

CONTRIBUTIONS PLAN NO. 5C

COMMUNITY AND RECREATION FACILITIES

NARARA



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**CONTRIBUTIONS PLAN NO. 5C
COMMUNITY AND RECREATION FACILITIES
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1 INTRODUCTION

1.1 History of Development Control Plan Area

The majority of the land within the Narara Urban Release Area was rezoned to residential under Local Environmental Plan No 49 on 22 January 1982. A Development Control Plan for the area was adopted by Council on 22 January 1982 which remained in force until the adoption of Development Control Plan No. 5 on 28 December 1992.

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. 5.

The Contributions Plan came into effect on 28 December 1992.

Subsequent amendment came into effect on 19 April 2006.

1.2 Name of Contributions Plan

The Contributions Plan is called Contributions Plan No. 5C - Community and Recreation Facilities - Narara and consists of the document and map marked Contributions Plan No. 5C - Community and Recreation Facilities - Narara.

1.3 Abbreviations within Contribution Plan

“DCP” means Development Control Plan No. 5 - Narara the document.

“DCP Map” means the map marked Development Control Plan No. 5 - Narara, a copy of which may be obtained from Council.

“LEP” means the deemed Environmental Planning Instrument, the Gosford Planning Scheme Ordinance, as amended by subsequent Local Environment Plans.

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

“CP” means a Contributions Plan No. 5C – Community and Recreation Facilities - Narara the document, prepared under the EPA Act.

“CP Map” means the map marked a Contributions Plan No. 5C - Community, Recreation and Open Space Facilities - Narara, a copy of which is available 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, as outlined by a bold black line on the adopted CP Map.

1.5 Relationship to other Plans/Instruments

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

The CP should be read in conjunction with the following:

- Narara Social Plan 1992
- Development Control Plan No. 5 - Narara
- Contributions Plan No. 5A – Drainage - Narara
- Contributions Plan No. 5B - Roadworks and Traffic Management - Narara

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 which will be required as a result of the increased demand generated by development in the CP Area.

As this DCP has existed for a number of years, some 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.

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 Development Control Plan and Contributions Plan

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

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

The CP may only be varied in a manner provided for in the Environmental Planning and Assessment, Regulation, 2000.

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 subdivision potential, when approximately 90% - 95% of the potential residential lots are registered and 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.

2 OBJECTIVES OF CONTRIBUTION PLANS

- 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 Contribution Plan implementation and Section 94 funds to ensure provision of services and facilities to meet demand.

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- 2.4 To take account of services and facilities already provided in the URA 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 CP area, to apportion costs accordingly.
- 2.12 To identify locations and costs of services/facilities to be provided.
- 2.13 To outline a schedule/priority list identifying when services/facilities area 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 area 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 contribution” will be indexed. The land valuations will be reviewed at regular intervals as considered necessary having regard to the land market. Currently, the values are being reviewed every six months. Council engages a private consulting valuer to review the land values.

Council has determined that the total theoretical potential of this CP area is now about 889 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 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.

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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 services proposed in the Schedule attached to this document, within the Narara Social Plan. Assessment of the required facilities and services is not repeated here. Details of the types of facilities and services proposed and the land requirements are contained in the Social Plan. This plan covers both community and recreation facilities and services.

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 and facilities which Council's 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 Narara DCP Area are contained in the appended Works Schedule of Expenditure.

3.3 Apportionment

Where the works/services to be provided (or which have already been provided), will also partially cater for development or population outside the CP area, Council has apportioned the costs so that the residents/developers of land within the CP area, will pay only for the portion of the works/service 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 Plan 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 Narara Development Control Plan 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. The important consideration, is the need for the facility as a result of the scale of the new development.

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The approach to apportionment which has been taken is that of a facility by facility appraisal of the extent to which the facility is justified 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 impute costs for all facilities available in the local area.

