



NORTH SYDNEY

SECTION 94

CONTRIBUTIONS PLAN

20 JUNE 2013

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GLOSSARY AND ABBREVIATIONS

Glossary

North Sydney Centre	North Sydney Centre Contributions Area, as shown in Figure 8.1 of the Plan
St Leonards Centre	St Leonards Centre Contributions Area, as shown in Figure 8.2 of the Plan

Abbreviations

ABS	Australia Bureau of Statistics
DIPNR	NSW Department of Infrastructure, Planning and Natural Resources
EP&A Act	Environmental Planning and Assessment Act 1979
ERP	Estimated Residential Population
North Sydney	North Sydney Local Government Area
NSC	North Sydney Centre
NSLEP 2001	North Sydney Local Environmental Plan 2001
NSW	New South Wales
S94	Section 94 of the Environmental Planning and Assessment Act 1979
SEPP	State Environmental Planning Policy
SLC	St Leonards Centre

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1. Introduction

1.1 What are Section 94 Contributions?

Section 94 of the Environmental Planning and Assessment Act 1979 enables Council to levy contributions, from developers, for public facilities required as a consequence of development. The establishment of a clear nexus between the development being levied and the need for the public facility for which the levy is required is fundamental to Council's ability to levy Section 94 Contributions.

Council can only require a Section 94 Contribution if it is satisfied that the development, the subject of a development application, will or is likely to require the provision of, or increase the demand for, public facilities within the area.

Contributions may be in the form of monetary payments, dedication of land at no cost to Council, the provision of a material public benefit, or a combination of these.

1.2 Name of this Plan

This Contributions Plan has been prepared in accordance with the provisions of Section 94 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Part 4 of the Planning and Assessment Regulation 1994 (Regulation).

This Plan is known as the "North Sydney Section 94 Contributions Plan".

1.3 Purpose of this Plan

This Plan has been prepared with the primary purpose of satisfying the requirements of the EP&A Act 1979 and Regulation and to enable Council to require a contribution towards the provision, extension or augmentation of public facilities that will, or are likely to, be required as a consequence of development in the area, or that have been provided in anticipation of or to facilitate such development.

The general objectives of this Plan are to:

- Extend the current standard of provision of a number of facilities to the increased population that results from residential and non-residential development;
- Enable Council to recoup funds which have been or will be spent in the provision of public facilities in anticipation of likely future development;

- Ensure that the existing community is not burdened by the provision of public facilities required as a result of development;
- Determine likely development patterns and needs of the population which will result from that development;
- Identify the type and extent of public facilities needed to cater for population growth;
- Document, for Council use and public access, the rationale and basis for determining Council's Section 94 Contributions;
- Indicate a program of works and expenditure for the provision of public facilities required as a result of development; and
- Provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis throughout North Sydney until 31 December 2013.

1.4 How Does the Plan Apply?

This Plan applies to all land within North Sydney. Contributions will be levied on additional residential development and additional commercial development (includes space to be used for hotels - including residential component- medical centres, refreshment rooms, restricted premises, shops, showrooms and take-away food shops) within North Sydney in accordance with this Plan.

Contributions will not be levied on alterations and additions, to a single dwelling, even if the alteration and additions will result in an increase in the number of bedrooms. A single dwelling includes a dwelling house, dwelling in an attached dwelling development, dwelling in an apartment/mixed-use development, or duplex. Contributions will not be levied on those areas of the road or footpath that are to be used for refreshment room seating or the display of goods adjacent to a shop.

A credit will be given for existing commercial space (as defined above), where that space is to be converted for residential use, as follows. The contribution will be calculated for each facility, based on the proposed residential development. Then the contribution for each facility, for the existing commercial space to be converted, will be calculated. If the commercial contribution is greater than the residential contribution, for a facility, a contribution will not be imposed for that facility. If the residential contribution, for a facility, is greater than the commercial contribution the commercial contribution will be subtracted from the residential contribution. (Each facility is calculated separately as payments are made into separate accounts). The same system will be used where residential space is being converted to commercial use.

When issuing a Complying Development Certificate, accredited certifiers must impose a condition that requires the payment of a monetary contribution in accordance with this Plan, as outlined in Appendix A: Summary of Contributions Rates.

Due to the relatively small size of North Sydney, the established nature of the area and the limited availability of land, it may not be possible to provide new public facilities within the immediate vicinity of a development providing contributions or to distribute such facilities evenly throughout North Sydney. The location of such public facilities need only be located so as to serve the needs of those who created a demand for it, rather than be in close proximity to the development, to achieve nexus.

1.5 Relationship to Other Plans

This Plan replaces the North Sydney:

- North Sydney Section 94 Contributions Plan 2003;
- Section 94 Contributions Plan;
- Section 94 Contributions Plan Affordable Housing;
- Section 94 Contributions Plan 2002: Stanton Library Extension and St Leonards Public Domain; and
- Section 94 Contributions Plan: North Sydney Public Domain;

and supersedes all Council plans relating to developer contributions.

1.6 Types of Public Facilities to be Provided

Contributions to be levied under this Plan are for the following public facilities:

- Community centres;
- Long day care;
- Library space;
- Library acquisitions;
- Community centres;
- North Sydney Olympic Pool;
- North Sydney Multi Purpose Sports Centre;
- Open space acquisition;
- Open space increased capacity;
- Public domain improvements;
- Traffic improvements;
- Loss of affordable housing; and
- Administration associated primarily with Section 94 contributions and studies.

A summary of the contribution rates and works schedules for these facilities are provided Appendix A: Summary of Contributions Rates and Appendix B: Summary of Works Schedule.

2. Administration and Accounting

2.1 Operation of the Plan

This Plan was adopted by Council on 3 June 2013 and came into effect on 20 June 2013. It is based on the anticipated capacity levels and schedule of works of the “North Sydney Section 94 Contributions Plan 2003”, which was first adopted by Council on 27 January 2004 and came into effect on 5 February 2004.

This Plan is based on a development capacity scenario. It is predicted that the development capacity under this Plan will be achieved over a 10 year period, however, the actual development capacity may be reached before or after this period has expired. This Plan will apply until it is repealed in accordance with the *Environmental Planning and Assessment Act 1979*.

In determining a development application, Council may impose a condition of consent requiring the payment of a monetary contribution, dedication of land and/or works in kind, in accordance with the provisions of this plan.

2.2 Formulas

The formulas used to determine the contributions regarding each type of facility are set out in sections 6 to 10 of this Plan.

The contribution rate will be indexed according to the consumer price index set out in section 2.5 below.

A summary of the contribution rates is given in Appendix A. The contribution rates for residential development have been calculated per person, and then converted to per dwelling type and bedroom number using occupancy rates from the 2001 census.

For commercial development, the levy has been calculated according to the increase in workers, assuming an average of 20m² gross floor space per employee. The levy for commercial development is determined by multiplying the per worker cost of each service by 5. This gives a levy per 100m² which will then be applied to the increase in commercial floorspace.

2.3 Cap on Contributions

Despite any other provision of this Plan, a condition must not be imposed on a development consent pursuant to s.94(1) or s.94(3) of the EP&A Act that will result in a contribution exceeding:

- (a) \$20,000 per residential dwelling authorised by the development consent, in accordance with the Direction issued by the Minister for Planning and Infrastructure on 28 August 2012 under s.94E of the EP&A Act; or
- (b) any other amount specified by the Minister in any subsequent replacement or substituted Direction.

2.4 When are Contributions Payable?

A contribution is payable as follows:

- For subdivision, where no further planning approvals are required, prior to release of the subdivision certificate;
- For development involving construction, prior to the release of the construction certificate; and
- For consent to development where there is no subsequent planning approval or certificate required, prior to the release of the development consent.

The contribution rate will be the indexed rate at the date the contribution is paid. Council does not accept deferred or periodic payment of a contribution.

2.5 Procedures for Works in Kind

An applicant may propose that a requirement for a monetary Section 94 contribution be met by way of a material public benefit (for an item not included on the works schedule) or a works in kind (for an item included on the works schedule) as referred to in s.94 (2c) of the EP&A Act.

The offer from an applicant or any other entitled to that consent must be made in writing as part of the development application and include details of the extent and nature of the works proposed to be undertaken.

Council may accept the offer of a works in kind contribution if the applicant, or any other person entitled to act upon the relevant consent, satisfies the consent authority that:

- The in kind contribution will not prejudice the timing or the manner of the provision of the public facility for which the contribution was required; and
- The value of the works to be undertaken is at least equal to the value of the contribution assessed in accordance with this Plan.

Valuation of any land to be dedicated will be obtained by Council at the applicant's expense. The cost of the dedications are to be born by the applicant.

The terms of offer as accepted by Council will be included in the development consent.

2.6 Review Procedures

A review of this Plan will be undertaken every five years to determine whether projected populations and needs are correct and to determine what changes are needed in the Plan.

The contribution rates listed in Appendix A will be reviewed annually and increased according to consumer price index to allow for increases in the cost of provision of facilities. Contributions will also be adjusted at the time of payment in accordance with the quarterly consumer price index (All Groups Index of Sydney). The following formula will be used to calculate the increased Section 94 contributions payable:

Note: the minimum payment will not be less than the contribution amount stated on the consent.

$$\text{Contribution at time of payment} = C \times \frac{\text{CPI}_2}{\text{CPI}_1}$$

Where:

C = original contribution amount as shown on the consent;

CPI₂ = Consumer Price Index: All Groups Index for Sydney currently available from the Australian Bureau of Statistics at the time of payment; and

CPI₁ = Consumer Price Index: All Groups Index for Sydney, which applied at the date of the consent.

2.7 Accountability

2.7.1 Contributions Register

Council is responsible for the maintenance of an accurate and up to date register of all Section 94 Contributions. This register details:

- Any development consent which contains a condition requiring a contribution;
- The date, amount, purpose of expenditure, party paying and the parcel of land in respect of which a contribution was received for each public facility;
- The contributions plan under which the condition was imposed;
- Interest earned on the contributions;
- Balance of unexpended funds;
- Estimated development costs;
- Works in kind and land dedications;
- Refunds and credits; and
- Pooling of, and borrowing between, funds.

Any person may inspect the register at the Council's offices free of charge at any time during normal office hours.

2.7.2 Council's Annual Financial Report

Council's Annual Financial Reports disclose the following information regarding Section 94 contributions:

- Opening and closing balances of money held by Council for the accounting period covered by the report;
- Total amounts received by way of monetary Section 94 Contributions during that period, by reference to the various kinds of public facilities or services for which they have been received;
- Total amounts spent in accordance with the contributions plan during that period, by reference to the various kinds of public facilities or services for which they have been spent;
- Total interest earned on contributions; and
- The outstanding obligations of the Council to provide public facilities and services, by reference to the various kinds of public facilities or services for which monetary Section 94 contributions have been received during that or any previous accounting period.

2.7.3 Pooling of Funds

Transfers of funds between accounts is allowed, provided that any money "borrowed" from one account by another is repaid along with any interest accrued on the borrowed funds.

2.8 Enquiries Regarding the Plan

Enquiries concerning this plan should be directed to the Planning and Development Services Division of Council. The following information is also available for inspection at Council's Customer Service area during Council's normal office hours:

- Section 94 Contributions register;
- Annual statements for the contributions plan in force; and
- Current contribution rates.

3. Population and Housing Profile

3.1 Introduction

The population and housing profile has been prepared to provide a clear understanding of the characteristics of the resident population in North Sydney and to identify trends. The profile assists in projecting residential population growth and determining what facilities will be required to meet the needs of the population resulting from future development. Data has been drawn from censuses held in 1981, 1986, 1991, 1996 and 2001.

3.2 Resident Population

The resident population of North Sydney has continued to grow steadily since 1980. At the 2001 census 56,549 people were counted in North Sydney, an increase of one percent per annum between 1996 and 2001. Table 3.1 and Table 3.2 show the counts of population and the change between the census periods 1981 and 2001.

Table 3.1 Population Change: Population Size, North Sydney and Sydney Statistical Division

Area	1981	1986	1991	1996	2001
North Sydney	48,500	49,927	50,446	53,790	56,549
Sydney	3,204,696	3,364,858	3,538,448	3,741,290	3,997,321

Source: Australian Bureau of Statistics Census Counts

Table 3.2 Population Change: Average Annual Growth (Percent*), North Sydney and Sydney Statistical Division

Area	1981-86	1986-91	1991-96	1996-2001
North Sydney	0.58	0.21	1.3	1.0
Sydney	0.98	1.01	1.1	1.4

**Calculated using compound growth formula*

The census data in the above tables provide a consistent general record of population change but does not discount visitors present in North Sydney or residents who were not at home on the census night. Counts by place of usual residence (estimated resident population or ERP) provide a more accurate total population. The ERP figures for North Sydney are shown in Table 3.3.

The ERP for North Sydney is higher than the unadjusted census counts. As at June 2001 the estimated resident population of North Sydney was 58,713 (ABS, 2003). This represents an increase of 2,478 persons since 1996 and an average growth rate of approximately one percent per annum.

Table 3.3 Estimated Resident Population

Area	1991	1996	2001	Change Number	1996-01 Percent
North Sydney	51,530	56,235	58,713	2478	4.4
Sydney	3,672,855	3,881,136	4,128,272	247,136	6.4

Source: Australian Bureau of Statistics (1993, 1998).

3.3 Demographic Characteristics

3.3.1 Age Structure

A large proportion of the resident population is aged between 20 and 39, while there is a lower proportion of children and average levels of aged residents, when compared with the total for Sydney. The lower number of children in North Sydney is complementary to the high number of young adults aged 20 to 39 and is a reflection of the higher number of single person and couple only households. The higher number of people aged 20 to 39 may be reflective of the amount of multi-unit, higher density accommodation available in North Sydney and its location close to major employment centres - including Sydney CBD, North Sydney CBD, St Leonards/Crows Nest and Chatswood - entertainment, restaurants and recreation facilities.

Table 3.4 Age Structure, North Sydney and Sydney Statistical Division

Age Group	North Sydney		Sydney SD	
	2001	%		%
0-4	2149	3.9		6.7
5-9	1526	2.8		6.8
10-14	1535	2.8		6.7
15-19	2126	3.9		6.9
20-29	1,2705	23.1		15.0
30-39	1,2324	22.4		16.1
40-49	7250	13.2		14.6
50-59	6855	12.5		11.4
60-69	3738	6.8		7.1
70-74	1441	2.6		3.0
>75	3,3230	6.0		5.6
TOTAL	5,4927	100		100

3.3.2 Household Type

Reflecting the age structure of the population, couple only households and single person households comprise nearly 44.3 percent of households in North Sydney, much higher than the total for Sydney at 24.8 percent. Only 21.9 percent of households in North Sydney were comprised of a couple with children compared to 51 percent for Sydney. The proportion of

single parent families is lower than for Sydney, 5.7 percent compared to 10.2 percent. The proportion of group households is significantly higher, 10 percent compared to 3.4 percent.

The proportion of households in North Sydney comprised of couple without children has increased by 2.2 percent since 1996. The number and proportion of households comprised of couple and children has increased. The number of lone person households has also increased although, as a proportion of all households, this household type has decreased slightly.

3.3.3 Level of Disability

The population profile prepared for *the North Sydney Social Plan* (1995b) reports that around 18 percent of the total population have a “disability”. “Disability” is defined as follows:

A person is identified as having a disability if he/she has one or more of a group of selected limitation, restrictions or impairments that had lasted, or was likely to last, for six months or more.

There were approximately 3,800 people in North Sydney in 1994 that were recipients of Home and Community Care (HACC) Services. Young people represent 56 percent of this group with the frail age comprising the remainder.

3.3.4 Ethnicity

Fifty six point five percent of North Sydney’s population was born in Australia. This is comparable to the Sydney total of 61.4 percent. Of those people born overseas, 8.5 percent are from the United Kingdom, 4 percent from New Zealand. Smaller, yet significant, groups of overseas born residents include those from North America, South Africa and Hong Kong. North Sydney has a higher proportion of representation of these nationalities compared to the Sydney Statistical Division. To a lesser extent there is a mix of residents born in China, India, South-east Asia and northern Europe.

3.3.5 Education

The level of education of North Sydney’s residents differs significantly from that of Sydney. Of the persons aged over 15 with a qualification, 38.7 percent have a degree or higher compared to 16.5 percent for Sydney, and lower proportions have skilled or basic vocational training. The higher level of education is associated with white collar or professional occupations that are prevalent in North Sydney.

3.3.6 Income

Although there is a wide range of income levels in North Sydney, there is a tendency towards a high level of weekly individual incomes with nearly 51.6 percent of people earning in excess of \$700 per week compared to the Sydney average of 27.5 percent. Thirty five

percent of individuals earn more than \$1,000 per week. The median personal income is \$800-\$999 per week which is the highest of all local government areas in NSW.

Over 21 percent of households earn less than \$400 per week or less than \$20,000 per annum, compared to 34 percent for Sydney. The “poverty line” in NSW was over \$550 per week for a family of four in mid-2003.

3.3.7 Employment

In 2001, 35,899 residents of North Sydney were in the labour force and 34,655 (69.9 percent) were employed in either full-time or part-time occupations. North Sydney had an unemployment rate of 2.5 percent, which was less than Sydney’s unemployment rate of 3.8 at the time. The labour force participation rate is high (72.1 percent) due to the high proportion of female population in the workforce.

