY & RECREATION FACILITIES
<ul style="list-style-type: none"> * UPGRADE INTERSECTION AT WOY WOY ROAD & LANFORD DRIVE. 	<ul style="list-style-type: none"> * DUPLICATE PIPE SYSTEM IN MITCHELL DRIVE. * ADDITIONAL DRAINAGE IN TRUSCOTT AVE. * PROVIDE GROSS POLLUTANT TRAP. * ADDITIONAL DRAINAGE IN FOSTER CLOSE. * UPGRADE DRAIN & LEVEE. * PROVIDE TRASH RACK. * UPGRADE PIPES ACROSS WOY WOY ROAD. 	<ul style="list-style-type: none"> A. MITCHELL DRIVE STRUCTURED RECREATION FACILITY B. PARRY PARK PEDESTRIAN CYCLEWAY LINK, CARPARK AND PLAYGROUND C. PLAYGROUND EMBELLISHMENT D. PLAYGROUND - FOSTER CLOSE E. BMX TRAIL - MITCHELL DRIVE RECREATION AREA F. YOUTH CENTRE AND SPORTING AMENITIES, MITCHELL DRIVE
GENERAL WORKS: SEAL LEAKY PIPES REPAIR CRACKED PIPES		

CONTRIBUTIONS PLAN 21A - ROADWORKS & TRAFFIC MANAGEMENT CONTRIBUTIONS PLAN 21B - DRAINAGE CONTRIBUTIONS PLAN 21C - COMMUNITY & RECREATION FACILITIES	COUNCIL FILE No. 377.99.00 THIS PLAN COMES INTO EFFECT FROM _____ TO THE EXTENT TO WHICH IT IS CONSISTENT WITH ALL OTHER LOCAL ENVIRONMENTAL PLANS.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AND REGULATIONS, AS AMENDED. FOR COUNCIL: _____ DATE: _____	SCALE : 1:4000 LOCALITY : _____	KARIONG CONTRIBUTIONS PLAN No. 21C COMMUNITY & RECREATION FACILITIES
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