

Woollahra Municipal Council

Woollahra Section 94A Development Contributions Plan 2009

17 February 2010

Repealed by Woollahra Section 94A Development Contributions Plan 2017

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1.0 Introduction

Section 94A of the *Environmental Planning and Assessment Act 1979* [the Act] contains provisions that allow the Council to impose, as a condition of development consent or as a condition of a complying development certificate, a requirement that the applicant pay a levy of the percentage of the proposed cost of carry out the development.

For Council to impose a condition under section 94A, a contributions plan that complies with clause 27(1) of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) must be in place.

The *Woollahra Section 94A Development Contributions Plan 2009* authorises a condition of development consent or a complying development certificate to require the payment of a fixed levy.

The quantity of the levy and the types of development application which attract the levy are set out in other clauses of this plan.

Levies paid to the Council will be applied towards the provision, extension or augmentation of public facilities, or towards recouping the cost of their provision, extension or augmentation.

Nothing in this Plan is intended to limit the Council's power to impose a condition under section 80A of the Act or section 97 of the *Local Government Act 1993*.

2.0 Summary schedules

The following summary schedules are included in this plan:

Schedule 1 Summary of levy by development type

Schedule 2 Summary of works schedule for which levies are required. The schedule was adopted in 2009 and provides an estimated cost of works and the estimated time frame for their implementation.

Schedule 1: Summary of section 94 levies by development type

Development		Levy (percentage of proposed cost of carry out the development) ²
Type	Area	
All development ^{3 and 4}	All Municipality	1% ^{3 and 4}

Notes:

1. Clause 25K of the Regulation sets the maximum percentage of a section 94A levy as 1% of the proposed cost of carrying out the development.
2. Clause 25J of the Regulation provides the method for determining the proposed cost of development. Sub-clause 25J(2) provides that the Council may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the Council to provide such estimates. Refer to clause 3.8 of this Plan.
3. Refer to clause 3.4 of this Plan for applicable changes to the section 94A levy arising from any Ministerial direction under section 94E of the Act.
4. Refer to the Attachment at the end of this Plan for the content of relevant Ministerial directions. Copies or extracts from relevant Ministerial directions may be attached from time to time as administrative steps to assist with the interpretation and operation of this Plan.

Schedule 2: Summary of works schedule

This schedule is provided after annexure 2.

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3.0 Administration and operation

3.1 Name of plan

This plan is called the *Woollahra Section 94A Development Contributions Plan 2009* (the Plan).

3.2 Purposes of plan

The purposes of the Plan are:

- (a) To authorise the imposition of conditions on development consents, and complying development certificates, requiring that the applicant pay to the Council a levy determined in accordance with this Plan.
- (b) To ensure that adequate public facilities are provided to meet the demand created by development.
- (c) To assist the Council in the provision, extension or augmentation of public facilities.
- (d) To provide a comprehensive framework for the assessment, collection, expenditure, accounting and indexing of development contributions on an equitable basis.
- (e) To enable the Council to be both publicly and financially accountable in its assessment and administration of this Plan.

3.3 Land and development to which plan applies

3.3.1 Land to which plan applies

This Plan applies to all land within the Municipality of Woollahra.

3.3.2 Development to which plan applies

This Plan applies to all development applications and applications for complying development certificates in respect of development on land to which this Plan applies, other than applications made by or on behalf of the Council.

3.3.3 Transitional provision

This Plan applies to an application for development or a complying development certificate which is made on or after the date on which this Plan was first publicly exhibited.

3.4 What this Plan authorises

This Plan authorises the Council to impose conditions on development consents granted to development to which this Plan applies requiring the applicant to pay to the Council a levy of 1% of the proposed cost of carrying out the development, provided that the Council does not also impose on the consent a condition pursuant to section 94 of the Act.

This Plan requires a certifying authority to impose a condition on a complying development certificate for development to which this Plan applies, requiring the applicant to pay to the Council a levy of 1% of the proposed cost of carrying out the development.

Conditions authorised by this Plan are subject to any direction given by the Minister under section 94E of the Act from time to time, and this Plan authorises the imposition of conditions which are in accordance with any such direction.

Any relevant Ministerial direction under section 94E of the Act which has been made and is in force from time to time is included in the Attachment to this Plan.

3.5 Relationship with relevant legislation and other plans and policies

This Plan has been prepared under the provisions of Part 4 Division 6 of the Act and Part 4 of the Regulation.

Nothing in this Plan affects the operation and application of Woollahra Section 94 Contributions Plan 2002.

A condition under section 94 of the Act may be imposed on a development consent as an alternative to imposing a condition authorised by this Plan, depending on the nature of the development and the demand for public facilities.

This plan repeals Woollahra Section 94A Contributions Plan 2005.

Note: Section 94A(2) prevents a condition under section 94A as well as a condition under section 94 being imposed on the same development consent.

3.6 Approval and commencement of plan

This Plan was approved by Woollahra Municipal Council on 8 February 2010 and commenced on 17 February 2010.

Note: Amendments carried out to this Plan are listed in the table contained in Annexure 2.

3.7 Calculating the levy

The levy is calculated using the percentage rate set out in the summary schedule (clause 2) and the proposed cost of development. The formula for calculating the levy is:

$$L = \%LR \times \$C$$

Where

L is the levy payable

%LR is the levy rate (see clause 2)

\$C is the proposed cost of carry out the development

3.8 Determining the proposed cost of development

A development application or an application for a complying development certificate must be accompanied by a report setting out an estimate of the proposed cost of carrying out development prepared by the following people:

- (a) the applicant of the application, or a person acting on behalf of the applicant, where the estimated cost is below \$750,000, or

-
- (b) a registered quantity surveyor engaged by or on behalf of the applicant, at the applicant's cost, where the estimated cost is \$750,000 and above.

Upon reviewing an estimated cost that is below \$750,000, the Council may require a further estimate to be provided by a registered quantity surveyor at the applicant's cost.

Despite (a) and (b), the Council may appoint a person to review the estimate provided by a quantity surveyor who was engaged by the applicant or a person on behalf of the applicant. The review is to be undertaken at the applicant's cost.

Notes:

1. Refer to clause 3.13 for provisions relating to the adjustment of the proposed cost of development prior to the payment of a section 94A levy.
2. The quantity surveyor must be registered by the Australian Institute of Quantity Surveyors.
3. The review of a quantity surveyor's estimate also applies to an estimate provided a person of equivalent qualifications.

3.9 Payment of levy

Payment of a section 94A levy is to be made in accordance with the terms of the condition imposed on the development consent or complying development certificate. Such conditions will generally require payment in accordance with paragraphs (a) to (d) below:

- (a) in the case of consent to complying development - before the notice to commence work is submitted to the Council.
- (b) in the case of consent to development where a subdivision certificate is required - before the subdivision certificate is issued.
- (c) in the case of consent to development where a construction certificate is required - before the construction certificate is issued.
- (d) in the case of any other development - before the occupation certificate is issued.

The amount to be paid will be calculated at the indexed rate(s) applicable at the time of payment. Refer to clause 3.13.

3.10 Application of levy

Money paid to the Council under a condition authorised by this Plan is to be applied by the Council towards the cost of such of the public facilities listed in the works schedule in this Plan as the Council in its discretion may from time to time determine.

3.11 Planning agreement

The Council may enter into a planning agreement with an applicant as an alternative to imposing a condition authorised by this Plan.

Note: The planning agreement referred to in this clause is a planning agreement under section 93F of the Act.

3.12 Deferred or periodic payment

Where the applicant makes a written request supported by reasons for payment of the section 94A levy other than as required by clause 3.9, the Council may accept deferred or periodic

payment. The decision to accept a deferred or periodic payment is at the sole discretion of the Council, which will consider:

- (a) the reasons given;
- (b) whether any prejudice will be caused to the community deriving benefit from the public facilities;
- (c) whether any prejudice will be caused to the efficacy and operation of this Plan; and
- (d) whether the provision of public facilities in accordance with the adopted works schedule will be adversely affected.

Council may, as a condition of accepting deferred or periodic payment, require the provision of a bank guarantee where:

- (a) the guarantee is by an Australian bank for the amount of the total outstanding contribution;
- (b) the bank unconditionally agrees to pay the guaranteed sum to the Council on written request by Council on completion of the development or no earlier than 12 months from the provision of the guarantee whichever occurs first;
- (c) the bank agrees to pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development in accordance with the development consent; and
- (d) the bank's obligations are discharged when payment to the Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required.

Any deferred or outstanding component of the section 94A levy will be adjusted in accordance with clause 3.13.

The applicant will be required to pay any charges associated with establishing or operating the bank guarantee. Council will not cancel the bank guarantee until the outstanding contribution as indexed and any accrued charges are paid.

Every consent issued subject to a condition requiring a section 94A levy under this Plan will include a standard condition setting out the terms of this clause.

3.13 Adjustment of levies and proposed cost of development

To ensure that the value of the proposed cost of carrying out the development is not eroded over time by increases in construction costs, including the cost of materials and labour, the proposed cost of carrying out development is indexed before payment of the section 94A levy to reflect quantity variations in the Building Price Index (Enterprise Bargaining Agreement) [BPI(EBA)] between the date the proposed cost of development was determined by the Council and the date the levy is to be paid as required by this Plan. The formula used to adjust the proposed cost of development is set out below.

$$NL = \$L_0 + \frac{\$L_0 \times [\text{current index} - \text{base index}]}{\text{base index}}$$

NL	is the new section 94A levy
L_0	is the original levy
Current index [BPI(EBA)]	is the Building Price Index (Enterprise Bargaining Agreement) as published by the NSW Department of Commerce available at the time of review of the contribution rate
Base index [BPI(EBA)]	is the Building Price Index (Enterprise Bargaining Agreement) as published by the NSW Department of Commerce at the date of approval of this Plan which is [insert index number at time of adoption]

Note: In the event that the current BPI(EBA) is less than the previous BPI(EBA), the current BPI(EBA) shall be taken as not less than the previous BPI(EBA).

This Plan authorises a condition under section 94A of the Act that contains the above formula.

3.14 Pooling of levies

This Plan authorises section 94A levies to be pooled and applied, progressively or otherwise, for the purposes set out in the works schedule in clause 2 of this Plan. The priorities for the expenditure of the levies are shown in the section 94A levy works schedule in clause 2 of this Plan.