The main occupations for residents include professionals (37.1 percent), managers and administrators (16.9 percent), associate professional (14.7 percent) and intermediate clerical, sales and service workers (13.1 percent). This structure differs significantly from Sydney that has a smaller proportion of managers and professionals and a greater proportion of less qualified workers on sales, production, transport and labouring.

The primary employment sectors for North Sydney’s workforce are the property and business services (30.6 percent) and finance and insurance (12.4 percent) sectors.

3.4 Dwelling and Household Characteristics

3.4.1 Overview

An increase in the number of smaller dwellings in multi-unit and medium density developments has occurred in conjunction with smaller household sizes and dwelling stock increasing at a faster rate than population.

There is a high demand for housing in North Sydney reflecting the priority that people place on location and proximity to workplace, entertainment and recreation facilities, and improved residential amenity. The demand for housing in North Sydney from the middle to upper income sector of the market has increased. Consequently property and rental values have increased resulting in pressures for the redevelopment of housing for the medium to high-cost housing market.

Housing in North Sydney tends to cater for smaller, relatively affluent households. Larger families and low to medium income households have been and are being displaced through redevelopment and change in the type and cost of accommodation.

Since 1980 Council has attempted to mitigate these trends with policies aimed at the retention and provision of housing for low to medium income households. Council also attempts to

maintain existing detached housing that is larger, has a yard and is considered to be more suitable for families.

3.4.2 Dwelling Type

Nearly 71 percent of dwelling stock in North Sydney is in apartment buildings, with half of this being in blocks of four or more storeys. A further 15 percent of dwelling stock in North Sydney is semi-detached or attached (row, terrace or townhouse).

Only 12.3 percent of dwelling stock in North Sydney is detached. This is significantly lower than the detached housing total for Sydney of 58.7 percent.

Eighty one percent of residents in North Sydney live in accommodation classified as medium or high-density (apartment, semi-detached or attached). The comparable figure for Sydney is 24.5 percent.

3.4.3 Dwelling Growth

During the census period 1996 to 2001 the total number of occupied dwellings in North Sydney increased by 1698 or 6.3 percent, with apartments accounting for most of the growth.

Table 3.5 Dwelling Growth

Dwelling Type	Number of Households/Dwellings				
	1991	1996	Change 1991-96	2001	Change 1996-2002
Separate House	3,572	3,663	91	3,516	-147
Semi-detach/Attached	3,717	4,036	319	4,273	237
Apartment	17,036	18,120	1,084	20,213	2,093
Other	106	91	-15	116	25
Not Stated	346	899	553	389	-510
TOTAL	24,777	26,809	2,032	28,507	1,698

Source: ABS Census Data 1991, 1996, 2001

3.4.4 Occupancy Rate

Household occupancy rates in North Sydney vary from 2.62 persons per detached dwelling to 2.19 for semi-detached and attached, to 1.67 for apartment. Occupancy rates for all dwelling types are shown in Table 3.6. For all dwelling types the occupancy rate is 1.87 persons per occupied private dwelling. The low occupancy rate reflects the fact that 89.1 percent of dwellings are occupied by one or two persons.

Table 3.6 Past Occupancy Rates (Persons) in Occupied Private Dwellings in North Sydney

Year	Detached Dwelling	Other	All Dwellings
1981	2.68	1.76	1.91
1986	2.65	1.78	1.91
1991	2.67	1.81	1.94
1996	2.56	1.78	1.88
2001	2.62	1.76	1.87

Source: ABS 1981, 1986, 1991, 1996, 2001 census

Data from the 2001 census indicates that the occupancy rate for detached dwellings has increased, however, the occupancy rate for all other dwellings decreased, lowering the overall occupancy rate for North Sydney marginally by 0.01 over 5 years.

3.4.5 Tenure

North Sydney has a higher proportion of rental accommodation and lower owner-occupation than Sydney. Forty eight percent of dwellings in North Sydney are rented compared to nearly 19 percent in Sydney while 29 percent of dwellings are fully owned compared to 39 percent in Sydney. North Sydney has the seventh lowest home ownership level in NSW.

3.4.6 Residential Development Activity

Table 3.7 shows the net increase in approved dwellings in North Sydney for the last five years (1998-2003). This information is based on development consents for dwellings and includes proposed demolitions. Approvals during this period have mainly been for multi-unit development in mixed-use areas. Table 3.8 shows the net increase in the bedroom number since the gazettal of NSLEP 2001 from 1 June 2001-26 May 2003. Bedroom growth during this period is consistent with the number of multi-unit developments in mixed-use zones. Table 3.9 shows recent development approvals in non-residential zones within North Sydney.

Table 3.7 Five-Year Net Increase In Dwellings Type (1 July 1998-26 May 2003)

Zone	Detached	Dual Occupancy (duplex)	Attached	RFB (Apartment/unit)	Mixed	TOTAL
A1	5	0	0	0	0	5
A2	1	24	39	0	0	64
B	-7	8	44	104	0	149
C	-11	-2	16	234	0	237
D	-2	2	10	0	26	36
G	-2	2	0	8	0	8
Mixed	0	0	-1	74	1,308	1,381
Commercial	0	0	0	20	41	61
Special uses	0	0	32	29	48	109
TOTAL	-16	34	140	469	1,423	2,050

Source: North Sydney Council (2003) development approvals

Table 3.8 Net Increase By Bedroom Number Under NSLEP 2001 (1 June 2001-26 May 2003)

Zone	Number of Bedrooms						TOTAL
	Bedsit/ studio	1 brm	2 brm	3 brm	4 brm	Not Stated	
A1	0	0	0	0	2	0	2
A2	0	0	2	9	3	-1	13
B	0	-11	14	26	4	-8	25
C	3	56	59	39	0	-19	138
D	3	15	13	4	0	-2	33
G	0	0	0	3	1	0	4
Mixed	71	185	233	69	0	-7	551
Commercial	0	0	0	0	0	0	0
Special uses	-22	58	70	3			109
TOTAL	55	303	391	153	10	-37	875

Source: North Sydney Council (2003) development approvals

Table 3.9 Recent Development Approvals In Non-Residential Zones (1 July 1998-26 May 2003)

Zone	Location	Additional Residential Units Created
Commercial	263-269 Alfred St North	20
	102 Walker St	1
	93-95 Pacific Highway	40
Special Use	88 Berry St	48
	303 Miller St	32
	4 Clark Road/20 McDougall St (James Milson Village)	29
TOTAL		170

Source: North Sydney Council (2003) development approvals

3.5 Summary of Key Trends

The characteristics of the population have a significant effect on the current and future usage of existing facilities, as well as the type and size of facilities required.

Key population and housing characteristics of North Sydney include:

- A high population density;
- A high proportion of the community who are highly mobile;
- A large young adult population;
- A high proportion of couple and single person households;
- A relatively well educated residential population;
- A mixed income population but above average proportion of high income earners;
- A high dwelling density;

- A low occupancy rate; and
- A large private renting population.
- Important changes between 1996 and 2001 include:
- Estimated resident population increase of 2,478 persons;
- Relatively high rate of population growth at 1 percent per annum;
- Increase in the proportion of couple only and in crease in the number of single person households;
- Increase in dwelling stock, particularly multi-unit developments;
- Average annual dwelling increase of 340; and
- Marginal decrease in the occupancy rates since 1998.

4. Residential Population Projections & Demand for Facilities

4.1 Introduction

This chapter provides information on the future resident population of North Sydney in 2013, by examining the expected rate and type of development likely to occur in the next ten years, and relates this to the need for facilities.

4.2 Methodology

The projected population increase to 2013 is based on the expected dwelling growth times the current (2001 census) occupancy rate and is supported by the trends identified in the previous chapter. Consideration is also given to information prepared by the NSW Department of Infrastructure, Planning and Natural Resources (DIPNR) and the Australian Bureau of Statistics (ABS).

4.2.1 Population Projections: DIPNR & ABS

The DIPNR has prepared population forecasts for North Sydney based on the 1996 census. A review of these projections, using the 2001 census, will be available at the end of 2003. The Australia Bureau of Statistics (ABS) has provided projections of Estimated Resident Population (ERP) for the census years up to 2016. For comparison the ERP from the last three censuses has been included in Table 4.1.

Table 4.1 Population Projections for North Sydney 1991-2011

	1991	1996	2001	2006	2011	2016	2021	2026
DIPNR	51,500	56,300	59,400	61,100	62,600	64,100	65,500	66,900
ABS			59,888	63,604	67,387	71,231		
ERP	51,530	56,235	58,713					

Source: Department of Infrastructure, Planning and Natural Resources (2003), ABS (2003)

According to these figures the residential population of North Sydney is expected to grow from between 3,200 to 7,499 by the year 2011 - an average increase of between 320 and 750 persons per year.

Table 4.2 Projected New Dwelling Completions

Year	Average growth rate per annum	No. of Dwellings
1991-1996	1,250	250
1996-2001	1,390	278
2001-2006	1,340	268
2006-2011	1,470	294
2011-2016	1,690	338
2016-2021	1,790	358

Source: Department of Infrastructure, Planning and Natural Resources (1995)

It is important to note that the predicted number of dwelling completions was underestimated by DIPNR and the actual average growth rate per annum for the 10 years between 1991 and 2001 was 373 dwellings. Council anticipates that this growth rate will be maintained over the next ten years and then decrease over time.

4.2.2 Population and Dwelling Trends

Recent population and dwelling trends for North Sydney have been examined in Chapter 3 using latest available data.

Population growth for the preceding ten-year period, from 1991 to 2001, was 7,183 persons. The population growth rate in that ten-year period was 13.9 percent, giving an average annual growth rate of 1.4 percent. These rates of growth are calculated from the estimated resident population figures.

Dwelling growth for the preceding ten-year period, from 1991 to 2001, was 3,730 dwellings. The dwelling growth rate in that ten-year period was 15 percent, giving an average annual growth rate of 1.5 percent. These rates of growth are calculated from the occupied private dwellings figures. The growth rate is higher than Council's previously assumed growth rate of 300 dwellings per year. Some of the difference may be due to a change in the actual number of dwellings that were occupied on the night of the census, rather than due to actual dwelling increase.

Consent was given to 2050 additional dwellings in the five-year period between 1 July 1998 and 30 June 2003 – or an average of 410 dwellings per year. This figure is higher than Council's previously assumed dwelling increase of 300 dwellings per year. However, this is a raw figure – some of these approvals may not be built. As well, these approvals represent a “hump” that resulted from the gazettal of NSLEP 2001 that significantly increased the development potential of some areas, such as St Leonards.

In light of the above differences in the figures it is assumed that the average growth rate over the ten-year period of the plan will be 350 dwellings per year.

4.2.3 Residential Development Opportunities

To allow for an increase in population and dwelling stock in North Sydney, Council's Local Environmental Plan 2001 (NSLEP 2001) permits residential development in most non-residential zones. Medium density development is permitted in the majority of residential zones with the exception of the Residential A1 zone. The Mixed Use, Residential B and Residential C zones are the focus of future residential development.

Council's Residential Development Strategy indicates, conservatively, that NSLEP 2001 allows for total dwelling growth of 8600. At an average growth rate of 300 dwellings per year it is estimated that this growth will be achieved by 2028, as it is anticipated that the annual growth rate, while higher at the current time, will slow over time as development sites become harder to find. The estimated population in 2028 is 71,715, based on this dwelling growth.

4.3 Projected Residential Growth and Assumptions

The figures above and in Chapter 3 support Council's assumption that there will be an average growth rate of 350 dwellings per year, over the next ten years, and an occupancy rate of between 1.8 to 1.9 persons per dwelling. Based on this assumption, and using the 2001 census occupancy rate of 1.87, the population of North Sydney in 2013 will be 66,482. This represents a projected increase of 6,545 for the ten-year period of this S.94 Contributions Plan, or 654 persons per year.

This projection is based on the further assumptions that:

- Council's policies and planning controls which support and encourage development of medium density housing and retention of detached housing;
- State Government urban consolidation policies which encourage development of medium density housing in all metropolitan local government areas; and
- Market demand for the type of housing being developed in North Sydney and its proximity to employment, recreational and cultural facilities.

4.4 Residential Population Characteristics

The age distribution of the population remained relatively the same over the ten-year period between the 1991 and 2001 census. During that ten-year period there were small increases in the numbers of children aged up to 9 years, a decrease in the number of children aged between 10 and 19, and a substantial increase in the number of adults aged between 30 and 39, and aged between 50 and 59.

Correspondingly there has been an increase in the number of households with children, and a greater increase in the number of households consisting of a couple with no children, while there has been a decrease in the number of lone parent, group and single person households.

The population characteristics in terms of education, employment, income and ethnicity remained relatively unchanged. In light of no more recent data it is assumed that the level of disability has remained the same.

For the purposes of this plan, it is assumed that the population resulting from future development will have similar characteristics to those outlined in Chapter 2. It will be necessary to continue to provide flexible facilities that meet the needs for all age groups and their needs. In summary it is assumed that:

- There will be a proportion of the population who are from non-English speaking backgrounds;
- A significant proportion of households will have high income levels; and
- People with disabilities and the elderly must be able to access and utilise public services and facilities.

4.5 Change in Demand for Services from increased residential population

The increase in population, resulting from future development, will place increased pressure on existing facilities and, thus, create demand for an increase in the capacity of those facilities. For example there will be more people using the parks in North Sydney. To cater for this increased usage Council will need to acquire more land to provide parks, and also embellish existing parks to increase their capacity.

It is assumed that the population, resulting from future development, will have similar needs in terms of facilities that the current population has (because the characteristics of the new population will be similar characteristics to those of the current population). Future residents in North Sydney are likely to need:

- Recreation – parks, sports facilities
- Space for adult education and networking – in community centres;
- Additional children’s services - childcare;
- Signage and information; and
- Improvements to the urban environment – public domain, streetscape and traffic calming.

4.6 Regional Population Growth

It is estimated that the population of the lower North Shore will increase by 9% over the next 10 years. This is based on an actual growth rate of 4.6% between 1997 and 2002 (ABS, 2003).

5. Commercial Development

5.1 Introduction

The chapter on commercial development has been prepared to provide an understanding of the characteristics of the commercial areas of North Sydney, the workers that are accommodated here, and to identify trends. The profile assists in projecting commercial development and worker population growth and determining what facilities will be required to meet the needs of the worker population resulting from future development.

Data for this chapter has been drawn from the *Survey of Commercial Office Space - Municipality of North Sydney* (1992) by Retail Spectrum Australia and developments that have occurred since that date.

5.2 Existing Commercial Development and Worker Population

North Sydney is a major employment centre in the Sydney Region providing employment for an estimated 62,338 workers (ABS 2003) in an estimated 1,257,790m² of net commercial floor space (1992 estimated net commercial floor space plus development of Optus Tower – 53,700m² - and 80 Pacific Highway – 30,000m²). The ratio of commercial floor space to worker is estimated to be 20m² (1,257,790/62,340).

According to the 2001 Census 15.5% of North Sydney residents also work in North Sydney. In this Plan the worker population numbers are, therefore, discounted to avoid double counting, and 15.5% of additional workers are counted as additional residents for the purposes of this Plan. The existing worker population that does not live in North Sydney is 52,676 (62,338 minus 15.5%).

The North Sydney Centre is a major CBD with an estimated 700,000m² of commercial floor space, providing employment for around 35,000 workers. The Centre is identified as one of nine secondary centres in the Greater Metropolitan Region to provide employment and services of sub-regional strategic significance (DUAP, 1995).

St Leonards, with an estimated 145,665m² of commercial floorspace, has also been identified as a significant secondary centre, providing employment for an estimated 7,283 workers.

Other commercial/retail centres within North Sydney include Crows Nest, Neutral Bay and Cremorne. Together these centres have an estimated 143,640m² of commercial floor space, accommodating an estimated 7,182 workers. The remaining 11,120 workers are accommodated in smaller commercial pockets such as in Milsons Point, Cammeray and Waverton.

5.3 Commercial Growth

Growth of commercial floor space will be concentrated in the North Sydney Centre, where further residential development is prohibited. The NSLEP 2001 allows for an additional 250,000m² of commercial floor space to be developed in the North Sydney Centre. At a ratio of 20m² of commercial floor space per worker this additional floor space will accommodate 12,500 workers. When this figure is discounted 15.5% for workers who will also live in North Sydney the additional worker population in the North Sydney Centre, for the purposes of this Plan, is 10,563.

It is estimated that 17,600m² of additional commercial floor space can be developed in St Leonards under NSLEP 2001, when the conversion of defunct industrial properties are redeveloped into mixed use developments. At a ratio of 20m² of commercial floor space per worker this additional floor space will accommodate 880 workers. When this figure is discounted 15.5% for workers who will also live in North Sydney the additional worker population in St Leonards, for the purposes of this Plan, is 743.

Commercial growth of the smaller commercial centres in North Sydney is restricted by NSLEP 2001 - no additional growth is permitted beyond levels that existed in 2001 when that plan was gazetted.

