



WILLOUGHBY LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2019

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Willoughby Local Infrastructure Contributions Plan

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City of Willoughby

Significant population growth over next 15 years



6,300
new dwellings



11,100
new residents



8,100
new jobs

This growth will require funding for new local infrastructure

The plan includes infrastructure with a value of
\$280M*

Developers will contribute about
\$130M
made up of

\$82M 
from residential development that creates additional apartments and other dwellings

\$48M 
from other development - including business, retail and tourist uses

*The "value of infrastructure" \$ figure shown above has been typographically corrected to reflect the total cost of infrastructure schedule in Appendix A (the same works schedule that Council adopted on 11 June 2019). It does not alter or affect the s7.11 / s7.12 contribution rates adopted by Council in June.

Minimum allocations of developer contributions to the following infrastructure



Meeting part of the cost of Council paying back loans for the library, public space and performance venues in The Concourse at Chatswood.

\$12M+



\$4M+

New pedestrian cycle and public domain facilities.



\$17M+

Increasing the carrying capacity of existing open spaces – including new synthetic sports field conversions, sports ground lighting and drainage upgrades, new playgrounds and other park facilities.



\$13M+

The upgrade of Willoughby Leisure Centre and the new indoor sports centre at Gore Hill Park.

\$38M+

New open space or enlarging existing parks.

Contribution Rates



\$11,045

Studio or 1 bedroom dwelling



\$15,540

2 bedroom dwelling



\$20,000

(capped) 3 or more bedroom dwelling



either 1% or 3%

of development cost for other development

1. Introduction

The Willoughby LGA extends from Chatswood in the west to Middle Harbour in the east and Roseville in the north to St Leonards in the south, and at the time this plan was prepared had a population of approximately 76,976 people.

The area will accommodate further urban development into the future. This development is expected to cater to over 11,000 additional residents and 8,000 additional workers up to 2031. The development will be spread throughout the area with most residential development concentrated in Chatswood, St Leonards and Willoughby.

This level of development can only be sustained by the provision of new and upgraded Local Infrastructure, including open space and recreation facilities, and active transport and public domain. Existing libraries and community facilities, such as The Concourse at Chatswood, will also cater for the demands of future populations.

Contributions of land, works and money from the developers of land in the Willoughby LGA will be a key source funding for this infrastructure.

Sections [7.11](#) and [7.12](#) of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) authorises councils and other consent authorities to require contributions of land or money from developments toward the provision, extension or augmentation of Local Infrastructure (or towards recouping the cost of their provision, extension or augmentation).

Where the consent authority is a council or an accredited certifier, a Local Infrastructure contribution may be imposed on a development only if it is of a kind allowed by and determined in accordance with a contributions plan, such as this plan.

This plan's main purpose is to authorise the Council or an accredited certifier to impose conditions on development consents or complying development certificates (**CDCs**) requiring section 7.11 contributions or section 7.12 fixed rate levies from development to which the plan applies.

The contributions that are made by developers will be applied by the Council to deliver the schedule of infrastructure land and works shown in **Appendix A** to this plan.

This plan has been prepared in accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2000 (**EP&A Regulation**); and having regard to the latest practice notes issued by the NSW Department of Planning and Environment.

This plan includes the following:

- A schedule of contribution rates for various classes of developments.
- Information on how the section 7.11 contribution rates were calculated.
- Council's policies on how and when developers can settle their development contributions obligations, including opportunities for developers to provide works in kind.
- Specific provisions on the role of accredited certifiers in imposing and collecting development contributions.
- Various other provisions related to the fair and transparent administration of development contributions received under this plan.

2. Plan summary

2.1 How to use this plan

This plan has been broken up into the following sections to allow easy navigation by Council staff, developers and private certifiers. A brief description of each section is provided below:

Section 2 – Plan Summary

This section identifies both the land and developments that this plan applies to, as well as the contributions rates that apply to these developments.

Section 3 – How are the contributions rates calculated?

This section explains how the development contributions are calculated. The expected development is described as well as the basis for determining the list of Local Infrastructure that will be required to meet that development. It also provides the formulas and approach for how the contribution rates have been calculated.

Section 4 – How and when will contributions or levies be imposed on development?

This section explains how conditions of consent will be used to require contributions and levies, and the ways in which contribution rates and amounts will be adjusted over time to reflect changes in infrastructure costs. It also describes accredited certifiers' obligations to address the requirements of this plan in the issuing of construction certificates and CDCs.

Section 5 – How and when a contribution requirement can be settled?

This section explains how consent conditions requiring the payment of contributions can be settled, typically by cash payment. It also provides Council's requirements for considering alternative means to satisfy contribution requirements under this plan, such as through the use of Works In Kind agreements.

Section 6 – Other administration matters

This section outlines other administrative arrangements applying to the operation of this plan.

Appendices

The appendices include a schedule and location maps of the Local Infrastructure that is to be delivered under the plan.

2.2 Dictionary

Words and phrases used in this plan have the same meaning as the terms defined in the Willoughby Local Environmental Plan 2012, or the EP&A Act, except as provided for below.

In this plan, the following words and phrases have the following meanings:

CDC means complying development certificate.

Consent authority has the same meaning as in section 4.5 of the EP&A Act but also includes an accredited certifier responsible for issuing a complying development certificate.

Council means Willoughby City Council.

EP&A Act means the NSW Environmental Planning and Assessment Act 1979.

EP&A Regulation means the NSW Environmental Planning and Assessment Regulation 2000.

IPART means Independent Pricing and Regulatory Tribunal

LGA means local government area.

Local Infrastructure means public amenities and public services that are traditionally the responsibility of local government, excluding water supply or sewerage services.

Registered Charity means Charity organisations that registered with the Australian Charities and Not-for-profits Commission (ACNC), the national regulator of charities in Australia

2.3 Name and commencement of plan

This plan is called *Willoughby Local Infrastructure Contributions Plan 2019*

This plan commences on the date on which public notice was given under [clause 31\(2\)](#) of the EP&A Regulation or the date specified in that notice if it is a different date.

2.4 What are the purposes of this plan?

The main purpose of this plan is to authorise:

- the consent authority, when granting consent to an application to carry out development to which this plan applies; or
- the Council or an accredited certifier, when issuing a CDC for development to which this plan applies,

to require either a contribution (under section 7.11 of the EP&A Act) or a fixed development levy (under section 7.12 of the EP&A Act) to be made towards the provision, extension or augmentation of Local Infrastructure required as a consequence of development in the Willoughby LGA, or which were provided in anticipation of, or to facilitate, such development.

Other purposes of this plan are as follows:

- To provide the framework for the efficient and equitable determination, collection and management of development contributions in Willoughby LGA.

- To establish the relationship between the expected development and proposed Local Infrastructure to demonstrate that the section 7.11 contributions required under this plan are reasonable.
- To allow the opportunity for Local Infrastructure to be provided by land developers as works in kind in lieu of paying a monetary contribution when it accords with Council objectives or outcomes.
- To allow the opportunity for the dedication of land by land owners at no cost to Council in lieu of a monetary contribution when it accords with Council objectives or outcomes.
- To ensure that the broader Willoughby community is not unreasonably burdened by the provision of Local Infrastructure that is required as a result of development in the Willoughby LGA.

2.5 What land and development does this plan apply to?

This plan applies to the Willoughby LGA.

Subject to **Section 2.6**, this plan applies to:

- (a) Residential Accommodation development that would result in a net increase in residents on the land
- (b) other development that has a proposed cost of works more than \$100,000.

Type (a) developments will be subject to condition requiring a contribution imposed under section 7.11 of the EP&A Act. Refer to **Section 2.8.1** for the contribution rates that apply.

Type (b) developments will be subject to a condition requiring the payment of a levy under section 7.12 of the EP&A Act. Refer to **Section 2.8.2** for the levy rates that apply.

Where a single development application comprises a mix of type (a) and (b) developments, either a section 7.11 contribution or a section 7.12 levy will be imposed. The contribution method which produces the greater amount will be the method used for that application.

Table 1 shows common development types and the types of contributions that apply to those developments under this plan.

Table 1 Development types and the contributions types that apply

Development	Contribution type that applies
Residential	
Residential subdivision	Section 7.11 contribution, see Table 3
Apartments, shop top housing	Section 7.11 contribution, see Table 3
Dual occupancies, manor houses, multi dwelling housing	Section 7.11 contribution, see Table 3
Secondary dwellings	Section 7.11 contribution, see Table 3
Boarding houses, group homes, hostels	Section 7.11 contribution, see Table 3
Seniors living housing (self-contained dwellings)	Section 7.11 contribution, see Table 3
Seniors living housing (integrated facilities and residential care facilities)	Section 7.12 levy ⁽¹⁾ , see Table 4
Dwelling houses (including alterations and additions to the principal or secondary dwelling) on land that was not the subject of a section 7.11 contribution on the initial subdivision / dual occupancy / secondary dwelling	Section 7.12 levy ⁽¹⁾ , see Table 4
Non residential	
Industrial and business park development	Section 7.12 levy ⁽¹⁾ , see Table 4
Retail shops, business premises, commercial premises, offices, etc.	Section 7.12 levy ⁽¹⁾ , see Table 4
Educational establishments	Section 7.12 levy ⁽¹⁾ , see Table 4
Tourist and visitor accommodation	Section 7.12 levy ⁽¹⁾ , see Table 4
Change from one non residential use to another with or without fitout	Section 7.12 levy ⁽¹⁾⁽²⁾ , see Table 4
Mixed use development where the development would result in a net increase in dwellings	Section 7.11 contribution or section 7.12 levy ⁽³⁾
Parking-deficient non residential development in the CBD and town centres	Council may negotiate a voluntary planning agreement for the developer to provide contributions that satisfactorily address the parking shortfall
All other development	Section 7.12 levy ⁽¹⁾ , see Table 4

(1) Development with a cost exceeding \$100,000 only

(2) Only required where development involves an enlargement, expansion or intensification of a current use of land, as required under 25J(3)(g) of the EP&A Regulation

(3) The contribution type used will be the type that yields the highest contribution amount, refer to Section 2.8.1 of the plan for details

Refer to **Section 2.8** of this plan for the rates that apply to different development types.

2.6 What development is exempted?

This plan DOES NOT apply to the following types of developments:

- Development for the purpose of the adaptive re-use of an item of environmental heritage.
- Public infrastructure to be carried out by or on behalf of any public authority including the Council
- Social housing and affordable housing
- Development for the purposes of any form of seniors housing defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that is provided by a social housing provider
- Development for public purposes that is provided by a registered charity
- Development exempted from section 7.11 contributions or section 7.12 levies¹ by way of a direction made by the Minister for Planning.

2.7 What Local Infrastructure will be provided under this plan?

The Local Infrastructure to be provided by contributions from developers received under this plan is listed below:

- Open space and recreation land and works including playing fields, amenities buildings, playgrounds, landscaping, seating, lighting and equipment, walking trails, indoor sports and aquatic recreation centres.
- Recoupment of the apportioned costs of open space, recreation and community facilities that were in part provided to meet the needs of future development.
- Active transport and public domain facilities including cycleways, footpath paving, street tree planting, bus shelters and street lighting.

The costs of administering this plan will also be met by contributions imposed under this plan.

A summary of the costs of Local Infrastructure to be met by development approved under this plan and predecessor contributions plans is shown in **Table 2**.

More details on the demand for Local Infrastructure, the relationship of the Local Infrastructure with the expected development, and specific facilities to be provided are included in **Part 3** and **Appendix A** of this plan.

Table 2 Summary of infrastructure costs

Type of Local Infrastructure	Total cost of works	Cost attributable to new development*
Open space and recreation facilities		
Recoupment of completed works	\$5,971,233	\$655,584
New land and works	\$148,476,465	\$67,733,329

¹ or the corresponding sections 94 and 94A of the EP&A Act that existed immediately before the commencement of the Environmental Planning and Assessment Amendment Act 2017

Type of Local Infrastructure	Total cost of works	Cost attributable to new development*
Community facilities		
Recouptment of completed works	\$148,724,475	\$12,330,806
Active transport and public domain	\$31,775,028	\$3,997,338
Total	\$339,032,992	\$85,165,636

* This is the anticipated total amount expected from section 7.11 contributions levied on residential development under the plan. Additional monies from section 7.12 levies levied on non residential development will increase the overall pool of development contributions.

2.8 What are the contribution rates required for Local Infrastructure?

2.8.1 Development subject to a section 7.11 contribution

Table 3 contains the rates for developments that are subject to a section 7.11 contribution under this plan.

In the case of mixed use developments that comprise both residential and non residential components:

- if application of a section 7.12 levy to the whole development yields a higher contribution amount than application of a section 7.11 contribution, then a section 7.12 levy shall be imposed on the whole development; or
- if application of a section 7.12 levy to the whole development yields a lower contribution amount than application of a section 7.11 contribution, then a section 7.11 contribution shall be imposed only on the component of the development that comprises Residential Accommodation.

Table 3 Section 7.11 contribution rates

		Per resident*	Per secondary dwelling or seniors living dwelling	Per bedsit, studio or 1 bed dwelling	Per 2 bed dwelling	Per 3 or more bed dwelling / Per Lot
Recouptment - open space and recreation	Works	\$58.78	\$88.52	\$88.52	\$124.58	\$160.29
Recouptment - community facilities	Works	\$1,105.51	\$1,665.00	\$1,665.00	\$2,343.15	\$3,014.84
Open space and recreation facilities	Land & works	\$5,748.33	\$8,657.55	\$8,657.55	\$12,183.73	\$15,676.35
Active transport and public domain facilities	Works	\$312.77	\$471.06	\$471.06	\$662.92	\$852.95
Plan administration		\$108.38	\$163.23	\$163.23	\$229.72	\$295.57
Total		\$7,333.75	\$11,045.37	\$11,045.37	\$15,544.09	\$20,000.00

* the per resident rate is relevant to calculating the contributions for boarding houses, group homes, and hostels

Important Note: At the time this plan was prepared, consent authorities could not impose a monetary contribution on a residential development that exceeded \$20,000 per lot or dwelling. This restriction is due to a direction made by the Minister for Planning on 17 July 2017. **The consent authority therefore shall not impose a total monetary contribution under this plan that exceeds \$20,000 for each dwelling approved in the development.**

2.8.2 Developments subject to a section 7.12 fixed development consent levy

There are two contribution catchments that apply to developments that are subject to section 7.12 levies under this plan. Different levy rates apply, as per **Table 4**, depending on whether the development is located within or outside of the Chatswood CBD area.

A map showing the Chatswood CBD area is shown in **Figure 1**.

Table 4 contains the rates for developments that are subject to a section 7.12 fixed development consent levy under this plan.

Table 4 Section 7.12 levy rates

Development type	Levy rate for developments WITHIN the Chatswood CBD area	Levy rate for developments OUTSIDE of the Chatswood CBD area
Development that has a proposed cost of carrying out the development:		
• up to and including \$100,000	Nil	Nil
• more than \$100,000 and up to and including \$200,000	0.5% of that cost	0.5% of that cost
• more than \$200,000 and up to and including \$250,000	1% of that cost	1% of that cost
• more than \$250,000	3% of that cost	1% of that cost

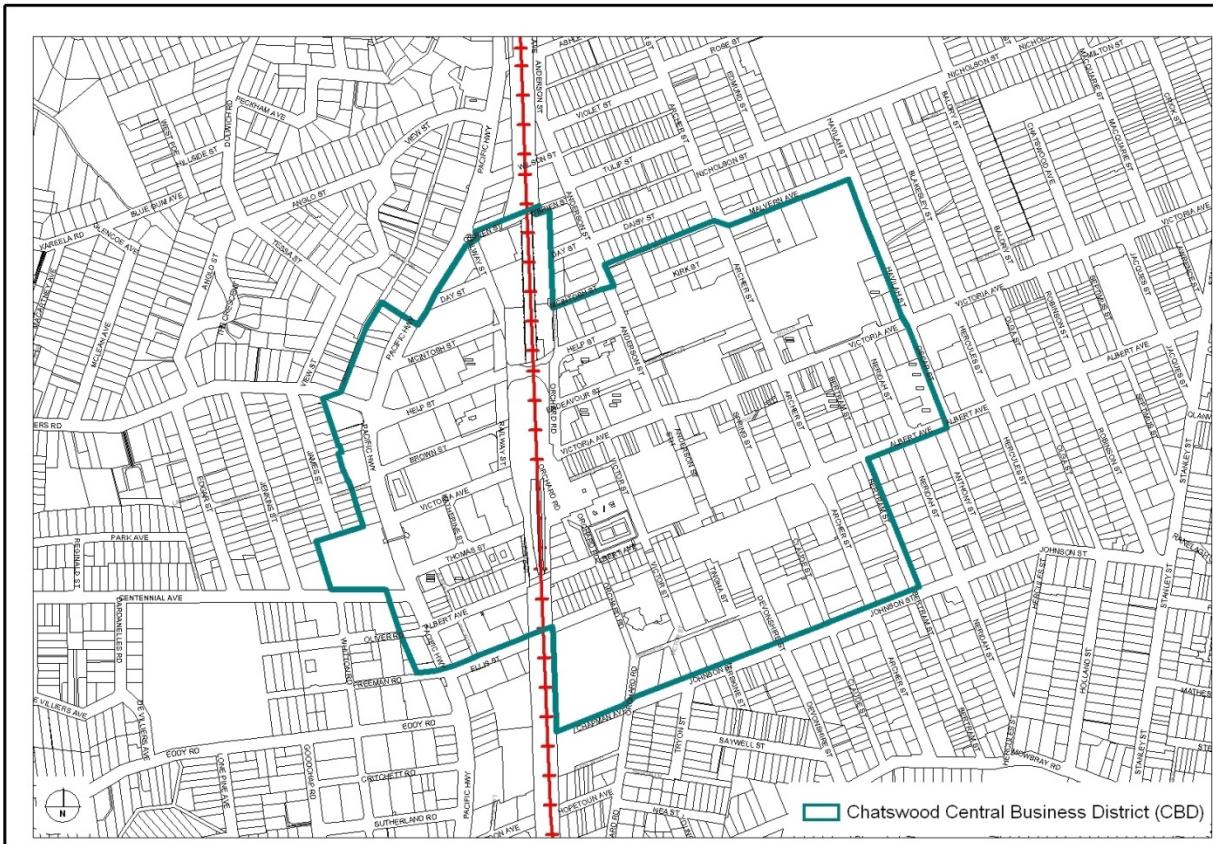


Figure 1 Chatswood CBD area where up to 3% section 7.12 levy applies

2.9 Calculating a contribution under this plan

A single development can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both.