3.15 Construction certificates and certifying authority

A certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of a section 94A levy before the work is carried out in accordance with the consent has been satisfied.

The certifying authority must ensure that the applicant provides a receipt(s) confirming that the levy has been fully paid. Where the certifying authority is not the Council, a copy of the receipt must be provided with the copies of the documentation submitted by the accredited certifier to the Council following determination of the construction certificate application.

The exception to this requirement may occur where the Council has agreed to the payment of the levy in a particular manner after a construction certificate is issued. In these cases, the accredited certifier must provide a copy of the agreement with the copies of documentation submitted to the Council following determination of the construction certificate application.

Note: An agreement referred to in this clause may or may not be a planning agreement under section 93F of the Act.

4.0 Demand for public facilities

Section 94A levies acquired by condition of consent under this Plan are to be applied to the provision, extension or augmentation of the following categories of public facilities located across the Municipality:

- Community facilities
- Environmental works

- Council property
- Public infrastructure works
- Public open space
- Business centres and harbourside works

The demand for public facilities is related to expected residential, commercial, retail and other non-residential development across the Municipality.

Demand for the public facilities has been identified by a series of studies, surveys and investigations, which are listed by category in annexure 1.

4.1 Expected residential development

Residential development is expected across the Municipality in residential, commercial and special use areas. Types of residential development include dwelling-houses, dual occupancies, residential flat buildings, boarding houses, and mixed residential and non-residential buildings.

Residential development will occur in the form of new development and alterations and additions to existing development.

4.2 Expected commercial, retail and other non-residential development

The majority of commercial, retail and other non-residential development is expected mainly in the commercial centres throughout the Municipality. Major development is likely to occur in the Double Bay Commercial Centre.

Development is expected in those heritage conservation areas which include a variety of non-residential uses.

Development is also expected in the Special Use Zones, particularly those occupied by the large private schools.

Development will occur in the form of new development and alterations and additions to existing development.

5.0 Definitions

<i>accredited certifier</i>	in relation to matters of a particular kind, means the holder of a certificate of accreditation as an accredited certifier under the <i>Building Professionals Act 2005</i> in relation to those matters.
<i>applicant</i>	means a person, company or organisation submitting a development application or an application for a complying development certificate or a person, company or organisation authorised to act on a consent.
<i>Council</i>	means the Council of the Municipality of Woollahra.
<i>Municipality</i>	means the Municipality of Woollahra.
<i>public facilities</i>	mean public amenities or public services as referred to in section 94A of the Act.
<i>planning agreement</i>	means a voluntary agreement referred to in section 93F [of the Act] (section 93C of the Act).
<i>proposed cost of development</i>	means the cost of development proposed in a development application or a complying development application as determined by the Council under the provisions of clause 25J of the Regulation.
<i>section 94A levy</i>	means a fixed development consent levy under section 94A of the Act.
<i>the Act</i>	means the <i>Environmental Planning and Assessment Act 1979</i> as amended.
<i>the Regulation</i>	means the <i>Environmental Planning and Assessment Regulation 2000</i> as amended.

Annexure 1 - Supporting documents

General

- Department of Infrastructure Planning and Natural Resources, July 2005, *Development contributions Practice Notes*
- PPK Environment and Infrastructure Pty Ltd, 1999, *Double Bay Centre Traffic and Parking Study*,
- Woollahra Council, *Woollahra Local Environmental Plan 1995*

Community facilities

- Australian Street Company, 2002, *Library Accommodation Review (final report)*
- Woollahra Social and Cultural Plan 2008-2013
- Public Art Policy and Implementation Plan 2009

Environmental works

- Biotrack Australia Pty Ltd, 2005, *A Water Quality Monitoring Strategy for Woollahra*
- Equatica, 2009 Water Management Plan, *Strategic review of Port Jackson South Stormwater Management Plan*
- Laxton Environmental Consultants, 2008, *A Water Quality and Biological Study of Cooper Creek at Cooper Park, Woollahra on 26th March 2008.*
- Patterson Britton & Partners, 1992, *Cooper Park Stormwater Management Plan.*
- Patterson Britton and Partners Pty Ltd, 1999, *Port Jackson South Stormwater Management Plan*
- Patterson Britton and Partners Pty Ltd, 2005, *Harbourview Park Stormwater Management Options Report*
- Patterson Britton & Partners, 2007, *Sediment sampling results and report*
- Storm Consulting, 2008, *Cooper Park, Upper Pond Rehabilitation, Bellevue Hill*

Council property

- Allen Jack and Cortier, 1997, *Redleaf Master Plan*
- Quarterly inspection reports for Council properties
- Woollahra Council Assets Working Party reports (various)
- Woollahra Council, 2003, *Lyne Park Plan of Management*
- Woollahra Council, 2001, *Street Furniture Strategy*

Public infrastructure

- Cardno Willing Pty Ltd, April 2003, *Camp St and Victoria St, Watsons Bay - Drainage Investigation*
- C.W. Henstock and Associates, 1998, *Phase 1 and 2 Report on Assessment of Seawalls for Woollahra Municipality Council*
- Patterson Britton and Partners Pty Ltd, May 2004, *Cecil St and Hampden St, Paddington Drainage Investigation*
- Patterson Britton and Partners Pty Ltd, July 2004, *Bellevue Hill Drainage Investigation and Management Plan*
- Webb McKeown and Assoc Pty Ltd, November 2004, *The Crescent, Vaucluse Drainage Investigation*

- Woollahra Council, 2003, *Disability Action Plan for public ferry wharves at Rose Bay, Double Bay and Darling Point*
- Woollahra Council, 2005, *Infrastructure Renewal Strategy*

Public open space improvements

- EDAW/Recreation Planning Associates/Envirometrics, 2001, *Woollahra Municipal Council Open Space Audit*
- Manidis Roberts, 1993, *Woollahra Outdoor Recreation and Open Space Strategy*
- Manidis Roberts Consultants, 1998, *Rushcutters Bay, Yarranabbe and Reserve for Plantation Access Plan of Management*
- Environmental Partnership, 2004, *Robertson Park Plan of Management*
- Design 5 Architects Pty Ltd, 2004, *Redleaf Conservation Management Plan*
- StratCorp Consulting, 2006, *Woollahra Recreational Needs Assessment and Strategy*.
- Woollahra Council, 1996, *Christison Park Plan of Management*
- Woollahra Council, 1996, *McKell Park Plan of Management*
- Woollahra Council, 2001, *Harbourview Park Plan of Management*
- Woollahra Council, 2001, *Woollahra Park Plan of Management*
- Woollahra Council, 2002, *Lyne Park Plan of Management*
- Woollahra Council, March 2002, *Playground Strategy*
- Woollahra Council, March 2002, *Playground Policy*
- Woollahra Council, 2004, *Robertson Park Masterplan*
- Woollahra Council, 2004, *Sir David Martin Reserve Plan of Management*
- Woollahra Council, 2005, *Royal Hospital for Women Park*
- Woollahra Council, *draft Rushcutters Bay, Yarranabbe and Reserve for Plantation Access Plan of Management 2005*.
- Woollahra Council, 2009, *Draft Trumper Park Plan of Management*
- Woollahra Council, 2009, *Draft Cooper Park Plan of Management*
- Woollahra Council, 2007, *Commercial Fitness Training Activities on Public Open Space*
- Woollahra Council, 2007, *Water craft storage on public land policy*
- Woollahra Council, 2008, *Community Gardens Policy*

Business centre and harbourside works

- Bossley Howe Architects, 2004, *Watsons Bay Commercial Precinct (Incorporates Gap Park)*
- Cardno Willing Pty Ltd, 2004, *Hopetoun Avenue, Vaucluse - Retaining Wall Rectification Works*
- Environmental Investigations Pty Ltd, 2004, *Sir David Martin Reserve Remediation*
- Hill Thalys, 1998, *Rose Bay Urban Design Study*, Woollahra Municipal Council
- Hill Thalys and Woollahra Council, 2000, *Rose Bay Centre Development Control Plan*
- Hill Thalys, 2001, *Double Bay Urban Design Study*, Woollahra Municipal Council
- Woollahra Council, 2001, *Street Furniture Strategy*
- Hill Thalys and Woollahra Council, 2002, *Double Bay Centre Development Control Plan*

Annexure 2 - Amendments to Plan

Amendment No.	Dates of approval and commencement	Description of amendment

Note This table of amendments does not form part of the approved Woollahra Section 94A Development Contributions Plan 2009. It is provided to assist with interpretation and will be changed from time to time as amendments are made.

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Schedule 2 - Summary of works schedule

Notes:

1. The works listed in this schedule are to be funded from a mix of sources, including section 94A funds.
2. Maps provided in this schedule indicate the location of works where possible. Certain services and works are to be provided across the Municipality and therefore are not shown by specific site reference on the maps. The location of certain other works and services has not been determined and therefore they are not shown on the maps. Precise locations will be identified when one or more of the following occurs: the Council locates and acquires appropriate properties; investigations confirm the exact site or location for services and works.
3. In some case works will be undertaken in stages. Where this is proposed, estimates are shown in two or more of the columns labelled short term, medium term and long term.