It is, therefore, assumed that the workforce population will increase by 13,380 in the ten year period to 2013. When this figure is discounted 15.5% for workers who will also live in North Sydney the total additional worker population, for the purposes of this Plan, is 11,306 or 21.5% growth rate.

5.4 Increase in Demand for Facilities

Given the size of the workforce in North Sydney and its particular characteristics access to a range of local services is important. Long working hours and commuting times may limit many workers from accessing facilities and services in their own residential community, and therefore, North Sydney has a major role to meet social needs

The high level of office use suggests a workforce characterised by a large proportion of women, and therefore, the needs of working women need to be considered. The sedentary nature of the workforce is likely to result in a high demand for open space, recreation and leisure services.

The future workforce population will require:

- Additional services for working parents particularly related to childcare, health services and support services;
- Open space, public space and plazas;
- Community infrastructure that is available at flexible times;
- Leisure and recreation services and facilities; and

- Information and referral on social services such as counselling, welfare and support services.

6. Cultural and Recreational Facilities

6.1 Introduction

North Sydney Council supports the provision of cultural and recreational activities to local communities and recognises that these play a significant role in the development of communities, encouraging social cohesion and well-being.

Services provided in North Sydney include health, education, counselling, other family support, ageing and disability, youth, employment, children's services, culture, arts and recreation and community information. Specific facilities offered in North Sydney (which to date Section 94 contributions have been collected for), include a number of community centres, long day care, Stanton Library, North Sydney Olympic Pool and the Multi-Purpose Indoor Sports Facility.

This section presents an assessment of existing community facilities, drawn from Council studies. Benchmarks have been derived for existing levels of provision. The relationship between the additional population and the need for increased provision of community facilities is also examined. A number of studies have been undertaken to assess the adequacy of existing community facilities and identify needs of people living, working and visiting North Sydney. These studies provide a good basis for the assessment of existing facilities having been based on resident, worker and visitor surveys and consultations with key service providers and community groups.

6.2 Community Centres

A number of community centres exist in North Sydney. These community centres provide flexible space that can cater for the needs of a diverse population of various age groups, community groups and ethnic, cultural, linguistic, educational and socio-economic backgrounds. Activities and programs can be adapted to accommodate the changing needs and characteristics of the population. Community centres play an integral role in encouraging community interaction and development and the enhancement of community well-being. In recognition of these benefits, North Sydney Council continues to maintain the role of providing community centres for local residents, workers and others.

Activities accommodated in North Sydney's community centres include:

- Social activities for all age groups;
- Vacation and out of school hours care;
- Adult education;
- Playgroups for pre-schoolers;
- Art and craft activities;
- Job search assistance;
- Community markets;

- Support services for older residents;
- Support services for those with a disability;
- Catering and function rooms for events;
- Counselling and free legal advice; and
- Community transport;

6.2.1 Existing Provision

Community centres and facilities located within North Sydney are described in Table 6.1.

Table 6.1 Community Centres In North Sydney

Centre	Function	Management	Floor Space (m ²)
Cremorne Early Childhood Centre			171
Crows Nest Centre	Services for the aged and people with disabilities, childcare, community transport, hall hire, Early Childhood Health Centre and Crows Nest Occasional Care Centre	Managed by Community Committee and Staffed.	2,000
Don Bank Museum			220
Early Education			113
Family Day Care Centre			96
Forsyth Park Public Scout Hall	Available for community use		150
Forsyth Park Community Centre	Kameraigal Montessori Pre-school, Hall Hire	Managed by Council, non staffed	302
Fred Hutley Hall			265
Kendall Community Centre			516
Kirribilli Bowling Club	Available for community use		381
Kirribilli Neighbourhood Centre	Social and Leisure Activities, After School Care, Playgroup, Community Services	Managed by Community Committee and Staffed	460
McMahon's Point Community Centre	Social and Leisure Activities	Managed by Community Committee and Staffed	308
Neutral Bay Community Centre	Hall Hire, Seniors Activities	Managed by Council	459
North Sydney Community Centre	After School Care, Playgroups, Leisure Classes, Adult Education, Activities for NESB	Managed By A Community Committee And Staffed.	366
North Sydney Early Childhood Centre			116
Nutcote			132
Planet X Youth Centre	Youth Drop-in Centre providing information and activities	Joint management by Council and the	234

Centre	Function	Management	Floor Space (m ²)
		Community Committee	
Primrose Park Arts And Craft Centre and Community Hall	Arts and Crafts Programme, tuition, exhibitions	Community based Committee managed	273
Smoothey Park Public Hall	Available for community use		150
TOTAL			6,712

The North Sydney Council Selected Community Centres Census and Customer Satisfaction Survey was conducted by Council in 2001. Surveys were distributed at three centres to ascertain level of use, current user groups and available space within each facility. The 2001 survey identified that an estimated 60% of community centre users are residents and 17% are workers in North Sydney, who lived elsewhere. The remaining 23% of users neither live nor work in North Sydney (other users).

Table 6.2 shows a breakdown of population groups and the estimated use of community centre space.

Table 6.2 Estimated Use of Community Centre Space

Population Group	Estimated Usage	Community Centre Space (m ²) Per Group
Residents	60%	4,027
Workforce	17%	1,141
Other	23%	1,544
TOTAL	100%	6,712

6.2.2 Nexus and Future Demand

Results from the 2001 survey indicate that community centre facilities are well utilised and have no practical spare capacity. In addition, Council's Property Department identifies that there are a large number of groups seeking premises for a range of community activities, commercial classes and private functions (Community Centres Permanent Hirers Data 2003). Council will, therefore, need to provide additional community centre space commensurate with the projected growth in each of the population groups.

It is estimated that the residential population will increase from 58,713 to 65,258 over the next ten years. This increase of 11.2% will result in 6,545 residents. Community centre space required to cater for the additional residents is 451m² (11.2% of 4,027m²). The community centre space required to cater for additional residents represents 54% of the total additional amount required.

It is estimated that the worker population will increase from 62,338 to 75,718 over the next ten years. This increase of 21.5% will result in 13,380 workers. This figure is discounted 15.5% for workers who are also residents of North Sydney giving 11,306 additional workers. Community centre space required to cater for additional workers is 245m² (21.5% of 1,141m²). The community centre space required to cater for additional workers represents 29% of the total additional amount required.

It is estimated that the population of the Lower North Shore (who make up many of the other users) will increase by 9% over the next ten years. Community centre space required to service other users is 139m² (9% of 1,544m²). The community centre space required to cater for other users represents 17% of the total additional amount required.

The total floor space required to service the additional community centre users, over the next 10 years, is 835m². The estimated total cost for the additional floor space is \$3,005,500. This is an estimated cost from the quantity survey of the projects prepared by WHP Architects in November 2003.

Approximately 83% or \$2,494,565 is to be funded through contributions to provide for the additional residents and workers resulting from development. The outstanding amount of \$510,935 is to be funded by Council to provide for additional other users.

6.2.3 Formula and Contribution Rates – Community Centres

Formula	Contribution Rate
<p>Residential Development: Contribution Per Person (\$) = $\frac{TC \times RU}{RP}$</p>	<p>Residential Development: Contribution Per Person = $\frac{3,005,500 \times 0.54}{6,545}$ = \$247.97</p>
<p>Commercial Development: Contribution Per Worker = $\frac{TC \times CU}{CP}$</p>	<p>Commercial Development: Contribution Per Worker = $\frac{\\$3,005,500 \times 0.29}{11,306}$ = or \$77.09 \$385.45/100m²</p>

Where:

TC = Total Cost of providing the facility
 RU = Proportion of additional space for residents
 CU = Proportion of additional space for workers
 RP = Increase in Resident Population over 10 years
 CP = Increase in Commercial (non-resident) population over 10 years

6.2.4 Works Schedule

Council has plans to provide an additional 835m² of community centre space on the North Sydney Leisure Centre and Early Childhood Centre sites. This additional space will overcome capacity problems of existing community centres, and provide for future demand. Some of the additional space proposed, is that required to provide for additional community centre users that will result from development. The works schedule for the Early Education Centre and the new Community Centre is shown below.

Project	Cost Estimation (\$)
Early Education Centre	
Alterations and additions including new facilities	\$425,000
Design and contractors	\$60,000
Contingency	\$40,000
Subtotal	\$525,000
New Community Centre	
Construction of new community centre complex	\$1,930,500
Associated space (converted Early Childhood Centre)	\$150,000
Furniture and fixtures	\$300,000
Contingency	\$100,000
Subtotal	\$2,480,500
GRAND TOTAL	\$3,005,500

6.3 Childcare

North Sydney Council supports the development and ongoing operation of long day care centres, pre-schools, early childhood health centres, occasional childcare centres, before and after school care, vacation care and family day care. Some of these, such as occasional childcare, can be accommodated in community centres. Others, such as long day care and pre-school, need to be accommodated in specifically designed centres.

6.3.1 Existing Provision

Specific childcare facilities located within North Sydney, that are community based, are described in Table 6.3.

Table 6.3 Childcare Facilities in North Sydney

Centre	Function	Childcare Places
Cameragal Montessori Forsyth Park	Pre-school	59
Cameragal Montessori Lavender Bay	Pre-school	31
Cammeray Occasional Care	Long Day Care	20
Cammeray Pre-school	Pre-school	25
Crows Nest Occasional Care	Long Day Care	15

Grandstand Kindergarten	Long Day Care	40
Greenwood Childcare Centre	Long Day Care	25
Guthrie Childcare Centre	Long Day Care	25
Kellys Place Childcare Centre	Long Day Care	40
McMahon's Point Occasional Care	Long Day Care	25
North Sydney Family Day Care	Family Day Care	90
Northern Suburbs Day Nursery	Long Day Care	65
Shirley Road Pre-school	Pre-school	50
St John's Childcare Centre	Long Day Care	42
TOTAL		552

Council conducted the Profile of Children's Services Telephone Survey in 2003. The survey identified that an estimated 38% of childcare facility users are residents and 49% are workers in North Sydney, who lived elsewhere. The remaining 13% of users neither live nor work in North Sydney (other users).

Table 6.4 shows a breakdown of population groups and childcare places per user group.

Table 6.4 Childcare Places per User Group

Population Group	Estimated Usage	Childcare Places
Residents	38%	210
Workers	49%	270
Other Users	13%	72
TOTAL	100%	552

6.3.2 Nexus and Future Demand

The existing resident and worker population of North Sydney is currently experiencing a level of demand for affordable childcare above the number of places provided in existing community based centres. Consequently long waiting lists exist for many facilities (A Profile of Local Children's Services Waiting List, 2003).

The Families and Children in North Sydney Community Plan 2000-2003, identifies that the demand for childcare facilities in North Sydney is high for a number of reasons including the following.

- Greater participation in the workforce by women
- Greater incidence of both partners in a relationship working
- Increasing deregulation of working hours

In addition, the Children's Social Services Social Plan (1994) outlines that demand for childcare facilities is high due to a high resident labour force participation rate, a large non-resident workforce and the fact that North Sydney is a major urban transport hub with some

people wanting to leave their children in childcare in the area. It is therefore reasonable to assume that an increase in population will add to the demand for childcare facilities. Council will, therefore, need to provide additional childcare places commensurate with the projected growth in each of the population groups.

It is estimated that the residential population will increase from 58,713 to 65,258 over the next ten years. This increase of 11.2% will result in 6,545 residents. Based on the current standard of Council provision, additional childcare places required to cater for the additional residents is 24 (11.2% of 210 childcare places). The childcare places required to cater for additional residents represents 27% of the total additional amount required.

It is estimated that the worker population will increase from 62,338 to 75,718 over the next ten years. This increase of 21.5% will result in 13,380 additional workers. This figure is discounted 15.5% for workers who are also residents of North Sydney giving 11,306 additional workers. Additional childcare places required to cater for the additional workers is (21.5% of 270 childcare places). The childcare places required to cater for additional workers represents 66% of the total additional amount required.

It is estimated that the population of the Lower North Shore (who make up many of the other users) will increase over the next ten years by 9%. Additional childcare places required to cater for other users is 6 (9% of 72 childcare places). The childcare places required to cater for additional other users represents 7% of the total additional amount required.

The overall number of childcare places required to service the additional childcare facility users is 88 additional places. The estimated cost of the childcare places is \$2,293,456 (at a rate of \$26,062 per childcare place) (North Sydney Council General Ledger 2003).

Approximately 93% or \$2,132,914, is to be funded through contributions to provide for the additional residents and workers resulting from development. The outstanding amount of \$160,542 is to be funded by Council to provide for additional other users.

6.3.3 Formula and Contribution Rates – Childcare Facilities

Formula	Contribution Rate
Residential Development: Contribution Per Person (\$) = $\frac{TC \times RU}{RP}$	Residential Development: Contribution Per Person = $\frac{2,293,456 \times 0.27}{6,545}$ = \$94.61
Commercial Development: Contribution Per Worker = $\frac{TC \times CU}{CP}$	Commercial Development: Contribution Per Worker = $\frac{2,293,456 \times 0.66}{11,306}$ = \$133.88 or \$669.40/100m ²

Where:

TC = Total Cost of providing the facility

RU = Residential apportionment

CU = Worker apportionment

RP = Increase in Resident Population over 10 years

CP = Increase in worker (non-resident) population over 10 years

6.3.4 Works Schedule

It is proposed that Council enter in a partnership with a long day care provider to assist in the provision of additional childcare places in North Sydney. The partnership will be on the same basis as the Guthrie Childcare Facility partnership whereby Council will provide the capital building costs and the childcare service provider will provide ongoing service costs. In addition, Council will investigate further opportunities to provide additional childcare places when the opportunity arises in the future.

6.4 Library Acquisitions

Stanton Library provides library facilities to local residents, worker and other users. The library houses a wide selection of volumes, which benefit local communities through social and educational development. The wide selection of volumes available for loan or reference, includes, adults and children's books, magazines, serials, audio-visuals, CD ROMS and compact disks.

6.4.1 Existing Provision

The figures in this section relating to Stanton Library are taken from the Stanton Library Annual Statistics 2002-2003.

Stanton Library is well utilised by residents, workers and other users. In 2002 the library had a membership of 37,509 and housed a collection of 180,563 volumes.

Forty-nine percent, or 18,380, library members are local residents. Thirty-one percent of the residential population, therefore, are library members (19,141 resident members/58,713 resident population).

Fifteen percent, or 5,626, library members are workers in North Sydney, who live elsewhere. Eleven percent of the worker population, therefore, are library members (5,626 worker members/ 52,676 worker population who are not residents of North Sydney).

The remaining 36% or 13,503 library members neither live nor work in North Sydney (other users).

Table 6.5 shows a breakdown of population groups and the estimated collection items per user group.

Table 6.5 Stanton Library Estimated Collection Items

Population Group	Estimated Usage	Existing Members	Collection Items Per Group
Residents	49%	18,380	88,476
Workforce	15%	5,626	27,084
Other	36%	13,503	65,003
Total	100%	37,509	180,563

The existing ratio of stock to members is 4.81 volumes per member (180,563 items/ 37,509 members). The average cost per volume is \$30.50 giving an average cost per member of \$146.71 (\$30.50 multiplied by 4.81 ratio of stock to members).

6.4.2 Nexus and Future Demand

Stanton Library Annual Statistics 2002-2003 indicate that the resources of the library are well utilised. The library is currently experiencing a zero growth rate in annual acquisitions. In 2002-2003, the library acquired 17,991 volumes and discarded 19,292 volumes. An increase in population will create additional demand for the resources of the library. In addition to annual acquisitions, Council will therefore need to acquire additional volumes commensurate with the projected growth in each of the population groups, in order to maintain the current level of provision.

It is estimated that the residential population will increase from 58,713 to 65,258 over the next ten years. This increase of 11.2% will result in 6,545 residents and 2,029 resident members (31% of 6,545 residents). The number of volumes required to cater for the additional resident members is 9909 (11.2% of 88,476 volumes). The library acquisitions

required to cater for the additional resident members is 46% of the total additional amount required.

It is estimated that the current worker population will increase from 62,338 to 75,718 over the next ten years. This increase of 21.5% will result in 13,380 workers. This figure is discounted 15.5% for workers who are also residents of North Sydney giving 11,306 additional workers and 1,244 worker library members (11% of 11,306 workers). The number of volumes required to cater for the additional worker members is 5,823 (21.5% of 27,084 volumes). The library acquisitions required to cater for the additional worker members is 27% of the total additional amount required.

It is estimated that the population of the Lower North Shore (who make up many of the other users) will increase over the next ten years by 9%. Additional volumes required to cater for the additional other users is 5,850 (9% of 65,003 volumes). The library acquisitions required to cater for the additional worker members is 27% of the total additional amount.

The overall number of volumes required to service the additional library members is 21,582. The estimated cost of the volumes is \$658,251 (21,582 volumes multiplied by \$30.50).

Approximately 73% or \$480,523 is to be funded through contributions to provide for the additional residents and workers resulting from development. The outstanding amount of \$177,728 is to be funded by Council to provide for additional other users.