2.9.1 Calculating a section 7.11 contribution

The contributions that apply to the development is calculated using the rates shown in **Table 3, less any allowances for assumed infrastructure demand arising from existing developments, if applicable** (refer to **Table 5**).

The occupancy rates included in **Table 5** reflect the estimate of future infrastructure demand for proposed dwellings as well as the estimate of existing demand allowances (or credits) for existing development.

Table 5 Assumed occupancy rates for calculating contributions and demand credits

Development type	Assumed occupancy rate
Residential accommodation	
Detached dwelling houses, dwellings with 3 or more bedrooms, or vacant allotments that have a dwelling entitlement	3.09 persons per dwelling
Dwellings with 2 bedrooms	2.12 persons per dwelling

Development type	Assumed occupancy rate
Secondary dwellings, bed-sitters, one-bedroom dwellings, or seniors living dwellings	1.51 persons per dwelling
Boarding houses, group homes and hostels	1 person per bed
Non residential development (for assessment of demand credits only)¹	
Office premises	1 worker per 25m ² GFA
Business premises	1 worker per 40m ² GFA
Shops	1 worker per 50m ² GFA
Bulky goods premises	1 worker per 120m ² GFA
Food and drink premises	1 worker per 30m ² GFA
Vehicle sales or hire premises	1 worker per 85m ² GFA
Light industry or industry	1 worker per 50m ² GFA
Educational establishment - schools	1 worker per 90m ² GFA
Educational establishment – university, TAFE college	1 worker per 40m ² GFA
Health services facility	1 worker per 40m ² GFA
Child care centre	1 worker per 35m ² GFA
Tourist and visitor accommodation - hotels	0.5 workers per key
Tourist and visitor accommodation – other, including serviced apartments	0.1 workers per key
Entertainment facility – including cinemas, theatres, function centres and clubs	1 worker per 120m ² GFA
Sex services premises	1 worker per 25m ² GFA

¹ The worker occupancy assumptions in the City of Sydney Development Contributions Plan 2015 have been used as a basis for the worker occupancy rates in this table

Where development is subject to more than one of the section 7.11 contributions listed in **Table 3**, the total contribution will be the sum of all the contributions that apply to that development.

Where a proposed residential development displaces an existing non residential development, a demand credit will be granted for that existing development. The credit shall be calculated based on the following assumptions:

- 5 workers generate the same demand for infrastructure as 1 resident (i.e. 5 workers = 1 equivalent resident)
- the number of workers in the existing development is based on the assumed average worker occupancy rates for different types of non residential development in **Table 5**.

Worked example 1:

A proposed shop top housing development in Willoughby involves the demolition of 500 square metres of existing retail GFA (formerly used as a variety store) and construction of a mixed-use

development containing 30 x 2-bedroom apartments and 300 square metres of ground floor retail GFA.

30 x 2 bedroom dwellings	=	30 x \$15,544.09 (refer to Table 3) = \$466,322.7
<u>plus</u> 300m ² retail GFA	=	\$ 0 (no s7.11 contribution as per clause 2.8.1)
<u>less</u> 500m ² non residential GFA demand credit (i.e. assumed 10 workers or 2 equivalent residents)	=	2 X \$7,333.75 = \$14,667.5
Total contribution	=	\$451,655.2

Worked example 2:

A proposed residential flat building development in Willoughby involves the demolition of 2 x 4 bedroom dwelling houses on 2 allotments of land and construction of a new building containing 15 x 4-bedroom apartments, 25 x 3-bedroom apartments and 5 x 2-bedroom apartments.

15 x 4 bedroom dwellings	=	15 x \$20,000.00 (refer to Table 3) = \$300,000.00
<u>plus</u> 25 x 3 bedroom dwellings	=	25 x \$20,000.00 (refer to Table 3) = \$500,000.00
<u>plus</u> 5 x 2 bedroom dwellings	=	5 x \$15,630.61 (refer to Table 3) = \$78,153.05
<u>less</u> 2 x 4 bedroom dwellings credit	=	2 X \$20,000.00 (refer to Table 3) = \$40,000.00
Total contribution	=	\$838,153.05

2.9.2 Calculating a section 7.12 fixed development consent levy

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in **Table 4** by the proposed cost of the development.

There is no allowance for assumed existing infrastructure demand in the calculation of any section 7.12 levy.

Worked example:

A proposed warehouse development in Artarmon involves the demolition of existing improvements and the construction of a building, car parking and landscaping with a cost of construction of \$12 million.

\$12 million X 1%	=	\$120,000
Total contribution	=	\$120,000

Details on the calculation of section 7.12 levies are included in **Section 2.8.2** of this plan.

3. How are the contribution rates calculated?

This section principally applies to contributions authorised by this plan to be imposed on developments under section 7.11 of the EP&A Act.

There are particular requirements for section 7.11 contributions as distinct from section 7.12 levies, including the following:

- (a) Contributions can only be imposed if the consent authority considers that the development 'will or is likely to require the provision of or increase the demand for public amenities and public services within the area' (s7.11(1)).
- (b) Contributions toward recoupment of facilities can only be imposed if the facilities were provided in preparation for or to facilitate the carrying out of development in the area and the development will benefit from the provision of those public amenities or public services (s7.11(3)).
- (a) Contributions that are imposed must be reasonable (s7.11(2) and (4)), and that a developer may appeal to the Land and Environment Court on the grounds that contributions imposed on a development are unreasonable in the particular circumstances of the case (s7.13(3)).

These requirements mean that a contributions plan that authorises section 7.11 contributions should show that the contribution rates are reasonable by explaining the relationship between the anticipated developments and the infrastructure included in the plan that is needed to meet the demands of those developments.

So that the contributions that are imposed are reasonable, the section 7.11 contribution rates in this plan have been calculated having regard to the principles of nexus and fair cost apportionment. This has included consideration of:

- whether the infrastructure serves existing or new populations or both
- whether the infrastructure serves residents or workers or both
- whether the infrastructure serves the Chatswood CBD development, the wider LGA development, or populations beyond the LGA boundaries.

This section explains the expected development in the Willoughby LGA, the infrastructure necessary to support this development, and the way in which the section 7.11 contribution rates have been calculated.

3.1 Expected demand for Local Infrastructure

3.1.1 Area context

Willoughby LGA is in the Northern District of the Sydney Metropolitan area located 9 kilometres from the Sydney CBD. It is bounded by the local government areas of Ku-ring-gai to the north, Northern Beaches to the east, Lane Cove and North Sydney to the south and City of Ryde to the west. Significant bushland areas are located along the Lane Cove River and the foreshore of Middle Harbour.

The LGA has an area of 23 square kilometres with predominately residential development. It is made up of a mix of:

- suburban-style low density housing, or detached dwellings on lots less than 1,000 square metres
- areas of medium density housing, such as town houses and walk-up residential flat buildings
- pockets of high density, high rise housing mainly around public transport nodes (e.g. near Chatswood, Artarmon, St Leonards railway stations).

The LGA also has both minor and major employment areas, the most significant being:

- the Chatswood CBD, which contains a range of retail, commercial and other services typical of a regional centre
- the Artarmon Industrial Area, which has the largest concentration of industrial, warehouse and related employment uses on Sydney's lower north shore
- the St Leonards business and health precinct focused around the Royal North Shore Hospital and St Leonards railway station.

3.1.2 Recent development and population characteristics

Willoughby has been experiencing high rates of residential development, mainly in the form of medium to large sized apartment blocks. The construction is likely to continue due to the area's proximity to the Sydney CBD and other employment areas. The main locations for development opportunity are Chatswood, St Leonards (both identified as a Strategic Centres, in the Sydney Region Plan) and Willoughby.

Housing

Table 6 below shows the increase in number of dwellings between 2011 and 2016. The highest increase in the types of housing during this period was for medium and high density. Over the time 1,974 dwellings were created.

Table 6 Dwelling Structure Comparison 2011 - 2016

Dwelling type	2011		2016		Change
	Number	%	Number	%	2011 to 2016
Separate house	13,561	48.4	13,356	44.5	-205
Medium density	3,877	13.8	4,210	14.0	+333
High density	10,506	37.5	12,261	40.9	+1,775
Caravans, cabin, houseboat	3	0.0	3	0.0	+0
Other	69	0.2	91	0.3	+22
Not stated	3	0.0	72	0.2	+69
Total Private Dwellings	28,019	100.0	29,993	100.0	+1,974

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

Table 7 shows the number of dwellings in the Willoughby LGA is forecast to grow from 29,993 to approximately 35,759 in 2031.² Another 5,700 dwellings are expected to be constructed, meaning an average of over 400 per year.

Table 7 Forecast dwellings and development 2017 - 2032

Suburb	2017	2032	Change	
			Number	%
Artarmon	4,140	4,455	315	7.6
Castle Cove - Middle Cove	1,441	1,491	50	3.5
Castlecrag	1,054	1,066	12	1.1
Chatswood (Balance - East)	3,112	3,455	343	11.0
Chatswood (Balance - West)	3,047	3,174	127	4.2
Chatswood (CBD)	4,733	6,807	2,074	43.8
Chatswood West - Lane Cove North	1,381	1,562	181	13.1
Naremburn	2,687	3,011	324	12.1
North Willoughby - Willoughby East	2,265	2,401	136	6.0
Northbridge	2,309	2,587	278	12.0
Roseville (part)	811	1,904	283	34.9
St Leonards	1,255	2,371	1,116	88.9
Willoughby	2,523	3,651	1,128	44.7
Total	30,759	37,126	6,367	20.7

Source: Compiled and presented by .id , the population experts, September 2017

Household type

Willoughby's household type and family structure are outlined in **Table 8** below.

Table 8 Household type 2016 Census

Suburb	Willoughby LGA 2016 (No.)	Willoughby LGA 2016 (%)	Greater Sydney 2016 (%)
Couples with children	10,217	37.0	35.3
Couples without children	6,363	23.0	22.4
One parent families	2,319	8.4	10.4
Other families	380	1.4	1.3
Group household	1,330	4.8	4.5
Lone person	5,530	20.0	20.4
Other not classifiable household	1,126	4.1	4.7

² Source: Forecast i.d. the population experts, September 2017.

Suburb	Willoughby LGA 2016 (No.)	Willoughby LGA 2016 (%)	Greater Sydney 2016 (%)
Visitor only household	377	1.4	0.9
Total households	27,642	100.0	100.0

Source: Compiled and presented by .id , the population experts, September 2017

The representation of household types in Willoughby closely mirror that of Greater Sydney. The most significant variances are:

- There is a higher proportion of couple families with children and couples with no children, (approximately 60% of the total) compared with Greater Sydney (57%).
- There is a smaller proportion of one-parent families 8.4% compared with 10.4% Greater Sydney.

Occupancy rates

The following occupancy rates were recorded across Willoughby LGA at the 2016 Census.

Table 9 Occupancy rates

Residential development type	Occupancy rate
Studios and 1 bedroom dwellings	1.51 persons per dwelling
2 bedroom dwellings	2.12 persons per dwelling
3 or more bedroom dwellings	3.09 persons per dwelling

Non residential development

In 2016 there were approximately 63,925 jobs located in the Willoughby LGA, with an orientation toward skilled and professional jobs.

Health care and social assistance was the most represented industry group with 12,153 (17.9%) jobs, an increase of 2,298 positions between 2011-2016. Professional, scientific and technical services (with 12.7%) and construction (10%) were the next most represented jobs. In comparison, Greater Sydney employed 10.8% in health care, 10.4% in professional, scientific and technical services and 7.4% in construction. Most industry sectors of employment grew between 2011-2016 (total 3,984 jobs).

Employment is predominately located in the Chatswood CBD, Willoughby and the industrial area of Artarmon.

Table 10 shows the worker population projections that are accounted for in the calculation of residential contribution rates in this plan. The current geographical spread of jobs within the LGA is shown in **Figure 2**.

Willoughby Local Infrastructure Contributions Plan

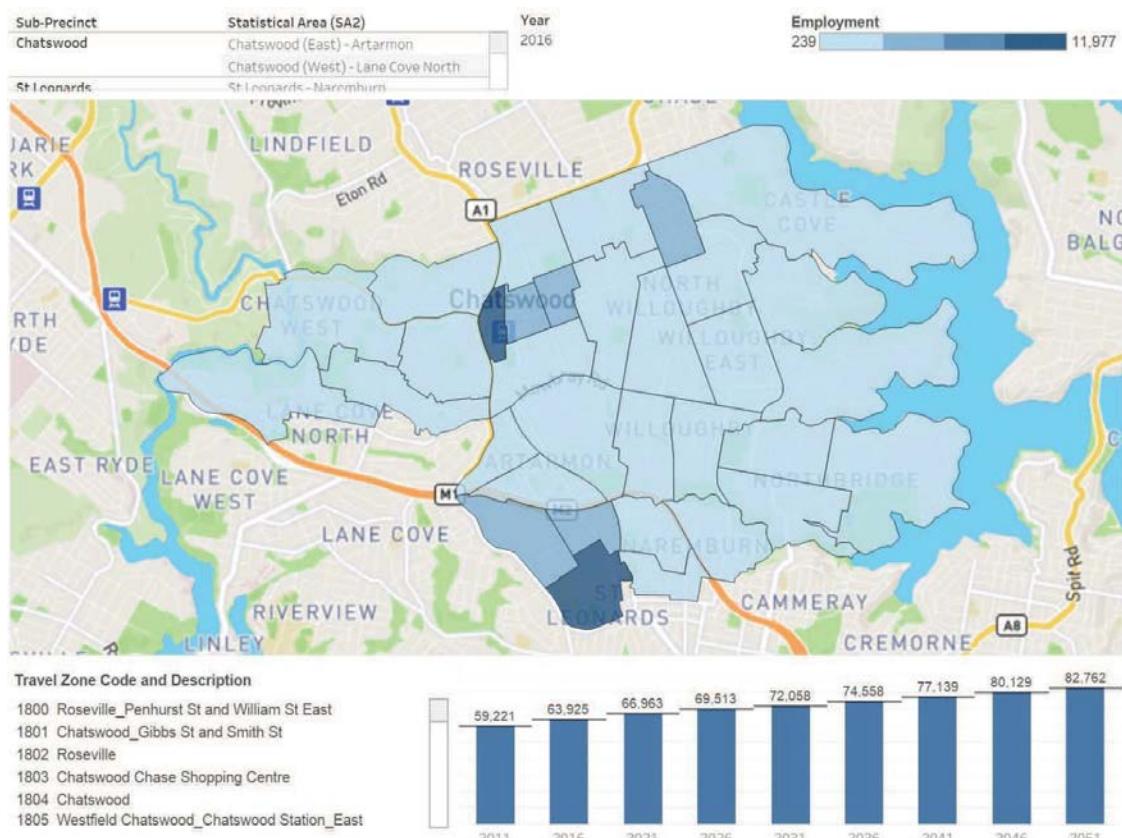
Willoughby City Council

Table 10 Employment forecast 2016 - 2031

Location	2016	2031	Change in workers	Change in equivalent residents*
Chatswood CBD	22,636	27,084	4,448	890
Artarmon Industrial Area	20,041	21,500	1,459	292
Rest of Willoughby LGA	21,248	23,474	2,226	445
Total Willoughby LGA	63,925	72,058	8,133	1,627

* refer to Section 2.9.1 of this plan for explanation and relevance of 'equivalent residents'

Source: Transport for NSW, Bureau of Transport Statistics, Travel Zone Explorer at <http://visual.bts.nsw.gov.au/tz/>



Source: Transport for NSW, Bureau of Transport Statistics, Travel Zone Explorer at <http://visual.bts.nsw.gov.au/tz/>

Figure 2 Willoughby LGA employment

3.1.3 Expected population

Table 11 below summarises the current and projected resident population for the Willoughby LGA that are used in the calculation of contribution rates in this plan. **Figure 3** shows the expected population change across the small areas of Willoughby LGA until 2032.

Willoughby Local Infrastructure Contributions Plan

Willoughby City Council

Table 11 Population forecast 2017 - 2032

Suburb	2017	2032	Change	
	Number	Number	Number	%
Artarmon	9370	9777	407	4.3
Castle Cove - Middle Cove	3878	3843	-35	-0.9
Castlecrag	3134	3070	-64	-2.0
Chatswood (Balance - East)	8205	9003	797	9.7
Chatswood (Balance - West)	7722	7885	163	2.1
Chatswood (CBD)	9779	13583	3804	38.9
Chatswood West - Lane Cove North	3847	4083	235	6.1
Naremburn	6080	6573	493	8.1
North Willoughby - Willoughby East	6191	6238	47	0.8
Northbridge	6490	7073	583	9.0
Roseville	2364	3157	793	33.5
St Leonards	2256	3651	1395	61.8
Willoughby	6713	9247	2534	37.7
Total	76,029	87,182	11,154	14.7

Source: Compiled and presented by .id , the population experts, September 2017

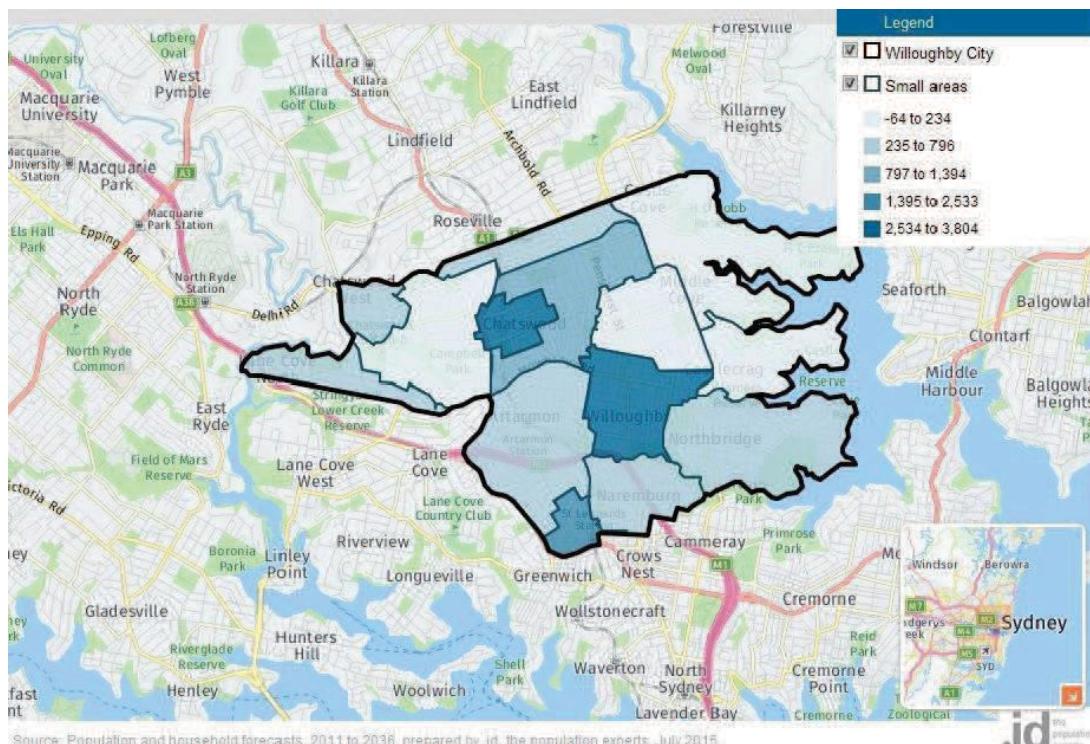


Figure 3 Willoughby LGA population change, 2017-32

The data show that most suburbs are expected to grow. The suburbs forecast to grow significantly in future are Roseville, Chatswood CBD, Willoughby and St Leonards.

