

**Woollahra Municipal Council**

**Woollahra Section 94A Development Contributions Plan 2011**

**31 August 2011**

## Table of Contents

<b>1.0</b>	<b>Introduction.....</b>	<b>3</b>
<b>2.0</b>	<b>Summary schedules.....</b>	<b>3</b>
	Schedule 1: Summary of section 94A levies by development type.....	4
	Schedule 2: Summary of works schedule .....	4
<b>3.0</b>	<b>Administration and operation .....</b>	<b>5</b>
3.1	Name of plan .....	5
3.2	Purposes of plan .....	5
3.3	Land and development to which plan applies .....	5
3.3.1	Land to which plan applies .....	5
3.3.2	Development to which plan applies .....	5
3.3.3	Transitional provision.....	5
3.4	What this Plan authorises .....	5
3.5	Relationship with relevant legislation and other plans and policies .....	6
3.6	Approval and commencement of plan.....	6
3.7	Calculating the levy .....	6
3.8	Determining the proposed cost of development.....	6
3.9	Payment of levy .....	7
3.10	Application of levy .....	7
3.11	Planning agreement .....	7
3.12	Deferred or periodic payment.....	7
3.13	Adjustment of levies and proposed cost of development.....	8
3.14	Pooling of levies.....	9
3.15	Construction certificates and certifying authority.....	9
<b>4.0</b>	<b>Demand for public facilities.....</b>	<b>9</b>
4.1	Expected residential development .....	10
4.2	Expected commercial, retail and other non-residential development .....	10
<b>5.0</b>	<b>Definitions .....</b>	<b>11</b>
	Annexure 1 - Supporting documents .....	12
	Annexure 2 - Amendments to Plan.....	15
	Schedule 2 - Summary of works schedule .....	16
	Attachment – Ministerial directions under section 94E of the Act.....	17

## 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 2011* 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 2011 and provides an estimated cost of works and the estimated time frame for their implementation.

**Schedule 1: Summary of section 94A levies by development type**

Development		Levy (percentage of proposed cost of carry out the development) <sup>2</sup>
Type	Area	
All development <sup>3 and 4</sup>	All Municipality	1% <sup>3 and 4</sup>

**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.

Repealed by Woollahra Section 7.12 Development Contributions Plan 2021 on 30 August 2021

### **3.0 Administration and operation**

#### **3.1 Name of plan**

This plan is called the *Woollahra Section 94A Development Contributions Plan 2011* (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 Development Contributions Plan 2009.

**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 22 August 2011 and commenced on 31 August 2011.

**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 by 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.

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

**NL** is the new section 94A levy

**L<sub>o</sub>** is the original levy

**Current index** is the Building Price Index (Enterprise Bargaining Agreement) as published by the



**[BPI(EBA)]** 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.

Repealed by Woollahra Section 7.12 Development Contributions Plan 2021 on 30 August 2021

## 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*
- Woollahra Council, *Asset Management Strategy 2011-2021 (March 2011)*

### 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*
- BMT WBM, *Stormwater Harvesting Options, September 2010*
- 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*
- Woollahra Council, *Asset Management Plan – Infrastructure Asset – Stormwater (March 2011)*

### Council property

- Property Capital Works long term budget plan
- Allen Jack and Cottier, 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*
- Woollahra Council, *Asset Management Plan – Buildings (March 2011)*

### 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, Vacluse 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*
- Woollahra Council, *Asset Management Plan – Infrastructure Asset – Transport* (March 2011)

#### 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*
- Environmental Partnership, 2004, *Robertson Park Plan of Management*
- Design 5 Architects Pty Ltd, 2004, *Redleaf Conservation Management Plan*
- Draft Woollahra Council, 2011, *Redleaf Plan of Management and Masterplan (under preparation)*
- 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*
- Draft Woollahra Council, 2011, *Woollahra Park Plan of Management (under preparation)*
- Woollahra Council, 2002, *Lyne Park Plan of Management*
- Draft Woollahra Council, 2012, *Lyne Park Plan of Management (under preparation)*
- Woollahra Council, March 2002, *Playground Strategy*
- Woollahra Council, March 2002, *Playground Policy*
- Woollahra Council, 2004, *Robertson Park Masterplan*
- Woollahra Council, 2004, *Robertson Park Plan of Management*
- Woollahra Council, 2004, *Sir David Martin Reserve Plan of Management*
- Woollahra Council, 2005, *Royal Hospital for Women Park*
- Woollahra Council, *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*
- Woollahra Council, 2010, *Chiswick Gardens Plan of Management*
- Draft Woollahra Council, 2011, *Yarranabbe Park Plan of Management and Masterplan*

#### Business centre and harbourside works

- Bossley Howe Architects, 2004, *Watsons Bay Commercial Precinct (Incorporates Gap Park)*
- Cardno Willing Pty Ltd, 2004, *Hopetoun Avenue, Vacluse - 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*
- Woollahra Council, *Asset Management Plan – Land Improvements (incorporating Harbour side structures)* (March 2011)

Repealed by Woollahra Section 7.12 Development Contributions Plan 2021 on 30 August 2021

## 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 2011. It is provided to assist with interpretation and will be changed from time to time as amendments are made.

Repealed by Woollahra Section 7.12 Development Contributions Plan 2021 on 30 August 2021

## 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.

Repealed by Woollahra Section 7.12 Development Contributions Plan 2021 on 30 August 2021



## 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**

**REVOCATION OF DIRECTION IN FORCE UNDER SECTION 94E  
AND DIRECTION UNDER SECTION 94E**

I, the Minister for Planning:

1. Pursuant to sections 4(8) and 94E of the *Environmental Planning and Assessment Act 1979* ("the Act"), revoke the direction in force under section 94E of the Act made by Craig Knowles, the former Minister for Infrastructure and Planning, on 6 November 2000, in relation to development applications to carry out development under *State Environmental Planning Policy No 5 – Housing for Older People or People with a Disability* ("SEPP 5"). This revocation applies to development applications made on or after commencement of *State Environmental Planning Policy (Seniors Living) 2004 (Amendment No 2)* ("the SEPP").
2. Pursuant to section 94E of the Act, direct consent authorities that there are no public amenities or public services in relation to which a condition under Division 6 of Part 4 of the Act may be imposed on the class of development consents identified in Schedule A granted to a social housing provider as defined in the SEPP. This direction applies to development applications made by such a social housing provider on or after commencement of the SEPP.

**Schedule A**

Development consents to carry out development for the purposes of any form of seniors housing as defined in State Environmental Planning Policy (Seniors Living) 2004.

FRANK SARTOR

Minister for Planning

Sydney, 14 September 2007

**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.

Repealed by Woollahra Section 7.12 Development Contributions Plan 2021 on 30 August 2021

<b>Community facilities program</b>						
<b>No.</b>	<b>Project</b>	<b>Description</b>	<b>Estimated Cost</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
1	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		\$25,000	
2	New central library	Construction	\$5,685,000		\$5,685,000	
3	New central library	Fitout	\$5,000,000		\$5,000,000	
4	St Brigids Library	Roof replacement	\$240,000		\$240,000	
5		Internal refurbishment including lift	\$700,000		\$700,000	
6	Sir David Martin Reserve	Drill Hall Conservation and structural repairs as required	\$100,000	\$100,000		Subject to investigation
7		RANSA External painting, internal structural repairs	\$100,000	\$100,000		
8	Hugh Latimer Centre	Replace roof and guttering	\$80,000			\$80,000
9		Install child-proof fencing	\$25,000	\$25,000		
10		Install lift	\$60,000	\$60,000		
11		Replace air conditioning	\$50,000		\$50,000	
12		Kindergarten – refurbishment of storeroom and painting of office, child proof fencing	\$22,000	\$22,000		
13	Woollahra Senior Citizens Centre	Replace roof and internal walls	\$80,000	\$80,000		
14	EJ Ward Centre	Review options (see "Central facility" investigation project below)	\$100,000	\$100,000		
15	Central facility for older persons, including food services and social activities with the redevelopment of an existing facility. To 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.	\$40,000	\$40,000		
		Stage 2 – Design	\$90,000	\$90,000		
		Stage 3 – Construction				Subject to outcome of stage 2
16	Increase preschool places and long day care at existing facilities.	Stage 1 – Feasibility study of Hugh Latimer centre	\$70,000	\$40,000	\$30,000	
		Stage 2 – Design				
		Stage 3 – Construction				Subject to outcome of stage 2
17	Public Art throughout the municipality	Installations at locations to be identified (\$1 million over 10 years)	\$1,000,000	\$200,000	\$300,000	\$500,000

Community facilities program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
18	Cooper Park Community Hall	Replace kitchen joinery, install roof anchors so roof maintenance can be carried out in accordance with OHS and Workcover regulations	\$12,000	\$12,000		
19	The Gunyah	Installation of RCD protection to lighting circuits, Install drainage along southern side of building, adjacent to the path, between Gunyah and Kuhli Hut	\$18,000	\$18,000		
20	Holdsworth Street Community Centre	Replace carpet in administration area	\$10,000	\$10,000		
Total			\$13,507,000	\$897,000	\$12,030,000	\$580,000

Repealed by Woollahra Section 7.12 Development Contributions Plan 2021 on 30 August 2021