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Community facilities program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
1	Watsons Bay library (moved from business centres & harbourside projects)	Relocate branch library Watsons Bay Tea Rooms	\$120,000.00	\$120,000.00		
2	Adapt Rose Bay Cottage into a multipurpose community centre with potential for child care.	Upgrade of cottage, children's toilets and facilities and outdoor play areas.	\$25,000.00			\$25,000.00
3	New central library	Construction	\$5,685,000.00		\$5,685,000.00	
4	New central library	Fitout.	\$2,160,000.00		\$2,160,000.00	
5	St Brigids Library	Lift for disability access	\$350,000.00	\$350,000.00		
6	St Brigids internal refurbishment	Internal construction works.	\$500,000.00			\$500,000.00
7	Drill Hall Sir David Martin Reserve	Conservation and structural repairs as required	\$100,000.00		\$100,000.00	Subject to investigation
8	EJ Ward Centre	Review options (see "Central facility" investigation project below)	\$0.00			
9	Central facility for older persons, including food services and social activities with the redevelopment of an existing facility. It will include a commercial kitchen, large hall areas (for up to 100 p), office areas, full accessibility, car parking.	Site to be determined Stage 1 - Feasibility to determine the most suitable site, considering: Woollahra Seniors, Holdsworth Street Community Centre. Stage 2 - Design Stage 3 - Construction	\$70,000.00	\$30,000.00	\$40,000.00	subject to outcome of stage 2
10	Increase preschool places and long day care at existing facilities.	Stage 1 - Feasibility study of Hugh Latimer centre Stage 2 - Design Stage 3 - Construction	\$70,000.00	\$30,000.00	\$40,000.00	subject to outcome of stage 2
11	Public Art throughout the municipality	Installations at locations to be identified. (\$1million over 10 years)	\$1,000,000.00	\$200,000.00	\$300,000.00	\$500,000.00
Total			\$10,080,000.00	\$730,000.00	\$8,325,000.00	\$1,025,000.00

Environmental works program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
1	Water Quality "At Source" Treatment	Rose Bay North Local Commercial Area. Install Pit Baskets into existing stormwater drainage	\$3,000		\$3,000	
2		Provision of stormwater pollution devices upstream of Rakes Gully, Vaucluse Park and Queens Avenue Reserve.	\$340,000	\$340,000		
3		Vaucluse House, Vaucluse Install 4 Stormwater Pollutant Devices into existing stormwater drainage. See WQ- VEG15 also.	\$110,000	\$110,000		
4		Gibson Beach, Watson Bay. Install Stormwater Pollutant Device into existing stormwater drainage	\$50,000		\$50,000	
5		26 The Crescent, Vaucluse Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000		\$30,000	
6		Cliff St, Camp Cove. Install Stormwater Pollutant Device into existing stormwater drainage	\$20,000		\$20,000	
7		14 The Crescent, Vaucluse Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000		\$30,000	
8		Wilberforce St, Rose Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$40,000		\$40,000	
9		Bayview Hill Rd, Rose Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$50,000		\$50,000	
10		Dumaresq Ave/Tivoli St, Rose Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$40,000		\$40,000	
11		Dumaresq Ave/Rawson St, Rose Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$20,000		\$20,000	
12		Balfour Rd St, Rose Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000		\$30,000	
13		Parsley Bay Reserve, Vaucluse Install Stormwater Pollutant net device onto end of 3 existing stormwater drainage lines	\$20,000		\$20,000	
14		Kutti Beach, Watson Bay. Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000		\$30,000	
15		Camp St/Victoria St, Watson Bay. Install Stormwater Pollutant Device into existing stormwater drainage	\$20,000		\$20,000	
16		New South Head Rd/Wuulla Rd, Rose Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$20,000		\$20,000	
17	Water Course & Bush Regeneration	Hopetoun Ave, Vaucluse. Extension of existing interallotment drainage Scheme to protect Parsley Bay remnant bush areas.	\$80,000		\$80,000	
18		Parsley Rd, Vaucluse. Interallotment drainage Scheme to protect Parsley Bay remnant bush areas.	\$80,000		\$80,000	
19		Re-establishment or establishment of native foreshore vegetation at Lynne Park, Double Bay Park, Hermitage Foreshore, Gap Park. See WQ-VEG 14,15 also.	\$20,000		\$20,000	

Environmental works program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
20		Vaucluse House Creek stabilisation and water quality works	\$40,000		\$40,000	
21		Gibson Beach, Watson Bay Interallotment drainage Scheme to protect remnant foreshore area.	\$15,000		\$15,000	
22		Gap Park Bush Regeneration Project	\$20,000	\$20,000		
23		Parsley Bay Bush Regeneration	\$40,000	\$40,000		
24		Trumper Park Bush Regeneration Project	\$20,000	\$20,000		
25		Cooper Park Bush Regeneration Project	\$20,000	\$20,000		
26	Local Flooding, Critical Pits & Overland Flow Program	Camp St, Watson Bay Upgrade and amplify existing drainage system.	\$256,000		\$256,000	
27		The Crescent, Vaucluse Upgrade upstream drainage system and adjust footpath driveway levels.	\$366,899		\$366,899	
28		Dudley Rd, Vaucluse. Upgrade local drainage system and regrade footpath and road areas.	\$80,000	\$80,000		
29	Water Quality "At Source" Treatment	Bellevue Rd Local Commercial Area, Bellevue Hill. Install Pit Baskets into existing stormwater drainage	\$4,000		\$4,000	
30		Rose Bay South Local Commercial Area. Install Pit Baskets into existing stormwater drainage	\$4,000		\$4,000	
31	Water Quality "End of Line" Treatment	Rose Bay Wetlands. Provision of a constructed wetland in the vicinity of Woollahra Golf Course	\$50,000		\$50,000	
32		O'Sullivan Rd/Bunyala Rd, Bellevue Hill Install Stormwater Pollutant Device into existing stormwater drainage	\$80,000		\$80,000	
33		Plumer Rd, Bellevue Hill Install Stormwater Pollutant Device into existing stormwater drainage	\$80,000		\$80,000	
34		Rose Bay Stormwater Channel Install a litter boom at the outlet to the harbour.	\$20,000		\$20,000	
35		Riddle St, Bellevue Hill Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000		\$30,000	
36		Bellevue Rd/Kambala Rd, Bellevue Hill Install Stormwater Pollutant Device into existing stormwater drainage	\$50,000		\$50,000	
37		Warren Rd, Bellevue Hill Install Stormwater Pollutant Device into existing stormwater drainage	\$50,000		\$50,000	
38		Cooper Park Rd, Bellevue Hill Install Stormwater Pollutant Device into existing stormwater drainage	\$40,000		\$40,000	
39		Bellevue Rd/Tarant St, Double Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000		\$30,000	

Environmental works program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
40		Suttie Rd, Bellevue Hill Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000		\$30,000	
41		Cranbrook Rd, Rose Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000		\$30,000	
42		Beresford Rd, Rose Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000		\$30,000	
43	Water Course & Bush Regeneration	Bellevue Rd, Bellevue Hill Interallotment drainage Scheme to protect Cooper park remnant bush areas.	\$40,000		\$40,000	
44	Local Flooding, Critical Pits & Overland Flow Program	Boronia Rd, Bellevue Hill	\$150,000	\$150,000		
45		Rose Bay Flood Relief Works, Cranbrook Rd to O'Sullivan Rd, Rose Bay. Upgrade local drainage systems and provide overland flow paths.	\$200,000	\$200,000		
46	Water Quality "At Source" Treatment	Harbourview Park GPT's	\$30,000	\$30,000		
47	Water Quality "End of Line" Treatment	Russell St, Woollahra Install Stormwater Pollutant Device into existing stormwater drainage	\$68,500		\$68,500	
48		Adelaide St, Woollahra Install Stormwater Pollutant Device into existing stormwater drainage	\$50,000		\$50,000	
49		Linden St/Edgecliff Rd, Woollahra Install Stormwater Pollutant Device into existing stormwater drainage	\$40,000		\$40,000	
50		Holy Cross School, Woollahra Install Stormwater Pollutant Device into existing stormwater drainage	\$40,000		\$40,000	
51		Wallaroy/Epping Rd, Woollahra Install Stormwater Pollutant Device into existing stormwater drainage	\$20,000		\$20,000	
52		Milton Ave, Woollahra Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000		\$30,000	
53	Water Course & Bush Regeneration	Harbourview Park Rock Lining of Channels	\$15,000	\$15,000		
54		Edward St/View St, Woollahra Interallotment drainage Scheme to protect Cooper Park remnant bush areas.	\$100,000		\$100,000	
55		Small Lane/Raine St/Kendall St, Woollahra Interallotment drainage Scheme to protect Cooper park remnant bush areas.	\$60,000		\$60,000	
56		Lough Playing Fields Double Bay. Interallotment drainage Scheme to protect Cooper park remnant bush areas.	\$40,000		\$40,000	
57		Harbour View Park/Magney St, Woollahra Interallotment drainage Scheme to protect Cooper park remnant bush areas.	\$40,000	\$40,000		

Environmental works program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
58		Thorne St/Cameron St/New McLean St Paddington Interallotment drainage Scheme to protect Trumper Park remnant bush areas.	\$120,000	\$120,000		
59	Local Flooding, Critical Pits & Overland Flow Program	Small St, Woollahra Upgrade local drainage system and provide overland flow path.	\$25,000	\$25,000		
60	Water Quality "End of Line" Treatment	Hampden St/Royalston St, Paddington Install Stormwater Pollutant Device into existing stormwater drainage	\$80,000		\$80,000	
61		New South Head Rd, Rushcutters Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$70,000		\$70,000	
62		Moncur St/Ocean St, Edgecliff Install Stormwater Pollutant Device into existing stormwater drainage	\$60,000		\$60,000	
63		Neild St/Brown St, Paddington Install Stormwater Pollutant Device into existing stormwater drainage	\$50,000		\$50,000	
64		Glenmore Rd, Paddington Install Stormwater Pollutant Device into existing stormwater drainage	\$50,000		\$50,000	
65		Stephen St, Paddington Install Stormwater Pollutant Device into existing stormwater drainage	\$20,000		\$20,000	
66		Comber St, Paddington Install Stormwater Pollutant Device into existing stormwater drainage	\$20,000		\$20,000	
67		Weigall Sports Ground, Paddington Install Stormwater Pollutant Device into existing stormwater drainage	\$20,000		\$20,000	
68	Local Flooding, Critical Pits & Overland Flow Program	Cecil St/Hampden St/Royalston St, Paddington Upgrade local drainage system and provide overland flow path.	\$235,000.00		\$235,000.00	
69		Underwood St/George St/Elizabeth St, Paddington. Upgrade and amplify existing drainage system.	\$400,000.00			\$400,000.00
70	Water Quality "At Source" Treatment	Seven Shillings Beach/Buckhurst Ave, Point Piper. Install pit baskets	\$4,000.00		\$4,000.00	
71		Seven Shillings Beach/Victoria Rd, Double Bay. Install pit baskets	\$6,000.00		\$6,000.00	
72		Edgecliff Rd Local Commercial Area, Woollahra. Install Pit Baskets into existing stormwater drainage	\$6,000.00		\$6,000.00	
73		Queen St Local Commercial Area, Woollahra. Install Pit Baskets into existing stormwater drainage	\$6,000.00		\$6,000.00	
74		Lynne Park, Rose Bay Porous Pavement Trial	\$50,000.00	\$50,000.00		
75		Lynne Park, Rose Bay Oil/Grit Separator	\$150,000.00	\$150,000.00		