The greatest population change for Willoughby LGA is forecast for the period from 2017 to 2021, with a net increase of 4,735 people. It is expected through a strong increase of young people (17 – 30 years) migrating to the area for education and employment purposes.

3.1.4 Demographic characteristics

Population and age structure

A summary of the current and expected future age profile of the Willoughby population is shown in **Table 12**.

Table 12 Age profile, 2016 and 2032

Age group (years)	2016 Willoughby LGA %	2016 Greater Sydney %	2032 Willoughby LGA %
0 - 4	6.6	6.4	6.1
5 - 14	12.8	12.2	11.1
15 - 24	11.4	13.1	12.8
25 - 34	15.2	16.0	15.3
35 - 44	16.7	14.5	15.1
45 - 54	13.5	13.0	13.0
55 - 64	10.1	10.8	10.0
65 - 74	7.3	7.7	7.9
75 - 84	4.0	4.2	6.0
85+	2.3	2.0	2.8
Total population	100	100	100

Source: ABS Census of population and housing 2016. Compiled and presented by .id, the population experts, September 2017

The data show that the age structure is currently generally similar to that of Greater Sydney, although Willoughby is marginally younger.

Notable anticipated changes to the age structure in Willoughby LGA, compared to Greater Sydney include:

- Lower proportions of children and young working age adults aged between 25 and 34 years.
- Higher proportions of older teens, young adults and older people aged 65 years or more.

Language and cultural diversity

The population of Willoughby is culturally diverse.

Between 2011 and 2016 the number of people born overseas increased by 18.4% and the number of people from a non-English speaking background increased by 24.7%.

In 2016, 45.4% of people were born overseas and 36.9% were from a non-English speaking background, compared with 36.7% and 29.3% respectively in Greater Sydney.

The most common countries of birth were China (10.6%), United Kingdom (4.2%), Hong Kong (3.3%) and South Korea (3.0%). Other overseas born included people from India, Japan, New Zealand, Malaysia and Taiwan.

In Willoughby, 40% of people speak a language other than English. The dominant language is Mandarin, with 12.1% (8,965 people) speaking this language at home. Other languages that are highly represented include Cantonese, Korean, Japanese, Armenian, Hindi, Italian and Filipino/Tagalog.

Labour force and education

At the time of the 2016 census, 63.9% of Willoughby's 15+ population were employed, which was greater than the Greater Sydney average of 61.6%. The unemployment rate was 5.1%, which is lower than the 6% in Greater Sydney.

Of those employed, 67% worked full-time and 32% part-time. Of those persons looking for work, 2.6% were looking to work full-time and 2.5% were looking for part-time.

The Willoughby workforce is highly skilled.

Compared to Greater Sydney, the population in the Willoughby Council area has a significantly higher proportion of people holding formal qualifications that may include a Bachelor or higher degree, Advance Diploma or Diploma, or vocational qualifications. It also has a lower proportion of people with no formal qualifications. Overall, 64.6% of the population aged over 15 held educational qualifications and 27.7% have no qualifications compared with 52.7% and 37.7% respectively for Greater Sydney.

The most common occupations were professionals (39.9%), managers (19.1%) and clerical and administration (12.3%). In combination these occupations account for 71.3% of the employed resident population.

Income

In 2016, compared to Greater Sydney, in Willoughby LGA there was a higher proportion of people earning a high income (more than \$1,750 per week or more) and a lower proportion of people of low income (less than \$500 per week). Overall, 26.0% of the population earned a high income, and 31.8% earned a low income compared with 14.4% and 36.1% respectively for Greater Sydney.

The median household weekly income was \$2,271 in 2016, compared to \$1,750 for Greater Sydney.

The greater income consistent with the relatively high number of people with qualifications in professional occupations.

3.2 Infrastructure schedule and nexus

3.2.1 Current physical and economic context informs the infrastructure planning

New and augmented Local Infrastructure will be required to support the further development and increased population in the area.

As described in section 3.1.1 Willoughby LGA is a built-up area with residential, employment and significant green space, mostly bushland and foreshore reserves, but there are also many developed areas of open space for sports and passive activities.

These land-use attributes mean that future development will take place by either/both:

- conversion of already-developed land from one use to another (e.g. a residential use replacing a commercial use), or
- denser development of the same land use on the same parcel of land (e.g. residential flat buildings replacing detached dwelling houses).

The common feature will be more intensive use of land.

This has significant implications in terms of planning for the infrastructure needs of the future developments in Willoughby:

- While Willoughby is well-endowed with open space much of this open space is bushland with limited opportunity for public use beyond passive recreation.
- Developable land is a scarce resource becoming scarcer, meaning its price will likely continue to increase.
- The above two factors will mean that opportunities to increase the amount of open space will be very limited. Existing open space, recreation and community facilities assets will need to 'work harder' to accommodate both current and future needs.
- The people living in future developments will be almost exclusively apartment-dwellers who will have access to a very limited amount of private open space. Increasingly, apartments are being occupied by couples with children and lone person households who, despite living side by side, have limited interaction with each other. The availability of high-quality, ground-level public open space areas and that are within walking distance will be important to the quality of life of these people.
- There are many parts of Willoughby's road network that are congested during peak use times. Network improvements are very expensive and beyond the scope of the council to fund. Inevitably there will need to be greater mode shift away from private vehicle use in the future if people are to continue to get around, which will mean investment in 'active transport' facilities supporting walking, cycling and public transport.
- Development will increasingly be in vertical form, which will create the opportunity for floors within the new buildings to be used for community purposes such as libraries, community centres and, in the case of rooftops, outdoor sports courts.³

³Vertical approach to social infrastructure provision is reflected in the NSW Government's strategy to develop vertical primary and secondary schools in Sydney

The following sections describe the scope of Local Infrastructure that responds to these current and future conditions and that is included in this plan.

Further detail on specific items, their estimated costs and staging, and location maps are included in **Appendix A**.

3.2.2 Facility studies

Council has completed several facilities studies in recent years, mostly focused on the need for various types of social infrastructure such as recreation and community facilities. These studies, listed below, have provided the basis for the works schedule included in this plan:

- Willoughby City Strategy 2013-2029
- Willoughby Open Space and Recreation Plan 2013
- Bike Plan Review 2012
- Community Venue Management Review Project Report, June 2017
- Willoughby City Council Long Term Financial Plan 2013-2025
- 20 Year Asset Management Plans 2013-2034 for Parks, Footpaths, Road pavements, Sportsgrounds, Playgrounds, Stormwater and Buildings

3.2.3 Open space and recreation

Objectives

Provide a range of open space and recreation facilities that will meet the demand of future residents.

Needs assessment

Council currently manages 442 hectares of open space. Most of this area comprises natural areas including bushland, foreshores and harbour beaches.

There are 182 hectares of developed open space containing various recreation facilities including:

- district and local parks and playgrounds
- sporting fields and courts
- tracks, paths and cycleways
- the Willoughby Leisure Centre (aquatic, gymnasium and courts).

The Willoughby community currently enjoys provision of a range of facilities – the current rates of provision are included in **Table 13**.

Table 13 Local infrastructure provision

Facility	Current provision	Current rate of provision
Developed open space	182 ha	2.33 ha per 1,000 persons
Playgrounds	47	1 per 1,660 persons
Sports fields (rectangular)	28	1 per 2,786 persons
Indoor courts (basketball size but available as multi-use)	2	1 per 39,009 persons
Outdoor courts (basketball or netball)	26	1 per 3,001 persons
Cricket wickets	16	1 per 4,876 persons
Tennis courts	66	1 per 1,182 persons
Multi-purpose community floor space	3,833m ²	49.13m ² per 1,000 persons
Off road cycleways	5,600 lin. m	71.78 lin. m per 1,000 persons
On road cycleways	18,000 lin. m	230.72 lin. m per 1,000 persons

Source: Willoughby City Council

The Willoughby Open Space and Recreation Plan 2013 was completed to review and make recommendations on the open space needs of the community.

The Open Space and Recreation Plan seeks to achieve the following open space goals from the Willoughby City Strategy 2010-2025 for residents:

1. To be a healthy, educated, safe and interactive community, with schools, open space, recreation facilities and programs which promote healthy lifestyles and learning and contribute to the social, scientific, recreational and community value.⁴
2. To treasure and conserve the natural ecosystem for its intrinsic ecological, spiritual, educational, scientific, recreational and community value.⁵

Social infrastructure needs of the future population

An analysis was carried out for the Open Space and Recreation Plan to determine the social infrastructure needs of occupants of future developments. A summary is shown in **Table 14**.

⁴ Willoughby City Strategy 2010-2025, p20

⁵ ibid. p26

Table 14 Analysis of demand for open space

Population characteristics	Demand for recreation opportunities	Implications for Willoughby
Mixed age profile Comparatively high proportion of younger and middle-aged adults indicating an aging population. Recent baby boom.	Age is the most important determinant of recreational patterns. Younger people are more active in a variety of recreational pursuits. Participation in sport is higher in younger age groups. As people get older they participate less frequently in activities that require high physical effort and prefer walking and golf. People of all ages enjoy activities such as walking, observing nature, cycling, swimming and golf.	Focus on facilities for young children, young adults, and older adults such as child-friendly, accessible and sheltered spaces and facilities. Aging population requires focus on less structured non-sporting facilities and services e.g. walking tracks and parks.
Gender Approximately even % of males and females	Males are likely to use open space and participate more often than females in active recreational pursuits such as cycling and using indoor and outdoor recreation facilities. Females participate more in unstructured and informal activities such as walking, nature activities and aerobics; and sporting activities such as netball, gymnastics and badminton. Females prefer to use unstructured settings. Activities in which males and females participate equally include visiting parks, picnics and barbecues, bushwalking, baseball/softball, outdoor hockey, tennis.	Provision of sporting facilities in Willoughby has prioritised traditional male sports. Recognise the need to equitably cater for the different recreation preferences of males and females.
Place of birth High proportion of people born overseas and from a non-English speaking background. 45% of households spoke a language other than English at home. Main countries represented include China, Hong Kong, South Korea, India.	People from a non-English speaking background (NESB) do not participate in sport as often as people from an English-speaking background. This particularly true for women.	People from different cultural backgrounds have different preferences and interests in recreation activities. Social meeting places, picnic and barbecue facilities, and indoor sports facilities are important. There are opportunities for integrating and sharing cultures in recreation settings.
Educational qualifications Relatively high education and skill levels.	People with higher levels of education and occupations use open space more often than the less educated, particularly the more expensive outdoor activities and indoor sports.	The generally higher level of education in Willoughby indicates a higher than average participation rate in recreation activities.

Willoughby Local Infrastructure Contributions Plan

Willoughby City Council

Population characteristics	Demand for recreation opportunities	Implications for Willoughby
Household type Couples only and couple families with children under 15 years are the dominant household types, representing 86% of all households. Average household size has been increasing – from 2.5 to 2.7 persons per dwelling between 2006 and 2016. Average household size for apartments has increased from 2.0 to 2.25 over the same period.	Households with children and young people are more frequent users of recreation facilities than other household types. Family households in medium and high-density apartments highly value local amenities and services.	The high number of families with children implies a higher than average demand for playgrounds, sports fields, swimming pools and indoor sports facilities. Opportunities to participate in recreation are important to alleviate social isolation. Focus on providing meeting places for apartment dwellers where they can relax, have picnics / barbecues and enjoy informal games.
Household income Willoughby is a comparatively high-income area.	Use of recreation facilities and settings reflects the cost of using those facilities. People earning medium to higher incomes demonstrate an above average participation in gym activities, tennis and golf which cost money to play. People and households earning lower incomes are more likely to use free public and school facilities.	There is an ability to pay for recreation activities, although there is a need for affordable opportunities, particularly for older adults, young people and families.
Dwelling structure The dominant housing types - separate houses and apartments – are evenly split. Each represents around 45% of all dwellings. New development will mainly comprise apartments, meaning that apartment dwellers will dominate the population in the future.	The future occupants of medium and high density dwellings have little private open space or play space, which increases reliance on local public open space.	The denser population close to transport routes requires open space to compensate for limited private recreation space. There is a need to provide sufficient open space, particularly children's play space, in medium and high density residential areas. Families require space beyond home for informal active recreation (kicking balls, walking dogs etc.).
Vehicle ownership Reliance on motor vehicles for transport is high. However, 13% of Willoughby households do not have a car.	Vehicle owners have the mobility to use open space more frequently for active recreation, and use a greater variety of recreational spaces and facilities. People without access to a vehicle tend to visit local parks within walking distance of their homes or on a public transport route.	Greater access to motor vehicles increases access to recreation options. Households with one or no vehicles are constrained in their access to a range of recreation opportunities. Public transport and quality close-to-home recreation opportunities are particularly important for these households.

Source: Recreation and Open Space Issues Paper Final Report, November 2009, prepared by Parkland Environmental Planners, pages 28-30, modified to reflect 2016 Census results

Infrastructure strategy

Prohibitive cost of providing new open space requires a more practical approach

Future development and the additional residents and workers in those developments will create greater demands for open space and recreation facilities. Most of the new residents will be apartment-dwellers with access to very little private open space. Thus, the needs of the new residents will arguably be greater than most of Willoughby's existing residents.

The current resident population of Willoughby LGA is supplied with developed open space at the rate of 2.33 hectares per 1,000 residents. Bushland and foreshore open space is provided at the rate of 3.1 hectares per 1,000 residents.

While bushland areas provide some passive recreation function, the primary reason for these areas being set aside as public reserves is because of their natural conservation, ecological and scenic values. Developed open spaces are those where multiple recreation experiences can be accommodated and are the key areas to support the populations' active and sports recreation needs.

The current rate of provision of developed open space (2.33 ha per 1,000 persons) is low-moderate when compared to the traditional standard of 2.8 ha per 1,000 persons. This level of provision does not represent any oversupply or spare capacity. A Regional Sportsground Strategy Review, prepared by Northern Sydney Regional Organisation of Councils (NSROC) reported that the provision of sportsgrounds in the north, including Willoughby is already under supplied by approximately 15%.⁶

Based on the current provision rate, which is already low and an anticipated future resident population growth of 11,154 people over the next 15 years, more than 26 hectares of open space would need to be provided.

The main way additional open space is provided is through State or local government acquiring land by purchasing it from existing owners. Purchasing land in Willoughby is very expensive. On the most optimistic assessment⁷, 26 ha of new open space land would cost \$1.08 billion. This would translate to a section 7.11 contribution of over \$200,000 for a typical 2-bedroom apartment.

Imposition of such a high contribution would make new developments unaffordable and put upward pressure on the price of existing housing stock. This traditional approach is clearly impractical and unachievable.

A more workable and realistic approach will be for Council to pursue a two-pronged approach that entails:

- (a) Acquiring, or negotiating with developers to provide, a limited number of local open space areas in strategic locations.
- (b) Increasing the recreation carrying capacity of existing Council and other public land (i.e. making existing assets 'work harder').

⁶ NSROC Regional Sportsground Strategy Review, 2018 page 11

⁷ Assumed acquisition cost of \$4,166 per m², which in turn is derived from a typical 600m² lot having a market value of \$2.5 million. This amount was the median price for a non strata dwelling in Willoughby LGA in 2017 (refer to NSW Rent and Sales Report, March Quarter 2017, prepared by Housing NSW)

New open space in strategic locations

Almost two-thirds of the anticipated population growth in Willoughby is expected to occur in and east of the Chatswood CBD and in Willoughby suburb (refer **Table 11**). Most, if not all of this growth will be accommodated in apartments with very little private openspace.

The Chatswood CBD Strategy⁸ identifies the importance of providing high quality, generous open space in and around the CBD:

As centres grow, there is increased demand for open space. Opportunities for the provision of new open spaces should be sought and existing streets, squares and parks should be further developed to be used more intensively.⁹

With the growth of the centre, Chatswood will need to ensure it has the social infrastructure to support it, specifically ... sufficient and well connected open space, sport, leisure and community facilities. Consider upgrading existing facilities, potential for new open spaces, and the creation of a cluster of community, sport and recreation facilities.¹⁰

The North District Plan prepared by the Greater Sydney Commission has also set a priority for Chatswood to promote and encourage connectivity and upgrade and increase public open spaces.

Council therefore intends to continue to focus efforts to increase the amount of developed open space in the areas of highest projected population growth.