6.4.3 Formula and Contribution Rates – Library and Local Studies Acquisitions

Formula	Contribution Rate
<p>Residential Development: Contribution Per Person (\$) = $\frac{TC \times RA}{RP}$</p>	<p>Residential Development: Contribution Per Person = $\frac{658,251 \times 0.46}{6,545}$ = \$46.26</p>
<p>Commercial Development: Contribution Per Worker (\$) = $\frac{TC \times CA}{CP}$</p>	<p>Commercial Development: Contribution Per Worker = $\frac{658,251 \times 0.27}{11,306}$ = \$15.72 or \$78.60/100m²</p>

Where:

- TC = Total cost
- RA = Residential apportionment
- CA = Commercial apportionment
- RP = Increase in residential population over ten years
- CP = Increase in worker population over ten years

6.4.4 Works Schedule

The library will acquire new stock in addition to annual acquisitions to meet the needs of the additional population.

6.5 Library Premises and Equipment

Stanton Library provides library facilities to local residents, workers and other users. The library provides space for a wide range of educational, social, recreational and cultural activities, which benefit local communities through social and educational development.

6.5.1 Existing Provision

The figures in this section relating to Stanton Library are taken from the Stanton Library Annual Statistics 2002-2003.

Stanton Library is well utilised by residents, workers and other users. In 2002 the library had a membership of 37,509 and housed a collection of 180,563 items. The library space is 2319m² with 78 volumes per m².

Forty-nine percent, or 18,380, library members are local residents. Thirty-one percent of the residential population, therefore, are library members (18,380 resident members/58,713 resident population).

Fifteen percent, or 5,626, library members are workers in North Sydney, who live elsewhere. Eleven percent of the worker population, therefore, are library members (5,626 worker members/52,676 worker population not residents of North Sydney).

The remaining 36%, or 13,503, library members neither live nor work in North Sydney (other users).

Table 6.6 shows a breakdown of population groups and the estimated use of library space.

Table 6.6 Estimated Use of Library Space

Population Group	Estimated Usage	Existing Members	Library Space (m ²) per Group
Residents	49%	18,380	1,446
Workforce	15%	5,626	443
Other	36%	13,503	1,062
Total	100%	37,509	2,950 *

* Library space including current plans for extension.

6.5.2 *Nexus and Future Demand*

Stanton Library Annual Statistics 2002-2003 indicate that the library facilities are well utilised and have no practical spare capacity. Council will therefore need to provide additional library space commensurate with the projected growth in each of the population groups.

It is estimated that the residential population will increase from 58,713 to 65,258 over the next ten years. This increase of 11.2% will result in 6,545 residents and 2,029 additional resident members (31% of 6,545 residents). Additional library space required to cater for the additional resident members is 162m² (11.2% of 1,446m²). The library space required to cater for the additional resident members is 46% of the total additional amount required, and 26% of the additional library space proposed.

It is estimated that the current worker population will increase from 62,338 to 75,718 over the next ten years. This increase of 21.5% will result in 13,380 workers. This figure is discounted 15.5% for workers who are also residents of North Sydney giving 11,306 additional workers and 1,244 additional worker library members (11% of 11,306 workers). Additional library space required to cater for the additional worker members is 95m² (21.5% of 443m²). The library space required to cater for the additional worker members is 27% of the total additional amount required, and 15% of the additional library space proposed.

It is estimated that the population of the Lower North Shore (who make up many of the other users) will increase over the next ten years by 9%. Additional library space required to service other users is 96m² (9% of 1,062m²). The library space required to cater for the additional other users is 27% of the total additional amount required and 15% of the additional library space proposed.

The overall library space required to service the additional library members is 353m². Council has plans to build 631m² of additional library space. The estimated cost of the library space is \$3,602,000 – this figure is estimated from quantity surveys for the project prepared by MDA Australia Pty Ltd Quantity Surveyors in 2003.

Approximately 41%, or \$1,476,820, is to be funded through contributions to provide for the additional residents and workers resulting from development. The outstanding amount of \$2,125,180 is to be funded by Council to provide for additional other users.

6.5.3 Rates – Library Premises and Equipment

Formula	Contribution Rate
Residential Development: Contribution Per Person (\$) = $\frac{TC \times RU}{RP}$	Residential Development: Contribution Per Person = $\frac{3,602,000 \times 0.26}{6,545}$ = \$143.09
Commercial Development: Contribution Per Worker (\$) = $\frac{TC \times CU}{CP}$	Commercial Development: Contribution Per Worker = $\frac{3,602,000 \times 0.15}{11,306}$ = \$47.79 or \$238.95/100m ²

Where:

TC = Total cost

RA = Residential apportionment

CA = Commercial apportionment

RP = Increase in residential population over ten years

CP = Increase in worker population over ten years

6.5.4 Works Schedule

Additional library space of 631m² is proposed to overcome capacity and layout problems and provide for future demand. The works to the library should be completed by 2005. The resulting total amount of library space will be 2,950m²; this is used for Section 94 calculations. Some of the additional space proposed is that required to provide for additional members of the library that will result from development.

Project	Cost Estimation (\$)
Building Works	\$1,533,280
Mechanical	\$433,000
Electrical	\$136,500
Lift	\$85,000
Fire	\$36,000
Preliminaries	\$415,000
Contingency	\$200,000
Professional Fees	\$223,236
Heritage Fit out	\$225,000
Whitegoods	\$3,000
Loose Furniture	\$100,000
Relocation	\$15,000
New Floor Finishes	\$145,000
NSC Project Management	\$30,000

Additional Fees	\$21,984
TOTAL	\$3,602,000

6.6 Multi-Purpose Indoor Sports Facility

North Sydney Council supports the development of a wide range of recreational and leisure facilities. Amongst these is the Multi-Purpose Indoor Sports Facility located in Crows Nest, which plays an important role in the physical health and development of local residents, workers and other users.

6.6.1 Existing Provision

The Multi-Purpose Indoor Sports Facility was constructed in 2000. The facility consists of four fully enclosed playing areas, which enable a variety of sports including basketball, netball, indoor soccer, volleyball and table tennis. In addition the facility contains meeting room facilities, office space, grandstand seating, and toilet and change room facilities.

To date there have been no detailed studies conducted to identify the attendance rates for the Multi-Purpose Indoor Sports Facility. Based on the results of a customer survey for North Olympic Pool conducted by the University of Technology (September 2001), the following usage figures have been adopted. It is assumed that the rate of use will be the same as that of the North Sydney Olympic Pool considering that it is a regional recreational resource with similar usage patterns.

Table 6.7 Estimated Use for Multi Purpose Indoor Sports Facility

Population Group	Estimated Usage
Residents	60%
Workers	25%
Other	15%
TOTAL	100%

6.6.2 Nexus and Future Demand

The Multi-Purpose Indoor Sports Facility is well utilised by local residents, workers and other users. An increase in population will create additional demand for the facility. Considering that the incoming population will benefit from the facility, it is reasonable that contributions are sought to proportionally fund the facility commensurate with the projected growth in each of the population groups.

It is estimated that the residential population will increase from 58,713 to 65,258 over the next ten years. This increase of 11.2% will result in 6,545 residents. It is assumed that the demand from the incoming residential population for the Multi-Purpose Indoor Sports Facility will correlate with the percentage increase in population. Therefore 11.2% of 60% of the cost is apportioned to additional residents resulting from new development.

It is estimated that the current worker population will increase from 62,338 to 75,718 over the next ten years. This increase of 21.5% will result in 13,380 workers. This figure is discounted 15.5% for workers who are also residents of North Sydney giving 11,306 additional workers. It is assumed that the demand from the incoming worker population for the Multi-purpose Indoor Sports Facility will correlate with the percentage increase in population. Therefore 21.5% of 25% of the cost is apportioned to additional workers resulting from new development.

The total cost of the Multi-Purpose Indoor Sports Facility is \$3,805,659. Approximately 12%, or \$460,294 is to be funded through contributions to provide for the additional residents and workers resulting from development. The outstanding amount of \$3,345,365 is to be funded by Council to provide for additional other users.

6.6.3 Formula and Contribution Rates – Multi Purpose Indoor Sports Facility

Formula	Contribution Rate
<p>Residential Development: Contribution Per Person (\$) = $\frac{TC \times RU \times AF}{RP}$</p>	<p>Residential Development: Contribution Per Person = $\frac{3,805,659 \times 0.60 \times 0.112}{6,545}$ = \$39.07</p>
<p>Commercial Development: Contribution Per Worker (\$) = $\frac{TC \times CU \times AF}{CP}$</p>	<p>Commercial Development: Contribution Per Worker = $\frac{3,805,659 \times 0.25 \times 0.215}{11,306}$ = \$18.09 or \$90.45/100m²</p>

Where:

- TC = Total Cost of providing facility
- RU = Rate of Residential Usage
- CU = Rate of Commercial Usage
- RP = Increase in Residential Population over 10 years
- CP = Increase in Worker Population over 10 years
- AF = Apportionment Factor of 11.2% for Residential and 21.5% for Commercial

6.6.4 Works Schedule

The total cost of the Multi-Purpose Indoor Sports Facility is \$3,805,659. Council paid for facility with the intention of recouping part of the costs through Section 94 contributions. The total cost of the facility includes construction costs for the four enclosed playing areas, meeting room facilities, grand stand seating, office space, additional facilities and other works such as column strengthening projects.

6.7 North Sydney Olympic Pool

North Sydney Council has historically supported recreational and leisure facilities that play an important role in community recreational, social and cultural development. In 2001 Council assisted in the provision of recreational and leisure facilities by the upgrade of North Sydney Olympic Pool.

6.7.1 Existing Provision

North Sydney Olympic Pool is an intrinsic element of the recreational, social and cultural fabric of North Sydney. The Olympic Pool was constructed in 1936 and later developed and reopened in 2001. The complex now contains a gymnasium, sauna, spa, restaurant and indoor 25-metre pool in addition to the existing open-air 50-metre pool.

The North Sydney Olympic Pool Customer Survey was conducted by the University of Technology in September 2001. Surveys were distributed at the Olympic Pool to identify level of use and current user groups. Table 6.8 shows a breakdown of population groups and estimated usage, based on results from this survey.

Table 6.8 Estimated Use for the North Sydney Olympic Pool

Population Group	Estimated Usage
Residents	60%
Workers	25%
Other	15%
TOTAL	100%

6.7.2 Nexus and Future Demand

North Sydney Olympic Pool is well utilised. Based on figures from the Olympic Pool's Daily Income/Attendance Reports, it is estimated that in 2002 the Pool had an attendance rate of 550,000. Considering that the incoming population will benefit from the Olympic Pool and, therefore, increase demand on the Pool, it is reasonable that contributions are sought to proportionally fund the Olympic Pool upgrade commensurate with the projected growth in each of the population groups.

It is estimated that the residential population will increase from 58,713 to 65,258 over the next ten years. This increase of 11.2% will result in 6,545 residents. It is assumed that the demand from the incoming residential population for the Olympic Pool will correlate with the percentage increase in population. Therefore 11.2% of 60% of the cost is apportioned to additional residents resulting from new development

It is estimated that the current worker population will increase from 62,338 to 75,718 over the next ten years. This increase of 21.5% will result in 13,380 workers. This figure is discounted 15.5% for workers who are also residents of North Sydney giving 11,306 additional workers.

It is assumed that the demand from the incoming worker population for the Olympic Pool will correlate with the percentage increase in population. Therefore 21.5% of 25% of the cost is apportioned to additional workers resulting from new development.

The estimated cost of the upgrade and proposed improvements is \$12,395,000. Approximately 12%, or \$1,499,175 is to be funded through contributions to provide for the additional residents and workers resulting from development. The outstanding amount of \$10,895,825 is to be funded by Council to provide for additional other users.

6.7.3 Formula and Contribution Rates – Olympic Pool

Formula	Contribution Rate
<p>Residential Development: Contribution Per Person (\$) = $\frac{TC \times RU \times AF}{RP}$</p>	<p>Residential Development: Contribution Per Person = $\frac{12,395,000 \times 0.60 \times 0.112}{6,545}$ = \$127.26</p>
<p>Commercial Development: Contribution Per Worker (\$) = $\frac{TC \times CU \times AF}{CP}$</p>	<p>Commercial Development: Contribution Per Worker = $\frac{12,395,000 \times 0.25 \times 0.215}{11,306}$ = \$58.93 or \$294.65/100m²</p>

Where:

- TC = Total Cost discounted for maintenance works
- RU = Rate of Residential Usage
- CU = Rate of Commercial Usage
- RP = Increase in Residential Population over 10 years
- CP = Increase in Commercial (non-resident) Population over 10 years
- AF = Apportionment Factor of 60% for Residential and 25% for Commercial

6.7.4 Works Schedule

Council paid for the upgrade of the Olympic Pool with the intention of recouping part of the costs through Section 94 contributions. In addition further improvements have been proposed over the next ten years. The table below shows the works schedule for the pool including the 2001 upgrade and the proposed improvements.

Project Name	Anticipated Cost (\$)
Olympic Pool Sundeck Upgrade	300,000
Olympic Pool 50m Pool Refurbishment	3,000,000
Olympic Pool Gymnasium Equipment	300,000
Olympic Pool Stair Tower Hand railing	45,000
Olympic Pool 50m Pool and Olympic Drive lighting	100,000
Olympic Pool Sundeck Function Shelter and furnishings	75,000
Olympic Pool U.V. water purification treatment	75,000
North Sydney Olympic Pool Upgrade (2001)	8,500,000
TOTAL	\$12,395,000

7. Public Open Space Acquisition and Increased Capacity

7.1 Introduction

The purpose of this chapter is to ensure that an adequate level and quality of open space is provided throughout North Sydney to meet the needs of an increased population resulting from development. The principle of this Plan is to maintain the current rate of open space or increase the usability of open space to meet the increases in demand.

The recommendations for capital works, which meets the criteria for Section 94 Contributions, are included in this Plan and from here, linked to a financial management program and implementation program. In addition, there are many works, which are not funded by contributions, but are included in wider works programs as part of Council's ongoing commitment to improving North Sydney.

7.2 Existing Provision

North Sydney Council owns and controls 172 open space areas covering 144.82 hectares. These range from foreshore, natural bushland, park and garden settings to street closures and road reserves. Over 50% of all open space areas in North Sydney are more than 100m² in area.

Garden areas are areas of public open space, which are not occupiable for either passive or active recreation purposes. They include embankments, small road closures, pedestrian links, traffic islands and extended nature strips. In this plan it is considered it is not possible to increase the capacity of these public open space areas. Therefore, these areas are excluded for the purposes of this plan, and the total amount of occupiable open space covers 142.09 hectares. The total amount of occupiable open space is provided in Appendix C: Open Space Inventory.

Cammeray Park (15.3 hectares), Balls Head Reserve (8.2 hectares), St Leonards Park (15.1 hectares) and Cremorne Reserve (8.2 hectares) are some of the larger parks controlled by Council, that draw people from all over Sydney and provide diverse activities. North Sydney is also well served, in terms of the everyday needs of North Sydney residents, through the provision of local parks. It is, however, important to remember that the need for, and use of open space, is not confined to the resident population. A survey undertaken by Council shows North Sydney has a large workforce whose members are important users of the open space in North Sydney. The survey shows that workers use the parks at lunchtime or before and after work and those workers who do use parks, do so regularly.

Based on a park user survey carried out by North Sydney Council (October 2003) the following weighting has been adopted for this Plan. A total of seven parks were selected, two regional parks, two district parks and three local parks. The face to face surveys were undertaken during different time periods including weekends, weekdays, early mornings, mid mornings and early afternoons.

Table 7.1 Open Space Estimated Usage

Group	Estimated Usage	Open Space (m²) per group
Resident Usage	83%	1,179,354
Worker Usage	3%	42,627
Other Usage	14%	198,927
TOTAL	100%	1,420,908

7.3 Nexus and Future Demand

In order to prevent the level of service in the provision of open space decreasing there is a need to acquire more space and provide improvements to existing spaces to increase capacity and therefore provide for the increased population resulting from development. The existing level of provision of open space will be maintained through the acquisition of additional open space and the embellishment of existing open spaces to increase capacity. Current general standards of provision, and a review of expressed contemporary aspirations for the provision of facilities, have been used, as a basis for developing the Works Schedule to address cumulative future needs.

It is estimated that the residential population will increase by 11.2% over the next ten years, which will result in 6,545 additional residents. Additional open space required to cater for the additional residents is 132,088m² (11.2% of 1,179,354m²). The open space required to cater for the additional residents represents 83% of the total additional amount required.

It is estimated that the worker population will increase by 21.5%, which will result in 11,306 additional workers. This figure is discounted 15.5% for workers who are also residents of North Sydney. Additional open space required to cater for the additional workers is 9,165m² (21.5% of 42,627m²). The open space needed to cater for the additional workers represents 6% of the total additional amount required.

It is estimated that the population of the Lower North Shore (who make up many of the other users) will increase over the next ten years by 9%. Additional open space required to service other users is 17,903m² (9% of 198,927). The open space required to cater for other users represents 11% of the total additional amount required.

The overall open space required to service the additional open space users is 159,156m².

North Sydney has recently been given management of 5.2 hectares (52,157m²) foreshore land. This land includes the former BP site located on Larkin Street, Waverton at

approximately 2.4 hectares and the former Coal Loader and Caltex sites located on Balls Head Drive, Waverton at approximately 2.75 hectares. This land will provide a significant regional open space with passive recreation and a visual resource for visitors and is therefore discounted from the total amount of open space needed to acquire. It is also assumed that this additional land will provide the required open space of the other users (i.e. 17,903m²) and will continue to provide for growth in regional users for some years after the life of this plan. The remaining 106,999m² (159,156-52,157) to provide the required open space for additional residents and workers is to be funded through Section 94 contributions.