The apportionment of costs in the case of proposed facilities and services to serve the Narara Urban Release Area is as shown on the following table:

TABLE 1: PRINCIPLES OF APPORTIONMENT: NARARA

FACILITY SERVICE	TOTAL NEED IN CATCHMENT	EXISTING PROVISION	REQUIRED FOR RELEASE AREA POP	PROPOSED TO BE PROVIDED	BASIS OF APPORTIONMENT
Community Centre/Meeting Place/Hall	2	1 Hall	1	1	*Full cost to S94 as public hall available to existing community
Youth Centre Facility	1	-	.35 Youth Centre	1 Youth Centre	*Apportioned in relation to population (URA: Other residents in locality ie 37.5%:62.5%)
Children's Service	1-2 plus Private Centre	2 Private Centres	1	1 Community Based Centre	*To be provided under National Child Care Strategy
Community Initiatives Program	1	-	1	1	*Full cost to S94 (must benefit release area)
Playing Fields	4-8	2 (plus proposed high school oval)	1-2	1 (plus 1 long term)	*Apportioned in relation to population with allowance for existing provision
Playgrounds	3-4	-	3	2 (1 constructed)	*Full cost to S94 as serve needs of release area only

From the table, Council is required to contribute an amount equivalent to .625 of the cost of a youth centre from other sources. 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 \$187,500. It is considered that this contribution will be more than made in terms of the share of costs

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to Council of design, documentation and supervision of construction of the above community and recreation facilities (\$152,025 if assumed to be 15% of the capital cost of each facility), the provision of a children's service proposed under the National Child Care Strategy plus additional site costs, and the long term provision of a further playing field on the adjoining site, when funds allow.

Additionally, this apportionment has not placed a value on the existence of 3 structured recreation facilities in the Narara locality (standard replacement costs estimated at \$225,000 plus land value) which will be used by the release area population and alleviate the need for structured recreation facilities to be provided under Section 94. Hence it is considered that the apportionment of costs between Section 94 and other users is more than 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 standard indexation components used by Council should be applied to the contribution rates.

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. No previous Social Plan was prepared to guide the determination and expenditure of these funds. Rather, the contribution was determined on the basis of a set formula previously recommended by the Department of Planning under Circular 42. This method of determination of contribution is no longer acceptable. 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. Contributions previously collected have been placed jointly into one undifferentiated fund.

The existing funds have been initially apportioned using the following formulae:

- Community Facilities Capital & Land Contribution is apportioned as 30.5% for Land and 69.5% for Capital.
- The land component is totally for Community Facilities.
- Recreation land is obtained through the Open Space Contributions.
- The capital component is then apportioned as 10.8% for Recreation and 89.2% for Community.

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Most of the areas set aside for future open space were zone 6(e) Open Space Proposed under the original Local Environmental Plan which rezoned the remainder of the land in the DCP area to residential. Most of the land zoned 6(e) was actually steep and densely vegetated land or flood liable land. Council at the time wished to rezone these areas to a zone which reflected their topography and constraints to development, such as "steep land" and "flood liable land". The then Department of Environment and Planning chose to rezone these land to 6(e) Open Space Proposed which meant that Council must acquire the land, if requested by the owner.

Consequently, over the intervening years most of the open space development contributions received in the Narara Valley DCP area, was spent on purchasing steep or flood liable land. This land has passive reaction value but limited active open space potential. The result was that limited funds were available to purchase land that would be more suitable form some active open space use. This land forms part of the visual amenity of the area whether privately or publicly owned.

In an attempt to rectify this situation Council was successful in getting the Minister to make LEP No 279 which rezoned most of the remaining land zoned 6(e) in the Narara Valley into more appropriate zones.

As a consequence, the open space/recreation plans for these areas are limited both in funds and suitable land available for use.

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:

- 238 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 28.3m² by the density. Traditionally the figure used was 4 persons per dwelling-house, which resulted in the 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 DCP Area 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 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 would be required by the DCP area population based upon the standard of 2.83 hectares per person. Council is committed to purchasing any excess land using funds other than S94 contributions.

In Narara the outstanding area of open space to be acquired, as delineated under the CP, is 3.67 hectares. The embellishment of this 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.

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The number and location of the children’s playgrounds has been determined by considering a combination of the following 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 500 metres of each dwelling-house in the CP area.

Contributions relate to the actual value of land to be acquired and the actual cost of providing the particular facility or work. Council will review valuations and costs at regular intervals and adjust accordingly as necessary with regard to the Consumer Price Index (CPI).

The table below indicates Council’s assumed occupancy rates.

Table – Assumed Occupancy Rates

Development	Density Persons	Required Open Space
Each allotment/dwelling house	3.7	105m ²
Other dwellings (eg medium density/ semi-detached, town houses,villas, secondary dwellings etc)		
Small dwelling – not greater than 70m ²	1.5	42m ²
Medium dwelling – greater than 70m ²	2.5	71m
Large dwelling – greater than 110m ²	3.0	84m ²

3.5 Timing of payment 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 the 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 for any development consent granted for medium density residential development. Medium density residential development includes units, villas, dual occupancies, townhouses, residential flat buildings, apartments, secondary dwellings and the like.