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		Rakes Gully, Vacluse Park and Queens Avenue Reserve – Provision of stormwater pollution devices upstream	\$340,000	\$340,000		
3		Vacluse House, Vacluse – Install 4 Stormwater Pollutant Devices into existing stormwater drainage. Also note WQ-VEG15	\$110,000	\$110,000		
4		Gibson Beach, Watson Bay – Install stormwater pollutant device into existing stormwater drainage	\$50,000		\$50,000	
5		Cliff St, Camp Cove – Install stormwater pollutant device into existing stormwater drainage	\$20,000		\$20,000	
6		14 The Crescent, Vacluse – Install stormwater pollutant device into existing stormwater drainage	\$30,000		\$30,000	
7		Wilberforce St, Rose Bay – Install stormwater pollutant device into existing stormwater drainage	\$40,000		\$40,000	
8		Bayview Hill Rd, Rose Bay – Install stormwater pollutant device into existing stormwater drainage	\$50,000		\$50,000	
9		Dumaresq Ave/Tivoli St, Rose Bay – Install stormwater pollutant device into existing stormwater drainage	\$40,000		\$40,000	
10		Dumaresq Ave/Rawson St, Rose Bay – Install stormwater pollutant device into existing stormwater drainage	\$20,000		\$20,000	
11		Balfour Rd St, Rose Bay – Install stormwater pollutant device into existing stormwater drainage	\$30,000		\$30,000	
12		Parsley Bay Reserve, Vacluse – Install Stormwater Pollutant net device onto end of 3 existing stormwater drainage lines	\$20,000		\$20,000	
13		Kutti Beach, Watson Bay – Install stormwater pollutant device into existing stormwater drainage	\$30,000		\$30,000	
14		Camp St/Victoria St, Watson Bay – Install stormwater pollutant device into existing stormwater drainage	\$20,000		\$20,000	
15		New South Head Rd/Wunulla Rd, Rose Bay – Install stormwater pollutant device into existing stormwater drainage	\$20,000		\$20,000	
16	Water Course and Bush Regeneration	Hopetoun Ave, Vacluse – Extension of existing interallotment drainage scheme to protect Parsley Bay remnant bush areas	\$80,000		\$80,000	
17		Parsley Rd, Vacluse – Interallotment drainage Scheme to protect Parsley Bay remnant bush areas	\$80,000		\$80,000	
18		Lynne Park, Double Bay Park, Hermitage Foreshore, Gap Park – Reestablish or establish native foreshore vegetation. Also note WQ-VEG 14,15	\$20,000		\$20,000	
19		Vacluse House Creek stabilisation and water quality works	\$40,000		\$40,000	

Environmental works program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
20	Water Course and Bush Regeneration	Gibson Beach, Watson Bay Interallotment drainage scheme to protect remnant foreshore area	\$15,000			\$15,000
21		Gap Park – Bush regeneration project	\$20,000	\$20,000		
22		Parsley Bay – Bush regeneration project	\$20,000	\$20,000		
23		Trumper Park – Bush regeneration project	\$20,000	\$20,000		
24		Cooper Park – Bush regeneration project	\$60,000	\$60,000		
25	Local Flooding, Critical Pits and Overland Flow Program	Camp St and Victoria Street, Watson Bay – Upgrade and amplify existing drainage system	\$256,000			\$256,000
26		The Crescent, Vacluse – Upgrade upstream drainage system and adjust footpath driveway levels	\$366,899			\$366,899
27		Dudley Rd, Vacluse – Upgrade local drainage system and regrade footpath and road areas	\$80,000	\$80,000		
28	Water Quality "At Source" Treatment	Bellevue Rd Local Commercial Area, Bellevue Hill – Install Pit Baskets into existing stormwater drainage	\$4,000			\$4,000
29		Rose Bay South Local Commercial Area – Install Pit Baskets into existing stormwater drainage	\$4,000			\$4,000
30	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
31		O’Sullivan Rd/Bunyala Rd, Bellevue Hill – Install stormwater pollutant device into existing stormwater drainage	\$80,000			\$80,000
32		Plumer Rd, Bellevue Hill – Install stormwater pollutant device into existing stormwater drainage	\$80,000			\$80,000
33		Rose Bay Stormwater Channel – Install a litter boom at the outlet to the harbour	\$20,000			\$20,000
34		Riddell St, Bellevue Hill – Install stormwater pollutant device into existing stormwater drainage	\$30,000			\$30,000
35		Bellevue Rd/Kambala Rd, Bellevue Hill – Install stormwater pollutant device into existing stormwater drainage	\$50,000			\$50,000
36		Warren Rd, Bellevue Hill – Install stormwater pollutant device into existing stormwater drainage	\$50,000			\$50,000
37		Cooper Park Rd, Bellevue Hill – Install stormwater pollutant device into existing stormwater drainage	\$40,000			\$40,000
38		Bellevue Rd/Farant 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
39	Water Quality "End of Line" Treatment	Suttie Rd, Bellevue Hill – Install stormwater pollutant device into existing stormwater drainage	\$30,000		\$30,000	
40		Cranbrook Rd, Rose Bay – Install stormwater pollutant device into existing stormwater drainage	\$30,000		\$30,000	
41		Beresford Rd, Rose Bay – Install stormwater pollutant device into existing stormwater drainage	\$30,000		\$30,000	
42	Water Course and Bush Regeneration	Bellevue Rd, Bellevue Hill – Interallotment drainage scheme to protect Cooper park remnant bush areas	\$40,000		\$40,000	
43	Local Flooding, Critical Pits and Overland Flow Program	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		
44	Water Quality "At Source" Treatment	Harbourview Park gross pollutant traps (GPTs)	\$30,000	\$30,000		
45	Water Quality "End of Line" Treatment	Russell St, Woollahra – Install stormwater pollutant device into existing stormwater drainage	\$68,500		\$68,500	
46		Adelaide St, Woollahra – Install stormwater pollutant device into existing stormwater drainage	\$50,000		\$50,000	
47		Linden St/Edgecliff Rd, Woollahra – Install stormwater pollutant device into existing stormwater drainage	\$40,000		\$40,000	
48		Holy Cross School, Woollahra – Install stormwater pollutant device into existing stormwater drainage	\$40,000		\$40,000	
49		Wallaroy/Epping Rd, Woollahra – Install stormwater pollutant device into existing stormwater drainage	\$20,000		\$20,000	
50		Milton Ave, Woollahra – Install stormwater pollutant device into existing stormwater drainage	\$30,000		\$30,000	
51	Water Course and Bush Regeneration	Harbourview Park Rock – Lining of Channels	\$15,000	\$15,000		
52		Edward St/View St, Woollahra – Interallotment drainage scheme to protect Cooper Park remnant bush areas	\$100,000		\$100,000	
53		Small Lane/Raine St/Kendall St, Woollahra – Interallotment drainage scheme to protect Cooper Park remnant bush areas	\$60,000		\$60,000	
54		Lough Playing Fields Double Bay – Interallotment drainage scheme to protect Cooper Park remnant bush areas	\$40,000		\$40,000	
55		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
56	Water Course and Bush Regeneration	Thorne St/Cameron St/New McLean St Paddington – Interallotment drainage scheme to protect Trumper Park remnant bush areas	\$120,000	\$120,000		
57	Local Flooding, Critical Pits and Overland Flow Program	Small St, Woollahra – Upgrade local drainage system and provide overland flow path	\$25,000	\$25,000		
58	Water Quality "End of Line" Treatment	Hampden St/Royalston St, Paddington – Install stormwater pollutant device into existing stormwater drainage	\$80,000		\$80,000	
59		New South Head Rd, Rushcutters Bay – Install stormwater pollutant device into existing stormwater drainage	\$70,000		\$70,000	
60		Moncur St/Ocean St, Edgecliff – Install stormwater pollutant device into existing stormwater drainage	\$60,000		\$60,000	
61		Neild St/Brown St, Paddington – Install stormwater pollutant device into existing stormwater drainage	\$50,000		\$50,000	
62		Glenmore Rd, Paddington – Install stormwater pollutant device into existing stormwater drainage	\$50,000		\$50,000	
63		Stephen St, Paddington – Install stormwater pollutant device into existing stormwater drainage	\$20,000		\$20,000	
64		Comber St, Paddington – Install stormwater pollutant device into existing stormwater drainage	\$20,000		\$20,000	
65		Weigall Sports Ground, Paddington – Install stormwater pollutant device into existing stormwater drainage	\$20,000		\$20,000	
66	Local Flooding, Critical Pits & Overland Flow Program	Cecil St /Cecil Lane/Royalston St, Paddington provide overland flow path.	\$235,000	\$235,000		
67		Underwood St/George St/Elizabeth St, Paddington – Upgrade and amplify existing drainage system	\$400,000			\$400,000
68	Water Quality "At Source" Treatment	Seven Shillings Beach/Buckhurst Ave, Point Piper – Install pit baskets	\$4,000		\$4,000	
69		Seven Shillings Beach/Victoria Rd, Double Bay – Install pit baskets	\$6,000		\$6,000	
70		Edgecliff Rd Local Commercial Area, Woollahra – Install pit baskets into existing stormwater drainage	\$6,000		\$6,000	
71		Queen St Local Commercial Area, Woollahra – Install pit baskets into existing stormwater drainage	\$6,000		\$6,000	
72		Lynne Park, Rose Bay – Porous pavement trial	\$50,000	\$50,000		