Environmental works program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
76	Water Quality "End of Line" Treatment	Edgecliff Shopping Centre, Edgecliff Install Stormwater Pollutant Device into existing stormwater drainage	\$50,000.00		\$50,000.00	
77		Yarrabee Rd/New Beach Rd, Darling Point Install Stormwater Pollutant Device into existing stormwater drainage	\$40,000.00		\$40,000.00	
78		Darling Point Rd/New Beach Rd, Darling Point Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000.00		\$30,000.00	
79		Darling Point Rd, Darling Point Install Stormwater Pollutant Device into existing stormwater drainage	\$40,000.00		\$40,000.00	
80		Lady Martins Beach, Point Piper Install Stormwater Pollutant Device into existing stormwater drainage	\$20,000.00		\$20,000.00	
81		Fairfax Rd/Tralee Rd, Double Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000.00		\$30,000.00	
82		Forest Rd, Double Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000.00		\$30,000.00	
83		Cross St/New South Head Rd, Double Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$30,000.00		\$30,000.00	
84		Bay St, Double Bay Install Stormwater Pollutant Device into existing stormwater drainage	\$70,000.00		\$70,000.00	
85	Seawall Restoration Program	Double Bay Seawall Restoration - Steyen Park, Double Bay Replace eroded Sandstone Blocks	\$425,000.00		\$425,000.00	
86		Darling Point Road and McKell Park, Darling Point, Various Seawall repairs.	\$55,000.00	\$55,000.00		
87	Local Flooding, Critical Pits & Overland Flow Program	New South Head Rd/Victoria Rd, Double Bay Upgrade local drainage system and regrade driveways and footpath areas.	\$25,000.00	\$25,000.00		
88	Water Quality "At Source" Treatment	Development and implementation of dog management tools, e.g. signage, waste collectors etc.	\$23,036.00			
89	Water Quality "End of Line" Treatment	Beach Raking, Woollahra Municipality. Improved equipment and frequency of raking.	\$100,000.00	\$100,000.00		
90	Program Administration	Plan and control the Environmental Works Program	\$172,000.00	\$172,000.00		
91		Environmental Education Programs	\$100,000.00	\$100,000.00		
92		Investigate and pursue external funding to further accelerate the environmental works program	Ongoing			
93		Set up a baseline databases and develop the performance measurement system	\$50,000.00	\$50,000.00		

Environmental works program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
94		Water Quality Treatment Program. Develop database to be utilised internally and displayed on Council's website that details device/treatment locations, maintenance, tonnage removed, material breakup.	\$50,000.00	\$50,000.00		
95		Environmental Levy Community Reference Group Coordination	Ongoing			
96		Develop and implement a community communication strategy	Ongoing			
97		Develop Maintenance strategy for systems to be installed	Ongoing			
98		Report to the Council on progress of the Program	Ongoing			
99		Report to the community on the physical progress and financial compliance of the program	\$10,000.00	\$10,000.00		
Total			\$6,000,435.00	\$1,972,000.00	\$3,669,399.00	\$400,000.00

Repealed by Woollahra Section 94A Development Contributions Plan 2017

Council properties program						
No	Project Title	Description	Estimate	Short term	Medium term	Long term
1	Grimley Pavilion, Woollahra Oval	External painting	\$25,000.00		\$25,000.00	
2		Change room	\$15,000.00		\$15,000.00	
3	Lyne Park Amenities	Upgrade to include kiosk	\$750,000.00	\$750,000.00		
4	Rose Bay Car Parks	Mixed use redevelopment of car parks and/or landscaping and streetscape works.	To be determined			To be determined
5	9A Cooper Park Road	(See Open Space Program for short term works.) Highly restricted access. Investigate alternative long term uses.	To be determined			To be determined
6	Cross Street Car Park	Extend 450 space carpark. Split floor extension to car parking (88 spaces)	\$9,000,000.00		\$9,000,000.00	
7		Office space addition to Cross Street elevation (460 sq m)	included above		included above	
8		Equipment	\$150,000.00	\$150,000.00		
9	Disabled Access	Upgrade access to various properties	\$125,000.00	\$50,000.00	\$75,000.00	
10	Essential Building Services	Upgrade various properties	\$100,000.00	\$50,000.00	\$50,000.00	
11	Street furniture	Upgrade all areas	\$125,000.00	\$50,000.00	\$75,000.00	
Total			\$10,290,000.00	\$1,050,000	\$9,240,000	\$0

Repealed by Woollahra Section 94A Development Contributions Plan 2017

Infrastructure renewal program						
No.	Project	Description	Estimated Cost (Initial 5 Year Program)	Short term	Medium term	Long term (TBA)
Vaucluse Ward						
1	Road pavements	41945 sq m	\$1,535,100.00	\$633,990.00	\$901,110.00	Further 5 year plan to be developed
2	Footpaths	9430 sq m	\$882,970.00	\$215,769.00	\$667,201.00	Further 5 year plan to be developed
3	K&G	4112 m	\$853,309.00	\$180,664.00	\$672,645.00	Further 5 year plan to be developed
4	Seawalls	135m	\$334,931.00	\$179,409.00	\$155,522.00	Further 5 year plan to be developed
5	SWD	Includes flood studies and investigations underway for Cliff Street, The Crescent and Kings Road Vaucluse & the Rose Bay Floodplain Risk Management Plan; Notional amount allocated evenly across Wards until Works program from completed flood studies are developed.	\$475,000.00	\$190,000.00	\$285,000.00	Further 5 year plan to be developed
6	Retaining Walls	Retaining Wall survey and analysis in Year 1; Notional amount allocated evenly across Wards until Works Program Developed (Year 2)	\$110,000.00	\$50,000.00	\$60,000.00	
Bellevue Ward						
7	Road pavements	38360 sq m	\$1,476,163.00	\$448,315.00	\$1,027,848.00	Further 5 year plan to be developed
8	Footpaths	3573 sq m	\$459,930.00	\$201,440.00	\$258,490.00	Further 5 year plan to be developed
9	K&G	8188 m	\$1,715,592.00	\$715,750.00	\$999,842.00	Further 5 year plan to be developed
10	Seawalls	135 m	\$334,931.00	\$179,409.00	\$155,522.00	Further 5 year plan to be developed
11	SWD	Includes the Rose Bay Floodplain Risk Management Plan; Notional amount allocated evenly across Wards until Works program from completed flood studies are developed.	\$475,000.00	\$190,000.00	\$285,000.00	Further 5 year plan to be developed
12	Retaining Walls	Retaining Wall survey and analysis in Year 1; Notional amount allocated evenly across Wards until Works Program Developed (Year 2)	\$110,000.00	\$50,000.00	\$60,000.00	
Cooper Ward						
13	Road pavements	37412 sq m	\$1,675,622.00	\$880,154.00	\$795,468.00	Further 5 year plan to be developed
14	Footpaths	5790 sq m	\$842,632.00	\$367,413.00	\$475,219.00	Further 5 year plan to be developed
15	K&G	4513 m (incl 710 m sandstone)	\$1,145,743.00	\$411,614.00	\$734,129.00	Further 5 year plan to be developed
16	Seawalls	No seawalls	\$0.00	\$0.00	\$0.00	
17	SWD	Includes the Double Bay Floodplain Risk Management Plan; Notional amount allocated evenly across Wards until Works program from completed flood studies are developed.	\$475,000.00	\$190,000.00	\$285,000.00	Further 5 year plan to be developed

Infrastructure renewal program						
No.	Project	Description	Estimated Cost (Initial 5 Year Program)	Short term	Medium term	Long term (TBA)
18	Retaining Walls	Retaining Wall survey and analysis in Year 1; Notional amount allocated evenly across Wards until Works Program Developed (Year 2)	\$110,000.00	\$50,000.00	\$60,000.00	
Paddington Ward						
19	Road pavements	19859 sq m	\$920,904.00	\$233,899.00	\$687,005.00	Further 5 year plan to be developed
20	Footpaths	14969 sq m	\$1,323,521.00	\$900,977.00	\$422,544.00	Further 5 year plan to be developed
21	K&G	2206 m (incl 1440 m sandstone)	\$99,487.00	\$308,378.00	\$691,109.00	Further 5 year plan to be developed
22	Seawalls	No seawalls	\$0.00	\$0.00	\$0.00	
23	SWD	Includes the Rushcutters Bay Floodplain Risk Management Plan; Notional amount allocated evenly across Wards until Works program from completed flood studies are developed	\$475,000.00	\$190,000.00	\$285,000.00	Further 5 year plan to be developed
24	Retaining Walls	Retaining Wall survey and analysis in Year 1; Notional amount allocated evenly across Wards until Works Program Developed (Year 2)	\$110,000.00	\$50,000.00	\$60,000.00	
Double Bay Ward						
25	Road pavements	34889 sq m	\$1,555,392.00	\$651,834.00	\$903,558.00	Further 5 year plan to be developed
26	Footpaths	2378 sq m	\$354,422.00	\$147,981.00	\$206,441.00	Further 5 year plan to be developed
27	K&G	3142 m (incl 226 m sandstone)	\$763,521.00	\$183,962.00	\$579,559.00	Further 5 year plan to be developed
28	Seawalls	100m	\$484,024.00	\$116,981.00	\$367,043.00	Further 5 year plan to be developed
29	SWD	Includes the Double Bay Floodplain Risk Management Plan; Notional amount allocated evenly across Wards until Works program from completed flood studies are developed.	\$475,000.00	\$190,000.00	\$285,000.00	Further 5 year plan to be developed
30	Retaining Walls	Retaining Wall survey and analysis in Year 1; Notional amount allocated evenly across Wards until Works Program Developed (Year 2)	\$110,000.00	\$50,000.00	\$60,000.00	
Total			\$20,583,194.00	\$8,157,939.00	\$12,425,255.00	\$0.00