Council has been and will continue to achieve this by doing one or more of the following:

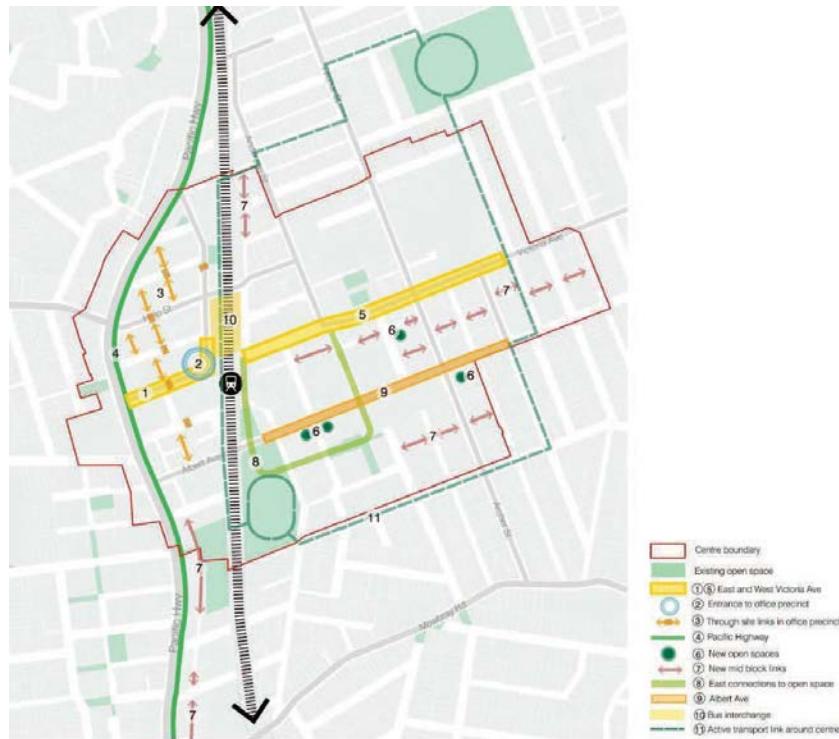
- acquiring and embellishing new open space in locations consistent with the Chatswood CBD Strategy, as shown in **Figure 4**
- facilitating or directly providing linkages between existing and new public open space areas
- embellishing areas dedicated by developers at ground level for passive recreation purposes
- partnering with developers to provide active recreation facilities (for example, sports courts) on podium / upper building levels in the Chatswood CBD
- selective acquisition of properties outside of the CBD and adjacent to existing parks to improve the attractiveness and usability of those parks.

To help fund these new open space and recreation facilities, Council intends to collect approximately \$38 million in section 7.11 contributions from residential development approved under this plan, plus additional contributions in the form of section 7.12 levies collected from non residential development.

⁸ Chatswood CBD Planning and Urban Design Strategy, December 2016, prepared by Architectus

⁹ ibid., p25

¹⁰ ibid., p39



Source: Chatswood CBD Planning and Urban Design Strategy, Figure 3.4.1 on p69

Figure 4 Potential public domain and open space projects in Chatswood CBD

Making assets 'work harder'

Council will continue to apply the following efficiency principles in its infrastructure planning:

- Better planning and design of the existing network so that increases in capacity, quality, diversity, usability and accessibility of open space can be achieved.
- Flexible and multi-purpose use arrangements wherever possible.
- Improving access to existing open space assets both within and outside the LGA through better connections and crossing points, upgrading or providing new linear linkages and access paths (such as footpaths and cycleways), and implementing the metropolitan strategy's 'Green Grid'.
- Providing greater opportunities for walking and passive recreation through new and upgraded paths through publicly owned bushland.
- Increasing the weekly time available for active recreation pursuits by converting some turf sportsgrounds to synthetic surfaces, providing floodlighting and improving field / court drainage.
- Partner with schools and other institutions to make available open space and sporting facilities on their lands for public use.
- Exploring the opportunities to convert existing public-owned land to parkland or to accommodate recreation facilities.

The infrastructure strategies outlined in the Open Space and Recreation Plan are a combination of renewal of existing facilities and provision of new and augmented facilities that will provide improved active and passive recreation.

The works include:

- renewal of existing and construction of new playgrounds
- provide new public spaces including The Concourse, Market Gardens Park, Gore Hill Parklands and in St Leonards
- provide/upgrade youth recreation areas such as skateboard facilities, bike tracks and courts
- upgrade sporting pavilions, lighting, irrigation systems and sports drainage
- provide additional walking paths, furniture and exercise equipment to a number of existing parks
- provide additional walking tracks in bushland and along the foreshore
- conversion of existing sports fields to synthetic surfaces where appropriate
- new and upgraded indoor aquatic and sports facilities.

This plan will also recoup the costs for works that have been completed where the works have increased the carrying capacity to cater for future residents.

Indoor recreation facilities

The Willoughby Leisure Centre is an indoor sport complex with an eight lane 25 metre swimming pool, full gymnasium and two indoor sports courts available for hire. It caters for children's birthday parties, regular learn-to-swim classes and children's vacation care activities. In order to continue to provide a quality service into the future, the centre is to be upgraded and expanded. The proposed new facilities will include three (3) new pools (program pool, learn to swim and toddler).

The cost of the works is estimated at \$23.8 million and is proposed to be funded by various sources including Council general funds and developer contributions.

Council is also planning and delivering the Gore Hill Park recreation facility, which involves a new synthetic turf sports field and the construction of a 6-court indoor sports centre. The entire project has a total estimated cost of \$57 million, \$45 million of which will relate to the indoor sports centre.

While numeric planning standards should be used with caution, they are helpful in determining how much of the demand for a whole facility is attributable to the incoming population. The Victorian Planning Authority has published the following benchmarks for indoor recreation facilities:

- Indoor court - 1 per 15,000 people
- Higher order indoor sports court complex (4 – 6 courts) – 1 per 40,000 to 60,000 residents.

The Gore Hill facility is considered to be a higher order indoor sports centre. Based on the above standard, the 6-court facility would cater for around 60,000 residents. Willoughby's population growth to 2032 (11,100 persons) indicates that it would be reasonable for the new population to meet 1/6th of the total cost.

Nexus and apportionment

This plan levies section 7.11 contributions on Residential Accommodation development.

Contribution rates are based on 'equivalent residents' because of the need to take into account the demands generated by workers (refer to **Section 3.1.2** of this plan).

As the new open space and the works that increase carrying capacity of existing open space are to accommodate new demand from new residents and workers, it is reasonable that the contribution rate calculation assumes that the costs be met entirely by the growth populations.

Some costs are for the capital renewal of facilities. The contribution rate calculation assumes that the cost of these capital renewals will be total resident and worker populations in Willoughby LGA in 2032.

The Willoughby Leisure Centre upgrade will benefit both the existing and new population. It is reasonable to apportion the cost of works to both existing and future population, both resident and workers. Twenty-five percent (25%) of the cost will be apportioned to the future residents of Willoughby.

One-sixth of the cost of the Gore Hill Park upgrade will be met by new residential and non residential development, as discussed previously.

The recoupment of costs for completed works will be apportioned to all existing and future residents and workers of Willoughby LGA.

Table 15 shows the different classes of facilities and the equivalent residents that will generate demand for or benefit from those facilities.

Table 15 Demand populations

Facility class	Resident demand (equivalent residents)	Worker demand (equivalent residents)	Total demand (equivalent residents)
Recoupment items	87,182	14,412	101,594
Strategic land acquisitions to meet additional needs for open space	11,154	890 (Chatswood CBD only)	12,044
Capital works to increase carrying capacity	11,154	1,627	12,781
Capital renewals	87,182	14,412	101,594

Section 7.11 contribution rates calculation

The contribution formula for open space and recreation infrastructure can be expressed as follows:

$$\text{Contribution per equivalent person (\$)} = \sum \left(\frac{\$INF}{EP} \right)$$

Where:

\$INF = the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the open space and recreation infrastructure items required to meet the development of the Willoughby LGA (refer works schedule in **Appendix A**).

EP = The expected equivalent persons that will generate the demand for the open space and recreation infrastructure (refer to **Table 15** for values).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 9**.

Contribution calculations should also account for any residential or non residential demand credits pertaining to the existing development on the site. Refer to **Section 2.9.1** for more details.

3.2.4 Community facilities

Objectives

Provide a range of community facilities and services to meet the demands created by future residents.

Needs assessment and infrastructure strategy

Council currently provides the following community facilities and services:

- library services
- child services and childcare
- community centres, halls and meeting spaces
- youth facilities.

Council has the responsibility to manage community facilities to ensure that they:

- meet current and future community needs and expectations;
- are well maintained and utilised; and
- are operated and managed sustainably.¹¹

A recent review on Council's community facilities found that there are an adequate number of community facilities in strategic locations to meet the community needs until 2022. Some facilities are underutilised, due to their condition and age, lack of awareness by the community and limited multi-use capacity. Strategies are being developed to increase patronage.

¹¹Community Venue Management Review, Willoughby Council, 2017 page 1

There is a need for additional youth recreation space outside the Chatswood CBD, however no firm works have yet been identified to include into this plan. It is also proposed to redesign facilities to enable multi-purpose function and co-locate within key centres to create community hubs.¹²

The Concourse

The Concourse at Chatswood is a major community facility serving the Willoughby LGA population and beyond.

Council has invested in a modern inter-generational facility in the heart of Chatswood CBD that was opened in September 2011. It contains performance venues, library, retail, car park, art space, and podium open space and has a floor area of around 50,000 square metres.

Table 16 provides a summary of the costs and revenue sources for The Concourse.

This significant community asset completed over 6 years before this plan commenced has not yet been paid for. Council estimates future borrowing costs of over \$60 million will be needed to complete the funding of the facility.

Table 16 The Concourse capital costs and revenue sources

	Cost
Total capital cost (A)	\$162,059,203
Borrowing costs previously paid (B)	\$3,255,555
Less grant funds used (C)	\$3,063,133
Less development contributions funds used (D)	\$756,704
Total completed cost to Council (June 2011) (A+B-C-D)	\$161,494,921
Indexed completed cost (using December 2017 Sydney CPI) (E)	\$184,449,340
Borrowing costs projected (F)	\$60,131,074
Indexed completed cost + future borrowing costs (E+F)	\$244,580,414

Nexus and apportionment

The Concourse development has commercial and public facility components. The floor space breakdown, and the attributable cost, of these components are shown in **Table 17**. Only the public facility components are the basis for a recoupment contribution authorised by this plan.

¹² Community Venue Management Review, page 8

Table 17 The Concourse component spaces and estimates of attributable costs

Component	Approximate GFA	% of total GFA	Attributable cost	Relationship to contributions plan
Performance venues (A)	17,350	35.29%	\$86,323,084	Benefit population of approximately 200,000 residents
Library (B)	6,970	14.18%	\$34,678,496	Benefit population LGA residents and CBD workforce
Retail (C)	3,342	6.80%	\$16,627,766	Commercial component – not levied
Car park (D)	15,924	32.39%	\$79,228,173	Commercial component – not levied
Art space (E)	111	0.23%	\$552,269	Benefit population LGA residents and CBD workforce
Podium open space (F)	5,461	11.11%	\$27,170,626	Benefit population LGA residents and CBD workforce
Total	49,158	100%	\$244,580,414	
Total public facilities (<i>all except C and D</i>)	29,892	60.81%	\$148,724,475	

The facility is of a nature and scale that it will serve and benefit existing and future residents of Willoughby LGA, existing and future workers in the CBD, and persons beyond the Willoughby LGA.

The library, art space and podium open space is expected to be used by both the Willoughby residents and workers. The performance venues are used by a broader (than Willoughby LGA) community. The performance venue component is estimated to benefit 200,000 people, as it is used by a number of organisations outside the LGA to hold major events.

As The Concourse has been completed, it is reasonable to recoup a portion of the cost of the public components (performance venues, library, art space and podium open space) of the facility from the future resident and worker population.

Contribution rates calculation

The contribution rate is based on the completed cost of the public facilities in The Concourse divided by the number of equivalent persons expected to benefit from its provision, i.e.

$$\text{Contribution per equivalent person (\$)} = \sum \left(\frac{\$INF}{EP} \right)$$

Where:

\$INF = the indexed completed cost to Council of providing The Concourse's public facilities (refer works schedule in **Appendix A**).

EP = The expected number of equivalent persons that will benefit from The Concourse's public facilities (i.e. 92,599 for all facilities except the performing arts centre which is 200,000).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 9**.

Contribution calculations should also account for any residential or non residential demand credits pertaining to the existing development on the site. Refer to **Section 2.9.1** for more details.

3.2.5 Active transport and public domain

Objectives

Provide an array of active transport and public domain facilities to meet the demands of the future resident and worker populations.

Needs assessment and infrastructure strategy

Willoughby Bike Plan¹³ identified a number of new routes to augment the Willoughby LGA's extensive existing network.

Council is committed to extend both on-road and off-road facilities within Willoughby, to provide a comprehensive and connected network that meets the needs of cyclists of all abilities and ages and links with the wider metropolitan network.

Three proposed new routes have been selected for infrastructure funding under this Plan. These routes will provide new linkages north-south, east-west and along the railway corridor. They will provide improved access and carrying capacity for residents and commuters. The extension to the network includes:

- Railway corridor – 4,200m off road
- Victoria Avenue/Chatswood CBD – 1,070m on road
- Pacific Highway shared path – 3,400m off road

The quality of the public domain in Willoughby varies from very high in Chatswood CBD to lower quality in smaller local centres. The anticipated increase in population will create demand in local centres due to the increased levels of activity. Additional works will be required to provide a higher standard to improve the level of comfort, convenience and amenity.

¹³ PBAI Australia, report completed for Willoughby Council 2006.

Council intends to increase the level of amenity in local centres by improvement of pedestrian pavements, the widening of pedestrian areas (where possible), implementation of street furniture, lighting and landscaping.

Nexus and apportionment

The works will benefit both the existing population and new demand created by the future resident and workers in Willoughby. It is reasonable that, for the purpose of determining the contribution rate, the costs of the infrastructure works are apportioned to both the existing and future equivalent person population.

The costs of the proposed active transport and public domain works will be shared across the anticipated total resident and worker population in 2032.

Section 7.11 contribution rates calculation

The contribution formula for active transport and public domain can be expressed as follows:

$$\text{Contribution per equivalent person (\$)} = \sum \left(\frac{\$INF}{EP} \right)$$

Where:

$\$INF$ = the apportioned estimated cost, or if the facility has been completed, the indexed actual cost, of providing each of the active transport and public domain infrastructure items required to meet the development of the Willoughby LGA (refer works schedule in **Appendix A**).

EP = The total number of residents and workers, expressed in equivalent persons, in the year 2032 (i.e. 101,594).

To determine the total contribution that would apply to a proposed development, multiply the contribution rate by the proposed net additional residents in the proposed development.

To determine the contribution rate per dwelling, multiply the contribution rate by the relevant assumed occupancy rate shown in **Table 9**.

Contribution calculations should also account for any residential or non residential demand credits pertaining to the existing development on the site. refer to **Section 2.9.1** for more details.

3.2.6 Plan administration

Objectives

Implement and manage this plan so that the contributions remain reasonable over the life of the plan, and that the infrastructure is provided in a reasonable time.

Strategy

This plan has been prepared in order to allow contributions to be levied on development so that infrastructure demands can be satisfied. The costs that Council has incurred in this regard include the commissioning of external experts to prepare the plan text and worksschedules.

Additionally, Council is required to manage, monitor and maintain the contributions plan. The effective coordination and administration of the plan will involve many tasks, some of which include the following:

- Monitoring the receipt of contributions.
- Recommending to Council the appropriate management and expenditure of fundsin accordance with the adopted works schedules.
- Monitoring and programming works identified in the works schedules.
- Determining the appropriate time for provision of public facilities having regard to the works schedule, the availability of funds, demand generated by development, the time funds have been held, expected additional funds, alternative and supplementary funding sources and maintenance implications.
- Assessing whether a credit or reassessment of the contribution may be appropriate and how that may be determined.
- Reviewing and determining the suitability of any works in kind and material public benefits proposed by a developer.
- Preparing and making available the accountability information as required by the EP&A Regulation.
- Providing advice to applicants and the general public regarding the operation of theplan.
- Commissioning of consultant studies and advice in relation to the efficacy of the development and demand assumptions of the contributions plan.

Nexus, apportionment and contribution rates calculation

As plan administration costs arise directly as a result of the future development, it is reasonable that the costs associated with preparing and administering this plan be recouped through contributions from development in the area. Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a contribution under this plan.

Costs included in this plan for management and administration are determined based on the IPART benchmark¹⁴ of an allowance equivalent to 1.5% of the cost of construction works that are to be met by development approved under this plan.

This allowance has been built into the contributions formulae for each infrastructure type.

¹⁴Independent Pricing and Regulatory Tribunal of New South Wales (2014), *Local Infrastructure Benchmark Costs*, page 63

4. How and when will contributions be imposed on developments?

4.1 Monetary contributions

This plan authorises the Council or an accredited certifier, when determining an application for development or an application for a CDC, and subject to other provisions of this plan, to impose a condition requiring either a contribution under section 7.11 or a levy under 7.12 of the EP&A Act on that approval for:

- the provision, extension or augmentation of Local Infrastructure to be provided by Council; and
- the recoupment of the previous costs incurred by Council in providing existing Local Infrastructure.

A section 7.12 levy cannot be required in relation to development if a section 7.11 contribution is required in relation to that development.

The types of development subject to either a contribution or levy, and the contribution or levy rates applying to different development types, are identified in **Section 2.8** and **Tables 3 and 4** of this plan.

Accredited certifiers should also refer to **Section 4.4** of this plan as to their obligations in assessing and determining applications.

4.2 Section 7.11 contributions

This section of the plan applies only in respect to the calculation of section 7.11 contributions for individual developments.

4.2.1 Land contributions

This plan authorises the consent authority, other than an accredited certifier¹⁵, when granting consent to an application to carry out development to which this plan applies, to impose a condition under section 7.11(1) of the EP&A Act requiring the dedication of land free of cost to Council for the provision, extension or augmentation of Local Infrastructure to be provided by Council.

Wherever land required under this plan is situated within a development site, the consent authority will generally require the developer of that land to dedicate the land required under this plan free of cost.

¹⁵ Note: the EP&A Act does not allow an accredited certifier other than a Council to impose a condition requiring the dedication of land free of cost.

4.2.2 Cap on monetary section 7.11 contributions for residential development

On 21 August 2012 the Minister for Planning issued a Direction to Council that caps section 94 (as section 7.11 was then known) contributions for residential development in Willoughby LGA.