Environmental works program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
73	Water Quality "At Source" Treatment	Lynne Park, Rose Bay – Oil/Grit Separator and/or WSUD	\$150,000	\$150,000		
74	Water Quality "End of Line" Treatment	Edgecliff Shopping Centre, Edgecliff – Install stormwater pollutant device into existing stormwater drainage	\$50,000		\$50,000	
75		Yarrabee Rd/New Beach Rd, Darling Point – Install stormwater pollutant device and/or WSUD into existing stormwater drainage	\$40,000		\$40,000	
76		Darling Point Rd/New Beach Rd, Darling Point – Install stormwater pollutant device and/or WSUD into existing stormwater drainage	\$30,000		\$30,000	
77		Darling Point Rd, Darling Point – Install stormwater pollutant device into existing stormwater drainage	\$40,000		\$40,000	
78		Lady Martins Beach, Point Piper – Install stormwater pollutant device into existing stormwater drainage	\$20,000		\$20,000	
79		Fairfax Rd/Tralee Rd, Double Bay – Install stormwater pollutant device or WSUD into existing stormwater drainage	\$30,000		\$30,000	
80		Forest Rd, Double Bay – Install stormwater pollutant device or WSUD into existing stormwater drainage	\$30,000		\$30,000	
81		Cross St/New South Head Rd, Double Bay – Install stormwater pollutant device or WSUD into existing stormwater drainage	\$30,000		\$30,000	
82		Bay St, Double Bay – Install stormwater pollutant device or WSUD into existing stormwater drainage	\$170,000		\$170,000	
83	Seawall Restoration Program	Darling Point Road and McKell Park, Darling Point – Various Seawall repairs and Stormwater Harvesting for irrigation	\$155,000	\$155,000		
84	Local Flooding, Critical Pits and Overland Flow Program	New South Head Rd/Victoria Rd, Double Bay – Upgrade local drainage system and regrade driveways and footpath areas	\$25,000	\$25,000		
85	Water Quality "At Source" Treatment	Development and implementation of dog management tools, e.g. signage, waste collectors etc.	\$30,000	\$30,000		
86	Water and Energy Saving Projects	Install water saving devices on Council Buildings e.g. rainwater tanks	\$100,000	\$25,000	\$25,000	\$50,000
87		Install energy saving devices on Council Buildings e.g. solar panels	\$100,000	\$100,000		
88		Design and construct stormwater harvesting systems at council parks – Yarrabee, Parsley Bay, Robertson Park	\$300,000	\$300,000		
89	Program Administration	Plan and control the Environmental Works Program	\$172,000	\$172,000		

Environmental works program						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
90	Program Administration	Environmental Education Programs	\$100,000	\$100,000		
91		Set up a baseline databases and develop the performance measurement system	\$50,000	\$50,000		
92		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	\$50,000		
93		Develop and implement a community communication strategy	Ongoing			
94		Develop GPT and WSUD maintenance strategy for systems to be installed	\$50,000	\$50,000		
95		Report to the Council on progress of the Program	Ongoing			
96		Report to the community on the physical progress and financial compliance of the program	\$10,000	\$10,000		
Total			\$6,136,399	\$2,582,000	\$3,104,399	\$450,000

Repealed by Woollahra Section 7.12 Development Contributions Plan 2021 on 30 August 2021

Council properties program						
No	Project Title	Description	Estimate	Short term	Medium term	Long term
1	Grimley Pavilion, Woollahra Oval	Refurbishment of toilets and change rooms. External painting	\$125,000		\$125,000	
2	Woollahra Oval 2 – Colleagues	Refurbishment of toilets and change rooms	\$35,000		\$35,000	
3	Lyne Park Amenities	Upgrade to include kiosk	\$750,000	\$750,000		
4	Woollahra Golf Club	External painting and refurbishment works	\$110,000	\$110,000		
5		Re-roof above Pro-shop	\$10,000	\$10,000		
6	Rose Bay Car Parks	Mixed use redevelopment of car parks and/or landscaping and streetscape works	To be determined			To be determined
7	9A Cooper Park Road	Highly restricted access. Investigate options as part of the New LEP	\$150,000		\$150,000	To be determined
8	Cross Street Car Park	Extend 450 space carpark. Split floor extension to car parking (88 spaces)	\$9,000,000			\$9,000,000
9		Office space addition to Cross Street elevation (460sqm)	Included above			Included above
10		Remove redundant ventilation system	\$150,000	\$150,000		
11		Lift counterweight and sheave repairs	\$80,000	\$80,000		
12	Kiaora Lane Car Park	Parking equipment	\$225,000		\$225,000	
13	Quarry Street Depot	Replacement of roller shutter doors, ventilation system upgrade, internal painting	\$75,000	\$75,000		
14	Fletcher St Depot	Remove and replace infill panels around widow frames, ceiling and northern wall in managers office, northern wall and northern section of ceiling in civil works office, northern wall in lunch room, etc.	\$20,000	\$20,000		
15	Disabled Access	Upgrade access to various properties	\$125,000	\$50,000	\$75,000	
16	Essential Building Services	Upgrade various properties	\$100,000	\$50,000	\$50,000	
17	Street furniture	Upgrade all areas	\$125,000	\$50,000	\$75,000	
18	Redleaf Kiosk	Remove and replace exterior eaves and toilet cubicle walls in male and female amenities	\$5,000	\$5,000		
19	Woollahra Park Croquet Club	Remove five ceilings in clubhouse and workshed	\$15,000	\$15,000		
20	Blackburn Gardens	Remove and replace ceiling in womens toilet, refurbish mens and womens toilets	\$30,000	\$30,000		
21	Council Offices – Redleaf	Replacement of fan motors, chilled and hot water valves, pumps and other operational components of air conditioning system throughout the building	\$20,000	\$20,000		
22		Council Chambers – Carpet replacement	\$50,000	\$50,000		
23		External painting	\$60,000	\$60,000		
Total			\$11,260,000	\$1,525,000	\$735,000	\$9,000,000

<b>Infrastructure renewal program</b>						
<b>No.</b>	<b>Project</b>	<b>Description</b>	<b>Estimated Cost (Initial 5 Year Program)</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term (TBA)</b>
<b>Vaucluse Ward</b>						
1	Road pavements	40647sqm	\$1,801,000	\$782,400	\$1,018,600	Further 5 year plan to be developed
2	Footpaths	5070sqm	\$788,300	\$209,600	\$578,700	Further 5 year plan to be developed
3	Kerb and guttering	4265m	\$973,400	\$261,600	\$651,800	Further 5 year plan to be developed
4	Seawalls	Includes reconstruction of Lyne Park, Gibson Beach, Parsley Bay seawalls and Watson Bay baths	\$1,650,000	\$1,050,000	\$600,000	Further 5 year plan to be developed
5	SWD	Includes flood studies and storm water upgrade works for Hopetoun Avenue, The Crescent, Victoria Street, Camp Street, Village Lower Road and the Rose Bay Floodplain Risk Management Plan	\$690,000	\$215,000	\$475,000	Further 5 year plan to be developed
6	Retaining walls	Notional amount allocated evenly across wards until works program developed	\$110,000	\$50,000	\$60,000	
<b>Bellevue Ward</b>						
7	Road pavements	28564sqm	\$1,576,200	\$561,500	\$1,014,700	Further 5 year plan to be developed
8	Footpaths	3750sqm	\$604,200	\$201,000	\$403,200	Further 5 year plan to be developed
9	Kerb and guttering	4281m (including 115m sandstone)	\$1,194,800	\$385,600	\$809,200	Further 5 year plan to be developed
10	Seawalls	Works include Rose Bay seawall repairs	\$970,000	\$750,000	\$220,000	Further 5 year plan to be developed
11	SWD	Includes the Rose Bay Floodplain Risk Management Plan; and storm water upgrades in Bellevue Road and Fairfax Road	\$675,000	\$100,000	\$575,000	Further 5 year plan to be developed
12	Retaining walls	Notional amount allocated evenly across wards until works program developed	\$110,000	\$50,000	\$60,000	
<b>Cooper Ward</b>						
13	Road pavements	32361sqm	\$1,737,900	\$707,600	\$1,030,300	Further 5 year plan to be developed
14	Footpaths	3173sqm	\$499,000	\$62,000	\$437,000	Further 5 year plan to be developed
15	Kerb and guttering	3039m (including 1020m sandstone)	\$1,097,450	\$524,000	\$573,450	Further 5 year plan to be developed
16	Seawalls	No seawalls	\$0	\$0	\$0	
17	SWD	Includes the Double Bay Floodplain Risk Management Plan and storm water upgrade works for Tara Street and Ocean Street.	\$275,000	\$200,000	\$75,000	Further 5 year plan to be developed

<b>Infrastructure renewal program</b>						
<b>No.</b>	<b>Project</b>	<b>Description</b>	<b>Estimated Cost (Initial 5 Year Program)</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term (TBA)</b>
18	Retaining walls	Notional amount allocated evenly across wards until works program developed	\$110,000	\$50,000	\$60,000	
<b>Paddington Ward</b>						
19	Road pavements	19859sqm	\$1,321,580	\$430,530	\$891,050	Further 5 year plan to be developed
20	Footpaths	8796sqm	\$1,588,200	\$693,300	\$894,900	Further 5 year plan to be developed
21	Kerb and guttering	1212m (including 780m sandstone)	\$401,800	\$140,000	\$261,800	Further 5 year plan to be developed
22	Seawalls	No seawalls	\$0	\$0	\$0	
23	SWD	Includes the Rushcutters Bay Floodplain Risk Management Plan and storm water upgrade works in Cecil Lane, Kidman Lane and Harris Street.	\$610,000	\$180,000	\$430,000	Further 5 year plan to be developed
24	Retaining walls	Notional amount allocated evenly across wards until works program developed	\$110,000	\$50,000	\$60,000	
<b>Double Bay Ward</b>						
25	Road pavements	39329sqm	\$2,065,770	\$723,170	\$1,342,600	Further 5 year plan to be developed
26	Footpaths	1910sqm	\$328,350	\$90,750	\$237,600	Further 5 year plan to be developed
27	Kerb and guttering	2743m (including 590m sandstone)	\$944,350	\$470,950	\$473,400	Further 5 year plan to be developed
28	Seawalls	Seawall repairs	\$400,000	\$100,000	\$300,000	Further 5 year plan to be developed
29	SWD	Includes the Double Bay Floodplain Risk Management Plan and stormwater upgrade works in Forest Road and Guilfoyle Avenue.	\$150,000	\$60,000	\$90,000	Further 5 year plan to be developed
30	Retaining walls	Notional amount allocated evenly across wards until works program developed	\$110,000	\$50,000	\$60,000	
<b>Total</b>			<b>\$22,832,300</b>	<b>\$9,149,000</b>	<b>\$13,683,300</b>	<b>\$0</b>