Open space improvements program						
No.	Project	Description	Estimated Cost	Short Term	Medium Term	Long Term
1	Lyne Park	Provide supplementary play equipment	\$100,000.00		\$100,000.00	
2		Install additional shading to playground	\$30,000.00	\$30,000.00		
3		Review style and placement of rubbish bins including recycling facilities	\$15,000.00	\$15,000.00		
4		Landscape treatments to formalised main entry points	\$100,000.00	\$100,000.00		
5		Incorporate the section of park in front of the seaplanes into a comprehensive waterfront pedestrian promenade	\$500,000.00	\$500,000.00		
6		Extend pedestrian promenade at front of Catalinas and the sea plane jetty	\$100,000.00	\$100,000.00		
7		Reconstruction of western carpark (carpark 2)	\$490,000.00	\$490,000.00		
8		Widen footpath, including tree plantings, from Rose Bay Promenade to Catalinas	\$299,000.00	\$299,000.00		
9		Prepare and implement historical and cultural heritage interpretive plan	\$20,000.00	\$20,000.00		
10		Provide interpretive signage associated with the main tree resources	\$5,000.00	\$5,000.00		
11		Shade trees in Car Park 1	\$10,000.00	\$10,000.00		
12		Repair and/or replace park furniture as necessary	\$50,000.00	\$50,000.00		
13		Signage locating the Harbour Walk is installed in the park0	\$10,000.00	\$10,000.00		
14	Gap Park	Bushland regeneration	\$25,000.00	\$25,000.00		
15		Self Harm Minimisation Initiatives	\$500,000.00	\$500,000.00		
16		Main Entry and viewing area	\$155,000.00	\$155,000.00		
17		Interpretative Signage	\$55,000.00	\$55,000.00		
18		Refurbishment of Dunbar Anchor, Gap Park	\$20,000.00	\$20,000.00		
19	Robertson Park	Interpretive strategy to provide coordination with Robertson Park, the Gap, Marine Parade etc	\$40,000.00		\$40,000.00	
20		Military Road edge and bank planting, irrigation system	\$22,500.00		\$22,500.00	
21		Pedestrianisation of existing Military Road turning circle and relocation of turning circle	\$410,000.00			\$410,000.00
22		Irrigation feasibility study	\$15,000.00	\$15,000.00		
23		Clovelly House interpretation	\$60,000.00		\$60,000.00	
24		Planted seating area to east edge	\$30,000.00		\$30,000.00	
25		Demolish existing toilet facilities and construct new amenities building northern boundary	\$350,000.00		\$350,000.00	
26		Marine Pde steps and path from Dunbar House - provide stepping to existing wall	\$60,000.00			\$60,000.00
27		Install pedestrian pavement to Clovelly Street adjacent to Dunbar House	\$120,000.00			\$120,000.00
28		Dunbar House interpretation and upgrade works	\$45,000.00			\$45,000.00
29		Plant more shade trees on the perimeter to provide solar protection and improve visual quality	\$5,000.00		\$5,000.00	
30		Provide more spectator and visitor seating (under trees)	\$5,000.00			\$5,000.00
31		Undergrounding of power cable in front of Dunbar House	\$25,000.00	\$25,000.00		

Open space improvements program						
No.	Project	Description	Estimated Cost	Short Term	Medium Term	Long Term
32	Parsley Bay Reserve	Upgrade toilet facilities	To be determined			To be determined
33		Interp signage	\$20,000.00		\$20,000.00	
34		Upgrade pathways	\$50,000.00	\$50,000.00		
35		Waterfall lookout	\$40,000.00		\$40,000.00	
36		Water feasibility study	\$25,000.00	\$25,000.00		
37	Christison Park	Upgrade grandstand and amenities	To be determined			To be determined
38		Replace exercise equipment	\$30,000.00		\$30,000.00	
39		Topdress sportsground	\$65,000.00	\$65,000.00		
40	Percival Park	Upgrade of lighting	\$30,000	\$30,000		
41	Cooper Park	Upgrade of pathways in Cooper Park	\$80,000.00		\$80,000.00	
42		Regrade, import new soil; profile & turf	\$85,000.00	\$85,000.00		
43		Install irrigation system to sports surface	\$80,000.00		\$80,000.00	
44		Removal of weeds in bushland	\$30,000.00	\$30,000.00		
45		Realign and stabilise sandstone flagging on Rosewood Walk and Eastern end of Cooper Creek Path	\$70,000.00		\$70,000.00	
46		Staged removal of Liquidambers east of central bridge and replacement with grouped native plantings	\$15,000.00		\$15,000.00	
47		Refurbishment of existing round brick structure in the park for provision of public toilets.	\$80,000.00	\$80,000.00		
48		Establish new community garden	\$45,000	\$45,000		
49		Interpretive signage	\$50,000		\$50,000	
50		Install playground shade structure	\$40,000	\$40,000		
51	Thornton Reserve Playground	Install shade structure	\$25,000.00	\$25,000.00		
52	Harbourview Park	Path reconstruction between Magney Street and Russell Street	\$40,000.00		\$40,000.00	
53		Connect single property stormwater discharge pipes on southern perimeter to Magney Street drainage channel	\$5,000.00		\$5,000.00	
54		Reconstruct obsolete trash rack	\$10,000.00	\$10,000.00		
55		Repair upper section of Magney Street drainage channel	\$10,000.00		\$10,000.00	
56	Lower Cooper Park	Stabilise creek embankment at pipe entry at Lower Cooper Park	\$20,000.00		\$20,000.00	
57		Shade trees in Lower Cooper Park carpark.	\$10,000.00		\$10,000.00	
58	Lough Playing Fields	Regrade, import new soil; profile & turf	\$105,000.00		\$105,000.00	
59		Exercise equipment	\$25,000.00			\$25,000.00
60	Gaden Reserve/ Raoul Wallenberg Garden	Consolidation of the reserve and garden into a single usable park with a childrens playground	\$500,000.00		\$500,000.00	

Open space improvements program						
No.	Project	Description	Estimated Cost	Short Term	Medium Term	Long Term
61	Chiswick Park	Upgrade park to provide disabled access	\$150,000.00	\$150,000.00		
62	Trumper Park	Upgrade grandstand and amenities	To be determined			To be determined
63		Install shade structure	\$30,000.00	\$30,000.00		
64		Install kerb, gutter, line marking, drainage to Quarry St car park	\$70,000	\$70,000		
65	Royal Hospital for Women Park Childrens Memorial	Provide a memorial to children born at the hospital	\$80,000.00		\$80,000.00	
66	Blackburn Gardens / Redleaf	Landscape improvements	\$45,000.00	\$45,000.00		
67		Upgrade toilet facilities	\$45,000.00			\$45,000.00
68	McKell Park	Reconstruct failed retaining wall at lower section	\$75,000.00	\$75,000.00		
69		Replace chain fence along seawall	\$45,000.00	\$45,000.00		
70		Replace dilapidated paving	\$75,000.00		\$75,000.00	
71		Install weather shelter adjacent to Canobury Cottage	\$30,000.00		\$30,000.00	
72	Steyne Park	Relocate and replace bubbler	\$5,000.00	\$5,000.00		
73		Install new playground adjacent to kiosk	\$120,000.00	\$120,000.00		
74		Install signage indicating public transport accessibility from existing rail, bus and ferry	\$2,000.00		\$2,000.00	
75		Install signage indicating public access along foreshore	\$2,000.00		\$2,000.00	
76		Interpret maritime cultural heritage in consultation with Rushcutters Bay Maritime Reserve Trust	\$20,000.00	\$20,000.00		
77		Upgrade toilet facilities	\$50,000.00		\$50,000.00	To be determined
78		Upgrade lighting	\$80,000.00		\$80,000.00	
79	Rushcutters Bay	Upgrade toilet facilities	To be determined			To be determined
80	Sir David Martin Reserve	Signage locating Harbour Walk installed within the Reserve	\$5,000.00		\$5,000.00	
81		Review existing garden bed located on the eastern side of the Parade Ground and assess potential for upgrade.	\$15,000.00	\$15,000.00		
82		Furniture upgrades that capitalise on views out of the Reserve	\$6,000.00	\$6,000.00		
83		Remove Bollards	\$5,000.00	\$5,000.00		
84		Landscape around The Cottage to be improved	\$5,000.00		\$5,000.00	
85		Landscape surrounding RANSA to be improved	\$5,000.00		\$5,000.00	
86		Relocation of the waste disposal unit on the southern side of the RANSA building to a more appropriate location	\$2,000.00		\$2,000.00	

Open space improvements program						
No.	Project	Description	Estimated Cost	Short Term	Medium Term	Long Term
87		Review existing stormwater flow from RANSA	\$5,000.00		\$5,000.00	
88		Sayonara Slipway	\$35,000.00	\$35,000.00		
89		Interpretive plan focusing on the history and other cultural heritage resources of the reserve	\$30,000.00		\$30,000.00	
90	Yarranabbe Park	Pedestrian viewing area with interpretation signage at northern end of Yarranabbe Park	\$20,000.00			\$20,000.00
91		Irrigation feasibility study	\$20,000.00	\$20,000.00		
92		Capital works improvements arising from Plan of Management review	To be determined			
93		Provide lighting in Yarranabbe consistent with Rushcutters Bay Harbour Walk	\$100,000.00		\$100,000.00	
94	Plantation Reserve	Enhance the landscape character of the Reserve and visual screening of the special leases	\$15,000.00		\$15,000.00	
Municipality-wide						
95		Street Tree Planting	\$70,000.00	\$35,000.00	\$35,000.00	
96	Vegetation Management Strategy	Implementation of vegetation management strategy through Woollahra Council area	\$100,000.00	\$50,000.00	\$50,000.00	
97	Tree management program	Purchase elevated work platform (EWP)	\$200,000.00	\$200,000.00		
98	Signage and Furniture	Implementation of Woollahra Signage and Furniture program	\$65,000.00	\$65,000.00		
99	Drinking fountains	Drinking fountain roll out	\$40,000	\$40,000		
Total			\$6,923,500.00	\$3,940,000.00	\$2,253,500.00	\$730,000