The Direction requires that:

A council (or planning panel) must not grant development consent ... subject to a condition under section 94 (1) or (3) of the Environmental Planning and Assessment Act 1979 requiring the payment of a monetary contribution that:

- (a) in the case of a development consent that authorises one or more dwellings, exceeds \$20,000 for each dwelling authorised by the consent, or*
- (b) in the case of a development consent that authorises subdivision into residential lots, exceeds \$20,000 for each residential lot authorised to be created by the development consent.*

Consistent with the Direction, consent authorities (including accredited certifiers) shall not issue a DA consent or a CDC that requires the applicant to pay a total monetary contribution amount that exceeds \$20,000 for each dwelling or lot.

4.2.3 Latest rates to be used

The section 7.11 contribution imposed on a development will reflect the latest, indexed contributions rates authorised by this plan.

The monetary section 7.11 contribution rates shown in **Table 3** reflect the contribution rates at the date that this plan commenced. These rates will be regularly adjusted for inflation and fluctuations in land values (see **Section 6.3**).

Applicants and accredited certifiers should inquire at the Council for information on the latest contribution rates.

4.2.4 Variation to section 7.11 contributions authorised by this plan

The consent authority, other than a private accredited certifier, may, after considering a written application, reduce the section 7.11 contribution otherwise calculated in accordance with the provisions of this plan.

An accredited certifier other than the Council cannot vary a section 7.11 contribution calculated in accordance with this plan, without Council's written approval.

A developer's request for variation to a contribution calculated in accordance with this plan must be supported by written justification included with the development application setting out the following, as relevant:

- the grounds on which the variation to the plan contribution is reasonable in the circumstances
- details and calculations showing that application of the plan's contribution rates results in an unreasonable contribution amount

- calculations showing that an alternative amount fairly reflects the net increase in demand for the infrastructure included in this plan.

The consent authority will not consider requests for reductions based solely on any perceived broader community benefit of the development.

4.3 Section 7.12 fixed development consent levies

This section of the plan applies only in respect to the calculation of section 7.12 levies for individual developments.

4.3.1 Determining the proposed cost of carrying out a development

Section 7.12 levies are calculated as a percentage of the cost of development.

[Clause 25J](#) of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

4.3.2 Cost Summary Report must accompany development application or complying development certificate

Where a section 7.12 levy is required under this plan in relation to a DA or application for a CDC, the application is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

Council will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by Council be considered inaccurate, Council may, at its sole discretion and at the applicant's cost, engage a person referred to in **Section 4.3.3** to review a Cost Summary Report submitted by an applicant.

4.3.3 Who may provide a Cost Summary Report?

The persons approved by the Council to provide an estimate of the proposed cost of carrying out development:

- where the applicant's estimate of the proposed cost of carrying out the development is \$750,000 or less – any building industry professional; or
- where the proposed cost of carrying out the development is more than \$750,000 – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Sample Cost Summary reports are available on Council's website.

4.4 Obligations of accredited certifiers

4.4.1 Complying development certificates

This plan requires that, in relation to an application made to an accredited certifier for a CDC:

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan
- the amount of the monetary contribution imposed is the amount determined in accordance with this section
- the terms of the condition be in accordance with this section.

Imposing a section 7.11 or a section 7.12 condition

The condition requiring either a section 7.11 or a 7.12 contribution is to align with the standard condition relating to development contributions under the schedules of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. [SEPP (E&C Codes) 2008]

In accordance with the SEPP (E&C Codes) 2008, the condition to be imposed in a CDC would be:

Evidence of payment of contributions

Sufficient evidence must be provided to the principal certifying authority before works begin to reasonably satisfy the principal certifying authority that any contribution required to be paid under section 7.11 or 7.12 of the Environmental Planning & Assessment Act in respect of the development has been paid.

Procedure for determining a section 7.11 contribution amount

The procedure for an accredited certifier to determine the amount of the section 7.11 monetary contribution for complying development is as follows:

1. If, and only if specified in writing in the application for a CDC, the applicant has requested a credit under section 7.11(6) of the EP&A Act such as that envisaged in **Section 2.9** of this plan, or an exemption or part or the whole of the development under **Section 2.6** of this plan, the accredited certifier must:
 - (a) make a request in writing to the Council for the Council's advice on whether the request is granted, or the extent to which it is granted; and
 - (b) in calculating the monetary contribution, comply with the Council's written advice or if no such advice has been received prior to the granting of the CDC refuse the applicant's request.
2. Determine the unadjusted contributions in accordance with the rates included in **Table 3** of this plan taking into account any exempted development specified in **Section 2.6** and any advice issued by the Council under paragraph 1(b) above.
3. Adjust the calculated contribution in accordance with **Section 6.3** to reflect the indexed cost of the provision of infrastructure.
4. Subtract any infrastructure demand credit advised by the Council under paragraph 1(b) for any assumed Local Infrastructure demand relating to existing development.

Terms of calculating a section 7.11 contribution

Contribution

The developer must make a monetary contribution to Willoughby City Council in the amount of \$[amount] for the purposes of the Local Infrastructure identified in the Willoughby Local Infrastructure Contributions Plan.

<i>Recoupment - open space and recreation</i>	\$ [amount]
<i>Recoupment - community facilities</i>	\$ [amount]
<i>Open space and recreation facilities</i>	\$ [amount]
<i>Active transport and public domain facilities</i>	\$ [amount]
<i>Plan administration</i>	\$ [amount]
Total	\$[amount]

Indexation

The monetary contribution must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$C_C \times CPI_P}{CPI_C}$$

Where:

$\$C_C$ = *the contribution amount shown in this certificate expressed in dollars*

CPI_P = *the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics (ABS) at the quarter immediately prior to the date of payment*

CPI_C = *the Consumer Price Index (All Groups Index) for Sydney as published by the ABS at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution*

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by section 136L of the Environmental Planning and Assessment Regulation 2000.

Deferred payments of contributions will not be accepted.

Works in kind agreement

This condition does not need to be complied with to the extent specified in any Planning Agreement involving works-in-kind agreement entered into between the developer and the Council.

Procedure for determining the section 7.12 levy amount

1. Ensure that the development is not subject to a section 7.11 contribution under this plan or any other contributions plan adopted by the Council and that remains in force.
2. Determine the section 7.12 levy in accordance with the Cost Summary Report prepared by or on behalf of the applicant under **Section 4.3** of this plan using the rates included in **Table 4** of this plan and taking into account any exempt development specified in **Section 2.6**.

Terms of calculating a section 7.12 contribution

Contribution

The developer must make a monetary contribution to Willoughby City Council in the amount of \$ [amount] for the purposes of the Local Infrastructure identified in the Willoughby Local Infrastructure Contributions Plan.

Indexation

The monetary contribution is based on a proposed cost of carrying out the development of \$ [amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:

$$\frac{\$Co \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$Co = the original development contribution determined by the Council based on a percentage of the cost of development as set out in the Contributions Plan

Current CPI = the Consumer Price Index (All Groups Index), Sydney, as published by the ABS at the quarter immediately prior to the date of payment

Base CPI = the Consumer Price Index (All Groups Index), Sydney, as published by the ABS at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution

Time for payment

The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 136L of the Environmental Planning and Assessment Regulation 2000.

Deferred payments of contributions will not be accepted.

Works in kind agreement

This condition does not need to be complied with to the extent specified in any Planning Agreement involving works-in-kind agreement entered into between the developer and the Council.

4.4.2 Construction certificates

It is the responsibility of an accredited certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a monetary contribution before work is carried out has been complied with in accordance with the CDC or development consent.

The accredited certifier must ensure that the applicant provides a receipt (or receipts) 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 EP&A Regulation. Failure to follow this procedure may render such a certificate invalid and expose the certifier to legal action.

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

5. How and when can a contribution requirement be settled?

5.1 Timing of payments

A monetary contribution required to be paid by a condition imposed on the development consent in accordance with this plan is to be paid at the time specified in the condition.

Generally, the condition will provide for payment as follows:

- For development where no further approvals area required – before the development consent is issued.
- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen plan).
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor.
- For works authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by [clause 136L](#) of the EP&A Regulation.

At the time of payment, it will be necessary for monetary contribution amounts to be updated in accordance with the relevant indexes (see **Section 6.3**).

5.2 Deferred or periodic payments

Council will not accept the deferred or periodic payment of a monetary contribution or levy imposed under this plan.

5.3 Can the contribution be settled by dedicating land or undertake works?

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in part or full satisfaction of a monetary contribution required by a condition of consent imposed under this plan.

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf delivering that infrastructure, then the developer can approach this either one of two ways:

- (a) The developer may offer to enter into a planning agreement to undertake works, make monetary contributions, dedicate land, or provide some other material public benefit. Planning agreements are the most appropriate mechanism for offers made prior to the issue of a development consent for the development.
- (b) If the developer has already received a development consent containing a condition requiring a monetary contribution, the developer may offer to undertake works in kind through a works in kind agreement, or offer to dedicate land through a land dedication agreement.

Any offer of works or land should be consistent with the relevant LEP and DCP applying to the land.

The decision to accept settlement of a contribution by way of works in kind or the dedication of land is at the sole discretion of Council.

5.3.1 Offers and agreements generally

Any offer for works in kind or other material public benefit shall be made in writing to the Council, and shall be made prior to the commencement of any works proposed as part of that offer. Retrospective works in kind agreements will not be accepted.

Works in kind or the dedication of land may be accepted by the Council under the following circumstances:

- Council will generally only accept offers of works or land that are items included in the schedule of Local Infrastructure in this plan, and
- Council determines that the works in kind are, or the land to be dedicated is, appropriate and meets a broad community need.

In assessing the request, Council will consider the following:

- The design of the facilities, and whether the design will result in facilities that are fit for purpose.
- The proposed works or land dedication will not constrain the future provision of facilities identified in the works schedule, or conflict with what Council has prioritised in this plan.

Plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant.

Should an offer of works in kind or land dedication be accepted, Council will negotiate with the applicant, as relevant, the following:

- an acceptable standard for workmanship and materials
- frequency of progress works inspections
- the program for completion of the works or the dedication of the land
- an appropriate defects liability period.

5.3.2 Reimbursement of works values in excess of contribution requirements

Council will consider reimbursing an applicant who provides works in kind with a value in excess of the monetary contribution payable by their development, under the following circumstances:

- The works in kind provided by the development are for a facility that is identified in this contributions plan and for which the development would have been required to pay a contribution.
- The amount of the reimbursement is limited to the value of the facility identified in the contributions plan, adjusted to reflect cost changes over time as allowed by this plan.
- The reimbursement will be drawn only from the monies available in the same contributions fund from which the facility would have normally been funded (i.e. monies available in the Willoughby Local Infrastructure Contributions Plan fund).

Where Council agrees to reimburse an applicant over a period of time the applicant will be required to enter into a deed of agreement with Council to establish the arrangements under which the reimbursement will be made.

6. Other administration matters

6.1 Relationship of this plan to other contributions plans

The following contributions plans are repealed by this plan:

- Chatswood CBD Section 94A Development Contributions Plan 2011
- Willoughby City Section 94A Plan Development Contributions Plan 2011

This plan however does not affect development consents applying to land in the Willoughby LGA containing conditions requiring contributions or levies under the above plans.

Contributions imposed on developments under the above plans and paid to or held by Council will be applied to completing the works schedules in those plans.

6.2 Savings and transitional arrangements

This plan applies to any Development Application (DA) or application for a Complying Development Certificate (CDC) lodged on and after the effective date of this plan, being 4 JULY 2019, the publishing date in the local newspaper notifying its adoption.

6.3 Adjustment of contributions to address the effects of inflation

To ensure that the value of contributions for the construction and delivery of infrastructure is not eroded over time by inflation or significant changes in land values, this plan authorises that contribution rates and the contribution amounts included in consents will be adjusted over time.

6.3.1 Section 7.11 contribution rates

Council will - without the necessity of preparing a new or amending contributions plan - make changes to the section 7.11 contribution rates set out in this plan to reflect quarterly movements in the Consumer Price Index (All Groups Index) for Sydney, as published by the Australian Bureau of Statistics.

The latest contribution rates will be published on the Council's website.

6.3.2 Contribution and levy amounts in consents

A section 7.11 monetary contribution amount required by a condition of development consent imposed in accordance with this plan will be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Similarly, a section 7.12 levy amount required by a condition of development consent is to be indexed between the date of the grant of the consent and the date on which the contribution is paid in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

6.4 Pooling of contributions funds

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The same priorities for the expenditure of these contributions will apply being those set out in **Appendix A** of this Plan.

6.5 Accountability and access to information

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

The register will be maintained at regular intervals and will include the following:

- Particulars sufficient to identify each development consent for which contributions have been sought
- Nature and extent of the contribution required by the relevant condition of consent
- Name of the contributions plan under which the condition of consent was imposed
- Date the contribution was received, for what purpose and the amount.

Separate accounting records will be maintained for each contribution type in this plan and published every year in Council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at Council's administration office and may be inspected upon request.

6.6 Modifications to Development Consents or CDC

Any revision to section 7.11 or 7.12 contributions can only be sought following a formal application, to modify a development consent under section 4.55 or CDC under section 4.30 of the EP&A Act and be supported by reasons for the request.

APPENDIX A

Infrastructure schedule and location maps

Willoughby Local Infrastructure Contributions Plan 2019

Recoupment - Open Space and Recreation

Appendix A - P.1 of 9

Ref	Item description 1	Item description 2	Project reference	Cost	Nexus	Residential demand (Y/N)	Non residential demand (Y/N)	Demand (equivalent residents)	Contribution rate per equivalent resident	Year completed
Capital works to increase carrying capacity										
R1	Naremburn Park	New perimeter paths + links & accessible parking. Widen Dalley's Rd entrance and install ramp.	Masterplan	\$ 73,746	Benefits all future residents & workers	Y	Y	101594	\$ 0.73	2012-16
R2	Northbridge Park (Bonds Corner)	Existing pavilion replaced with a new group pavilion with BBQ facilities near the Men's Shed	Masterplan	\$ 50,000	Benefits all future residents & workers	Y	Y	101594	\$ 0.49	2012-13
R3	Warrane Reserve	Park upgrade	Open Space & Rec Plan 2013	\$ 252,750	Benefits all future residents & workers	Y	Y	101594	\$ 2.49	2012-16
R4	Bicentennial Baseball Diamond	New oval floodlights	Open Space & Rec Plan 2013	\$ 12,955	Benefits all future residents & workers	Y	Y	101594	\$ 0.13	2013-14
R7	Marlow St Reserve	Entrance pathways & steps upgrades		\$ 20,000	Benefits all future residents & workers	Y	Y	101594	\$ 0.20	2013-14
R8	Kenneth Slessor Park	Park upgrade	Open Space & Rec Plan 2013	\$ 86,668	Benefits all future residents & workers	Y	Y	101594	\$ 0.85	2013-16
R9	Thomson Park	Synthetic oval surface + upgrades to cricket practice nets, sports lighting, ball court, fencing	Masterplan	\$ 1,103,558	Benefits all future residents & workers	Y	Y	101594	\$ 10.86	2013-16
R11	Greville St Reserve Oval	Regrade & renew oval surface to improve drainage	Open Space & Rec Plan 2013	\$ 32,000	Benefits all future residents & workers	Y	Y	101594	\$ 0.31	2015-16
R12	Alan Hyslop Oval	New drainage system	Open Space & Rec Plan 2013	\$ 101,425	Benefits all future residents & workers	Y	Y	101594	\$ 1.00	2015-16
R13	Northbridge Park (Bonds Corner)	Dirt bike track upgrade	Masterplan	\$ 20,000	Benefits all future residents & workers	Y	Y	101594	\$ 0.20	2015-16
R14	Northbridge Park (Bonds Corner)	New playground	Masterplan	\$ 102,900	Benefits all future residents & workers	Y	Y	101594	\$ 1.01	2015-17
R15	Kenneth Slessor Park	New playground	Open Space & Rec Plan 2013	\$ 72,062	Benefits all future residents & workers	Y	Y	101594	\$ 0.71	2015-17
R16	Lowanna Park	Install fence to separate dog exercise area & playground		\$ 34,113	Benefits all future residents & workers	Y	Y	101594	\$ 0.34	2015-17
R17	Beauchamp Park	Upgrade lighting next to park footpaths	Masterplan	\$ 111,305	Benefits all future residents & workers	Y	Y	101594	\$ 1.10	2015-17
R18	Alan Hyslop Oval	New oval floodlights	Open Space & Rec Plan 2013	\$ 66,753	Benefits all future residents & workers	Y	Y	101594	\$ 0.66	2015-17
R19	Castle Cove Park	Dirt bike track upgrade		\$ 55,000	Benefits all future residents & workers	Y	Y	101594	\$ 0.54	2015-17
R20	Castle Cove Park	New perimeter path	Masterplan	\$ 180,000	Benefits all future residents & workers	Y	Y	101594	\$ 1.77	2015-17
R21	Bicentennial Baseball Diamond	Upgrade drainage, irrigation & surface	Open Space & Rec Plan 2013	\$ 286,563	Benefits all future residents & workers	Y	Y	101594	\$ 2.82	2016-17
R22	Chatswood Rotary War Memorial Athletics Field	Upgrade drainage, irrigation & surface	Open Space & Rec Plan 2013	\$ 534,035	Benefits all future residents & workers	Y	Y	101594	\$ 5.26	2016-17
R23	Artarmon Reserve	Upgrade toilets	Masterplan	\$ 200,000	Benefits all future residents & workers	Y	Y	101594	\$ 1.97	
R24	Northbridge Park	Upgraded pavilion to contain public toilets, changerooms, sports equipment storage, meeting room and kiosk.	Masterplan	\$ 150,000	Benefits all future residents & workers	Y	Y	101594	\$ 1.48	
R26	Willoughby Park	Upgrade change rooms and existing kiosk	Masterplan	\$ 60,000	Benefits all future residents & workers	Y	Y	101594	\$ 0.59	
R27	Chatswood High School	Convert oval surface to synthetic + upgrades to cricket practice nets, sports lighting, carpark, ball courts, changerooms	Open Space & Rec Plan 2013	\$ 73,246	Benefits all future residents & workers	Y	Y	101594	\$ 0.72	2013-18
R28	Naremburn Oval 1&2	Upgrade irrigation (incl pump & tank), drainage, oval surface.		\$ 643,296	Benefits all future residents & workers	Y	Y	101594	\$ 6.33	2016-18
R29	Chatswood Oval	Upgrade pumps, tanks & irrigation system		\$ 250,000	Benefits all future residents & workers	Y	Y	101594	\$ 2.46	2017-18
R30	Willoughby Park	Extension of perimeter path & assoc works		\$ 184,309	Benefits all future residents & workers	Y	Y	101594	\$ 1.81	2016-17
R31	Northbridge Oval	Planning & implementation synthetic surface renewal		\$ 638,626	Benefits all future residents & workers	Y	Y	101594	\$ 6.29	2017-18
R32	Courts 2,3,4 The Willis -Court Resurfacing	Courts 2,3,4 - worked together. Tree root removed, sub base leveled & replace synthetic grass, sand fill, work on drainage grates		\$ 67,703	Benefits all future residents & workers	Y	Y	101594	\$ 0.67	2017-18
R33	Courts 5 & 6 The Willis - Court Resurfacing	Courts 5 & 6 worked together. Sub base leveled & replace synthetic grass, sand fill, work on drainage grates		\$ 50,500	Benefits all future residents & workers	Y	Y	101594	\$ 0.50	2017-18
R34	Cortile Reserve	Playground renewal		\$ 100,000	Benefits all future residents & workers	Y	Y	101594	\$ 0.98	2017-18
R35	The Bailey	Playground renewal + Work identified in Landscape Improvement Plan, stage 2 - new embankment slide, spinner, rockers.		\$ 99,815	Benefits all future residents & workers	Y	Y	101594	\$ 0.98	2017-18
R36	Lowanna Park	Playground renewal		\$ 150,000	Benefits all future residents & workers	Y	Y	101594	\$ 1.48	2017
R37	View Street Park	Playground renewal		\$ 55,360	Benefits all future residents & workers	Y	Y	101594	\$ 0.54	2017
R38	Northbridge Baths	Pulse project 300935 - replace stinger & shark nets		\$ 52,545	Benefits all future residents & workers	Y	Y	101594	\$ 0.52	2018
TOTALS				\$ 5,971,233					\$ 58.78	