Open space improvements program						
No.	Project	Description	Estimated Cost	Short Term	Medium Term	Long Term
1	Lyne Park	Provide supplementary play equipment	\$100,000		\$100,000	
2		Install additional shading to playground	\$30,000	\$30,000		
3		Review style and placement of rubbish bins including recycling facilities	\$15,000	\$15,000		
4		Landscape treatments to formalised main entry points	\$100,000			\$100,000
5		Incorporate the section of park in front of the seaplanes into a comprehensive waterfront pedestrian promenade	\$500,000	\$500,000		
6		Extend pedestrian promenade at front of Catalinas and the sea plane jetty	\$100,000	\$100,000		
7		Reconstruction of western carpark (carpark 2)	\$490,000	\$490,000		
8		Widen footpath, including tree plantings, from Rose Bay Promenade to Catalinas	\$299,000	\$299,000		
9		Prepare and implement historical and cultural heritage interpretive plan	\$20,000			\$20,000
10		Provide interpretive signage associated with the main tree resources	\$5,000			\$5,000
11		Shade trees in Car Park 1	\$10,000.00		\$10,000.00	
12		Replace park furniture as necessary	\$50,000	\$50,000		
13		Signage locating the Harbour Walk is installed in the park	\$10,000	\$10,000		
14		Improve boat storage facilities	\$10,000	\$10,000		
15	Gap Park	Bushland regeneration	\$25,000	\$25,000		
16		Self harm minimisation initiatives	\$500,000	\$500,000		
17		Main entry and viewing area	\$155,000	\$155,000		
18		Interpretative signage	\$55,000	\$55,000		
19		Upgrade pathways	\$500,000		\$500,000	
20		Upgrade drainage	\$20,000	\$20,000		
21	Robertson Park	Interpretive strategy to provide coordination with Robertson Park, The Gap, Marine Parade etc.	\$40,000		\$40,000	
22		Military Road edge and bank planting, irrigation system	\$22,500		\$22,500	
23		Pedestrianisation of existing Military Road turning circle and relocation of turning circle	\$410,000			\$410,000
24		Irrigation projects	\$15,000	\$15,000		
25		Clovelly House interpretation	\$60,000		\$60,000	
26		Planted seating area to east edge	\$30,000		\$30,000	
27		Demolish existing toilet facilities and construct new amenities building northern boundary	\$350,000		\$350,000	
28		Marine Parade steps and path from Dunbar House – provide stepping to existing wall	\$60,000			\$60,000
29		Install pedestrian pavement to Clovelly Street adjacent to Dunbar House	\$120,000			\$120,000
30		Dunbar House interpretation and upgrade works	\$45,000			\$45,000
31		Plant more shade trees on the perimeter to provide solar protection and improve visual quality	\$5,000		\$5,000	

<b>Open space improvements program</b>						
<b>No.</b>	<b>Project</b>	<b>Description</b>	<b>Estimated Cost</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>
32	Robertson Park	Provide more spectator and visitor seating (under trees)	\$5,000			\$5,000
33		Undergrounding of power cable in front of Dunbar House	\$25,000		\$25,000	
34		Provide supplementary play equipment	\$100,000.00			\$100,000.00
35		Install additional shading to playground	\$30,000.00			\$30,000.00
36		Interpretive and wayfinding signage	\$20,000.00		\$20,000.00	
37	Parsley Bay Reserve	Upgrade toilet facilities	To be determined			To be determined
38		Interpretive signage	\$20,000		\$20,000	
39		Upgrade pathways	\$50,000		\$50,000	
40		Upgrade bridges	\$50,000		\$50,000	
41		Waterfall lookout	\$40,000		\$40,000	
42		Irrigation projects	\$25,000	\$25,000		
43		Water feasibility study	\$25,000	\$25,000		
44		Provide supplementary play equipment	\$100,000			\$100,000
45		Install additional shading to playground	\$30,000			\$30,000
46		Improve boat storage facilities	\$10,000	\$10,000		
47	Christison Park	Upgrade grandstand and amenities	To be determined			To be determined
48		Replace exercise equipment	\$30,000		\$30,000	
49		Topdress sportsground	\$65,000	\$65,000		
50	Percival Park	Upgrade of lighting	\$30,000	\$30,000		
51		Pathway construction	\$20,000		\$20,000	
52	Cooper Park	Upgrade of pathways in Cooper Park	\$80,000		\$80,000	
53		Regrade sports surfaces	\$85,000	\$85,000		
54		Install irrigation system to sports surface	\$80,000		\$80,000	
55		Bush regeneration projects	\$30,000	\$30,000		
56		Realign and stabilise sandstone flagging on Rosewood Walk and eastern end of Cooper Creek path	\$70,000		\$70,000	
57		Volunteer meeting room	\$80,000	\$80,000		
58		Establish community garden	\$45,000		\$45,000	
59		Interpretive signage	\$50,000		\$50,000	
60		Major landscaping project amphitheatre area	\$200,000		\$100,000	\$100,000
61		Upgrade access to top pond area	\$50,000		\$50,000	



<b>Open space improvements program</b>						
<b>No.</b>	<b>Project</b>	<b>Description</b>	<b>Estimated Cost</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>
62	Cooper Park	Provide supplementary play equipment	\$100,000			\$100,000
63		Install additional shading to playground	\$30,000			\$30,000
64	Thornton Reserve Playground	Renew stairs and pathways	\$50,000		\$50,000	
65		Provide supplementary play equipment	\$100,000			\$100,000
66		Install additional shading to playground	\$30,000			\$30,000
67	Harbourview Park	Path reconstruction between Magney Street and Russell Street	\$40,000		\$40,000	
68		Connect single property stormwater discharge pipes on southern perimeter to Magney Street drainage channel	\$5,000		\$5,000	
69		Reconstruct obsolete trash rack	\$10,000	\$10,000		
70		Repair upper section of Magney Street drainage channel	\$10,000		\$10,000	
71		Provide supplementary play equipment	\$100,000			\$100,000
72		Install additional shading to playground	\$30,000			\$30,000
73		Implement POM actions	\$50,000		\$50,000	
74		Interpretive and wayfinding signage	\$20,000		\$20,000	
75	Lower Cooper Park	Stabilise creek embankment at pipe entry at Lower Cooper Park	\$20,000		\$20,000	
76		Shade trees in Lower Cooper Park carpark	\$10,000		\$10,000	
77	Lough Playing Fields	Major upgrade to sports surface	\$105,000		\$105,000	
78		Exercise equipment	\$25,000			\$25,000
79		Vehicle entrance	\$10,000		\$10,000	
80		Perimeter fencing	\$50,000		\$50,000	
81	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	
82	Chiswick Park	Upgrade park to provide disabled access	\$150,000	\$150,000		
83	Trumper Park	Upgrade grandstand and amenities	To be determined			To be determined
84		Install shade structure	\$30,000	\$30,000		
85		Install kerb, gutter, line marking, drainage to Quarry St car park	\$70,000	\$70,000		
86		Major upgrade to sports surface	\$150,000	\$150,000		
87		Provide more stairways	\$50,000		\$50,000	
88		Provide supplementary play equipment	\$100,000			\$100,000
89		Interpretive and wayfinding signage	\$20,000		\$20,000	

<b>Open space improvements program</b>						
<b>No.</b>	<b>Project</b>	<b>Description</b>	<b>Estimated Cost</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>
90	Royal Hospital for Women Park Childrens Memorial	Provide a memorial to children born at the hospital	\$80,000		\$80,000	
91		Provide supplementary play equipment	\$100,000			\$100,000
92		Install additional shading to playground	\$30,000			\$30,000
93	Blackburn Gardens / Redleaf	Landscape improvements	\$45,000		\$45,000	
94		Upgrade toilet and changeroom facilities	\$45,000			\$45,000
95		Upgrade pathways	\$1,000,000		\$1,000,000	
96		Improve boat storage facilities	\$10,000	\$10,000		
97		Interpretive and wayfinding signage	\$20,000		\$20,000	
98	McKell Park	Reconstruct failed retaining wall at lower section	\$75,000	\$75,000		
99		Replace chain fence along seawall	\$45,000	\$45,000		
100		Replace dilapidated paving	\$75,000		\$75,000	
101		Install weather shelter adjacent to Canonbury Cottage	\$30,000		\$30,000	
102		Replace perimeter fencing	\$50,000		\$50,000	
103		Switchboard upgrade	\$5,000	\$5,000		
104	Darling Point Reserve	Major landscaping project	\$40,000		\$40,000	
105	Stejne Park	Relocate and replace bubbler	\$5,000	\$5,000		
106		Install new playground adjacent to kiosk	\$120,000	\$120,000		
107		Install signage indicating public transport accessibility from existing rail, bus and ferry	\$2,000		\$2,000	
108		Install signage indicating public access along foreshore	\$2,000		\$2,000	
109		Interpret maritime cultural heritage in consultation with Rushcutters Bay Maritime Reserve Trust	\$20,000			\$20,000
110		Upgrade toilet facilities	\$50,000		\$50,000	
111		Upgrade lighting	\$80,000		\$80,000	
112		Install additional shading to playground	\$30,000			\$30,000
113		Improve boat storage facilities	\$10,000	\$10,000		
114	Rushcutters Bay	Upgrade toilet facilities	To be determined			To be determined
115		Provide supplementary play equipment	\$100,000			\$100,000
116		Install additional shading to playground	\$30,000			\$30,000
117	Sir David Martin Reserve	Signage locating Harbour Walk is installed within the Reserve	\$5,000		\$5,000	