Of the total amount of open space required (106,999m²) 94% is apportioned to residents and 6% is apportioned to workers.

7.4 Acquisitions

A number of properties are identified, in NSLEP 2001, for open space acquisition. The total amount of open space reserved under NSLEP 2001 is 3,011m². Table 7.2 identifies the properties and describes the additional open space available to be acquired. The estimated cost to acquire those additional open spaces is based on valuations obtained in 2002/03.

Table 7.2 Properties for Open Space Acquisition

Site Address	Open Space required (m ²)
21 Belmont Ave, Wollstonecraft	575
31 Belmont Ave, Wollstonecraft	558
Kurraba Road, Neutral Bay	1,878
TOTAL	3,011
TOTAL ESTIMATED VALUE	\$ 8,359,000

***Explanatory note:** Council is endeavouring to rezone some of the above sites and remove them from the schedule of open space reservations. When these rezonings are finalised, the amount of open space of each site rezoned will be transferred to the increased capacity contribution.*

In addition to these reservations Council is seeking to purchase open space on the Graythwaite property. Graythwaite is an historic mansion, which is located between Edward and Union Streets, North Sydney. The community and Council have adopted a set of guiding principles for the property that includes the retention of the area of vacant land located beyond the fence surrounding the Graythwaite mansion as public open space.

The open space area identified for possible acquisition at Graythwaite totals of 17,890m², and has been valued at \$2,500,000. Therefore, the total amount of open space available to acquire (including Graythwaite) is 20,901m² (3,011m² plus 17,890m²). The total estimated value of these potential acquisitions is \$10,859,000. Council will, therefore, only acquire the 3,011m² reserved for acquisitions in NSLEP 2001 and may be able to purchase 17,890m² on Graythwaite giving a total of open space to acquire of 20,901m².

7.5 Increased Capacity

The acquisition of land in North Sydney is becoming increasingly constrained due to the high cost of land and the finite amount of land available for acquisition. Given these constraints the amount of open space needed to acquire for the increased population is not realistic. To ensure that the additional population does not result in a decrease in the level of service provision, it is recognised in this that the remainder of the total amount of open space required will be achieved through increasing capacity of existing open spaces. Council can make improvements to open space, such as a new playground, seating, access pathways, bush clearing and regeneration, that increase the useability of open space for a range of users, and thus increase the capacity of open space to accommodate additional users.

The amount of required open space that will be transferred to increased capacity is 86,098m² (106,999 - 20,901), which will provide for the continued improvement of existing parks.

North Sydney Council's Open Space and Environment Department has provided the cost of increasing capacity at \$ 250 per m². This cost is based on the average cost for the recent improvement of existing open spaces such as Bradfield Park and Ernest Place. The total estimated value of increasing capacity on 86,098m² of open space is \$21,524,500 (86,098m² x \$ 250).

7.6 Formula and contribution rates – Open Space Acquisitions

Formula	Contribution Rates
Residential development: Contribution Per Person (\$) = $\frac{TC \times RU}{RP}$	Residential development: Contribution Per Person = $\frac{10,859,000 \times 0.94}{6,545}$ = \$1,559.58
Commercial development: Contribution Per Worker (\$) = $\frac{TC \times CU}{CP}$	Commercial development: Contribution Per Worker = $\frac{10,859,000 \times 0.06}{11,306}$ = \$57.63 or \$288.15/100m ²

Where:

TC	=	Total cost to acquire additional open space
RU	=	Proportion of additional open space for residents
RP	=	Increase in residential population over ten years
CU	=	Proportion of additional open space for workers
CP	=	Increase in commercial (non-resident) population over ten years

7.7 Formula and contribution rates – Open Space Increased Capacity

Formula	Contribution Rates
Residential development: Contribution Per Person (\$) = $\frac{TC \times RU}{RP}$	Residential development: Contribution Per Person = $\frac{\$21,524,500 \times 0.94}{6,545}$ = \$3,091.37
Commercial development: Contribution Per Worker (\$) = $\frac{TC \times CU}{CP}$	Commercial development: Contribution Per Worker = $\frac{\$21,524,500 \times 0.06}{11,306}$ = \$114.23 or \$571.15/100m ²

Where:

TC	=	Total cost to increase capacity of open space
RU	=	Proportion of additional open space for residents
RP	=	Increase in residential population over ten years
CU	=	Proportion of additional open space for workers
CP	=	Increase in commercial (non-resident) population over ten years

7.8 Schedule of Works for Open Space Increased Capacity

Project Name	Estimated Cost
Forsyth Park Levelling and Drainage Work	\$80,000
Tunks Park Canteen Facilities	\$70,000
Tunks Park Masterplan Implementation	\$250,000
Primrose Park Levelling and Drainage Work	\$90,000
Anderson Park Levelling and Drainage Work	\$90,000
Waverton Park Embankment Pathway Construction and Replanting	\$150,000
Waverton Park Public Toilets Upgrading	\$95,000
Blues Point Reserve Playground Upgrading	\$70,000
Blues Point Reserve Masterplan Implementation	\$300,000
Kurraba Reserve Masterplan Implementation	\$150,000
Cremorne Reserve Pathway Improvement Works – Design and Construction	\$200,000
Cremorne Reserve Major Entranceways – Design and Construction	\$100,000
Cremorne Reserve Playground Upgrading	\$100,000
Cremorne Reserve Masterplan Implementation	\$200,000
New name Signs in unsigned Neighbourhood Parks	\$2,000
Mary French Reserve Playground Upgrading	\$15,000
Kesterton Park Playground Upgrading	\$80,000
Phillips Street Playground Upgrading	\$45,000
Cahill Playground Upgrading	\$45,000
Euroka Street Playground Upgrading	\$60,000
Milson Park Playground Upgrading	\$60,000
Berry Island Reserve Public Toilets Upgrading	\$85,000
Kesterton Park Public Toilets Upgrading	\$90,000
Brennan Park Public Toilets Upgrading	\$95,000
Street Tree Planting	\$220,000
Streets Alive Projects	\$330,000
BP Site Other Works	\$1,600,000
Coal Loader/Caltex Site Priority Works – Construction	\$1,100,000
Coal Loader/Caltex Site Other Works - Construction	\$2,000,000
Dr Mary Booth Lookout Walkway – Construction	\$300,000
Bradfield Park Central - Construction	\$1,500,000
Bradfield Park Playground Upgrading	\$300,000
Bradfield Park Other - Construction	\$2,500,000
Ex BP Site Bushland Regeneration	\$50,000
Balls Head Reserve Bush Regeneration	\$147,200
Bridge end Reserve Bush Regeneration	\$88,052
Brightmore Reserve Bush Regeneration	\$88,000
Forsyth Park Bush Regeneration	\$63,200
Gas Works Road Bush Regeneration	\$93,200

Gore Cove Bush Regeneration	\$95,200
Oyster Cove Bush Regeneration	\$151,200
Primrose Park Bush Regeneration	\$151,200
Tunks Park Bush Regeneration	\$187,200
Waverton Park Bush Regeneration	\$53,200
Sugar Works Reserve Bush Regeneration	\$53,200
Wonga Road Reserve Bush Regeneration	\$55,200
Christie Street Reserve	\$70,275
New Oxley Street Linear Park	\$236,680
Clarke Lane landscaping and crossing	\$38,400
Bushland Contracts Administration	\$92,000
Bushland Rehabilitation Plans – Preparation and Implementation (1)	\$110,000
Embellishment of Civic Space- Mount Street Plaza	\$280,000
New residents, parks awareness education and appreciation program	\$30,000
Parks Plans of Management	\$97,728
Capacity Improvement works - North Sydney Oval	\$200,000
Bushland Education Program	\$256,000
Park capacity improvement program - fencing construction	\$205,000
Park capacity improvement program - pathway construction	\$220,000
Park capacity improvement program - furniture installation	\$90,000
Park capacity improvement program - signage installation	\$34,000
Continuous Foreshore Access Study/Review	\$30,000
Bradfield Park Bicentennial Fence Restoration	\$90,000
North Sydney Oval – Increase in amount of Covered Seating – Feasibility Assessment	\$20,000
North Sydney Oval – Construction of additional Covered Seating	\$200,000
Tunks Park Landscape Design Masterplan	\$40,000
St Leonards Park Conservation Management Plan	\$120,000
St Leonards Park Landscape Design Masterplan	\$80,000
Sportsfield Irrigation Upgrade	\$60,000
Synthetic Cricket Wicket Replacement	\$20,000
Cammeray Croquet Lawns Re-Levelling	\$35,000
Blues Point Reserve Conservation Management Plan	\$50,000
Blues Point Reserve Landscape Design Masterplan	\$80,000
Kurraba Reserve Conservation Management Plan	\$50,000
Kurraba Reserve Landscape Design Masterplan	\$60,000
Kesterton Park Conservation Management Plan	\$70,000
Kesterton Park Landscape Design Masterplan	\$90,000
Bon Andrews Oval Pavilion Upgrade Construction	\$250,000
New Parks on SRA land (if feasible) – Design	\$12,000
New Parks on SRA land (if feasible) – Construction	\$20,000
Community vegetable garden for unit dwellers, construction project	\$20,000

PUBLIC OPEN SPACE ACQUISITION & INCREASED CAPACITY**58**

Coal Loader/Caltex Site Other Works – Design	\$250,000
Bradfield Park Central – Design	\$150,000
Bradfield Park Other – Design	\$300,000
Spring Street Park	\$30,000
Ward Street Park	\$30,000
Unallocated	\$3,759,365
Total Cost	\$11,873,170

8. Public Domain Improvements

8.1 Introduction

Public domain improvements include: footpath widening, paving, shelter, security, street tree plantings, landscaping and street furniture. These works are required to accommodate increased future levels of pedestrian traffic in commercial, mixed use and village centres and improve the environmental quality, physical appearance and village character of streets.

The future demand for these works is examined in this section to determine the anticipated future works which would be required to make provision for future population and workforce growth in North Sydney to the year 2013.

Public domain improvements will generally be needed to accommodate future residential and commercial growth in the main centres of North Sydney and St Leonards and the local town and village centres of Crows Nest, Neutral Bay, Cremorne and the like.

The requirement for future public domain capacity improvements for the main centres of North Sydney and St Leonards is linked to Council's future development strategy for these Centres. These strategies will continue to restrict car usage and will correspondingly lead to an increased dependence on pedestrian access and public transport facilities for future development. On this basis, future public domain capacity improvements in these Centres should generally be fully funded by future development under a Section 94 contributions plan.

For the local centres that fall outside North Sydney and St Leonards Centres, the requirements for future public domain capacity improvements is linked to the North Sydney Residential Strategy 1999.

8.2 North Sydney Centre

8.2.1 Introduction

NSLEP 2001 will allow significant development within the North Sydney Centre (NSC), under Amendment No. 9, through the introduction of new height controls and the rezoning of many commercial properties to mixed use, allowing both commercial and residential uses. Under this Plan, it is likely that many properties occupied by older buildings will be amalgamated and redeveloped whilst other buildings will be refurbished, contributing to increased working and residential populations.

The increase in population using the area will create additional demand for services particularly public domain infrastructure rather than the routine works that would have been acceptable had the NSC remained relatively static.

To match this growth and the changing nature of the NSC a new strategy for the NSC public domain is being established. This strategy focuses on:

- The image and function of the Centre;
- Sustainable development – offsetting environmental impacts;
- Transport and pedestrian movement;
- Demography of the Centre;
- Provision of community facilities and recreational infrastructure;
- Public domain improvement and public art;
- Analysis of opportunities for provision of additional public space; and
- Pedestrian safety and traffic.

8.2.2 Existing Provision

Public domain improvements have been implemented by North Sydney Council in parts of the North Sydney Centre including Mount Street Plaza and Miller Street. These public domain improvements were made at a time when the growth of the NSC was relatively static, having accommodated the needs of the centre over the past 10-15 years. These improvements would have continued to meet the needs of the NSC had its growth remained relatively static.

8.2.3 Nexus and Future Demand

The significant new population, that will result from development permitted by NSLEP 2001, will lead to significant additional demands for open space, community facilities and public domain improvements. Significant public domain improvements will be necessitated by:

- Heavy volumes of pedestrian traffic;
- Need to improve pedestrian usage and safety;
- Need to enhance the appearance and vitality of the centre; and
- Need to provide open space areas in the centre.

8.2.3.1 Residential growth

It is estimated that the supply of residential accommodation in the NSC is 690 dwellings. At a rate of 1.87 persons per dwelling, this results in a residential population of approximately 1,290 people.

It is estimated that the residential population of the NSC will increase by 374 residents (200 dwellings) from 1,290 to 1,664 over the next ten years (North Sydney Residential Development Strategy 1999). This will be accommodated in the mixed-use zone within the NSC. The built form of development associated with this growth will be guided by relevant planning controls.

8.2.3.2 Commercial growth

It is estimated that the supply of commercial floorspace in the NSC is 700,000m², prior to the gazettal of NSLEP 2001 Amendment No 9, and at a rate of 20m² per worker this accommodates 35,000 workers.

It is estimated that growth in commercial floorspace will generate an additional 250,000m², based on a projected growth of 36% under the NSLEP 2001. This growth will accommodate an additional 12,500 workers (at 20m² per worker) and when discounted 15.5% for workers who are also residents the additional workforce accommodated will be 10,563.

8.2.4 *Strategies for Provision*

To match the growth and changing nature of the NSC a new strategy for the NSC public domain is being established. This strategy focuses on:

- The image and function of the Centre;
- Sustainable development – offsetting environmental impacts;
- Transport and pedestrian movement;
- Demography of the Centre;
- Provision of community facilities and recreational infrastructure;
- Public domain improvement and public art;
- Analysis of opportunities for provision of additional public space; and
- Pedestrian safety and traffic.

The proposed public domain improvements are documented in the NSC Public Domain Strategy. These include:

- Traffic diversions to alternative routes on appropriate streets;
- Improved lighting infrastructure to increase lighting levels within the NSC for traffic and improved pedestrian safety;
- Public walkways widening, additional pedestrian crossings and improved standard of paving to provide for increased footpath capacity and usage;
- Street trees, relocation, site construction and tree grates provide more contained tree sites and make more footpath available for pedestrians;
- Increased provision of street furniture and improve functionality of existing to meet needs of increased usage;
- Public art to improve the character and experience for pedestrians of the NSC; and
- Undergrounding overhead powerlines to improve character of NSC and assist growth of tree canopy.

8.2.5 Basis for Determining Contribution Rates

The new population attracted to the NSC with increased commercial floorspace will lead to additional demands for open space, improvements to the public domain, recreation and community facilities and triggers new investment. As the existing community has paid for the existing infrastructure, the new population has the benefit of this infrastructure.

The improvements associated with the growth of the NSC are only required due to the projected increase in workers and residents to the area. Therefore, 100% of the cost of the upgrade, could be levied against new development in the area.

Council, however, recognises that some components of the upgrade to public facilities service a wider regional population for example an upgrade of lighting within the area will not only service the projected population but regional traffic. Therefore 65% of the cost of these components will be apportioned to Council with the remainder being apportioned to new development. The 65% represents the existing commercial development (estimated to be 700,000m²) while the remaining 35% is the potential growth (250,000m²) of the Centre under the revised planning controls for the NSC.

Replacement of public walkways (paving and kerbs) and street furniture are only required due to the increased development that will occur within the North Sydney Centre (North Sydney Centre Study 1998). This will provide improved capacity for footpaths and more robust materials to counter the wear and tear associated with increased usage. Increased provision of street furniture will meet the needs of the future population of the NSC.

Lighting infrastructure, street trees, public art and undergrounding of overhead power lines will improve the environment of the public domain however are not critical to it's function. The cost of these improvements therefore is shared between Council and new development within the NSC. Table 8.1 shows the apportionment for the components of streetscape upgrade.

Table 8.1 NSC Public Domain Improvements Apportionment

Public domain component	Council	New development
Lighting infrastructure	65%	35%
Public walkways and widening		100%
Kerb and gutter		100%
Street furniture		100%
Public art	65%	35%
Undergrounding overhead powerlines	65%	35%
Miller Street Works		100%

North Sydney Centre public domain improvements have a total estimated cost of \$23,989,000. \$16,036,900 is to be funded by three areas of Section 94 contributions:

- North Sydney Centre Public Domain Improvements \$14,136,900
- Open Space Increased Capacity \$1,600,000
- Traffic Improvements \$300,000

The remainder of the cost (\$7,952,100) will be funded through capital works.

8.2.6 Formula and contribution rates – North Sydney Centre Public Domain Improvements

Formula	Contribution rate
Residential development: Contribution Per Person (\$) = $\frac{TC \times RA}{RP}$	Residential development: Contribution Per Person = $\frac{14,136,900 \times 0.034}{374}$ = \$1,285.17
Commercial development: Contribution Per Worker (\$) = $\frac{TC \times CA}{CP}$	Commercial development: Contribution Per Worker = $\frac{14,139,900 \times 0.966}{10,563}$ = \$1,292.84 or \$6,464.20 per 100m ²

Where:

TC = total cost of works apportioned to new population over ten years
 RA = apportionment to residential population
 RP = increase in residential population over ten years
 CA = apportionment to commercial population
 CP = increase in commercial population over ten years

8.2.7 Works schedule

The future public domain improvements will be carried out in accordance with North Sydney Centre Public Domain Strategy. Expenditure on public domain improvement works will be evenly distributed over the ten year period and spent according to the staging.