Willoughby Local Infrastructure Contributions Plan 2019
Recoupmment - Community Facilities

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Ref	Item	Description	Cost	Nexus	Residential demand (Y/N)	Non residential demand (Y/N)	Demand (equivalent residents)	Contribution rate per equivalent resident	Year completed
RC1	The Concourse	Performance venues	\$ 86,323,084	Benefit population of approx 200,000 residents	Y	N	200000	\$ 431.62	2011
RC2	The Concourse	Library	\$ 34,678,496	Benefit population LGA residents and CBD workforce	Y	Y	92599	\$ 374.50	2011
RC3	The Concourse	Art Space	\$ 552,269	Benefit population LGA residents and CBD workforce	Y	Y	92599	\$ 5.96	2011
RC4	The Concourse	Podium open space	\$ 27,170,626	Benefit population LGA residents and CBD workforce	Y	Y	92599	\$ 293.42	2011
TOTALS			\$ 148,724,475					\$ 1,105.51	

Ref	Item description 1	Item description 2	Works cost	Nexus	Residential demand (Y/N)	Non residential demand (Y/N)	Demand (equivalent residents)	Contribution rate per equivalent resident	Priority	Staging/timing*
Strategic land acquisitions to meet additional needs for open space										
OS1	Strategic additions to open space network	Increase the amount of developed open space in the areas of highest projected population growth	\$ 38,000,000	LGA population & Chatswood CBD workers growth to 2032	Y	Y	12044	\$ 3,155.20		As funding allows
Capital works to increase carrying capacity										
(a) Outdoor sports facilities										
OS3	Bicentennial Oval	New oval lights	\$ 235,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 18.39	A	before 2023
OS4	Mowbray PS Oval	New oval lights	\$ 235,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 18.39	A	before 2023
OS6	Chatswood Rotary War Memorial Athletics Field	Upgrade oval lights to meet Australian Standards	\$ 300,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 23.47	A	before 2023
OS7	Bicentennial Oval	Upgrade drainage, irrigation (incl pump & tank) & oval surface.	\$ 430,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 33.64	A	before 2023
OS8	Beauchamp Park	Upgrade oval tank, pump and irrigation. Resurface perimeter drain with bitumen	\$ 390,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 30.51	A	before 2023
OS11	Willoughby Oval 1 & Alan Hyslop Oval	Upgrade drainage to No 1 and drainage laterals to No2 , irrigation and tank for No 1 & oval surface to couch for No 1 and No 1	\$ 465,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 36.38	A	before 2023
OS12	Bales Park Oval	Upgrade drainage, irrigation (incl pump & tank) & oval surface	\$ 485,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 37.95	A	before 2023
OS13	Artarmon Oval	Upgrade drainage, irrigation (incl pump & tank) & oval surface.	\$ 595,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 46.55	A	before 2023
OS14	Mowbray PS Oval	Upgrade oval drainage system, renew irrigation (incl pump & tank) and oval surface, realign/upgrade centre wicket.	\$ 360,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 28.17	A	before 2023
OS15	Willoughby Girls HS	New oval lights, conversion oval surface to synthetic. Contribution to oval upgrade.	\$ 2,520,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 197.17	A	before 2023
OS16	OH Reid Oval	Upgrade drainage, irrigation & oval surface, install water tank & pump	\$ 315,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 24.65	A	before 2023
OS17	Greville St new lights	New oval lights	\$ 130,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 10.17	A	before 2023
OS18	Bonds Cnr new lights	New court lights	\$ 14,200	LGA resident & workers growth to 2032	Y	Y	12781	\$ 1.11	A	before 2023
OS19	Greville Street Oval	New water tank & pump	\$ 50,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 3.91	A	before 2023
OS20	OH Reid Reserve	New oval lights	\$ 235,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 18.39	A	before 2023
OS26	The Willis Sports Centre	Upgrade futsal courts including construction of permanent specialist undersurface and increased security. Upgrade Court 1 for use by wheelchair sports.	\$ 255,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 19.95	A	before 2023
(b) Playground upgrades and new										
OS27	Muston Park	Playground upgrade	\$ 250,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 19.56	A	before 2023
OS28	Market Gardens	New playground	\$ 255,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 19.95	A	before 2023
OS29	Naremburn Park	Playground upgrade incl new equipment for 6-12 year olds, fence, furniture	\$ 300,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 23.47	A	before 2023
(c) Parks and recreation - general										
OS30	The Haven Amphitheatre	New outdoor stage, undercroft and access ramp	\$ 1,286,565	LGA resident & workers growth to 2032	Y	Y	12781	\$ 100.67	A	before 2023
OS32	Muston Park	New group picnic/seating area, BBQ, tap/bubbler next to amenities block. Plant under existing trees . Construct new path between amenities block & playground.	\$ 75,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 5.87	A	before 2023
OS34	Muston Park	Reconstruct wall at Penshurst St entrance to create visual barrier, provide 2 new side paths. Upgrade path width Penshurst St to Eden St. Plant new hedge along Penshurst St. Install new section of fence & low hedge in n'strip.	\$ 100,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 7.82	A	before 2023

Ref	Item description 1	Item description 2	Works cost	Nexus	Residential demand (Y/N)	Non residential demand (Y/N)	Demand (equivalent residents)	Contribution rate per equivalent resident	Priority	Staging/timing*
OS35	Muston Park	Install new entry sign at Warrah St entrance and four new low, hooded solar lights along path. Provide new seat with back and armrests midway along new path.	\$ 10,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 0.78	A	before 2023
OS36	Muston Park	New concrete boardwalk between Warrah St & park behind 391 Penshurst St. Continue new path to existing footbridge over Scotts Creek. Remove Euc next to pit. Investigate relocating power pole Warrah St/Warrah Lane.	\$ 100,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 7.82	A	before 2023
OS37	Muston Park	5 new pavilions with lighting if required. New sign, retaining walls, handrails & steps. Excavate, drain and reurf grassed area to provide extra level grassed area. New paving under walkways, 3 new seats, Angophora in planter box. Screening if required	\$ 400,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 31.30	A	before 2023
OS38	Beauchamp Park	Repair path, new spectator seating. Demolish steps cnr b'ball court, provide access. New path between pavilion & Rose St. Demolish existing spectator seating & paths nth of pavilion. Replace Cotoneaster hedge.	\$ 355,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 27.78	A	before 2023
OS39	Pocket Parks (eg Day St Cnr, Gorman St Reserve)	Formulate & implement upgrade plan	\$ 30,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 2.35	A	before 2023
OS40	Naremburn Park	Improve lighting at the entrance points. Improve lighting for pedestrians and bocce players near bocce courts and netball courts. Improve lighting along "bushland corridor" (between carpark and railway line) for security.	\$ 70,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 5.48	A	before 2023
OS41	Thomson Park	New picnic area in the park to include a group picnic shelter, barbecue facilities, garbage bins, accessible drinking fountains and seating.	\$ 65,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 5.09	A	before 2023
OS42	Thomson Park	Provide bike racks at each end of the park.	\$ 5,200	LGA resident & workers growth to 2032	Y	Y	12781	\$ 0.41	A	before 2023
OS43	Naremburn Park	New BBQ at Ella Street entrance.	\$ 15,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 1.17	A	before 2023
OS44	Castle Cove Park	Review the locations of seats and garbage bins throughout the site. Provide additional or relocate existing if required. Install new picnic shelter and all access bubbler.	\$ 36,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 2.82	A	before 2023
OS45	Chatswood Rotary War Memorial Athletics Field	Implement Masterplan	\$ 1,500,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 117.37	A	before 2023
OS46	Muston Park	New group picnic area with shelter, BBQ, bubbler, tap and bins on north side of creek.	\$ 75,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 5.87	A	before 2023
OS47	Muston Park	Turning circle nth end Eden Street. Install new bollards, retaining wall, wall & paving to form viewing area. Relocate shared walk/cycle path away from corner. Planting to frame new entry, provide shade & screen houses.	\$ 100,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 7.82	A	before 2023
OS48	Northbridge Park	Develop pedestrian accessways as part of a larger system to provide access across the site. Three clear entry points to create a stronger identity for the park. Bus stop relocations and wombat crossings.	\$ 250,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 19.56	A	before 2023
OS49	Bales Park	Implement Masterplan	\$ 500,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 39.12	B	before 2023
OS50	Beauchamp Park	New path to proposed oval viewing platform. New stairs E. side of oval. Replace casuarinas on either side of the structure. Plant embankment . Underplant existing trees on east side of oval.	\$ 185,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 14.48	A	before 2023

Ref	Item description 1	Item description 2	Works cost	Nexus	Residential demand (Y/N)	Non residential demand (Y/N)	Demand (equivalent residents)	Contribution rate per equivalent resident	Priority	Staging/timing*
OS51	Thomson Park	Replace the existing individual seats at the northern end of the sportsground with a tiered seating area.	\$ 75,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 5.87	A	before 2023
OS52	Willoughby Park	New wide staircase behind bowling club giving direct access to park	\$ 100,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 7.82	A	before 2023
OS53	Thomson Park	Increase the shrub planting and seating opportunities throughout the park	\$ 20,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 1.56	A	before 2023
OS54	Cleland Park	Work identified in Landscape Improvement Plan for park area was completed 2008. Additional plan needed for adjoining tennis courts, Scout/Girl Guide Hall, carpark areas. Footpaths need connections, disposals, repairs.	\$ 50,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 3.91	A	before 2023
OS55	Talus St Reserve	Formulate & implement Talus Landscape Improvement Plan.	\$ 100,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 7.82	A	before 2023
OS56	Thomson Park	Improve the access between the park and the school, subject to future Artarmon Public School Master Plan.	\$ 25,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 1.96	A	before 2023
OS57	Naremburn Park	Provide seating walls along the path, rendered to match the Scout Hall and proposed pavilion	\$ 30,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 2.35	A	before 2023
OS58	Thomson Park	Provide a footpath link to the stone amphitheatre to encourage use as a passive recreation space. Provide a footpath link to formalise the track between the school footpath and the south-eastern park entrance.	\$ 6,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 0.47	A	before 2023
OS59	Naremburn Park	New fence along Ella Street boundary to match the existing playground fence. Provide new open ended fence along Station st to match existing playground fence	\$ 70,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 5.48	A	before 2023
OS60	Naremburn Park	Provide a picnic shelter for the playground. Install seating and a covered picnic table in the extended play area. Upgrade picnic area with covered picnic shelters. Provide positive signage for activities to do in the park.	\$ 70,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 5.48	A	before 2023
OS62	Muston Park	Entry Douglas Ave new wall & sign. Replace vehicular gate with removable bollard. Plant trees Douglas Ave. Relocate walk/cycle path, plant trees & shrubs. Install 2 solar lights along path. New path to join main path to Willoughby Hostel.	\$ 100,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 7.82	B	before 2023
OS63	Artarmon Reserve	Implement Artarmon Reserve Masterplan review	\$ 450,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 35.21	B	between 2023 & 2028
OS64	Castle Cove Park	Remove galvanised fence along Holly St and replace with hardwood bollards. Extend bollards along grass verge with layback kerb. Formalise the main Holly Street entrance by providing entry markers. Improve the secondary park entrance from Holly Street by providing sandstone steps into the park.	\$ 40,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 3.13	B	between 2023 & 2028
OS65	Hallstrom Point Park	Formulate & implement Hallstrom Point Landscape Improvement Plan.	\$ 50,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 3.91	B	between 2023 & 2028
OS66	Muston Park	Construct right-angled parking (7 cars) at the southern end of the park.	\$ 75,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 5.87	B	between 2023 & 2028
OS67	Thomson Park	Increase parking opportunities for the park and provide 12 No. off-street carparking spaces off Reserve Road at the south-western corner of the park.	\$ 150,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 11.74	B	between 2023 & 2028
OS68	Northbridge Park	Reconstruct existing sandstone retaining wall with wide steps for grandstand seating	\$ 1,500,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 117.37	C	after 2028
OS69	Taylors Lane Park	Formulate & implement Taylors Landscape Improvement Plan.	\$ 100,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 7.82	B	between 2023 & 2028
OS70	Naremburn Park	New exercise station	\$ 60,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 4.69	C	after 2028
OS71	Muston Park	New exercise station north side of creek	\$ 60,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 4.69	C	after 2028

Ref	Item description 1	Item description 2	Works cost	Nexus	Residential demand (Y/N)	Non residential demand (Y/N)	Demand (equivalent residents)	Contribution rate per equivalent resident	Priority	Staging/timing*
OS72	Thomson Park	New exercise station	\$ 60,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 4.69	C	after 2028
OS73	Thomson Park	New exercise station	\$ 60,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 4.69	C	after 2028
OS77	Northbridge Park	Mens Shed - extend existing building to provide additional workspace and storage of tools and equipment	\$ 200,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 15.65	B	between 2023 & 2028
OS81	Warners Park	Convert bowling green to passive recreation area	\$ 100,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 7.82	A	before 2023
(d) Aquatic and indoor sports facilities										
OS82	Willoughby Leisure Centre	Replacement and upgrade facilities preliminary project cost \$23.8 million - assumed that 25% of the project represents increase in carrying capacity	\$ 5,950,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 465.55	A	before 2023
OS83	Gore Hill Park indoor sports courts	1 court to meet the needs of population growth	\$ 7,500,000	LGA resident & workers growth to 2032	Y	Y	12781	\$ 586.83	B	between 2023 & 2028
Capital works - other										
(a) Outdoor sports facilities										
OS85	Various sites	Centre synthetic wicket surfaces.	\$ 10,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.10	A	throughout plan life
OS86	Various sites	Bulk reglobe of oval lights	\$ 30,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.30	A	throughout plan life
OS87	Northbridge Oval	Planning & implementation synthetic surface renewal	\$ 715,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 7.04	A	before 2023
OS88	Northbridge Oval	Planning & implementation synthetic surface renewal	\$ 715,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 7.04	B	between 2023 & 2028
OS90	Chatswood High School Oval	Planning & implementation synthetic surface renewal	\$ 530,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 5.22	B	between 2023 & 2028
OS91	Chatswood High School Oval	Planning & implementation synthetic surface renewal	\$ 530,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 5.22	C	after 2028
OS92	Thomson Park Oval	Planning & implementation synthetic surface renewal	\$ 350,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 3.45	B	before 2023
OS93	Thomson Park Oval	Planning & implementation synthetic surface renewal	\$ 350,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 3.45	C	after 2028
OS94	Thomson Park Oval	Planning & implementation synthetic surface renewal	\$ 230,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.26	A	before 2023
OS95	WGHS Oval	Planning & implementation synthetic surface renewal	\$ 230,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.26	B	between 2023 & 2028
OS96	WGHS Oval	Planning & implementation synthetic surface renewal	\$ 230,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.26	C	after 2028
OS97	Gore Hill Oval	Planning & implementation synthetic surface renewal	\$ 1,000,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 9.84	B	between 2023 & 2028
OS98	Gore Hill Oval	Planning & implementation synthetic surface renewal	\$ 1,000,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 9.84	C	after 2028
OS99	Naremburn Park Courts x1	Renew bitumen playing surfaces both courts.	\$ 80,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.79	A	before 2023
OS100	Beauchamp Park Court	Renew bitumen playing surface & lights.	\$ 60,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.59	A	before 2023
OS101	Mowbray PS cricket nets upgrade	Renew cricket practice nets fencing and bays	\$ 45,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.44	A	before 2023
OS102	Chatswood Croquet	Renew irrigation (incl pump & tank) & oval surface	\$ 15,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.15	A	before 2023
OS103	Rotary Athletics Field	Implementation - renew 3 pumps & 2 water tanks.	\$ 135,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.33	A	before 2023
OS104	Castle Cove Oval	Implementation - renew pump & water tank.	\$ 60,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.59	A	before 2023
OS105	Alan Hyslop Oval (Willoughby Oval 2)	Renew oval irrigation system	\$ 93,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.92	B	between 2023 & 2028
OS106	Artarmon Oval	Renew oval irrigation system	\$ 260,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.56	C	after 2028
OS107	Bales Oval	Renew oval irrigation system	\$ 210,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.07	C	after 2028
OS108	Beauchamp Oval	Renew oval irrigation system	\$ 190,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.87	B	between 2023 & 2028
OS109	Bicentennial Baseball	Renew oval irrigation system	\$ 225,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.21	B	between 2023 & 2028
OS110	Bicentennial Baseball	Renew oval irrigation system	\$ 225,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.21	C	after 2028
OS111	Castle Cove Oval	Renew oval irrigation system	\$ 265,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.61	B	between 2023 & 2028
OS112	Chatswood Oval	Renew oval irrigation system	\$ 250,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.46	B	between 2023 & 2028
OS113	Greville Street Oval	Renew oval irrigation system	\$ 27,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.27	C	after 2028
OS114	Mowbray Public	Renew oval irrigation system	\$ 125,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.23	C	after 2028
OS115	O.H. Reid Oval	Renew oval irrigation system	\$ 140,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.38	C	after 2028
OS116	Naremburn Basketball Netball	Renew court surface	\$ 37,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.36	C	after 2028
OS117	Thomson Basketball	Renew court surface	\$ 37,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.36	C	after 2028
OS118	Beauchamp Basketball Netball	Renew court surface	\$ 37,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.36	C	after 2028