Open space improvements program						
No.	Project	Description	Estimated Cost	Short Term	Medium Term	Long Term
118	Sir David Martin Reserve	Review existing garden bed located on the eastern side of the Parade Ground and assess potential for upgrade	\$15,000		\$15,000	
119		Furniture upgrades that capitalise on views out of the Reserve	\$6,000	\$6,000		
120		Remove Bollards	\$5,000	\$5,000		
121		Landscape around The Cottage to be improved	\$5,000		\$5,000	
122		Landscape surrounding RANSA to be improved	\$5,000		\$5,000	
123		Relocation of the waste disposal unit on the southern side of the RANSA building to a more appropriate location	\$2,000		\$2,000	
124		Review existing stormwater flow from RANSA	\$5,000		\$5,000	
125		Sayonara slipway	\$35,000		\$35,000	
126		Interpretive plan focusing on the history and other cultural heritage resources of the reserve	\$30,000		\$30,000	
127		Foreshore access pathways	\$200,000			\$200,000
128	Woollahra Park	Signage	\$50,000		\$50,000	
129		Sporting facilities	\$100,000		\$100,000	
130		Community Garden	\$50,000		\$50,000	
131		Playground	\$75,000		\$75,000	
132		Park furniture	\$50,000	\$25,000	\$25,000	
133		Waste transfer station	\$100,000		\$100,000	
134		Upgrade bridges	\$50,000		\$50,000	
135	Yarranabbe Park	Pedestrian viewing area with interpretation signage at northern end of Yarranabbe Park	\$20,000			\$20,000
136		Irrigation feasibility study	\$20,000	\$20,000		
137		Capital works improvements arising from Plan of Management review	\$2,000,000		\$1,000,000	\$1,000,000
138		Provide lighting in Yarranabbe consistent with Rushcutters Bay Harbour Walk	\$100,000		\$100,000	
139	Plantation Reserve	Enhance the landscape character of the Reserve and visual screening of the special leases	\$15,000		\$15,000	
140	Rose Bay Park	Stairways	\$50,000		\$50,000	
141		Major landscaping projects	\$50,000			\$50,000
142		Provide supplementary play equipment	\$100,000			\$100,000
143		Install additional shading to playground	\$30,000			\$30,000
144		Improve boat storage facilities	\$10,000	\$10,000		
145	Duff Reserve	Major landscaping projects	\$50,000			\$50,000
146	Euroka Reserve	Major landscaping projects	\$50,000			\$50,000
147	James Cook Reserve	Major landscaping projects	\$50,000			\$50,000

<b>Open space improvements program</b>						
<b>No.</b>	<b>Project</b>	<b>Description</b>	<b>Estimated Cost</b>	<b>Short Term</b>	<b>Medium Term</b>	<b>Long Term</b>
148	Dillon Street Reserve	Major landscaping projects	\$50,000		\$50,000	
149	Foster Park	Major landscaping projects	\$50,000		\$50,000	
150	Goomerah Reserve	Major landscaping projects	\$100,000			\$100,000
151	Guilfoyle Park	Major landscaping projects	\$150,000		\$150,000	
152	Herbert Street Reserve	Major landscaping projects	\$50,000			\$50,000
153	Johnstons Lookout	Major landscaping projects	\$50,000			\$50,000
154	Moncur Street Reserve	Major landscaping projects	\$50,000			\$50,000
155	Pannerong Reserve	Major landscaping projects	\$50,000			\$50,000
156	Soudan Street Reserve	Major landscaping projects	\$50,000			\$50,000
157		Provide supplementary play equipment	\$100,000			\$100,000
158		Install additional shading to playground	\$30,000			\$30,000
<b>Municipality Wide</b>						
159		Lighting upgrades	\$300,000	\$100,000	\$100,000	\$100,000
160		Toilet and amenity block upgrades	\$300,000	\$100,000	\$100,000	\$100,000
161		Major sports surface renovations	\$300,000	\$100,000	\$100,000	\$100,000
162		Park tree planting	\$120,000	\$40,000	\$40,000	\$40,000
163		Street tree planting	\$70,000	\$35,000	\$35,000	
164		Part furniture	\$60,000	\$20,000	\$20,000	\$20,000
165		Fitness stations	\$60,000	\$20,000	\$20,000	\$29,000
166	Vegetation Management Strategy	Implementation of vegetation management strategy throughout Municipality	\$100,000	\$50,000	\$50,000	
167	Drinking fountains	Drinking fountain roll out	\$40,000	\$40,000		
<b>Total</b>			<b>\$15,243,500</b>	<b>\$3,875,000</b>	<b>\$6,693,500</b>	<b>\$4,414,000</b>

<b>Business centres and harbourside projects</b>						
<b>No.</b>	<b>Project</b>	<b>Description</b>	<b>Estimated Cost</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</b>
1	Watsons Bay Commercial Centre	Stage one works including civil, hydraulics, street lighting and underground conduits, underground electrical, landscape works	\$1,146,100	\$1,146,100		
2		Refurbish toilets and change rooms	\$210,000	\$210,000		
3	Watsons Bay Baths	Refurbish pool/new decks/stairs/ pontoon.	\$500,000	\$500,000		
4	Watsons Bay Marine Parade	Reconstruct seawall, renew footpaths, kerb and guttering and paved promenade. Install new furniture	\$590,000		\$590,000	
5	Rose Bay Shopping Centre New South Head Road	Upgrade Percival Park (included in Open Space Program)	NA			
6		New South Head Road footpath extension opposite Newcastle Street to Dover Road, tree planting and paving	\$100,000	\$100,000		
7		Upgrade New South Head Road (transition) tree planting and paving	\$75,000		\$75,000	
8		Upgrade Norwich Road tree planting and paving	\$88,000			\$88,000
9		Upgrade tree Caledonian Road planting and new decking	\$100,000		\$100,000	
10	Rose Bay Promenade	Off road bicycle path	\$1,200,000			\$1,200,000
11	Plumer Road Shopping Centre	Upgrade paving and furniture	\$100,000		\$100,000	
12	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			
13	Double Bay Shopping Centre	Replace paving south of New South Head Road (adjoining Kiaora Lands site)	\$990,000	\$495,000	\$495,000	
14		Reconstruct kerb, footpath and drainage in Short Street, Gum Tree Lane and Goldman Lane. Threshold at intersection	\$250,000	\$250,000		
15		Replace paving south of New South Head Road (excluding Kiaora Lands)	\$260,000	\$260,000		
16		Gateway treatment	\$250,000	\$250,000		
17	Double Bay Shopping Centre and environs	Streetscape works Bay Street to ferry wharf and Bay Street extension	\$250,000			\$250,000
18		Jamberoo Creek upgrade. Sydney Water land (only proceed if joint funding)	NA			
19	Edgecliff Road/Grosvenor Street Shopping Centre	Modular paving and furniture	\$110,000			\$110,000
20	Brown Street/McDonald Street intersection	Realign bus lane, paving, landscaping	\$200,000		\$200,000	
21	Cascade Street/Gurner Street intersection	Realign kerb, paving, landscaping	\$200,000		\$200,000	
22	Edgecliff Shopping Centre	North side New South Head Road paving Mona Road to end of business area east of Ocean Avenue, undergrounding of electricity	\$350,000		\$175,000	\$175,000