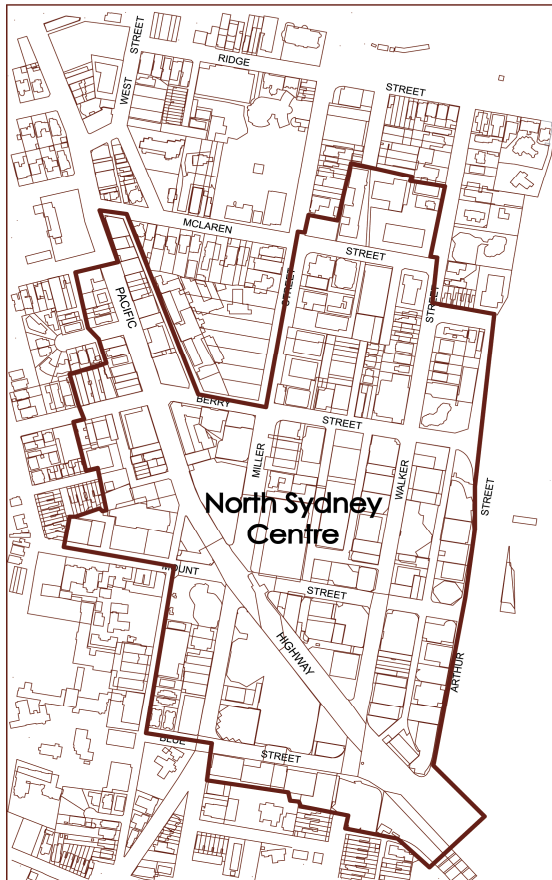
Table 8.2 Estimated Cost Breakdown for the North Sydney Centre Public Domain Upgrade (Items to be Funded From North Sydney Centre Public Domain Improvements Contribution)

Item	Section 94 Contribution	Capital Works Contribution	Total Cost (\$)
Lighting infrastructure (supply and installation of 105 multifunctional poles)	1,208,900	2,245,100	3,454,000
Paving: (total area of 45,625m ²)	7,000,000		7,000,000
Kerb and gutter (supply and installation of bluestone or equivalent)	1,500,000		1,500,000

kerb with concrete gutter for an approximate length 10,967m)			
Street furniture (includes seats, drinking fountains, signage, bollards, bus shelters)	1,000,000		1,000,000
Public Art (various public art projects)	1,050,000	1,950,000	3,000,000
Overhead powerlines (undergrounding overhead powerlines)	2,023,000	3,757,000	5,780,000
Miller Street (including widening footpaths, removing planters and formalising Miller Street Plaza)	355,000		355,000
TOTAL	\$14,136,900	\$7,952,100	\$22,089,000

Table 8.3 Estimated Cost Breakdown for the North Sydney Centre Public Domain Upgrade (Items to be Funded From Traffic and Open Space Increased Capacity Contributions)

Item	Section 94 Open Space Increased Capacity (\$)	Section 94 Traffic Contribution (\$)
Street tree planting & grates	1,000,000	
Pacific Highway (widen and add pedestrian fence to median strip, Miller Street traffic calming)		300,000
Refurbish Ward Street Park (including new lighting, landscaping and furniture)	30,000	
Refurbish Spring Street Park (including new lighting, landscaping and furniture)	30,000	
TOTAL	\$1,600,000	\$300,000

Figure 8.1 Map of North Sydney Centre Contributions Area

8.3 St Leonards Centre

8.3.1 Introduction

St Leonards was rezoned from a low-scale industrial and commercial centre to mixed use zone under NSLEP 2001. This ‘brown field’ rezoning allows for the wholesale redevelopment of the area into a medium to high-rise commercial and residential centre, and consequently significant increases in the working and residential populations.

The increase in population using the area will create additional demand for services, particularly public domain infrastructure.

The St Leonards Public Domain Strategy has been prepared that identifies those areas of public domain that require upgrading. It further specifies the staging of development.

8.3.2 *Existing Provision*

Parts of the SLC have already been pedestrianised and footpaths widened, such as the southern end of Mitchell Street. These public domain improvements were made at a time when the growth of the Centre was relatively static, having accommodated the needs of the Centre over the past 10-15 years. These improvements may have continued to meet the needs of the Centre, with necessary maintenance, had it remained relatively static.

8.3.3 *Nexus and Future Demand*

The significant new population, that will result from development permitted by NSLEP 2001, will lead to significant additional demands for open space, community facilities and public domain improvements. Significant public domain improvements will be necessitated by:

- Heavy volumes of pedestrian traffic;
- Need to improve pedestrian usage and safety;
- Need to enhance the appearance and vitality of the Centre; and
- Need to provide open space areas in the Centre.

The anticipated growth in population, resulting from the rezoning of St Leonards, will benefit from the existing infrastructure and place additional pressures on it. The extent of anticipated growth requires a commensurate upgrade of public domain infrastructure to support the local population's needs.

The apportionment of public domain upgrade costs to new development in the SLC is 100% of the total cost (to be levied through Section 94 contributions) because the works are only being undertaken to accommodate the re-development of the Centre and resulting doubling of the population. Accordingly, upgrade costs are not apportioned to the existing population (i.e. through capital works funding) as they have paid for the existing infrastructure.

8.3.3.1 Residential Growth

It is estimated that the supply of residential accommodation in the SLC prior to the rezoning was 103 dwellings. At a rate of 1.87 persons per dwelling (2001 Census) this results in a residential population of approximately 193 people.

It is estimated that the residential population of the SLC will increase from 193 to 4,189 over the next 10 years due to the accelerated uptake of available land.

The potential growth from 2003-2013 of the SLC has been calculated on the basis of DA approvals for mixed-use development between 2000 and 2003 which account for a 24% take up of the developable land within the SLC. On this basis it is estimated that in the ten year period covered by this plan, at least 80% of the projected development will be achieved, resulting in 2,240 new dwellings. The 2,240 dwellings will accommodate approximately 4,189 residents.

8.3.3.2 Commercial Growth

It is estimated that the supply of commercial floorspace in the SLC prior to the rezoning, was 117 340m², and at an average rate of 20m² per worker this accommodated 5,867 workers.

It is estimated that growth in commercial floorspace will generate an additional 17,600m², based on a projected growth of 15% between 2003 and 2013. At an average rate of 20m² per worker and applying a discount of 15.5% for workers who are also residents, it is estimated that the additional commercial floorspace will accommodate 744 additional workers.

8.3.4 *Strategies for Provision*

To match the growth and changing nature of St Leonards, the St Leonards Public Domain Strategy has been prepared. This Strategy focuses on:

- The image and function of the centre;
- Transport and pedestrian movement;
- Demography of the Centre;
- Public domain improvement and public art;
- Opportunities for provision of additional public space; and
- Pedestrian safety and traffic.

The public domain improvements identified in the St Leonards Public Domain Strategy (the Strategy) are to be fully funded through Section 94 contributions because the new planning controls will result in complete redevelopment and significant increase in the local residential population. The works program (see section 8.2.6) indicates cost estimates for the types of work to be undertaken and funded through the Section 94 contributions.

Most of the work will be funded through the S.94 St Leonards: Public Domain Improvements Contributions. The estimated total cost of these is \$6,930,830. Other improvements, such as traffic calming and increasing the capacity of open space, are to be funded through the S.94 Traffic and Open Space Increased Capacity Contributions respectively (see Appendix A).

The recommendations from the Strategy which relate to accommodating future growth have been selected and include the following:

- Street tree planting Master Plan (including new infill and replacement);
- New street furniture where opportunities exist;
- Augmentation of existing street lighting in accordance with Australian Standards;
- Downgrade the traffic role of Atchison Street to establish a 'high street' public domain role and character. The upgrade includes widening footpaths, making

Atchison Street one-way eastbound, reconfigure car parking, new verge planting, street furniture and a one way bicycle lane;

- Installation of public art;
- Directional signage throughout the Centre;
- New “smart poles” in key streets;
- Bury powerlines in key streets;
- Enhance the role and visual attractiveness of Clarke Lane with landscaping and pedestrian crossing at Albany Street;
- New paving throughout the Centre; and
- Linear urban park on Oxley Street.

8.3.5 *Formula and contribution rates – St Leonards Centre Public Domain Improvements*

Formula	Contribution rate
<p>Residential development: Contribution Per Person (\$) = $\frac{TC \times RA}{RP}$</p>	<p>Residential development: Contribution Per Person = $\frac{6,930,830 \times 0.85}{4,189}$ = \$1,406.35</p>
<p>Commercial development: Contribution Per Worker (\$) = $\frac{TC \times CA}{CP}$</p>	<p>Commercial development: Contribution Per Worker = $\frac{6,930,830 \times 0.15}{744}$ = \$1,397.34 or \$6,986.70/100m²</p>

Where:

TC = total cost of works apportioned to new population over ten years

RA = apportionment to residential population

RP = increase in residential population over ten years

CA = apportionment to commercial population

CP = increase in commercial population over ten years

8.3.6 *Works schedule*

The future public domain improvements will be carried out in accordance with St Leonards Centre Public Domain Strategy. Expenditure on public domain improvement works will be evenly distributed over the ten year period and spent according to the staging.

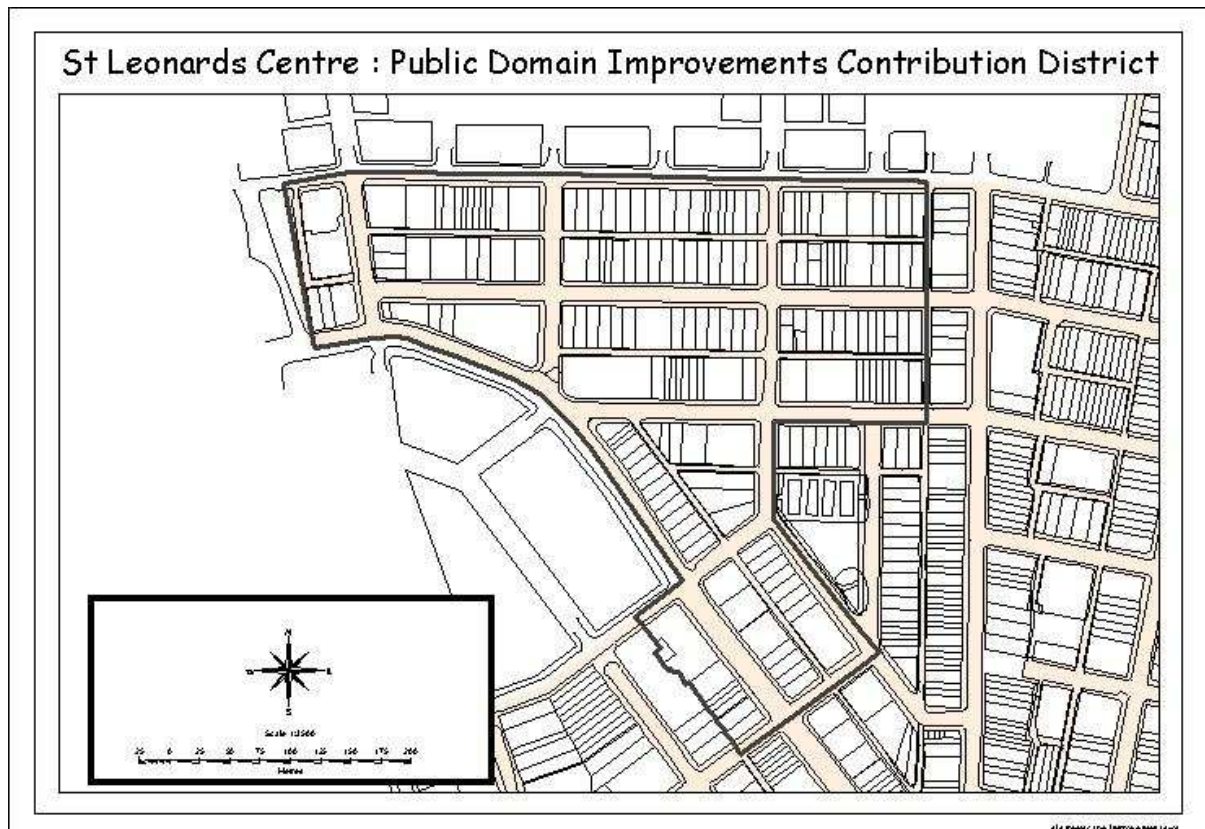
Table 8.4 Cost Breakdown for the St Leonards Public Domain Upgrade: Items to be Funded From St Leonards Public Domain Improvements Contribution

Item	Cost (\$)
Infill street trees	58,760
Paving	2,214,000
Public art	850,000
Signage	37,500
Street furniture	32,700
Street lighting	667,500
Smart Poles	683,000
Street trees - new	74,840
Underground power	1,615,250
Atchison Street West	
- widen footpaths	129,800
- reconfigure parking	70,000
- verge planting	12,640
- street furniture	20,800
- new bollards	11,200
Atchison Street Central	
- widen footpaths	149,800
- reconfigure parking	80,000
- verge planting	10,440
- street furniture	23,600
- new bollards	14,000
Oxley Street	
- widen verge	175,000
TOTAL	\$6,930,830

Table 8.5 Cost Breakdown for the St Leonards Public Domain Upgrade: Items to be Funded From Traffic and Open Space Increased Capacity Contributions

Item	S.94 Open Space Increased Capacity	S.94 Traffic
Traffic signals		65,000
Christie Reserve		
- lighting	29,375	
- amphitheatre	17,000	
- landscaping	23,900	
Atchison Street West		
- part road closure		77,000
Atchison Street Central		
- part road closure		57,000
Oxley Street		
- landscaping	61,680	
Clark Lane	28,400	10,000
TOTAL	\$160,355	\$209,000

Figure 8.2 Map of St Leonards Centre Contributions Area



8.4 Town and Village Centres

8.4.1 Introduction

Several town and villages centres, outside of the North Sydney and St Leonards Centres, were rezoned under NSLEP 2001, allowing a mix of uses. The villages centres of Cammeray and Kirribilli were zoned Residential D (Neighbourhood Business) to allow a wide range of services, shops and 'shop top' housing. The town centres of Neutral Bay, Cremorne and Crows Nest were zoned to Mixed Use to allow residential uses above retail and commercial.

The rezoning of these centres allows for an intensification of uses, thus changing their character and creating additional demand for services, particularly public domain infrastructure. The Centres also service residential hinterlands where further residential growth will occur. To match anticipated growth and the changing nature of the areas public domain improvements are required to improve their environmental quality, physical appearance and character.

8.4.2 Existing Provision

Public domain improvements have been implemented in many of these centres. These public domain improvements were made at a time when the growth of these areas was relatively static under NSLEP 1989, having accommodated the needs of the centres over the past 10-15 years. These improvements would have continued to meet the needs of these areas had they remained relatively static.

8.4.3 Nexus and Future Demand

The significant new population, that will result from development permitted by NSLEP 2001, outside of the main centres of North Sydney and St Leonards will lead to significant additional demands for public domain improvements in the Town and Village centres.

8.4.3.1 Residential growth

It is estimated that the residential population, outside of the North Sydney and St Leonards Centres, is 58,713, less the estimated populations for the North Sydney (1,290) and St Leonards (193) Centres giving a population of 57,210. At a rate of 1.87 persons per dwelling, this results in approximately 30,593 dwellings.

It is estimated that the residential accommodation, outside of the North Sydney and St Leonards Centres, will increase by 1,060 dwellings over the next years. At a rate of 1.87 persons per dwelling, this results in an additional residential population of approximately 1,982 people (North Sydney Residential Development Strategy 1999). This growth will be located primarily in and around the town and village centres.

8.4.3.2 Commercial growth

NSLEP 2001 restricts commercial growth in the town and village centres, therefore, there will be limited commercial growth, if any, in these centres, and it is not possible to estimate how much commercial growth there will be.

However, for development applications that propose some additional commercial floorspace the residential levy will be imposed, as it is assumed that the commercial floorspace will be obtained at the expense of residential floorspace.

8.4.4 *Strategies for Provision*

There are five streetscape committees which set out future public domain improvement works for specific town and village centres:

- Cammeray Streetscape Committee;
- Crows Nest Mainstreet Committee;
- Cremorne Streetscape Committee;
- Kirribilli Streetscape Committee; and
- Neutral Bay Streetscape Committee;

Masterplans for public domain improvements for these centres have been prepared and each committee specifies priorities. The works are carried out as funds become available.

The total annual works program is estimated to be \$700,000 and is funded from capital works (\$350,000), streetscape levies (\$250,000) and Section 94 contributions.