Ref	Item description 1	Item description 2	Works cost	Nexus	Residential demand (Y/N)	Non residential demand (Y/N)	Demand (equivalent residents)	Contribution rate per equivalent resident	Priority	Staging/timing*
(a) Sports Courts										
OS119	Northbridge Park (Bonds Corner) Sports Courts	Renew court surface	\$ 37,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.36	C	after 2028
OS120	Bicentennial Netball x 9	Renew court surface	\$ 333,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 3.28	C	after 2028
OS121	Bicentennial Netball x 8	Renew court surface	\$ 296,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.91	C	before 2023
OS122	Chatswood High	Renew surface of basketball and netball courts	\$ 37,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.36	C	after 2028
OS125	The Willis Courts	Courts 7,8,9 & 10. Sub base leveled & replace synthetic grass, sand fill, work on drainage grates	\$ 50,500	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.50	B	before 2023
OS126	The Willis Top Courts Fencing	Fencing to be replaced on all courts - 1-9	\$ 250,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.46	A	before 2023
OS127	The Willis Lower & Futsal Courts Fencing	Fencing to be replaced on all courts - 11 - 14	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	A	before 2023
OS128	The Willis Key Pad entry & Book a Court system	Installing key pad entry gates and booking software	\$ 6,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.06	A	before 2023
OS129	The Willis Concrete areas	Concrete new areas and pathways within the facility	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	A	before 2023
OS131	Cleland Tennis Park - Resurfacing	Courts 1,2,3. Sub base leveled & replace synthetic grass, sand fill, work on drainage grates. May require tree root barrier.	\$ 80,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.79	A	before 2023
(b) Playgrounds										
OS140	Artarmon Reserve	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	A	before 2023
OS141	Warners Park	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	A	before 2023
OS142	Thomson Park	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	A	before 2023
OS143	Jersey Road Reserve & Kids Cottage	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	A	before 2023
OS144	Willoughby Park	Playground renewal	\$ 275,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.71	A	before 2023
OS145	Stoker Playground	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	A	before 2023
OS146	Denawen Park	Playground renewal	\$ 150,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.48	A	before 2023
OS147	Naremburn Park	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	A	before 2023
OS148	Bales Park	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	A	before 2023
OS149	Wickham Park	Playground renewal	\$ 80,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.79	A	before 2023
OS150	Cleland Park	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	B	between 2023 & 2028
OS151	Sanders Park	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	B	between 2023 & 2028
OS152	Sutherland Park	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	B	between 2023 & 2028
OS153	St Peters Green	Playground renewal	\$ 24,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.24	B	between 2023 & 2028
OS154	OH Reid Reserve	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	B	between 2023 & 2028
OS155	Kingsford Smith Park	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	B	between 2023 & 2028
OS156	Bicentennial Netball	Playground renewal	\$ 65,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.64	B	between 2023 & 2028
OS157	Hotham Street Reserve	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	B	between 2023 & 2028
OS158	Clive Park	Playground renewal	\$ 22,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.22	B	between 2023 & 2028
OS159	East Willoughby Preschool	Playground renewal	\$ 27,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.27	B	between 2023 & 2028
OS160	Dawson Street Reserve	Playground renewal	\$ 85,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.84	B	between 2023 & 2028
OS161	Beauchamp Park	Playground renewal	\$ 300,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.95	B	between 2023 & 2028
OS162	Naremburn Library (front)	Playground renewal	\$ 20,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.20	C	after 2028
OS163	Cambridge Park	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	C	after 2028
OS164	Linden Way Reserve	Playground renewal	\$ 80,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.79	C	after 2028
OS165	Marlow Street Reserve	Playground renewal	\$ 80,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.79	C	after 2028
OS166	Robert Street Park	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	C	after 2028
OS167	Warrane Reserve	Playground renewal	\$ 90,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.89	C	after 2028
OS168	Castle Cove Park	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	C	after 2028
OS169	Bartels Park	Playground renewal	\$ 80,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.79	C	after 2028
OS170	Scott Crescent Reserve	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	C	after 2028
OS171	Kenneth Slessor Park	Playground renewal	\$ 80,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.79	C	after 2028
OS172	Hallstrom Park	Playground renewal	\$ 400,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 3.94	C	after 2028

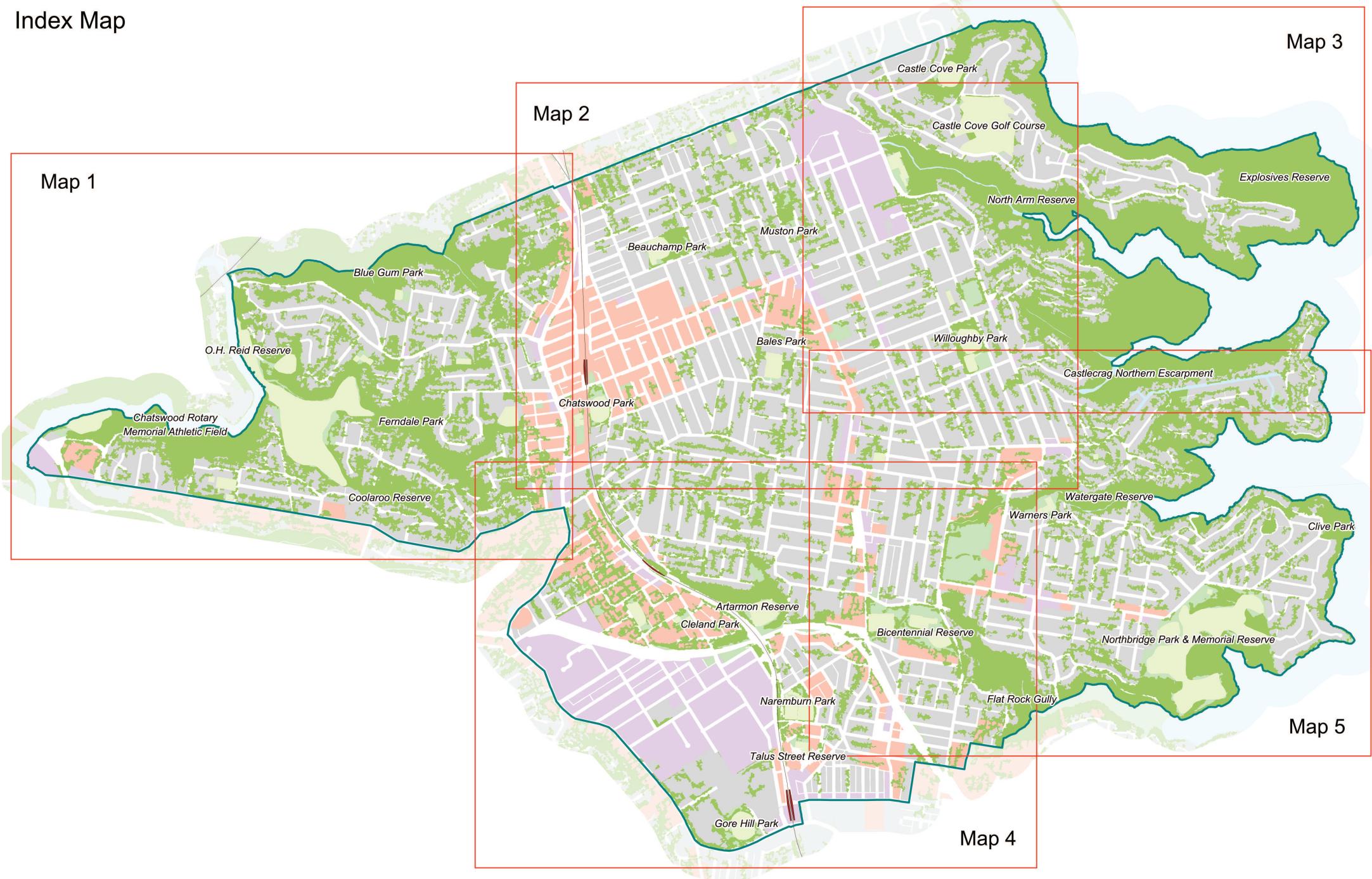
Ref	Item description 1	Item description 2	Works cost	Nexus	Residential demand (Y/N)	Non residential demand (Y/N)	Demand (equivalent residents)	Contribution rate per equivalent resident	Priority	Staging/timing*
OS173	Chatswood Park	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	C	after 2028
OS174	Greville Street Reserve	Playground renewal	\$ 80,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.79	C	after 2028
OS175	John Roche Playground	Playground renewal	\$ 195,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.92	C	after 2028
OS176	Campbell Park	Playground renewal	\$ 150,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.48	C	after 2028
OS177	Northbridge Park - Bonds Corner	Playground renewal	\$ 180,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.77	C	after 2028
OS178	Lowanna Park	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	C	after 2028
OS179	Cortile Reserve	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	C	after 2028
OS180	The Bailey	Playground renewal	\$ 100,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.98	C	after 2028
OS181	Thomson Park	Playground renewal	\$ 150,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.48	C	after 2028
OS182	View Street Park	Playground renewal	\$ 80,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.79	C	after 2028
OS183	Muston Park	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	C	after 2028
OS184	Market Gardens	Playground renewal	\$ 250,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.46	C	after 2028
OS185	Artarmon Reserve	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	C	after 2028
OS186	Warners Park	Playground renewal	\$ 120,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.18	C	after 2028
OS187	Jersey Road Reserve & Kids Cottage	Playground renewal	\$ 200,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.97	C	after 2028
(c) Parks and recreation - general										
OS191	Naremburn Park	New night lighting to provide additional security in carpark.	\$ 30,000	Total LGA resident and worker population in 2032	Y	Y	101594	\$ 0.30	B	between 2023 & 2028
OS192	Naremburn Park	Reduce car parking by 8 cars to allow for new entrance to bocce courts. Define entrance to bocce courts with a covered open pavilion, indigenous planting and painted bitumen. Link new bocce courts entrance to circuit track.	\$ 70,000	Total LGA resident and worker population in 2032	Y	Y	101594	\$ 0.69	B	between 2023 & 2028
OS193	Beauchamp Park	Resurface the existing bitumen to the access road and the area between the pavilion and oval to denote a shared pedestrian/vehicle zone. Reduce carpark to 10 carspaces. Provide more grass in front of pavilion and reduce impact of cars.	\$ 80,000	Total LGA resident and worker population in 2032	Y	Y	101594	\$ 0.79	B	between 2023 & 2028
OS195	Thomson Park	Upgrade or replace the existing public toilets and sports pavilion to comply with the current Australian Standards	\$ 550,000	Total LGA resident and worker population in 2032	Y	Y	101594	\$ 5.41	C	after 2028
OS196	Beauchamp Park	Subject to consultation, renovate the pavilion to provide enlarged hall, new verandah, kiosk/kitchen, steps, storage space and improved disabled access.	\$ 250,000	Total LGA resident and worker population in 2032	Y	Y	101594	\$ 2.46	C	after 2028
OS197	Beauchamp Park	Install rainwater tanks on lower level for toilet flushing	\$ 30,000	Total LGA resident and worker population in 2032	Y	Y	101594	\$ 0.30	C	after 2028
OS198	Beauchamp Park	Proposed new unisex toilet near existing sewer line to service playground and lower section of park	\$ 100,000	Total LGA resident and worker population in 2032	Y	Y	101594	\$ 0.98	C	after 2028
(d) Other facilities										
OS201	Northbridge Baths	Pulse project no 300041 - Northbridge Baths Renewal	\$ 2,300,000	Total LGA resident and worker population in 2032	Y	Y	101594	\$ 22.64	A	before 2023
OS203	Sea walls (various)	4/4.8 Implement appropriate upgrades to existing sea walls to facilitate access by small watercraft at Willis Rd, Castle Cove and Figtree Point on Long Bay, Northbridge	\$ 200,000	Total LGA resident and worker population in 2032	Y	Y	101594	\$ 1.97	B	before 2023
OS204	Bushland walking track facilities	Projected 15-year expenditure based on recent annual allocations	\$ 5,250,000	Total LGA resident and worker population in 2032	Y	Y	101594	\$ 51.68	A	throughout plan life
Total all facilities				\$ 93,126,465				\$ 5,748.33		