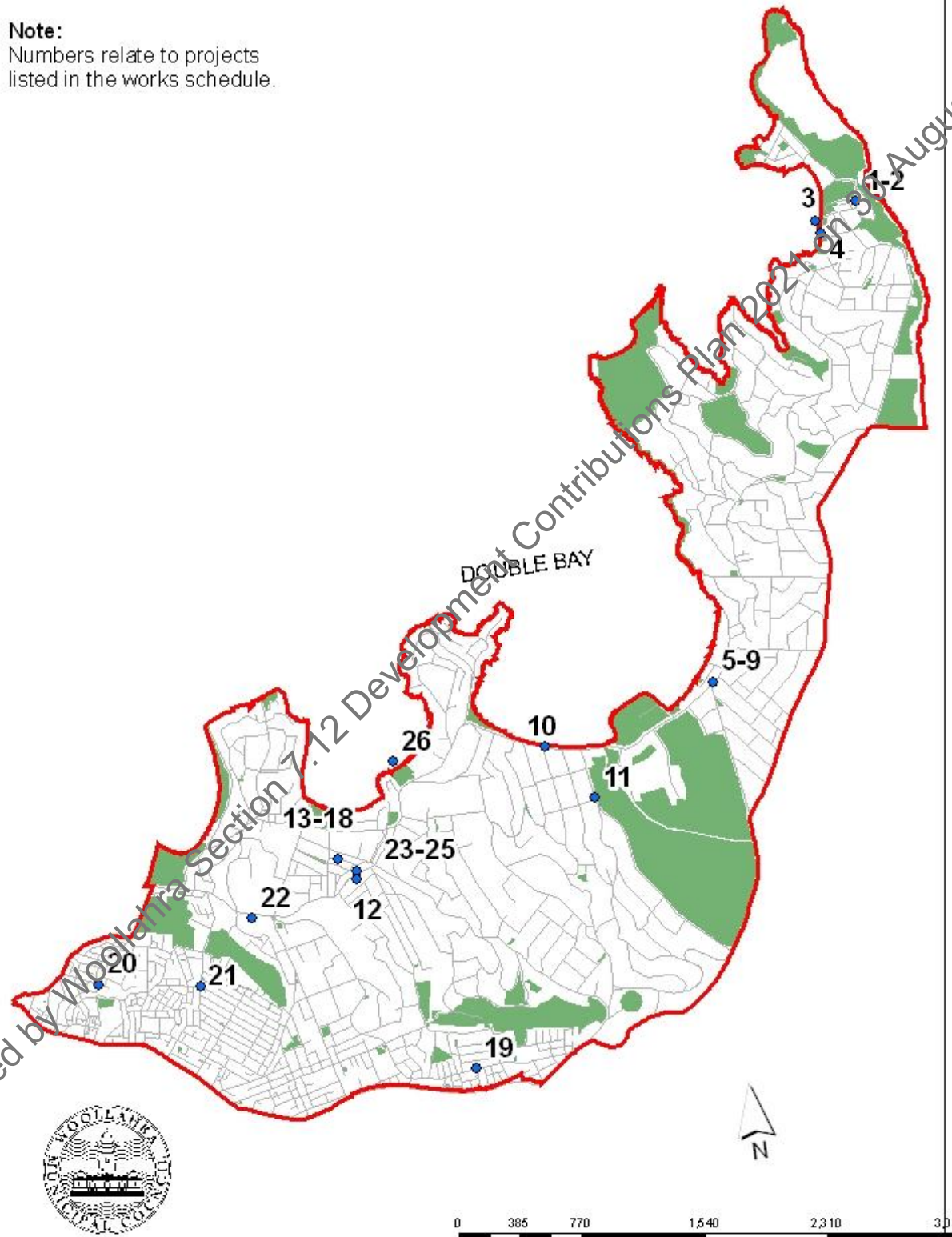
Business centres and harbourside projects						
No.	Project	Description	Estimated Cost	Short term	Medium term	Long term
23	Double Bay Westpac site	New paving. Works funded by developer. No cost to Council. (Estimated cost \$270,000)	\$0	\$0		
24	Double Bay Cosmopolitan site	New paving. Works part funded by developer Short Street/Goldman Lane (see next item). Part cost to Council Bay St, Knox St.	\$500,000	\$0	\$500,000	
25	Double Bay Cosmopolitan site	Goldman Lane shareway (works in assoc with Cosmopolitan development)	\$250,000	\$250,000		
26	Redleaf Pool	Upgrade pool structure. The works are a refurbishment of the existing structure in the same configuration as present.	\$1,500,000		\$1,500,000	
Total			\$9,319,100	\$3,461,100	\$3,935,000	\$1,823,000

Repealed by Woollahra Section 7.12 Development Contributions Plan 2021 on 30 August 2021

# BUSINESS CENTRES AND HARBOURSIDE PROJECTS

**Note:**

Numbers relate to projects listed in the works schedule.

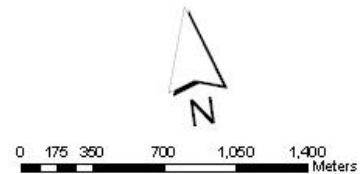
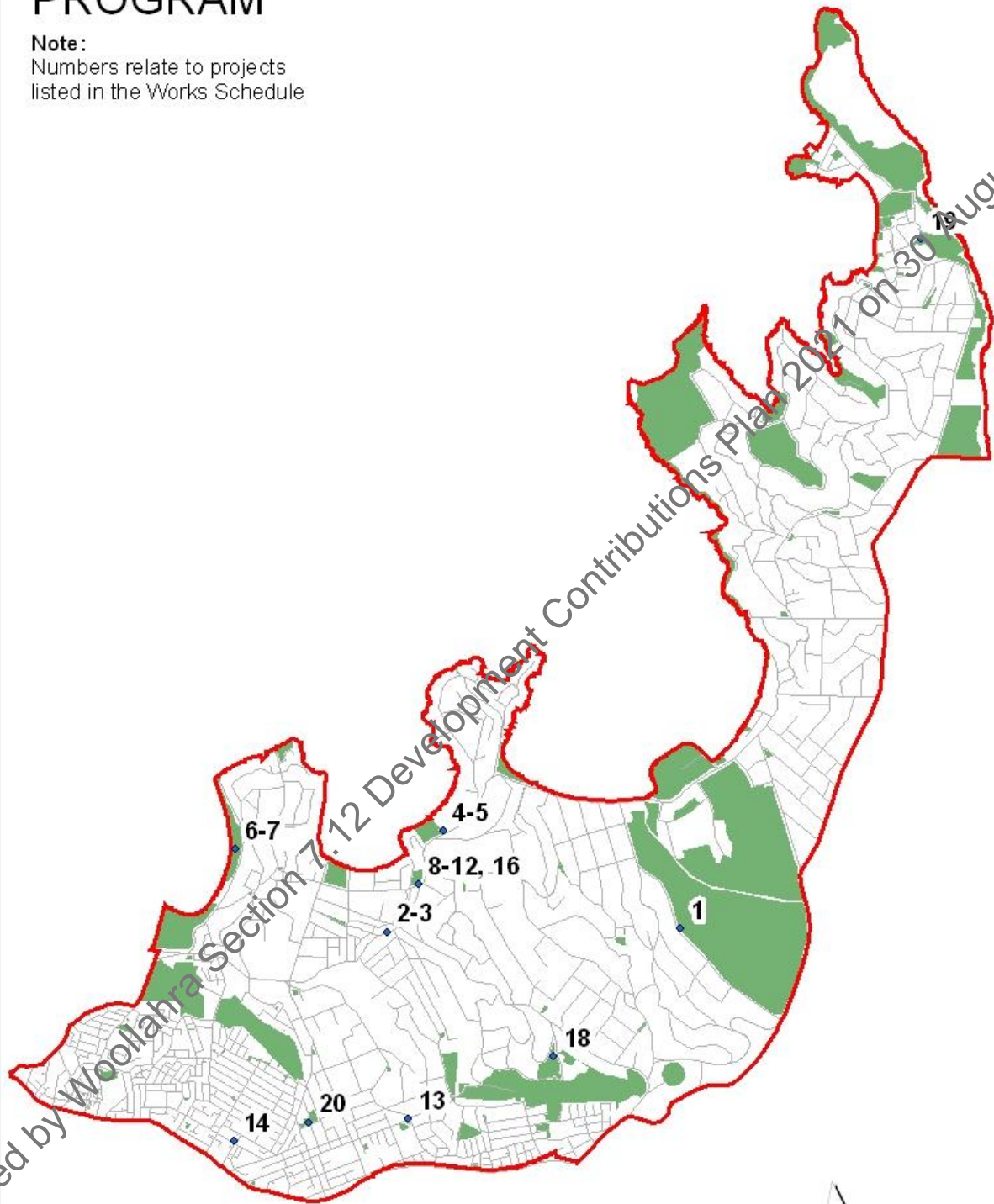