In respect of Section 94 development contributions and this Contributions Plan, reference should be made to the Table –“Assumed Occupancy Rates” in Section 3.4.

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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”, for small, medium or large dwelling (as outlined in the “Assumed Occupancy Rates”), as compared to the single lot/dwelling – house’s “density of persons”.

For example, in the case of a “small dwelling”.

Recreation Contribution:

- 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 Contribution:

- Small dwelling = 42m² open space

therefore, $42 \times \$ \text{ value/m}^2 = \$/\text{small dwelling}$

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The outstanding funds required for the community and recreation facilities proposed, beyond those held within trust funds and those contributions to be paid through existing development consent conditions. are sought under the proposed contribution rates from 18/12/92.

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

* Recreation/ Embellishment $\frac{R-(ER+DR+S1+S2)}{F} = \text{Per lot}$

* Community/Capital C – (CE + CD) = S1

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

* Open Space contribution (Land Component) $A \times V = \text{per lot}$

* Community/land CL – (EL + DL) = S2

Where,

V = The current Council valuation estimate of open space land, appropriate to the land to be acquired, in dollars per m².

A = Area of open space land required to satisfy need of higher density of development proposed, ie 2.83 ha/1000 persons, which represents 28.3m²/person, using an occupancy rate for occupied dwellings of 3.7 persons/dwelling, therefore, (28.3 x 3.7 = 105m²/lot) = 105m²/lot

R = Cost of embellishing with recreation facilities open space land as identified in the Schedule of Expenditure = \$440,000

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- ER = Existing funds held in trust for recreation facilities = \$55,802 (apportioned)
- DR = Estimation of recreation contributions payable for sites with development consents or applications before Council = \$2,460
- S1 = Surplus funds after allocation for Community Facilities Capital as per this CP = \$11,202
- C = Cost of community facilities capital as identified in the Schedule of Expenditure = \$470,000
- CD = Estimation of community capital contributions for sites with development consents or applications before Council = \$20,319
- CE = Existing funds held in trust for community/capital = \$460,883
- S2 = Surplus funds from Community Facilities/land after acquisition per Plan = \$131,743
- CL = Cost of purchasing community facilities land = \$105,000
- EL = Existing funds held in trust for community facilities land = \$226,746
- DL = Estimation of community facilities land contributions payable for sites with development consents or applications before Council = \$9,997
- 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.
- F = Forecast remaining lot/ET potential of plan less approved developments and those before Council = 251 Ets/lots

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

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 / PRIORITIES FOR PROVISION – CURRENT FROM 18/12/92

In descending priority order as funds are received and available

Community and Recreation Facilities

SCHEDULE OF EXPENDITURE			
FACILITY/SERVICE	ESTIMATED EXPENDITURE	PRIORITY	ANTICIPATED TIMING (% OF LOTS DEVELOPED)
Multi Purpose Community Centre	\$230,000 (bldng) \$45,000 (land) *	High	70%
Youth Centre	\$240,000 \$60,000 (land)	Medium	70%
Children's Service	(National Child Care Strategy)	Medium	75%
Community Initiatives Programme	20,000	High	70%
Playing Field	\$250,000	Low	95% - 100%
Playgrounds	\$70,000	H – Treeline H – Lunderston	70% 70%
Cycleway	\$65,000	Medium	70%
Pedestrian/Cycle Bridge	\$35,000	Medium	70%
TOTAL	\$1,015,000	-	-

* Land values have been based on Gosford City Council current valuation for Open Space or Community Facilities, as applicable.

Additionally, it is recommended that Council should plan towards and attempt to obtain funds for the longer term development of an additional playing field on the site adjacent to the one above.

* Open Space lands to be acquired – see CP 5C Map

* When to be acquired – as subject land developed or upon request of the owner

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II INDEXATION FIGURES

- 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)

III ACCOUNTS

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

- Funds held as at 17/12/92, along with interest accrued;
- Funds received from 18/12/92 onwards, under the new regulations pertaining to Section 94 contributions;
- Funds will be accounted for separately in keeping with the individual contribution plans, ie each Contribution Plan will have a separate account;
- source of all funds received from 18/12/92 onwards;
- Expenditure of all funds

These records are kept in accordance with the Environmental Planning and Assessment Act, 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 be available for public perusal, along with the register of accounts.