* subject to change, depending on budget and asset condition changes

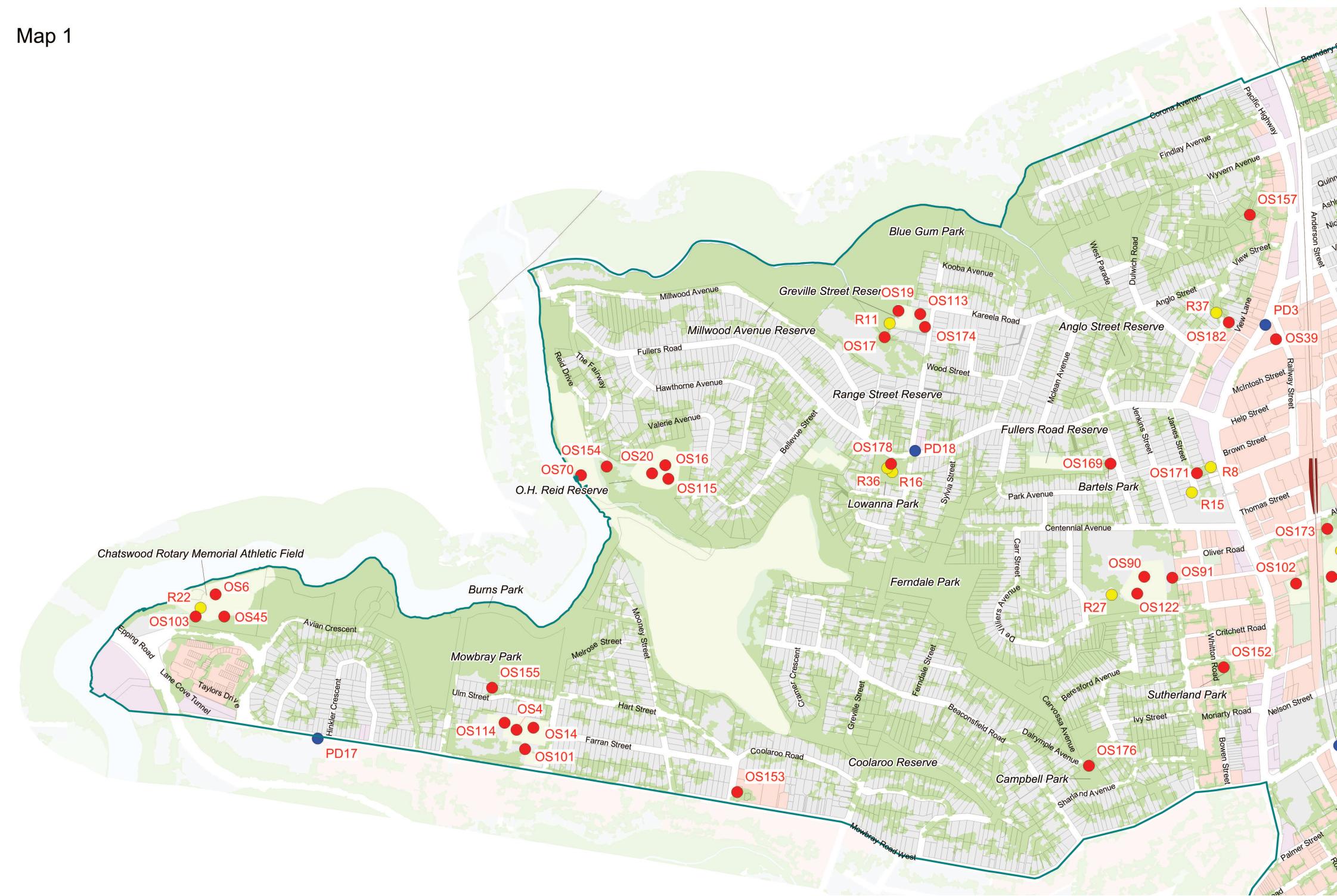
Active Transport and Public Domain

Ref	Item	Description	Works cost	Nexus	Residential demand (Y/N)	Non residential demand (Y/N)	Demand (equivalent residents)	Contribution rate per equivalent resident	Priority	Staging/timing*
(a) Bikeways										
PD1	Railway Corridor - 4200m (NS1)	Shared path, signage and linemarking, cycle lanterns	\$ 3,836,770	Total LGA residents and workers in 2032	Y	Y	101594	\$ 37.77	B	before 2023
PD2	Victoria Avenue / Chatswood CBD - 1070m (EW1)	Bi-directional cycleway, signalised intersection treatment, shared environment intersection, bent-out intersection treatment, Endeavour St contra-flow, cycle lanterns	\$ 1,718,890	Total LGA residents and workers in 2032	Y	Y	101594	\$ 16.92	B	before 2023
PD3	Pacific Highway Shared Path - 3400m (O1)	Shared path, signage and linemarking, cycle lanterns	\$ 3,134,480	Total LGA residents and workers in 2032	Y	Y	101594	\$ 30.85	B	before 2023
SUB TOTAL			\$ 8,690,140					\$ 85.54		
(b) Public Domain										
PD4	Northbridge (Sailors Bay/Strathallen)	2909.86sqm pedestrian upgrade	\$ 1,163,944	Total LGA residents and workers in 2032	Y	Y	101594	\$ 11.46	A	between 2019 & 2030
PD5	Victoria Ave/Penshurst St	3856.12 sqm pedestrian area upgrade	\$ 1,542,448	Total LGA residents and workers in 2032	Y	Y	101594	\$ 15.18	A	between 2019 & 2030
PD6	Artarmon (Hampden/Elizabeth)	3500.6 pedestrian area upgrade	\$ 1,400,240	Total LGA residents and workers in 2032	Y	Y	101594	\$ 13.78	B	between 2019 & 2030
PD7	Penshurst/Mowbray/Willoughby	2289.28sqm pedestrian area upgrade	\$ 915,712	Total LGA residents and workers in 2032	Y	Y	101594	\$ 9.01	B	between 2019 & 2030
PD8	Willoughby (Willoughby/Frenchs)	1792sqm pedestrian area upgrade	\$ 716,800	Total LGA residents and workers in 2032	Y	Y	101594	\$ 7.06	B	between 2019 & 2030
PD9	Chatswood CBD	31424sqm pedestrian/ shared area upgrade	\$ 12,569,600	Total LGA residents and workers in 2032	Y	Y	101594	\$ 123.72	A	between 2019 & 2030
PD10	Castlecrag (Edinburgh)	1077.48sqm pedestrian area upgrade	\$ 430,992	Total LGA residents and workers in 2032	Y	Y	101594	\$ 4.24	A	between 2019 & 2030
PD11	Narremburn (Willoughby/Rohan)	635.76 pedestrian area upgrade	\$ 254,304	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.50	A	between 2019 & 2030
PD12	High St	725.76sqm pedestrian area upgrade	\$ 290,304	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.86	B	between 2019 & 2030
PD13	Narremburn (Willoughby/Chandos)	608sqm pedestrian area upgrade	\$ 243,200	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.39	B	between 2019 & 2030
PD14	Boundary/Penshurst	321.48sqm pedestrian area upgrade	\$ 128,592	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.27	B	between 2019 & 2030
PD15	Deepwater Rd, Castle Cove	350sqm pedestrian area upgrade	\$ 140,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.38	C	between 2019 & 2030
PD16	Northbridge East (Woonona)	428.36sqm pedestrian area upgrade	\$ 171,344	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.69	C	between 2019 & 2030
PD17	Mowbray Rd, Lane Cove North	194.04sqm pedestrian area upgrade	\$ 77,616	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.76	C	between 2019 & 2030
PD18	Fullers Rd and Greville St	338.76sqm pedestrian area upgrade	\$ 135,504	Total LGA residents and workers in 2032	Y	Y	101594	\$ 1.33	C	between 2019 & 2030
PD19	Denawen Ave, Castle Cove	135.72sqm pedestrian area upgrade	\$ 54,288	Total LGA residents and workers in 2032	Y	Y	101594	\$ 0.53	C	between 2019 & 2030
SUB TOTAL			\$ 20,234,888					\$ 199.17		
(c) Other										
PD20	Bus seats	Current annual allocation spread over next 15 years	\$ 225,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 2.21	B	throughout plan life
PD21	Street lighting	Current annual allocation spread over next 15 years	\$ 450,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 4.43	B	throughout plan life
PD22	Footpath missing links	Current annual allocation spread over next 15 years	\$ 1,500,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 14.76	A	throughout plan life
PD23	Pedestrian facilities	Current annual allocation spread over next 15 years	\$ 675,000	Total LGA residents and workers in 2032	Y	Y	101594	\$ 6.64	A	throughout plan life
SUB TOTAL			\$ 2,850,000					\$ 28.05		
TOTAL			\$ 31,775,028					\$ 312.77		

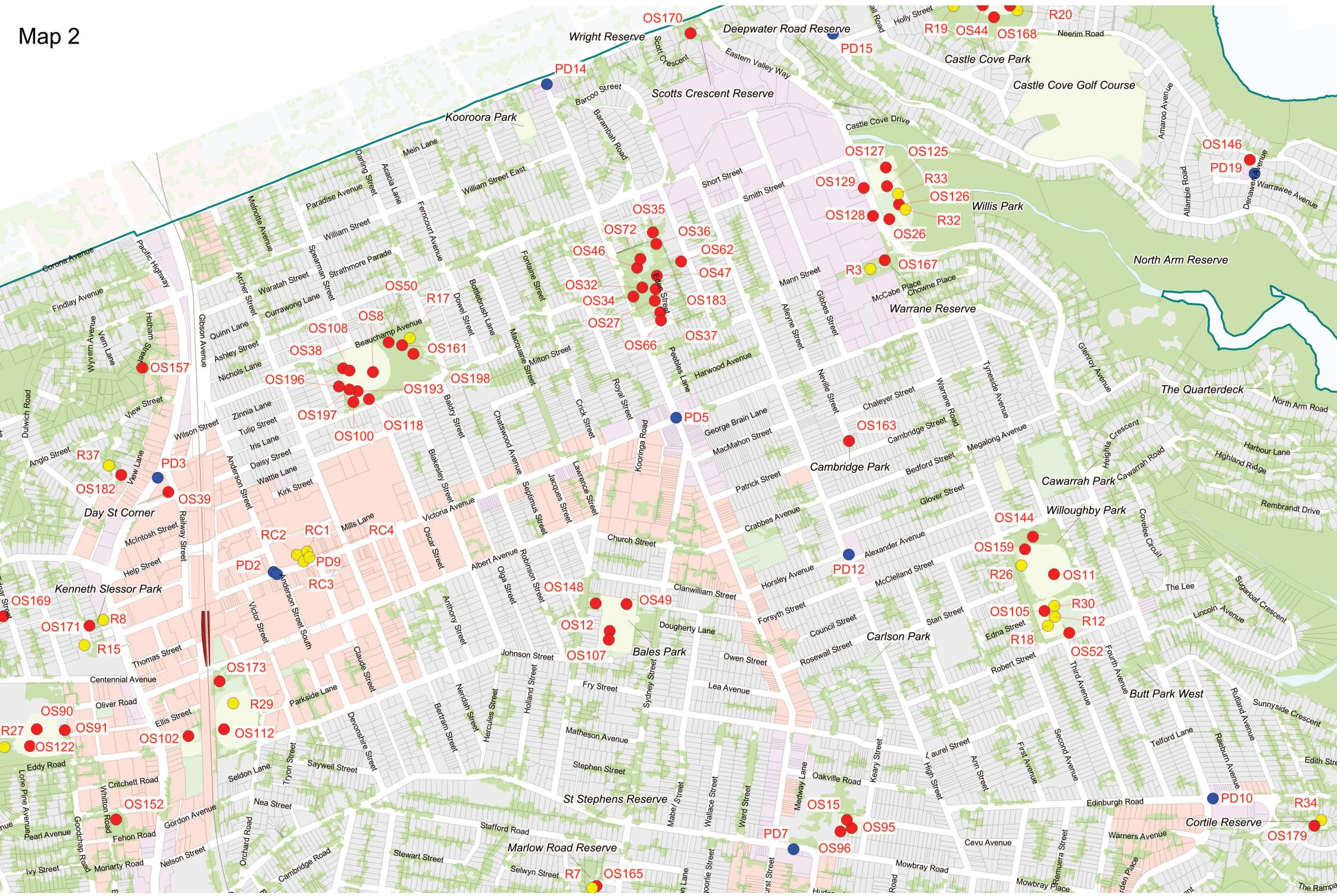
Index Map



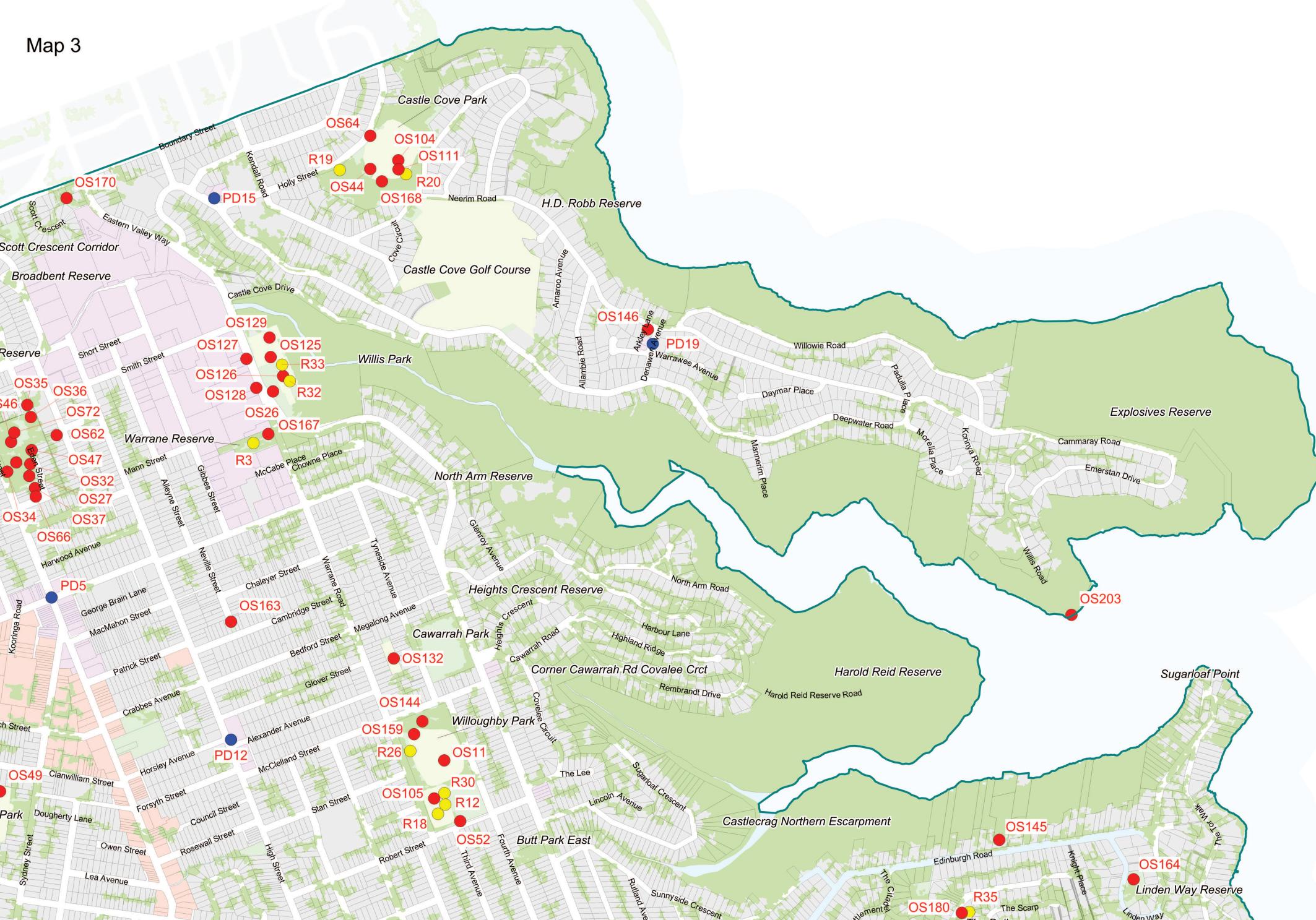
Map 1

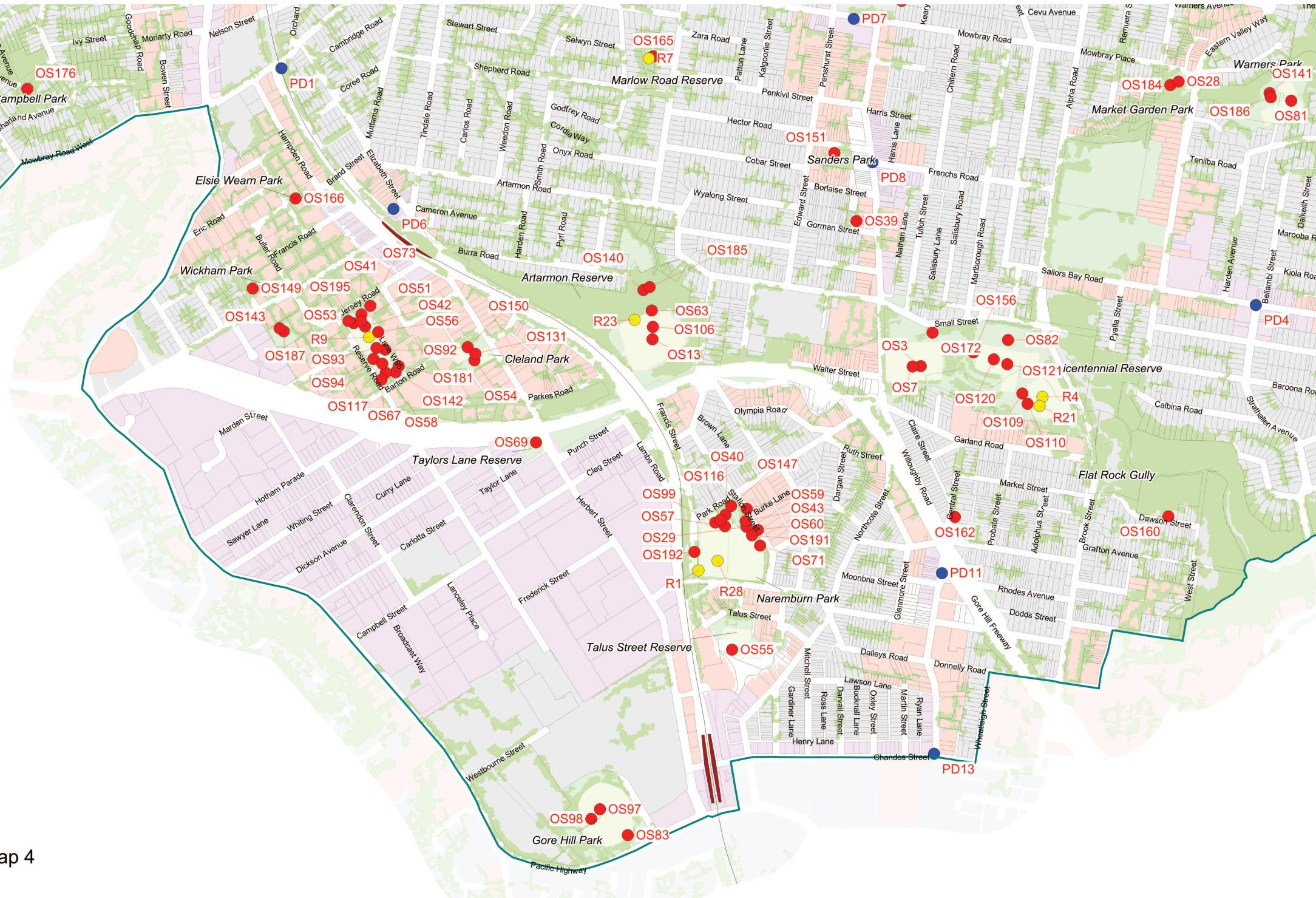


Map 2

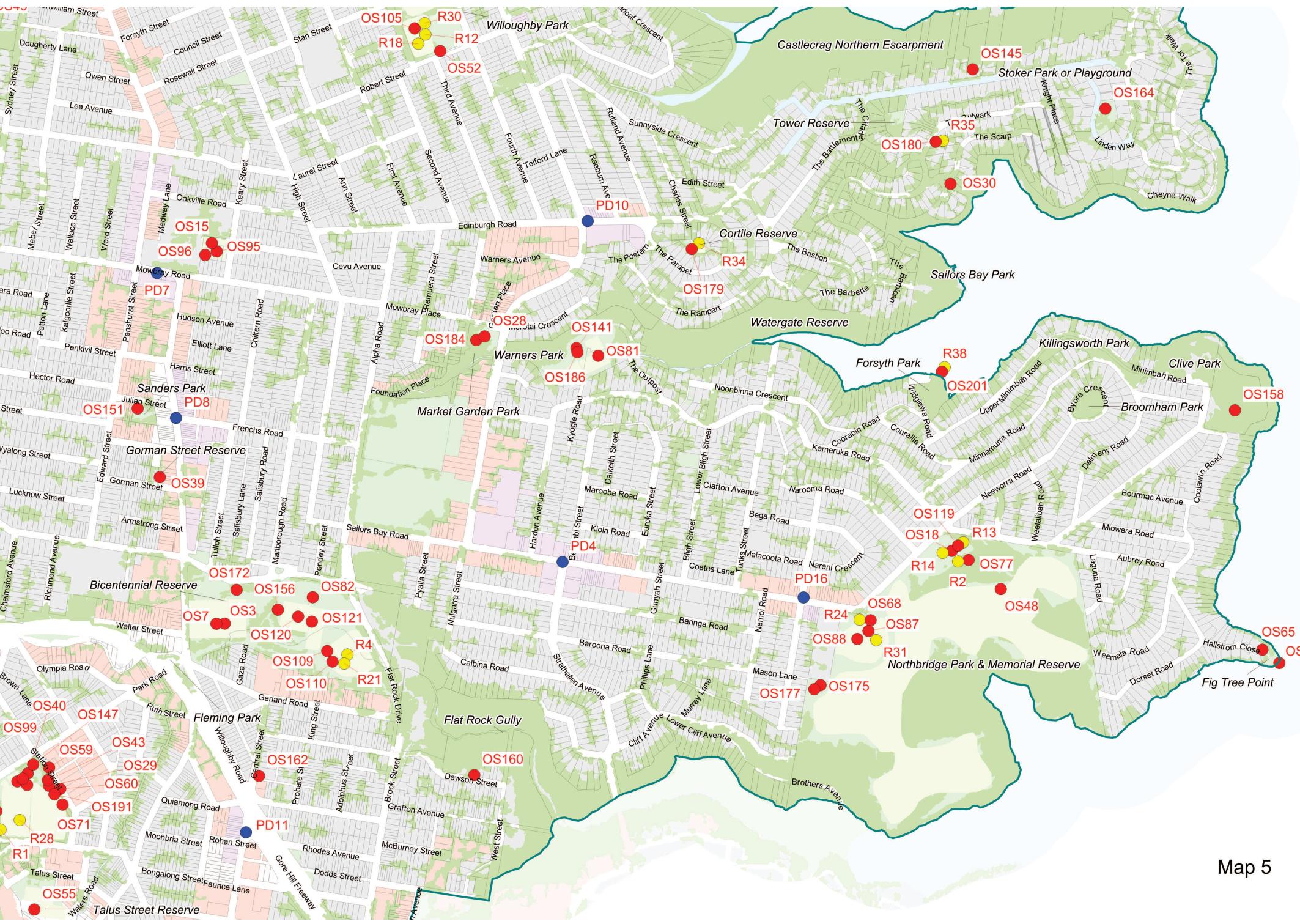


Map 3





Map 4



Map 5