Repealed by Woollahra Section 94A Development Contributions Plan 2017

Business centres and harbourside projects						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
1	Watsons Bay Commercial Centre	Bus stop/shelter/ underground power Stage 1A	\$322,729.00	\$322,729.00		
2		Remainder Stage 1 (Stage 1B)	\$619,525.00		\$619,525.00	
3		North side bus/coach/car parking/roundabout	\$1,053,073.00			\$1,053,073.00
4		South side	\$282,326.00			\$282,326.00
5		Refurbish Toilets and Change Rooms.	\$210,000.00	\$210,000.00		
6		Library relocation (included in Community Facilities Program)				
7	Watsons Bay Baths	Refurbish pool/new decks/stairs/ pontoon.	\$1,580,000.00	\$1,580,000.00		
8	Watsons Bay Marine Parade	Reconstruct seawall, renew footpaths, kerb & guttering and paved promenade. Install new furniture	\$590,000.00		\$590,000.00	
9	Rose Bay Shopping Centre NSH Rd	Upgrade Percival Park (incl in OS Program)	NA			
10		NSH Rd Footpath extension opposite Newcastle St to Dover Rd, tree planting & paving	\$100,000.00	\$100,000.00		
11		Upgrade NSH Rd (transition) tree planting & paving	\$75,000.00		\$75,000.00	
12		Upgrade Norwich Rd tree planting & paving	\$88,000.00			\$88,000.00
13		Upgrade tree Caledonian Rd planting & new decking	\$100,000.00		\$100,000.00	
14	Rose Bay Promenade	Off road bicycle path	\$1,200,000.00			\$1,200,000.00
15	Bellevue Hill Shopping Centre	Roadworks, landscaping Cooper Park lookout and installation of stormwater treatment devices and underground electrical conduits	\$1,056,856.00	\$1,056,856.00		
16		Installation of multi-function poles, underground cabling of overhead electrical and telecommunication services	\$743,026.00	\$743,026.00		
17	Plumer Road Shopping Centre	Upgrade paving & furniture	\$100,000.00		\$100,000.00	
18	Double Bay Kiaora Lands precinct	New paving, lighting, street furniture, new public space and covered arcade. Works funded by developer. No cost to Council. (Estimated cost \$990,000)	\$0.00			
19	Double Bay Shopping Centre	Replace paving south of NSH Rd (adjoining Kiaora Lands site)	\$990,000.00	\$495,000.00	\$495,000.00	
20		Reconstruct kerb, footpath & drainage in Short Street, Gum Tree Lane and Goldman Lane. Threshold at intersection.	\$250,000.00	\$250,000.00		
21	Double Bay Shopping Centre	Replace paving south of NSH Rd (excl Kiaora Lands)	\$260,000.00	\$260,000.00		
22	Edgecliff Rd/Grosvenor St Shopping Centre	Modular paving & furniture	\$110,000.00			\$110,000.00
23	Brown St/McDonald St intersection	Realign bus lane, paving, landscaping	\$200,000.00		\$200,000.00	
24	Cascade St/Gurner St intersection	Realign kerb, paving, landscaping	\$200,000.00		\$200,000.00	

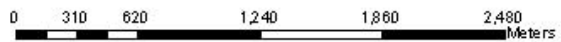
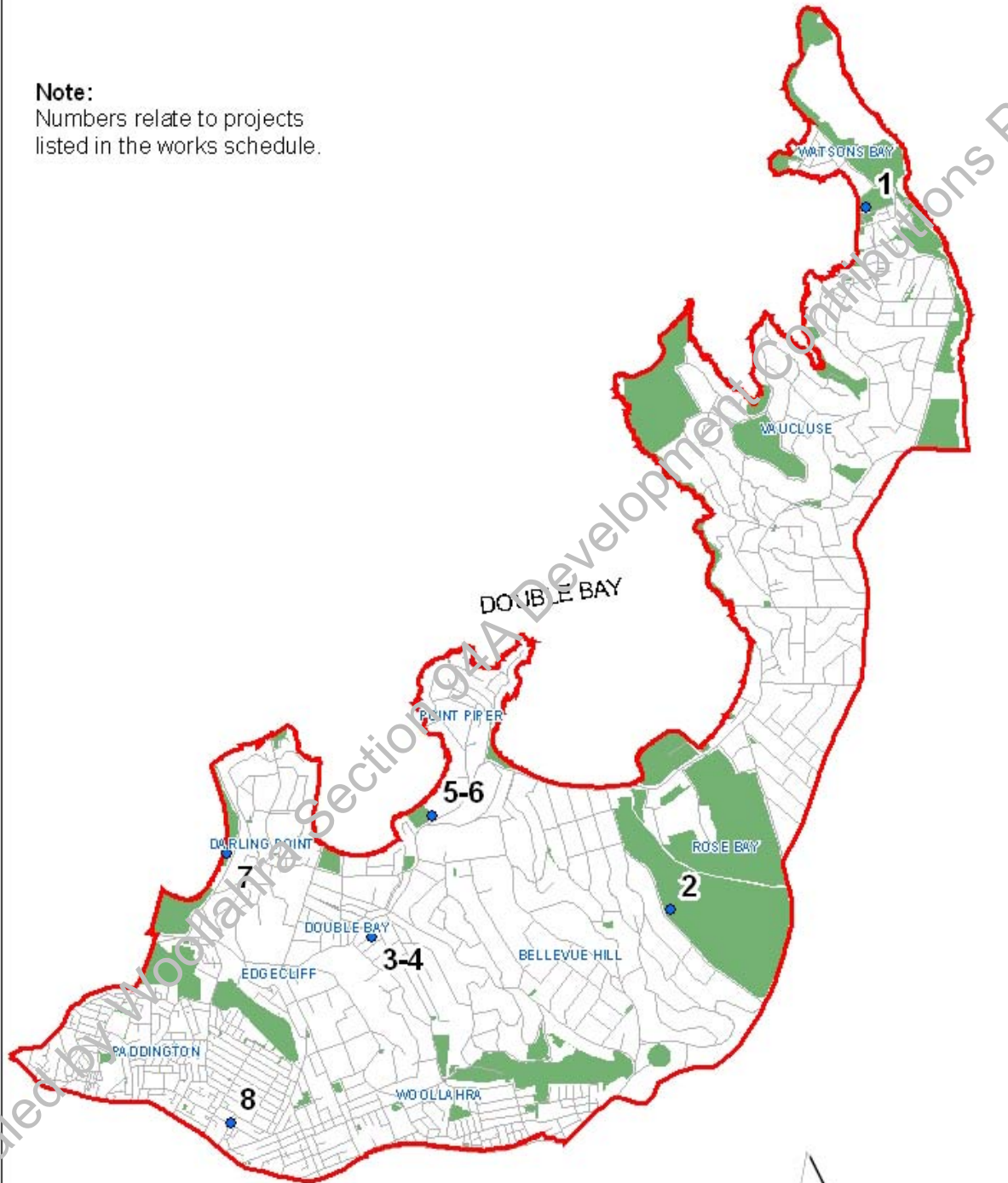
Business centres and harbourside projects						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
25	Edgecliff Shopping Centre	North side NSH Rd paving Mona Rd to end of business area east of Ocean Av, undergrounding of electricity	\$350,000.00		\$175,000.00	\$175,000.00
26	Double Bay Shopping Centre	Gateway Treatment	\$250,000.00	\$250,000.00		
27		Multi-Function Poles	\$1,336,000.00	\$1,336,000.00		
28		Replace paving all areas (including New South Head Rd, Cross Street, Bay Street, Transvaal Avenue, and Gumtree Lane/Goldman Lane/Short Street	\$3,000,753.00	\$3,000,753.00		
29	Double Bay Westpac site	New paving. Works funded by developer. No cost to Council. Est cost \$270,000.00	\$0.00	\$0.00		
30	Double Bay Cosmopolitan site	New paving. Works part funded by developer Short Street/Goldman Lane (see next item). Part cost to Council Bay St, Knox St.	\$500,000.00	\$0.00	\$500,000.00	
31		Goldman Lane shareway (works in assoc with Cosmopolitan development)	\$250,000.00	\$250,000.00		
32	Double Bay Shopping Centre and environs	Streetscape works Bay Street to ferry wharf & Bay St extension	\$250,000.00			\$250,000.00
33		Jamberoo Creek upgrade. Sydney Water land (only proceed if joint funding)	NA			
34	Redleaf Pool	Upgrade pool structure	To be determined			To be determined
Total			\$16,067,288.00	\$9,854,364.00	\$3,054,525.00	\$3,158,399.00