The existing balances held in trust by Council as at 12/8/92 are as follows:

- | | |
|------------------------------|-------------------------|
| - Open Space / Land | \$47,587 |
| - Community / Capital | \$460,883 (apportioned) |
| - Community / Land | \$226,746 (apportioned) |
| - Recreation / Embellishment | \$55,802 (apportioned) |

The following fund totals are estimations of the current contributions (indexed) payable by existing development consents and those that would be attributable to development applications which are currently before Council (therefore not subject to the new rates):

- | | |
|------------------------------|------------------------|
| - Community / Land | \$9,997 (apportioned) |
| - Community / Capital | \$20,319 (apportioned) |
| - Recreation / Embellishment | \$2,460 (apportioned) |
| - Open Space / Land | \$48,816 (apportioned) |

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VI CURRENT VALUATIONS FOR LAND – CURRENT FROM 17/12/91

Contribution	Englobo \$/m²	Developed \$m²
Open Space	18	140
Community	30	140

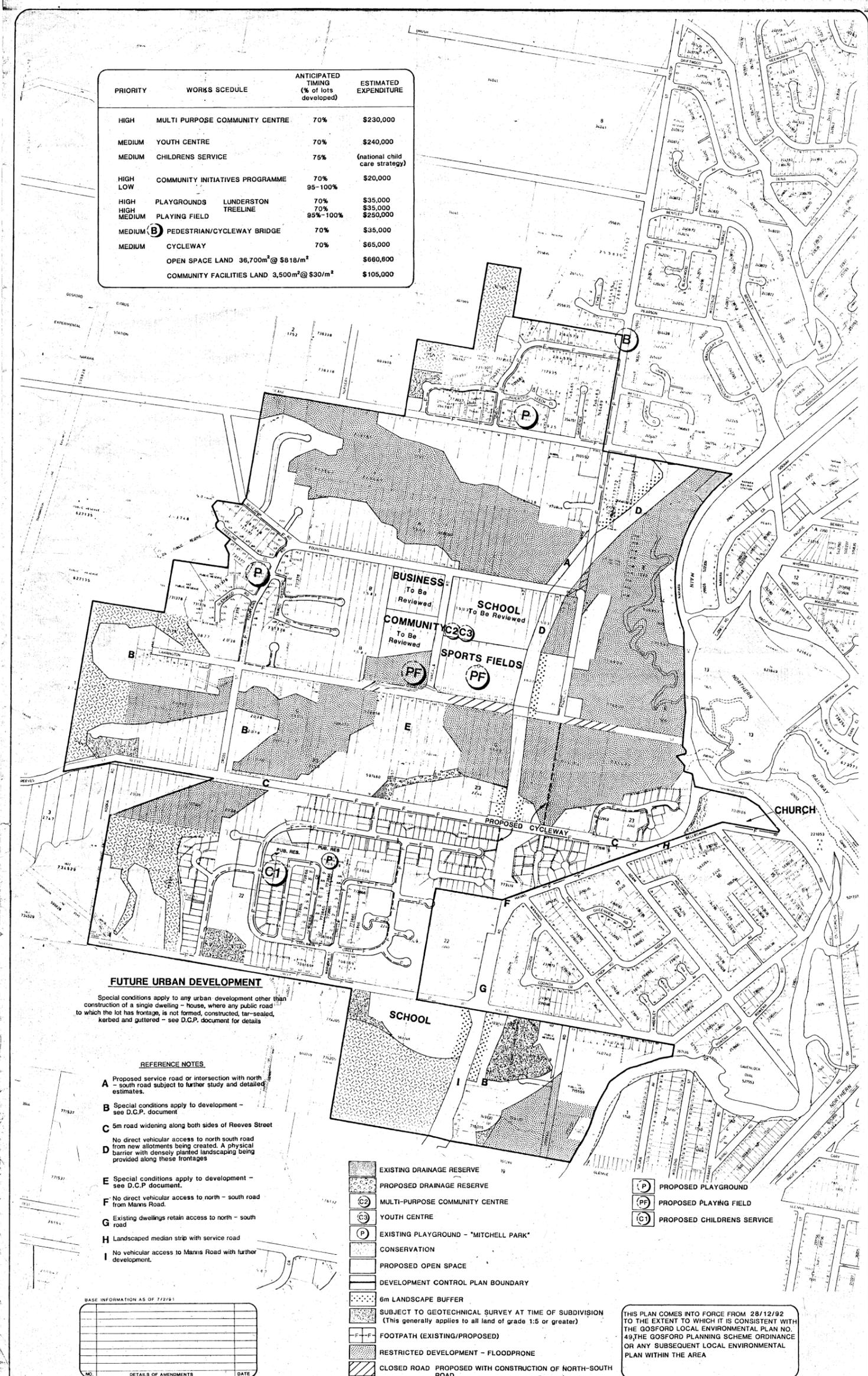
VII CONTRIBUTION RATE - CURRENT FROM 4/10/05