JCM Strategic Plan 19/2020 Maps Workspaces

# COMMUNITY FACILITIES PROGRAM

**Note:**

Numbers relate to projects  
listed in the Works Schedule

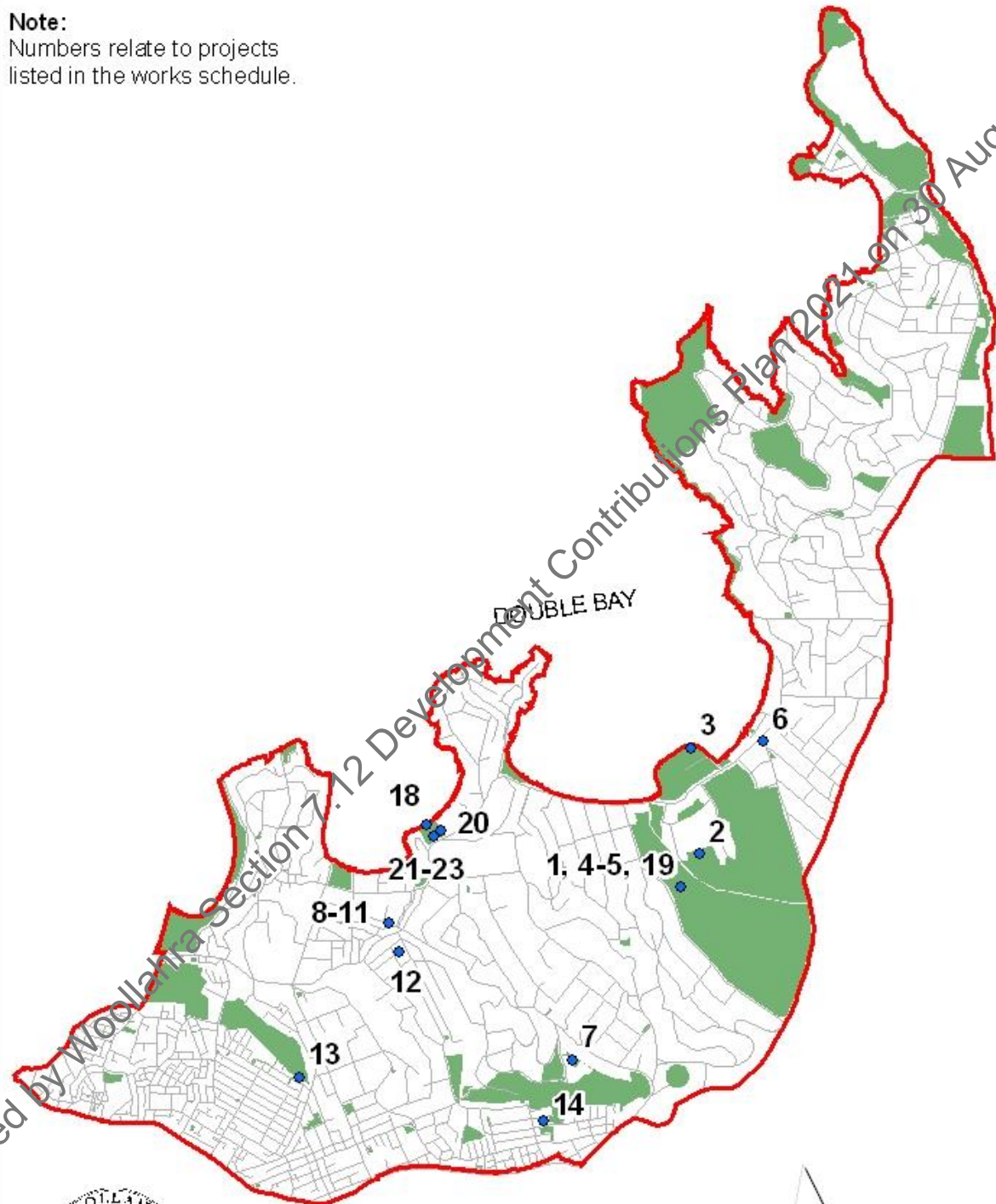




# COUNCIL PROPERTIES PROGRAM

**Note:**

Numbers relate to projects listed in the works schedule.



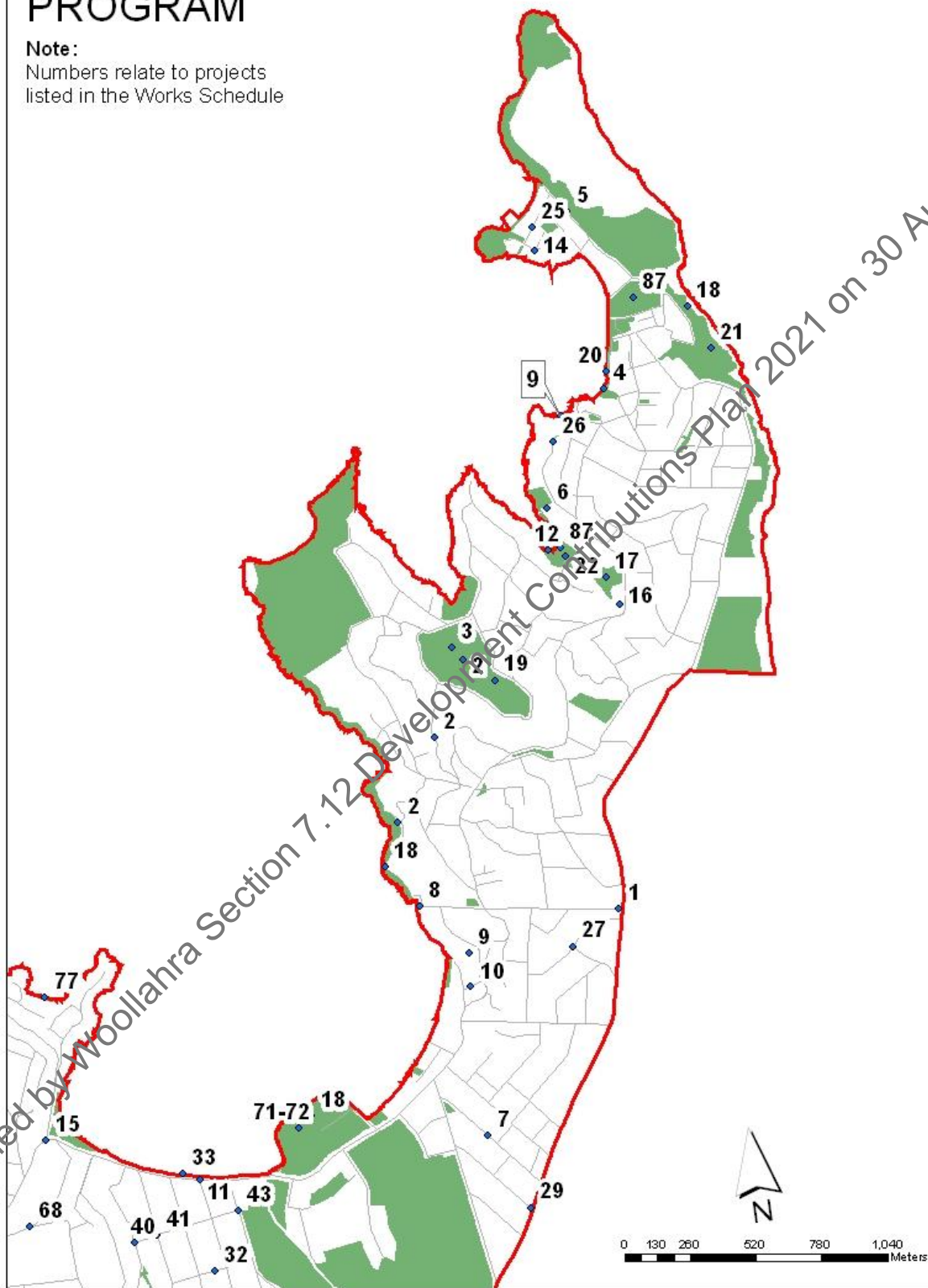
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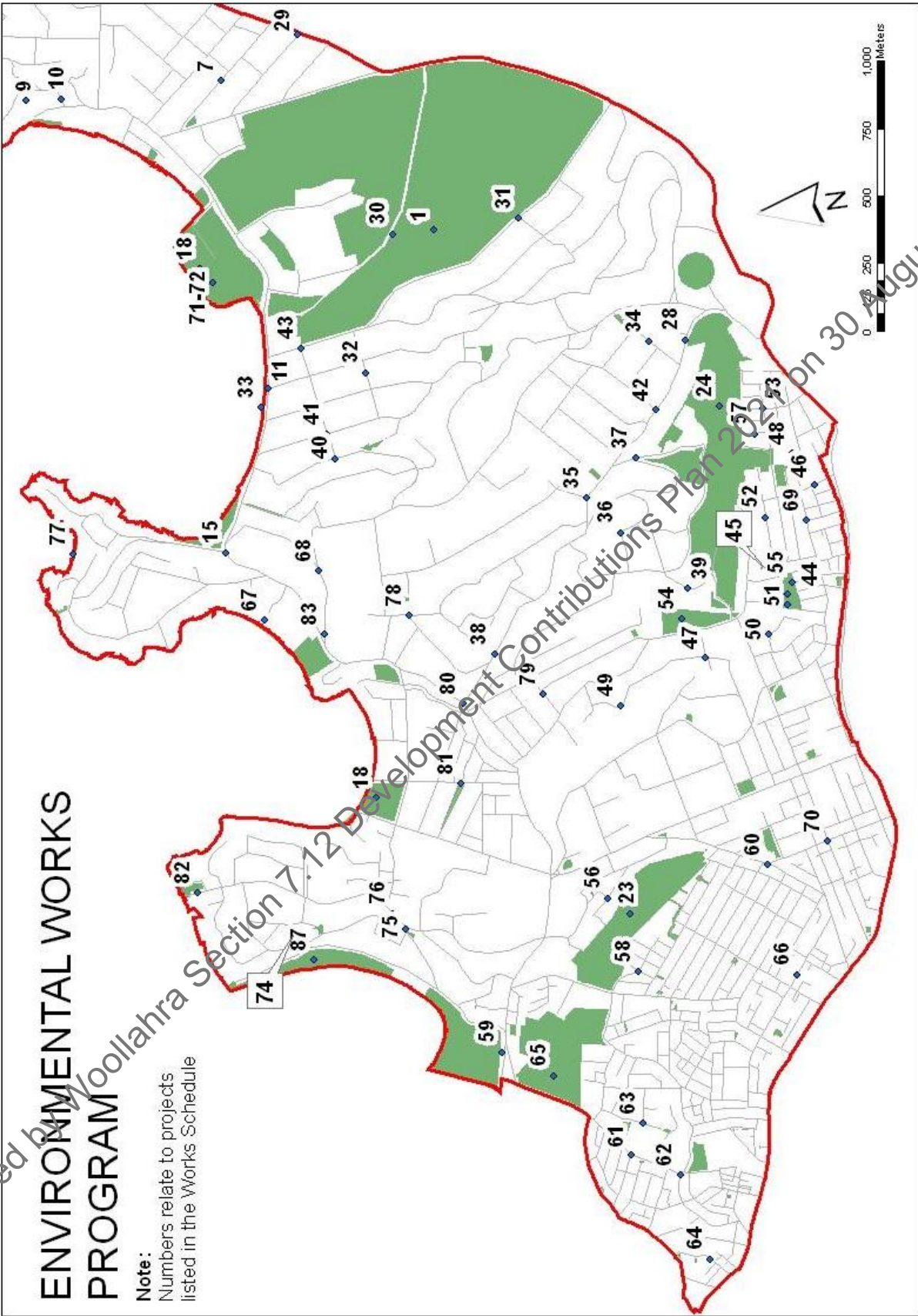
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# ENVIRONMENTAL WORKS PROGRAM