8.4.5 Formula and contribution rates – North Sydney Centre Public Domain Improvements

Formula	Contribution rate
Residential development: Contribution Per Person (\$) = $\frac{TC \times RA}{RP}$	Residential development: Contribution Per Person = $\frac{7,000,000 \times 0.0346}{1,982}$ = \$122.20
Commercial development: Contribution Per Worker = Contribution Per Person (as above)	Commercial development: Contribution Per Worker = \$122.20 or \$611.00 per 100m ²

Where:

TC = total cost of works apportioned to new population over ten years

RA = apportionment to residential population (based on rate of population increase outside of St Leonards and North Sydney Centres).

RP = increase in residential population over ten years

8.4.6 Works schedule

The future public domain improvements will be carried out as directed by the relevant Streetscape Committee in accordance with their masterplanning processes. Expenditure on public domain improvement works be determined by the Streetscapes committees as and when money from various funding sources come to hand. Section 94 contributions will contribute to this process.

9. Traffic Improvements

9.1 Introduction

This chapter examines future demand for traffic facilities within North Sydney, primarily traffic control, pedestrian safety and associated works. There will be continuing traffic growth in North Sydney in the future from both development and growth in through traffic, and the impacts of this on the population will need to be managed.

9.2 Existing Provision

In 1997 it was estimated that there were 211,000 through traffic vehicle movements per day, and that residential and commercial development within North Sydney generated 210,000 vehicle movements per day (North Sydney Strategic Traffic and Transportation Study, 1999).

The major traffic flows through North Sydney are generally confined to the major traffic routes namely, the Warringah/Gore Hill Freeway, the Pacific Highway and the Military Road/Falcon Street route. Significant traffic movement is also present on the Ernest/Gerard Street east-west traffic route and on the secondary road network.

9.3 Nexus and Future Demand

The future traffic growth, represented as daily traffic volumes in Table 9.2 and Table 9.1, generated by residential and commercial development in North Sydney has been estimated for the ten year period 2003-2013. This estimate is based on the assumption that recent trends regarding the location of new commercial and residential development will continue in the future and is calculated on RTA trip generation rates.

A number of centres in North Sydney, including North Sydney Centre, St Leonards, and Cremorne, were rezoned under NSLEP 2001, allowing for significant redevelopment potential. This rezoning allows for greater residential densities and increased commercial development through medium to high-rise commercial and residential development, and consequently significant increases in the working and residential populations.

9.3.1 Residential Growth

It is estimated that an additional 3,500 new dwellings will develop in the next ten years due to the changes in planning controls under NSLEP 2001. Approximately 64 percent (2,240 dwellings) will be located in St Leonards, 27 percent (960 dwellings) located in other centres and the remainder located in precinct areas. At an occupancy rate of 1.87 (2001 Census) this growth will result in an increase in residential population of 6,545 people, 4,189 of those people residing in St Leonards.

Table 9.1 Future Traffic Generation From Residential Development

Residential development area	Additional development (dwellings)**	Trip generation rate (veh/day)	Daily generated traffic	Additional residents
St Leonards	2,240	5.125/dwelling	11,480	4,189
Other	1,260	5.125/dwelling	6,458	2,356
TOTAL	3,500		17,938	6,545

**Note: Residential development figures are estimated from the North Sydney Residential Development Strategy 1999

9.3.2 Commercial Growth

It is estimated that the supply of commercial floorspace in the North Sydney Centre (NSC) is 700,000m². At an average rate of 20m² per worker this accommodates approximately 35,000 workers. It is further estimated that growth in commercial floorspace will generate an additional 250,000m², based on a projected 36% increase between 2003 and 2013. This growth will accommodate an additional 12,500 workers (at 20m² per worker) and when discount 15.5% for workers who are also residents the additional workforce will be 10,563.

In St Leonards it is estimated that the supply of commercial floorspace is 117,340m², accommodating 5,867 workers. It is also estimated that growth in commercial floorspace will generate an additional 17,600m², based on a projected 15% increase between 2003 and 2013. This growth will accommodate an additional 880 workers (at 20m² per worker) and when discounted 15.5% for workers who are also residents the additional workforce will be 744.

Table 9.2 Future Traffic Generation From Commercial Development

Commercial development area	Additional development (m ²)*	Trip generation rate (veh/day)	Daily generated traffic	Additional workforce
North Sydney	250,000	7.13/100m ²	15,062*	10,563*
St Leonards	17,600	11.36/100m ²	1,689*	744*
TOTAL			16,751	11,307

* Note: Adjusted by 15.5% to account for the proportion of workforce resident in North Sydney

9.3.3 Through-Traffic Growth

Future through-traffic growth on the major traffic routes throughout North Sydney is also anticipated to be significant during the ten year period 2003-2013 and has also been considered.

At current growth rates of approximately 1.15 percent per annum (linear growth averaged over many locations) the likely future through traffic growth to the year 2013 will be 27,375 vehicles per day (North Sydney Strategic Traffic and Transportation Study, 1999).

An overall summary of the future North Sydney traffic increases from various sources is provided in Table 9.3 which illustrates the relative significance of the different types of traffic growth.

Table 9.3 Future Traffic Growth Overview

Traffic generating source	Daily vehicle generated (veh/day)	Proportion of total traffic increase	Proportion of internal traffic increase
Development within North Sydney			
- North Sydney commercial	15,062		43.4%
- St Leonards commercial	1,689	56%	4.9%
- St Leonards residential	11,480		33.1%
- Other residential	6,458		18.6%
Sub Total	34,689		-
Through Traffic	27,375	44%	-
TOTAL	62,064	100%	100%

9.3.4 Apportionment

In calculating the contributions rate for traffic improvements, consideration is given to the type of additional traffic movements and the Council's current capital works program relating to traffic improvements.

Of the total future traffic growth affecting North Sydney, 44% is attributable to through traffic. It is estimated that the current capital works funding for traffic improvements (\$150,000/year or \$1.5m over the life of this Plan) will meet the additional growth from this source.

The remaining 56% of additional traffic growth, attributable to additional commercial and residential development, will then be funded through Section 94 contributions. On this basis the Section 94 funding will realise \$1.9m of the total \$3.4m. This is identified in Table 9.4 Future Traffic Improvements Section 94 Works Program.

The calculation of Section 94 contributions for traffic improvements is apportioned on the basis of generation rates identified in Table 9.3, as follows:

- NSC commercial development (43.4%);
- SLC commercial development (4.9%);
- SLC residential development (33.1%); and
- Other centres residential development (18.6%).

9.4 Formula and contribution rates – Traffic Improvements

Formula	Contribution rate
North Sydney Commercial Development Contribution Per Worker (\$) = $\frac{TC \times NSCA}{NSCP}$	Contribution Per Worker = $\frac{1,900,000.00 \times 0.434}{10,563}$ = \$78.06
St Leonards Commercial Development Contribution Per Worker (\$) = $\frac{TC \times SLCA}{SLCP}$	Contribution Per Worker = $\frac{1,900,000.00 \times 0.049}{744}$ = \$125.13
St Leonards Residential Development Contribution Per Person (\$) = $\frac{TC \times SLRA}{SLRP}$	Contribution Per Person = $\frac{1,900,000.00 \times 0.331}{4,189}$ = \$150.13
Other Residential Development Contribution Per Person (\$) = $\frac{TC \times ORA}{ORP}$	Contribution Per Person = $\frac{1,900,000.00 \times 0.186}{2,356}$ = \$150.00

Where:

TC = Total cost apportioned to new population
 NSCA = North Sydney commercial apportionment
 NSCP = Increase in North Sydney commercial population
 SLCA = St Leonards commercial apportionment
 SLCP = Increase in St Leonards commercial population
 SLRA = St Leonards residential apportionment
 SLRP = Increase in St Leonards residential population
 ORA = Other residential apportionment
 ORP = Increase in Other residential population

9.5 Works Schedule

The traffic growth in North Sydney will require additional works in the future not to increase road capacity but to manage the impact of additional traffic generated by development that results in an increase in residents and workers. The required works include:

- Local Area Traffic Management (LATM);
- pedestrian safety and related facilities;
- traffic calming in “village” centres;
- calming improvement; and
- cycle and bus route improvements.

The following traffic improvements program is derived from Council’s Engineering and Property Services section Project Ranking Report (which was adopted by Council on

19 August 2002). It outlines the works required within North Sydney at present and is reviewed every three years to update necessary amendments and additions. 'Projects to be determined' make up the short fall between the current works program and the amendments and additions to the report made under the three year review. This figure is the total Section 94 traffic improvements contribution of \$1.9m minus the total of identified projects \$1,083,500, giving \$816,500.

Table 9.4 Future Traffic Improvements Section 94 Works Program

LOCATION	DEVICE/PROJECT	RANKING SCORE	COST
St Leonards Public Domain	Clarke Lane		\$10,000.00
St Leonards Public Domain	Atchison St West Part road closure		\$77,000.00
St Leonards Public Domain	Atchison Street Central Part road closure		\$57,000.00
St Leonards Public Domain	Traffic signals		\$65,000.00
North Sydney Centre Public Domain	Pacific Highway & Miller Street traffic calming		\$300,000.00
Rangers Road at Spofforth Street	Traffic islands and linemarking	109	\$2,000.00
Shellcove Road at Bannerman Street	Median/Pedestrian refuge	106	\$10,000.00
Atchison Street at Christie Street	Island to prevent right turn from Christie Street	104	\$3,000.00
Kurraba Road (Spains Wharf Road & Shellcove Road)	Threshold	104	\$8,000.00
Murdoch Street at Florence Street	MIST	97	\$5,000.00
Rocklands Road at Sinclair Street	Pedestrian crossing/road widening & refuge	96	\$30,000.00
Palmer Street (Armstrong to Hamilton Street)	Pedestrian refuge and narrowings	96	\$4,000.00
Crows Nest Road at McHatton Street	Line marking at intersection	93	\$5,000.00
Ellalong Road at Lodge Road	Line marking on bend & advisory signage	93	\$2,000.00
Walker Street outside School	Wombat Crossing	93	\$12,000.00
Shirley Road near Sinclair Street	Lane widths when travelling west	92	\$3,000.00
Bay Road near Harriott Street	Pedestrian refuges	91	\$7,000.00
Blues Point Road near Henry Lawson Ave	Traffic calming	89	\$20,000.00
Ben Boyd Road south of Phillip Street	Speed reduction device	87	\$6,000.00
Thomas Street at Union Street	Threshold	87	\$12,000.00
Milson Road near No 60 or Sirius Street	Low level hump	86	\$8,000.00
Ridge Street and West Street	Wombat Crossing or threshold	83	\$15,000.00
Thrupp Street at Kurraba Road	MIST	82	\$5,000.00
Penhurst Avenue at Wycombe Road	MIST	72	\$5,000.00
Ridge Street at Walker Street	Threshold and narrowing treatment	72	\$15,000.00
Walker Street at Lavender Street	Pedestrian refuge and/or kerb nibs	69	\$3,000.00
Anzac Ave north of Cammeray Ave	Kerb blister	67	\$5,000.00
Anzac Ave north of Cammeray Ave	Threshold	67	\$15,000.00

LOCATION	DEVICE/PROJECT	RANKING SCORE	COST
Burlington Lane	Thresholds at either end	67	\$16,000.00
Falcon Lane, Ernest Lane & Chandos Lane	Traffic Calming in lanes	67	\$50,000.00
MacPherson Street at Richmond Ave	No right turn southbound am & pm	65	\$500.00
Wycombe Road near Raymond Road	Pedestrian refuge and painted median	64	\$5,000.00
Brothers Avenue at Tunks Park	Reconstruct threshold	64	\$5,000.00
Grasmere Lane (Ben Boyd Road - Park Ave)	Shared traffic zone	64	\$10,000.00
Bent Street	Traffic calming	64	\$5,000.00
Montpelier Street	Traffic calming	64	\$5,000.00
McLaren Street east of Miller Street	Add right turn phase	63	\$25,000.00
Church Street south of West Street	Pedestrian crossing changed to wombat crossing	61	\$15,000.00
Grosvenor Lane (Ben Boyd Road-Young Street)	Traffic calming	61	\$14,000.00
Chuter Street at Union Street	Threshold	60	\$10,000.00
Bennett Street (Wycombe Road-Murdoch Street)	2 midblock thresholds	59	\$15,000.00
Lavender Street near Walker Street	Kerb extension near speed cushion	54	\$1,500.00
Kurraba Road at Wycombe Road	Right turn arrow for westbound traffic	53	\$15,000.00
Kurraba Road at Holdsworth Street & car park	Line marking does not allow for cyclists	51	\$1,000.00
Cremorne Road	Speed humps	50	\$8,000.00
Mitchell Street	Traffic calming	50	\$14,000.00
Victoria Street	Traffic calming	50	\$14,000.00
West Street north of Rosalind Street	Pedestrian refuge	49	\$3,000.00
Oxley Street at Atchison Street	Pedestrian refuges	49	\$7,000.00
Balls Head Road	Traffic calming devices	48	\$16,000.00
Alfred Street North at Merlin Street	Median strip	47	\$4,000.00
Blues Point Road at Lavender/Union Street	Pedestrian crossing phase on southern side	47	\$10,000.00
West Street at Ernest Street	Right turn phase into Ernest (southbound)	47	\$20,000.00
Spofforth Street near Florence Street	Traffic calming device	47	\$12,000.00
High Street south side east of on ramp	Bus bay	46	\$30,000.00
Kurraba Road	Calm traffic	44	\$6,000.00
Benelong Road at Brightmore Street	Intersection treatment	44	\$5,000.00
Alfred Street South (outside Pool)	Pedestrian refuge	44	\$2,000.00
Chandos Street at Alexander Street	Traffic signals or roundabout	44	\$80,000.00
High Street at Hipwood Street	MIST	42	\$1,000.00
Macpherson Street at Prospect Avenue	Ban right turn AM peak	41	\$500.00
Carter Street at Stratford Street	Half roundabout	40	\$10,000.00
Park Avenue at Fall Street	Kerb extensions	40	\$4,000.00
West Street at Carlow Street	Pedestrian refuge at crossing	39	\$3,000.00

LOCATION	DEVICE/PROJECT	RANKING SCORE	COST
Mil Street (Blues Point Road to Queens Ave)	Threshold	38	\$10,000.00
Holdsworth Street at Montpelier Street	Kerb nib	37	\$2,000.00
Kareela Road	Traffic calming	37	\$8,000.00
Aubin Street at Ben Boyd Road	Kerb nibs	35	\$3,000.00
Sutherland Street at Ben Boyd Road	Roundabout	35	\$40,000.00
High Street at Alfred Street	Modify roundabout to full circle	32	\$20,000.00
Ben Boyd Road at Grasmere Road	Line marking at intersection	30	\$1,000.00
Parraween Street (at angled points)	Vibroline centre marking	28	\$5,000.00
Raleigh Street at Miller Lane	Hammerhead turn	26	\$5,000.00
High Street just east of Bradley Avenue	Line marking on bend up to 105 High Street	25	\$1,500.00
Bayview Street at King George Street	Threshold	25	\$10,000.00
Grafton Street at Earle Street	Median	23	\$3,000.00
Falcon Street at Miller Street	Improve pedestrian access	20	\$3,000.00
Bay Road near Ross Street	Kerb nib to prevent illegal parking	20	\$2,000.00
Cliff Street	Reverse one way	15	\$1,000.00
Lavender Street at Blues Point Road	Left turn only lane at Traffic Lights	13	\$500.00
Union Street at Blues Point Road	Kerb nib	10	\$2,000.00
Falcon Street (Lytton Street-Bardsley Gardens)	Signalised pedestrian crossing	7	\$50,000.00
Rosalind Street (between West Street & Miller Street)	Angle parking	5	\$20,000.00
SUB- TOTAL (Identified Projects)			\$1,083,500.00
PROJECTS TO BE DETERMINED			\$516,500.00
TOTAL			\$1,900,000.00

10. Affordable Housing

Note:

On 31 July 2009, State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordable Housing SEPP) was gazetted and contains provisions relating to construction and retention of affordable housing. Clause 51 of that SEPP sets out the requirements for the levying of development contributions under s.94F of the EP&A Act for the purposes of affordable housing, where a development results in the loss of affordable housing.

On 2 October 2009, the Minister for Planning and Infrastructure issued a Direction under s.94G of the EP&A Act requiring the Council to transfer any contributions required under clause 51 of the Affordable Housing SEPP to the Chief Executive, Housing NSW, Department of Human Services.

As such, while the State regime relating to affordable housing remains in place, contributions for development consents issued after 2 October 2009 will not be levied for the loss of affordable housing under this Plan. Any payment of contributions for the loss of affordable housing will only be required in accordance with the provisions of the Affordable Housing SEPP and s.94F of the EP&A Act.

10.1 Introduction

The Section 94 Contributions Plan for Affordable Housing applies to all development that will result in the loss of affordable bedspaces. It applies to vacant as well as tenanted premises. Such development includes:

- Residential lot subdivision;
- Strata subdivision;
- Refurbishing of residential flat buildings;
- Demolition of residential flat buildings;
- Demolition of boarding houses;
- Boarding house redevelopment or change of use (including change of use to another type of dwelling/s);
- Any development subject to State Environmental Planning Policy No.10; and
- Residential development generally.

These types of development may also be subject to exclusions or special requirements that the Minister may specify under a Section 94A Direction.