Repealed by Woollahra Section 94A Development Contributions Plan 2017

COMMUNITY FACILITIES PROJECTS

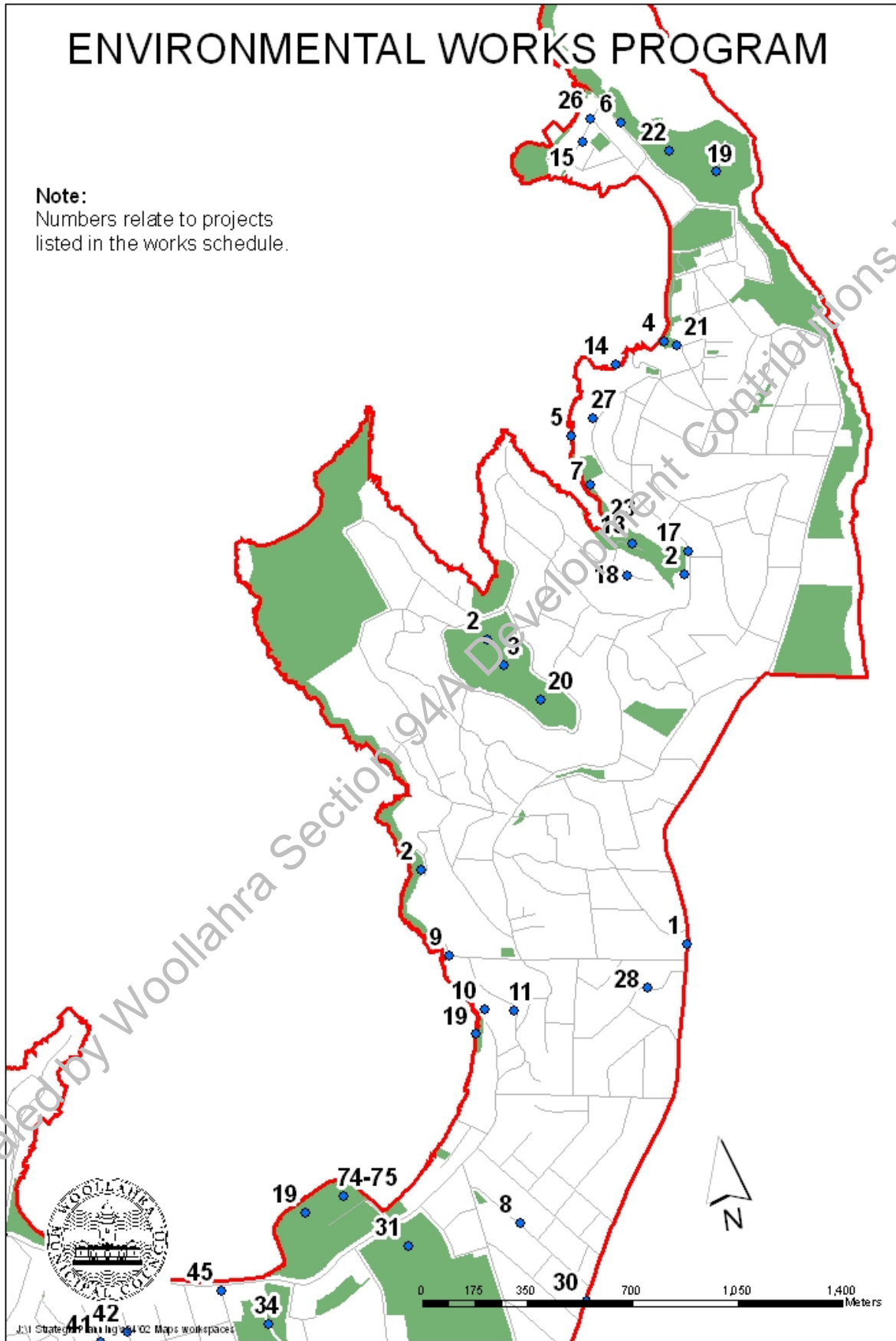
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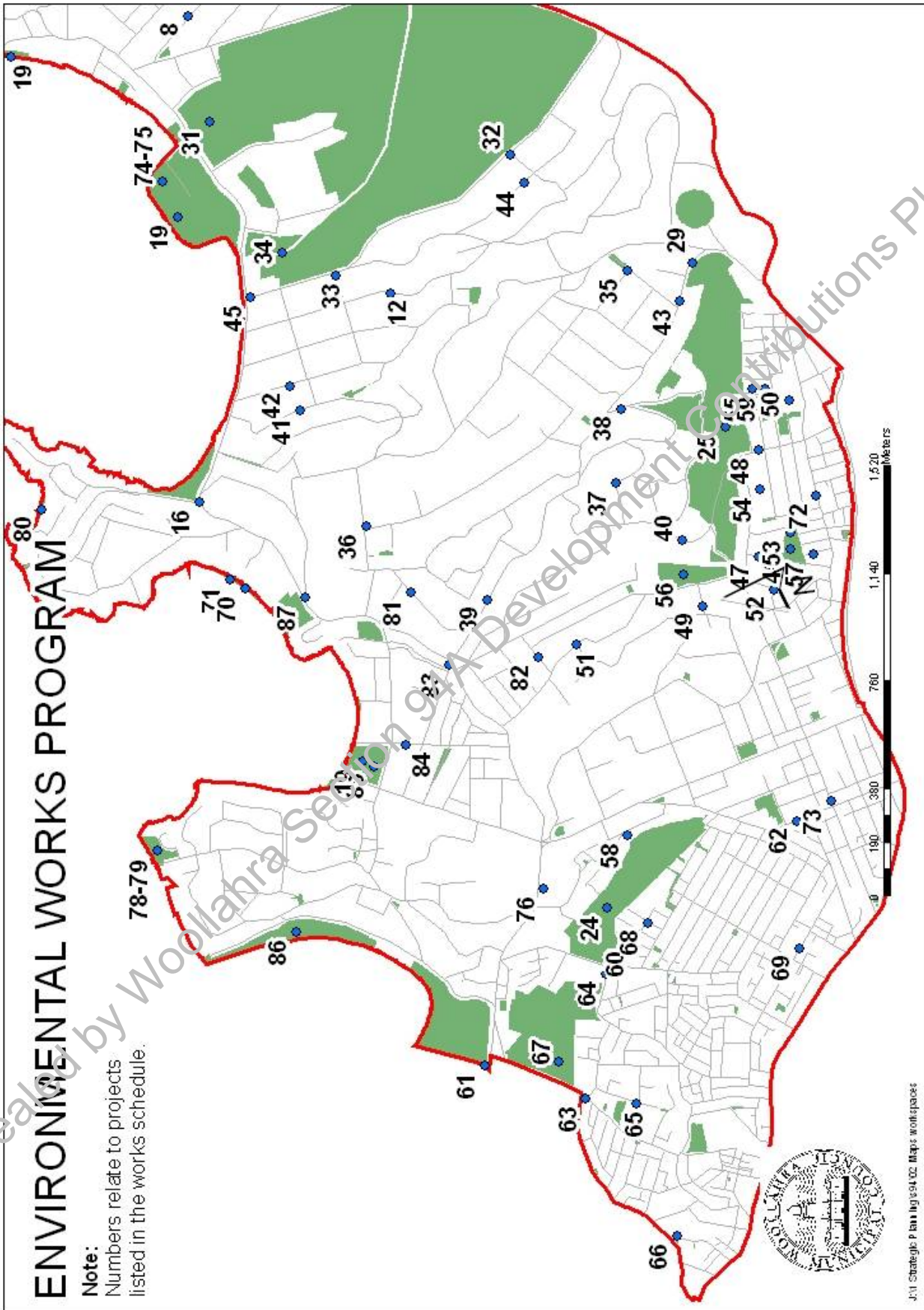
Numbers relate to projects listed in the works schedule.



ENVIRONMENTAL WORKS PROGRAM

Note:
Numbers relate to projects
listed in the works schedule.



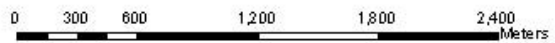
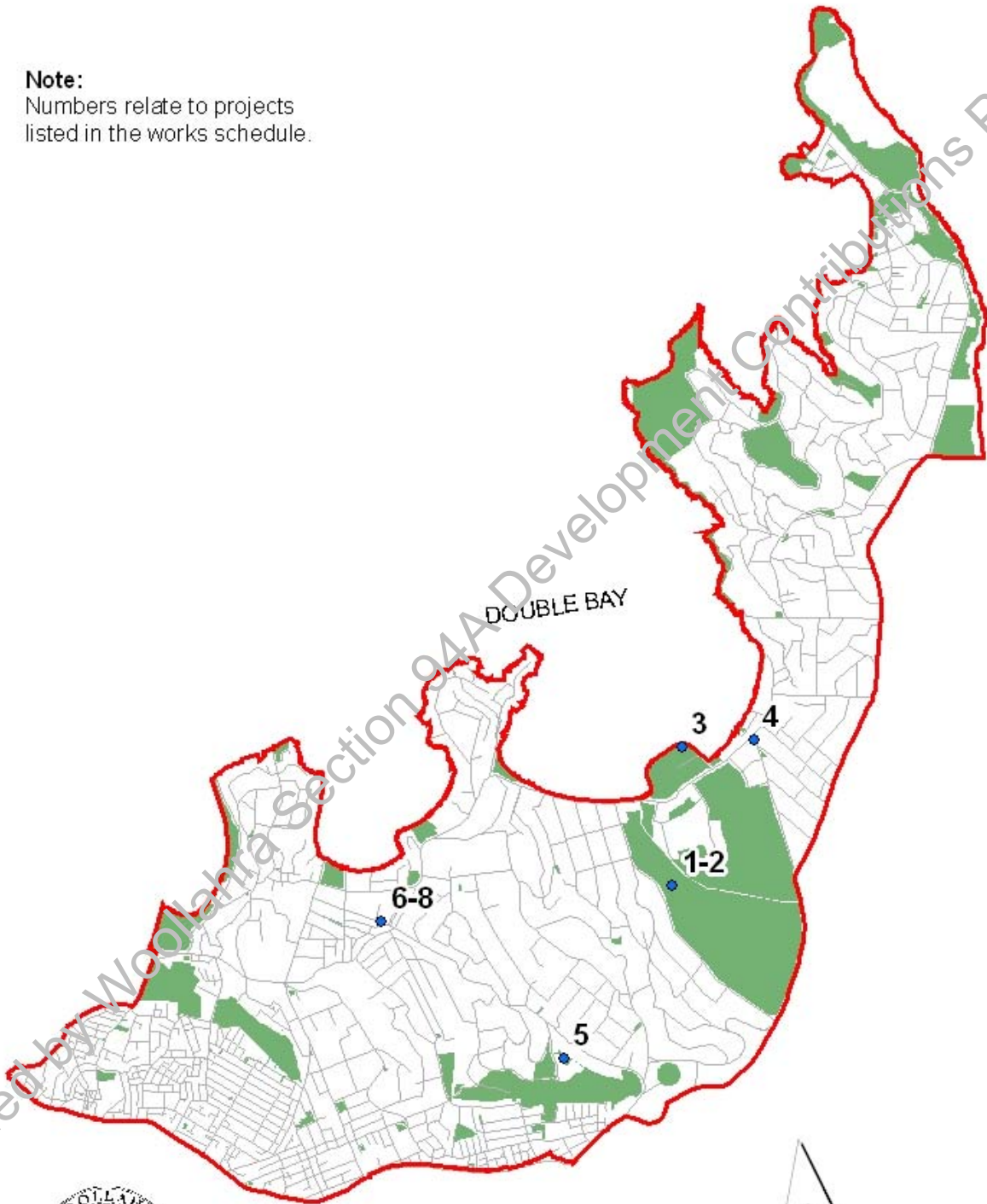