	Original Rates \$/lot	Current Rates \$/lot
Open Space/Land (Account No. D9005.825)	1890	1890
Recreation/Embellishment (Account No. D9005.828)	<u>951</u>	<u>1332</u>
TOTAL	2841	3222

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PRIORITY	WORKS SCHEDULE	ANTICIPATED TIMING (% of lots developed)	ESTIMATED EXPENDITURE
HIGH	MULTI PURPOSE COMMUNITY CENTRE	70%	\$230,000
MEDIUM	YOUTH CENTRE	70%	\$240,000
MEDIUM	CHILDRENS SERVICE	75%	(national child care strategy)
HIGH LOW	COMMUNITY INITIATIVES PROGRAMME	70% 95-100%	\$20,000
HIGH	PLAYGROUNDS LUNDERSTON	70%	\$35,000
HIGH	PLAYGROUNDS TREELINE	70%	\$35,000
MEDIUM	PLAYING FIELD	95-100%	\$250,000
MEDIUM	PEDESTRIAN/CYCLEWAY BRIDGE	70%	\$35,000
MEDIUM	CYCLEWAY	70%	\$65,000
	OPEN SPACE LAND 36,700m ² @ \$818/m ²		\$680,600
	COMMUNITY FACILITIES LAND 3,500m ² @ \$30/m ²		\$105,000



FUTURE URBAN DEVELOPMENT

Special conditions apply to any urban development other than construction of a single dwelling - house, where any public road to which the lot has frontage, is not formed, constructed, tar-sealed, kerbed and guttered - see D.C.P. document for details

REFERENCE NOTES

- A Proposed service road or intersection with north - south road subject to further study and detailed estimates.
- B Special conditions apply to development - see D.C.P. document
- C 5m road widening along both sides of Reeves Street
- D No direct vehicular access to north south road from new allotments being created. A physical barrier with densely planted landscaping being provided along these frontages
- E Special conditions apply to development - see D.C.P. document.
- F No direct vehicular access to north - south road from Mannis Road.
- G Existing dwellings retain access to north - south road
- H Landscaped median strip with service road
- I No vehicular access to Mannis Road with further development.

BASE INFORMATION AS OF 7/2/91

NO.	DETAILS OF AMENDMENTS	DATE

- EXISTING DRAINAGE RESERVE
- PROPOSED DRAINAGE RESERVE
- MULTI-PURPOSE COMMUNITY CENTRE
- YOUTH CENTRE
- EXISTING PLAYGROUND - "MITCHELL PARK"
- CONSERVATION
- PROPOSED OPEN SPACE
- DEVELOPMENT CONTROL PLAN BOUNDARY
- 6m LANDSCAPE BUFFER
- SUBJECT TO GEOTECHNICAL SURVEY AT TIME OF SUBDIVISION (This generally applies to all land of grade 1:5 or greater)
- FOOTPATH (EXISTING/PROPOSED)
- RESTRICTED DEVELOPMENT - FLOODPRONE
- CLOSED ROAD PROPOSED WITH CONSTRUCTION OF NORTH-SOUTH ROAD

- PROPOSED PLAYGROUND
- PROPOSED PLAYING FIELD
- PROPOSED CHILDRENS SERVICE

THIS PLAN COMES INTO FORCE FROM 28/12/92 TO THE EXTENT TO WHICH IT IS CONSISTENT WITH THE GOSFORD LOCAL ENVIRONMENTAL PLAN NO 49, THE GOSFORD PLANNING SCHEME ORDINANCE OR ANY SUBSEQUENT LOCAL ENVIRONMENTAL PLAN WITHIN THE AREA