## Note:

Numbers relate to projects listed in the Works Schedule



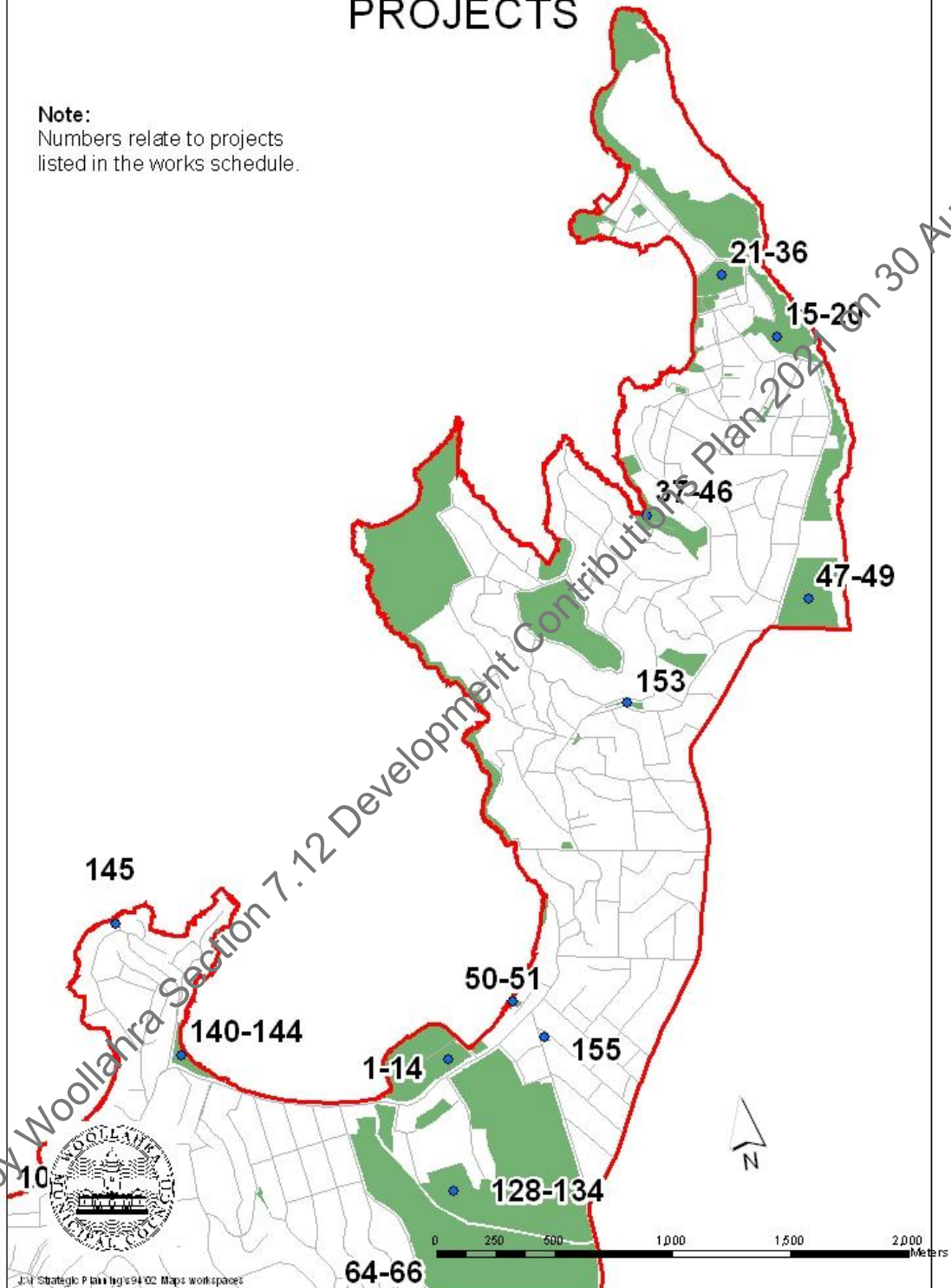


Repealed by Woollahra Section 7.12 Development Contributions Plan 2021 on 30 August 2021



# OPEN SPACE IMPROVEMENTS PROJECTS

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



# OPEN SPACE IMPROVEMENTS PROJECTS

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

145, 140-144, 155, 50-51, 1-14, 128-134, 64-66, 93-97, 149, 105-113, 151, 98-103, 104, 135-138, 150, 117-127, 139, 114-116, 148, 90-92, 83-89, 152, 156-158, 146, 77-80, 52-63, 75-76, 81, 82, 154, 147, 67-74.

0 220 440 880 1,320 1,760  
Meters

City of Johannesburg  
Development Contributions  
Plan 2021 on 30 Aug 2021

City of Johannesburg  
Municipal Council

City Strategic Plan 1994-2014 Maps and Plans

# OPEN SPACE IMPROVEMENTS PROJECTS

**Note:**  
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listed in the works schedule.

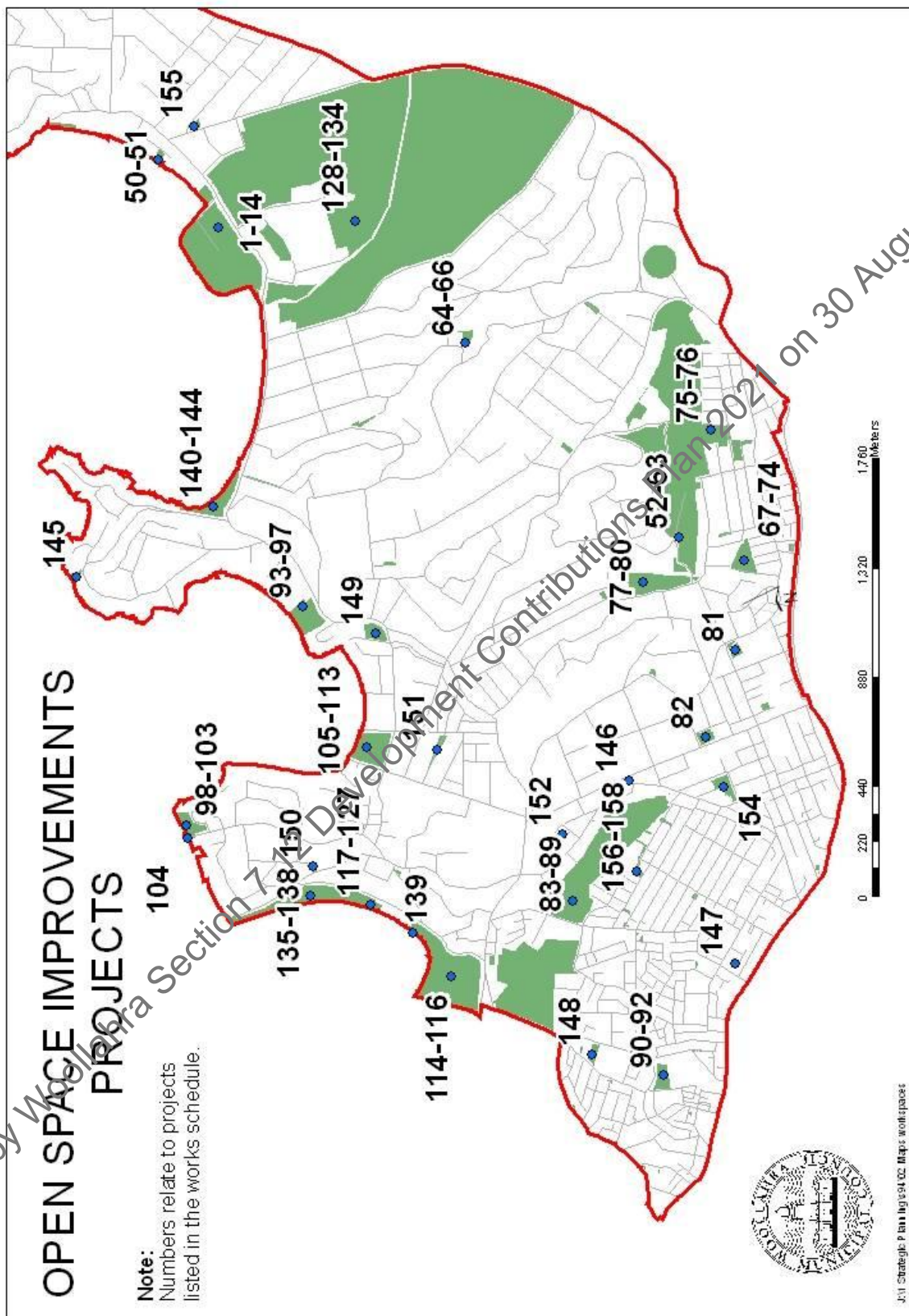
145, 140-144, 155, 50-51, 1-14, 128-134, 64-66, 93-97, 149, 105-113, 151, 98-103, 104, 135-138, 150, 117-127, 139, 114-116, 148, 90-92, 83-89, 152, 156-158, 146, 77-80, 52-63, 75-76, 81, 82, 154, 147, 67-74.

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Meters

City of Johannesburg  
Development Contributions  
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City of Johannesburg  
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# OPEN SPACE IMPROVEMENTS PROJECTS

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145 140-144 155 50-51 1-14 128-134 64-66 93-97 149 105-113 151 98-103 104 135-138 150 117-127 139 114-116 83-89 152 148 90-92 156-158 146 77-80 52-63 75-76 81 82 154 147 67-74

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City of Johannesburg  
Development Contributions Plan 2021 on 30 Aug 2021