Repealed by Woollahra Section 94A Development Contributions Plan 2017

COUNCIL PROPERTIES PROGRAM

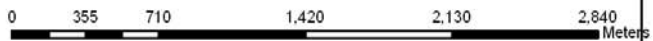
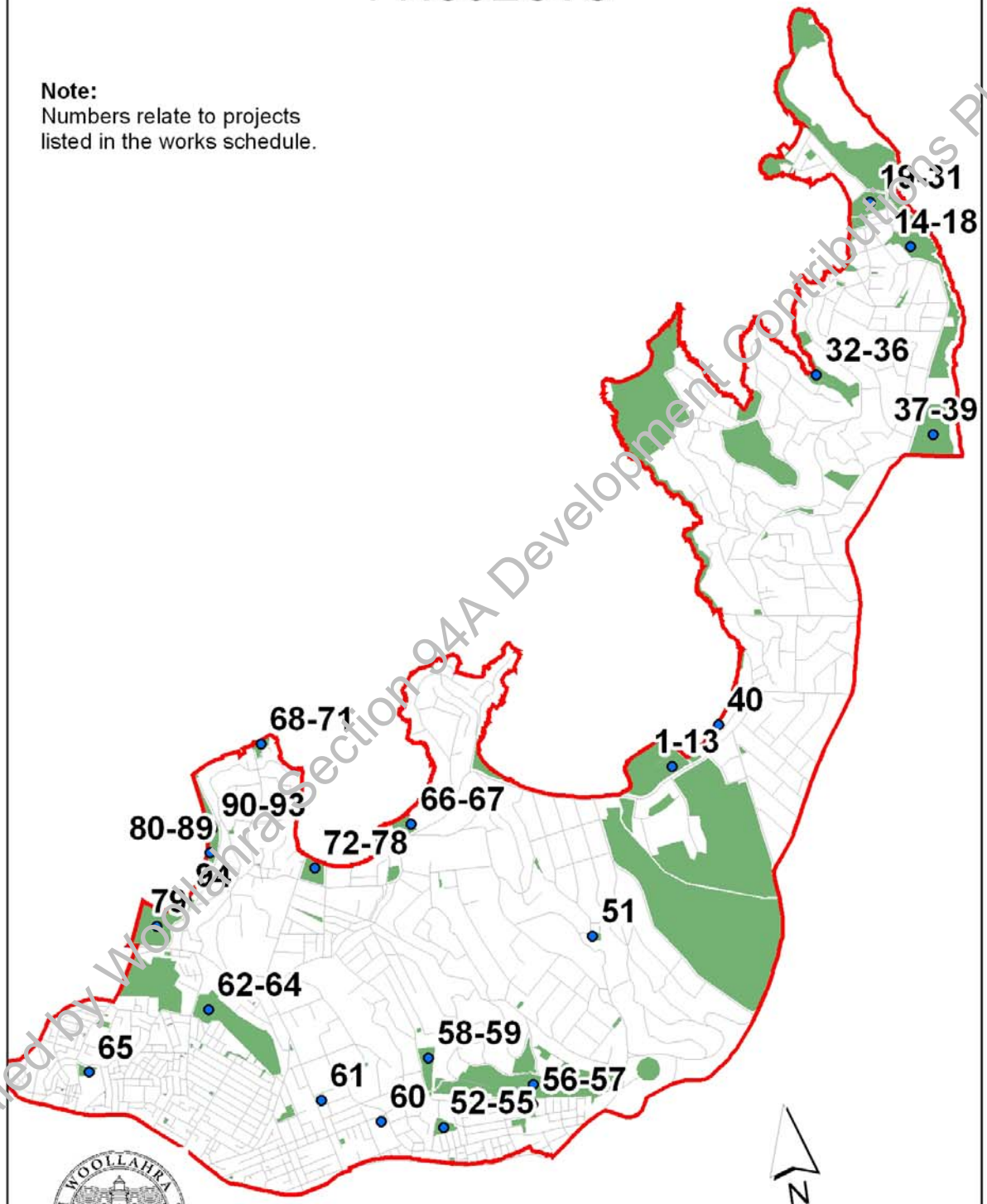
Note:

Numbers relate to projects listed in the works schedule.



OPEN SPACE IMPROVEMENTS PROJECTS

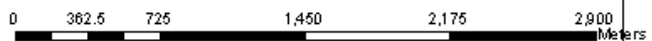
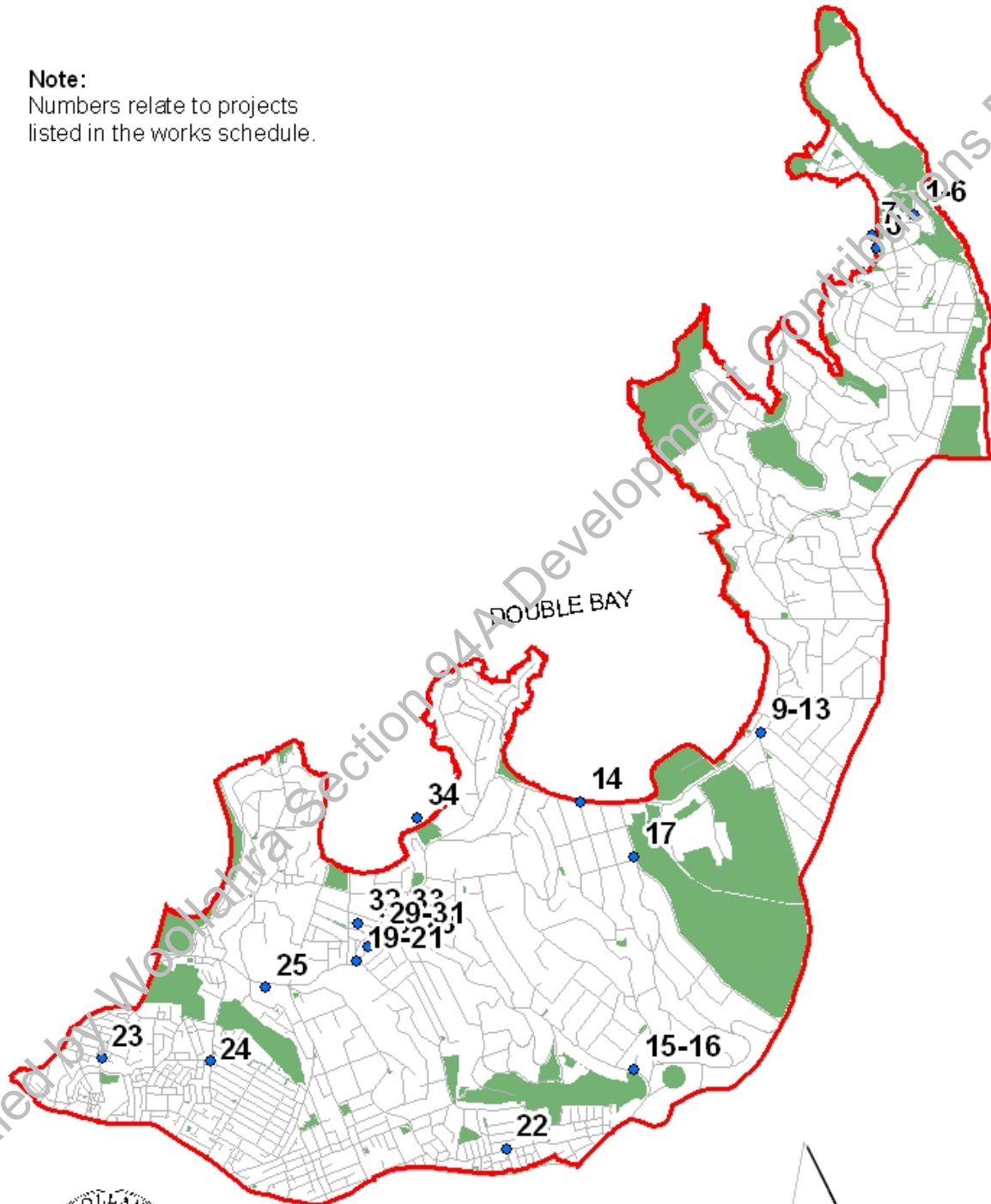
Note:
Numbers relate to projects listed in the works schedule.



Business Centre & Harbourside Projects

Note:

Numbers relate to projects listed in the works schedule.



Attachment – Ministerial directions under section 94E of the Act

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DIRECTION UNDER SECTION 94E

I, the Minister for Planning, under section 94e of the *Environmental Planning and Assessment Act 1979* (“the Act”), direct consent authorities that:

- (1) The maximum percentage of the levy for development under section 94A of the Act, having a proposed cost within the range specified in the Table to Schedule A, is to be calculated in accordance with that Table.
- (2) Despite subclause (1), a levy under section 94A of the Act cannot be imposed on development:
 - (a) for the purpose of disabled access,
 - (b) for the sole purpose of affordable housing,
 - (c) for the purpose of reducing consumption of mains-supplied potable water, or reducing the energy consumption of a building,
 - (d) for the sole purpose of the adaptive reuse of an item of environmental heritage, or
 - (e) other than the subdivision of land, where a condition under section 94 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

In this direction words and expressions used have the same meaning as they have in the Act. The term “item” and “environmental heritage” have the same meaning as in the *Heritage Act 1977*.

This direction does not apply to development applications and applications for complying development certificates finally determined before 1 December 2006.

FRANK SARTOR, M.P.
 Minister for Planning
 Sydney
 [Dated 10 November 2006]

SCHEDULE A

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 percent
More than \$200,000	1.0 percent

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DIRECTION UNDER SECTION 94E

I, the Minister for Planning (“**Minister**”), being the Minister administering the *Environmental Planning and Assessment Act 1979* (“**the Act**”), direct consent authorities that:

- (1) A condition pursuant to section 94A of the Act cannot be imposed in respect of any component of a school development that is a BER project.
- (2) There are no public amenities or public services in relation to which a condition pursuant to section 94 of the Act may be imposed in respect of any component of a school development that is a BER Project.

Notes do not form part of this Direction.

Definitions:

- (1) Words and expressions used in this Direction have the same meaning as in the Act, except where otherwise indicated.
- (2) The following definitions apply in this Direction:

“**BER Project**” means a Building the Education Revolution project undertaken pursuant to the Building the Education Revolution program and funded by the Commonwealth under the Nation Building and Jobs Plan, Appropriation (Nation Building and Jobs) Act (No.1) 2009-2008 and the Appropriation (Nation Building and Jobs) Act (No.2) 2009-2009.

“**School**” means a government school or non-government school within the meaning of the Education Act 1990.

KRISTINA KENEALLY
Minister for Planning
Dated 9 September 2009

Notes:

1. Section 94EC(1A) of the Act provides as follows:

The imposition of a condition by an accredited certifier as authorised by a contributions plan is subject to compliance with any directions given under section 94E (1) (a), (b) or (d) with which a council would be required to comply if issuing the complying development certificate concerned.