10.1.1 What is Affordable Housing?

In the context of Section 94 Contributions, affordability relates to the rental prices of housing rather than the purchase price. For the purposes of this Plan housing is affordable if it attracts

a rent at or below the local median. Median rental levels, for North Sydney, are determined by bonds lodged with the Rental Bond Board and are published quarterly by the Department of Infrastructure, Planning and Natural Resources.

The median rent level is used as it is the rent that households earning less than the median income, and who spend no more than 30% of their income on housing rent, can afford.

In North Sydney, affordable housing stock consists of public housing, which is operated and managed by the Department of Housing, community housing, which is managed by the local non-profit organisation, Community Housing Lower North Shore (CHLNS), and private rental housing which attracts a rent at or below the local median.

10.1.2 Definitions

“*Bedspace*” is a generic term to encompass rooms in boarding houses and bedrooms in private rental residential development. In this context, a 2 bedroom unit is considered to have 2 bedspaces and a 3 bedroom unit, 3 bedspaces. A boarding house with 50 lettable rooms is considered to have 50 bedspaces.

An “*affordable bedspace*” is a dwelling which is let at a rental not exceeding (or, less than or equal to) the most recent quarterly median rental level for a similar dwelling in North Sydney. Median rental refers to the rent level in the exact middle of the distribution and therefore is unaffected by extremely high or low rent in the distribution, as is the case with an average. The median rentals are determined by Rental Bond Board and the Department of Housing and issued quarterly. Median rent levels applying in different Local Government Areas are the basis for assessments under SEPP No. 10.

10.1.3 How is Affordable Housing identified?

All boarding houses are classified as affordable housing. Confirmation that private rental accommodation is affordable is made by a rental survey that is issued to relevant applicants upon lodgement of a development application.

10.1.4 Council’s Role in Affordable Housing

In the 1970s Council began to formalise its commitment to maintaining affordable housing. In 1982 Council prepared a Housing Strategy, and in 1994 developed an *Affordable Housing Strategy*. The *Affordable Housing Strategy* aims to ensure that all people have the opportunity to live in the area, regardless of their economic and social circumstances, and provides a framework to work towards.

As part of the *Affordable Housing Strategy* and to facilitate the provision of affordable housing, Council obtains funds for affordable housing through its *Section 94 Contributions Plan*. Under this Plan, developers who are directly responsible for the loss of affordable housing are required to contribute money towards replacement affordable housing stock.

The affordable housing provided by Council, using Section 94 funds, is leased to Community Housing Lower North Shore, which then leases the property to appropriate tenants.

Council has participated in joint ventures with the NSW Department of Housing to provide affordable housing in North Sydney using Section 94 funds for affordable housing.

Council has purchased two boarding houses since records of loss began (mid 1980s). 34 Boyle Street, Cremorne (14 rooms) was purchased using State and Local Government, and community funds in 1990; and 287 Miller Street North Sydney (5 rooms) was purchased using State and Local Government funds in 1991. Council has purchased 22 rooms in various properties throughout North Sydney, that are similar in style to residential flat buildings.

10.2 Existing Provision

In North Sydney, affordable housing stock includes long-established boarding houses, public housing managed by the Department of Housing and Community Housing Lower North Shore, and privately-rented housing at the lower end of the market (typically older apartment buildings).

At the time this Plan was prepared Community Housing Lower North Shore (CHLNS) managed 49 properties, providing accommodation for just over 100 persons. One of these properties is a boarding house, and two are group houses.

According to the NSW Department of Housing's Central Sydney Division, there are 595 public housing properties located within North Sydney, that provide a total of 822 bedrooms in a mixture of 1-bedroom, 2-bedroom and 3-bedroom dwellings.

Boarding houses vary considerably in form and size. In North Sydney, some have over 60 rooms, while some have 5 rooms. The 2001 Australian Census shows that on Census night, June 2001, 473 persons were resident in 23 "boarding houses, private hotels" in North Sydney. This figure is adjusted by 4% (the difference between the population count on census night and the estimated resident population), to account for persons not resident on the night of the census, giving a total of 492 persons. It is, therefore, estimated that there are 492 boarding house bedspaces in North Sydney.

Table 10.1 Summary Of Affordable Housing in North Sydney

Housing type	Number of bed spaces 1999	Number of bed spaces 2003
Community housing (managed by CHLNS)	72	80
Boarding houses*	1,011	492
Public housing	1,042	822
Private rental	1,178	952
TOTAL	3,303	2,582

* includes those managed by CHLNS

The majority of affordable rental stock is in the private rental market in residential flat buildings. From the 2001 Census, it is estimated that there are 11,496 private rental dwellings in North Sydney. From the 2001 census it is estimated that 4454 of these are rented at or below the median rents (\$300 per week). The median weekly rents for accommodation in North Sydney, in 2001, were bed-sit \$260, 1 bed \$290, 2 bed \$370, 3 bed \$537 (Planning NSW, 2001) giving an average of \$306 per week.

Vacancy rates for rental properties continue to be low at around 2% for North Sydney.

The supply of affordable rental housing in North Sydney is declining due to strata subdivision and other redevelopment as shown in Table 10.2.

Table 10.2 Loss of Affordable Housing 1984/5 to 2002/3

YEAR	1984/5 - 1990/1	1990/1 - 1994/5	1995-96	1998/9 – 2002/3
Rooms lost	474	444	120	721
Average loss/yr	95	89	120	144

Source: North Sydney Council (1996 and 2003; s.94 Plans and contributions levied)

10.3 Nexus and Likely Future Demand

There has been a continuing decline in affordable housing stock in North Sydney, especially since the 1970's. The decline in affordable housing stock, in recent years, is due to redevelopment of boarding houses, upgrading and redevelopment of older apartment buildings (and subsequent strata subdivision) resulting in loss of affordable bedspaces, sale for private owner occupation, and increased rents to levels beyond the medians.

Demand for affordable housing in North Sydney remains high and vacancy rates are low (below 2%). The 2001 Census shows that North Sydney has a significant proportion of households in the bottom income brackets (over 21% of households earn less than \$400 per week). Additionally there is a latent demand for reasonably priced housing from the North Sydney workforce. In a 1995 survey of North Sydney real estate agents, 55 percent of respondents stated that low to moderately priced rental properties were most in demand, indicating a high demand for affordable accommodation (Cox 1995). A survey conducted by

Frank Small and Associates in 1994 revealed a third of people working in North Sydney but residing outside the area stated that they would prefer to live in North Sydney. Fifty eight percent of these people stated that high housing costs were a barrier to them moving into the area.

As at 30 June 2003, 107 households were on the Community Housing Lower North Shore waiting list and the number of households on the waiting list for NSW Department of Housing in the Northern Suburbs is 2,592 (NSW Department of Housing Region CS4, which includes suburbs along the north shore train line from North Sydney to Hornsby). Those applicants that have requested affordable housing in North Sydney generally do so because of links to a number of support mechanisms, such as family, employment, health services (particularly at Royal North Shore Hospital) and educational institutions. Some have lived in the area for many years.

The NSW Department of Housing can allocate housing in North Sydney only to those who are priority approved (high risk). The Department can no longer house people on a wait turn basis because the demand is much greater than the supply. Conventional public housing, provided by the Department of Housing's General Program, therefore, may not be an option for tenants displaced through redevelopment.

Due to continued low vacancy rates, the decline in affordable housing stock, and continuing increases in rents, displaced tenants are likely to experience extreme difficulty finding alternative comparable accommodation in the locality.

10.3.1 Affordable housing (residential flat buildings)

A total of 304 affordable bedspaces were lost through development in the years 1998 to 2003, in North Sydney, at an average rate of 60.8 bedspaces lost per year (calculated from Section 94 Contributions collected and DA's). It is assumed that this trend will continue and there will be further loss of affordable bedspaces at an average rate of 60.8 per year. It is, therefore, estimated that there will be 608 affordable bedspaces lost in the next ten years in North Sydney.

Council used Section 94 funds to provide nine affordable bedspaces in the years 1998 to 2003. The replacement rate, therefore, has been 3% (9 replaced/304 lost). The *1995 Section 94 Contributions Plan: Affordable Housing* that provided for the funds for these purchases aimed at a replacement rate of 5%. However, given the increased cost of acquiring property in North Sydney over that time Council was not able to meet this target. The cost of the 5% replacement rate has been born by the market in previous plans, without challenge, and is considered to be a fair and reasonable rate to continue to apply. The replacement rate of 5% is, therefore, used in this Plan and Section 94 Contributions will be collected to provide 30 affordable bedspaces (5% of 608).

The total cost to Council to acquire 9 affordable bedspaces over the years 1999 to 2003 was \$1,614,763. The estimated cost of one bedspace is, therefore, \$179,418. This figure should

be adjusted to take account of inflation. It is considered that the most recent purchase, at 156 Pacific Highway in 2003, is a more accurate indication of the cost of providing bedspaces in the next ten years. The cost, to Council, of each bedspace in this development is \$268,921, and this is the figure to be used in this Plan.

The cost of providing 30 affordable bedspaces is \$8,067,630 (30 x \$268,291). The cost will be apportioned to the 608 bedspaces lost, giving a contribution of \$13,269.13.

10.4 Formula and Contribution Rate – Affordable Housing

Formula	Contribution Rate
Contribution Per Bedspace Lost (\$) = $\frac{TC}{BSL}$	Contribution Per Bedspace Lost = $\frac{\$8,067,630}{608}$ = \$13,269.13 per bedspace lost

Where:

TC = Total cost of providing 30 affordable bed spaces

BSL = Total number of affordable bed spaces lost over the 10 year life of this plan

10.4.1 Non-Cash Contributions

Affordable housing provided as material public benefit should be replaced at the rate of 5% of affordable, private rental bed spaces lost and 5% of boarding house bed spaces lost, as whole bed spaces only. The affordable housing provided as material public benefit may be either on the site of the proposed development or on another site within the North Sydney. The location of the units must be to the satisfaction of Council’s General Manager.

Ownership and management of affordable housing contributed by way of material public benefit should be vested in Council.

Incidental costs, including legal costs, should be negotiated between Council and the applicant prior to issuing of development consent. All parties must agree upon all financial arrangements before development consent is issued. The provisions relating to the timing of payments apply as if it were a cash contribution.

10.5 Works schedule

Contributions collected under this Plan will be used to replace some of those bed spaces lost, through development, through the acquisition of properties and through joint ventures with the State Government. Council can’t reserve property for acquisition for affordable housing. It is, therefore, impossible to identify at this stage what properties will be acquired. Council will need to participate in the open market and act when a suitable property comes onto the market and there is enough in the Affordable Housing Fund to acquire.

In 2000, the NSW Office of Community Housing (OCH - a Division of the NSW Department of Housing) adopted 2000 a funding program for the purchase of boarding house stock. Council will work with the OCH to develop joint ventures for the provision of the affordable bed spaces required by this Plan, as this has been shown, in the past, to be a more effective way of acquiring affordable housing stock.

The Section 94 Affordable Housing fund will be used for any of the following if they contribute to the acquisition of the 16 affordable bed spaces required:

- Land purchase;
- Design and construction;
- Spot purchase of houses, attached dwellings or apartments;
- Spot purchase of boarding houses;
- Upgrade or refurbishment of houses, attached dwellings, apartments or boarding houses;
- Studies relating to the Section 94 Contributions Plan Affordable Housing;
- Contributions to joint venture housing projects with other councils, the State and Federal Governments, community housing groups, housing co-operatives church or charitable institutions; and
- Any other works that may reasonably be regarded as contributing to the provision of affordable housing.

11. Administration

11.1 Basis of Nexus

The management of Section 94 contributions imposes costs on Council in the preparation, implementation, monitoring and review of this Plan.

With the increase in population and workforce there is a necessity to ensure there is a continuous process of managing, monitoring, revising and implementing this Plan.

Section 94 plans and management systems exist because the nature of new development justifies and requires it. The costs to prepare, review and implement the plan, including for background studies, is to be funded solely by new development. Council, at regular intervals, carries out photographic surveys of North Sydney to assist in monitoring and assessing development \$220,000 as well as daily implementation of the Plan by Council's Finance Department (estimated to be \$45,000 per year). For the purposes of this plan, it is assumed that 75% of the total cost of aerial photographs is attributable to new development, (\$165,000) as it is new development that causes most change in North Sydney and creates the need to update aerial survey information.

11.2 Formula and Contribution Rates – Administration

Formula	Contribution Rate
Residential Development: Contribution Per Person (\$) = $\frac{TC \times RU}{RP}$	Residential Development: Contribution Per Person = $\frac{715,000 \times 0.5}{6,545}$ = \$54.62
Commercial development Contribution Per Worker (\$) = $\frac{TC}{CP} \times RU$	Commercial development Contribution Per Worker = $\frac{715,000 \times 0.5}{11,306}$ = \$31.62 \$158.10 per 100m ²

Where:

TC = the total cost of aerial photographs and preparing, implementing, monitoring and reviewing the Plan

RP = the increase in residential population over 10 years

CP = the increase in commercial (non-resident) population over 10 years

RU/CU = apportionment between residents/workers of 50% has been assumed.

11.3 Works Schedule

Administration Item	Estimated Cost	Apportionment	Staging
Plan Preparation	\$50,000	100%	Before Commencement of Plan
Plan Monitoring and Review	\$50,000	100%	Over Life of Plan
Plan Implementation	\$450,000	100%	Over Life of Plan
Aerial Photographs	\$220,000	75%	Over Life of Plan

12. Appendices

Appendix A: Summary of Contributions Rates

CONTRIBUTIONS FOR DETACHED DWELLINGS

Number of Bedrooms	Rate per person	Bedsit	1	2	3	4
Occupancy Rate 2003			1.44	1.87	2.55	3.36
Administration 2003	54.62		78.65	102.14	139.28	183.52
Child Care Facilities 2003	94.61		136.24	176.92	241.26	317.89
Community Centres 2003	247.97		357.08	463.70	632.32	833.18
Library Acquisition 2003	46.26		66.61	86.51	117.96	155.43
Library Premises and Equipment 2003	143.09		206.05	267.58	364.88	480.78
Multi Use indoor Sports Facility 2003	39.07		56.26	73.06	99.63	131.28
Olympic Pool 2003	127.26		183.25	237.98	324.51	427.59
Open Space Acquisition 2003	1,559.58		2,245.80	2,916.41	3,976.93	5,240.19
Open Space Increased Capacity 2003	3,091.37		4,451.57	5,780.86	7,882.99	10,387.00
Public Domain Improvements	122.20		175.97	228.51	311.61	410.59
Traffic Improvements	150.00		216.00	280.50	382.50	504.00
TOTAL 2003			\$8,173.48	\$10,614.17	\$14,473.87	\$19,071.45

CONTRIBUTIONS FOR SEMI-DETACHED, ROW, TERRACE HOUSE, TOWNHOUSE

Number of Bedrooms	Rate per person	Bedsit	1	2	3	4
Occupancy Rate 2003			1.34	1.86	2.38	3.29
Administration 2003	54.62		73.19	101.59	130.00	179.70
Child Care Facilities 2003	94.61		126.78	175.97	225.17	311.27
Community Centres 2003	247.97		332.28	461.22	590.17	815.82
Library Acquisition 2003	46.26		61.99	86.04	110.10	152.20
Library Premises and Equipment 2003	143.09		191.74	266.15	340.55	470.77
Multi Purpose Indoor Sports Facility 2003	39.07		52.35	72.67	92.99	128.54
Olympic Pool 2003	127.26		170.53	236.70	302.88	418.69
Open Space Acquisition 2003	1,559.58		2,089.84	2,900.82	3,711.80	5,131.02
Open Space Increased Capacity 2003	3,091.37		4,142.44	5,749.95	7,357.46	10,170.61
SUB TOTAL FOR ALL DEVELOPMENT 2003			\$7,241.14	\$10,051.11	\$12,861.12	\$17,778.62
Other Areas						
Public Domain Improvements	122.20		163.75	227.29	290.84	402.04
Traffic Improvements	150.00		201.00	279.00	357.00	493.50
OTHER AREAS TOTAL 2003			\$7,605.89	\$10,557.40	\$13,508.96	\$18,674.16
North Sydney Centre Area						
Public Domain Improvements	1,285.17		1,722.13	2,390.42	3,058.70	4,228.21
Traffic Improvements	150.00		201.00	279.00	357.00	493.50
NSC TOTAL 2003			\$9,164.27	\$12,720.53	\$16,276.82	\$22,500.33
St Leonards Centre Area						
Public Domain Improvements	1,406.35		1,884.51	2,615.81	3,347.11	4,626.89
Traffic Improvements	150.13		201.17	279.24	357.31	493.93
SLC TOTAL 2003			\$9,326.82	\$12,946.16	\$16,565.54	\$22,899.44

CONTRIBUTIONS FOR UNIT OR APARTMENT

Number of Bedrooms	Rate per person	Bedsit	1	2	3	4
Occupancy Rate 2003		1.15	1.35	1.73	2.22	2.76
Administration 2003	54.62	62.81	73.74	94.49	121.26	150.75
Child Care Facilities 2003	94.61	108.80	127.72	163.68	210.03	261.12
Community Centres 2003	247.97	285.17	334.76	428.99	550.49	684.40
Library Acquisition 2003	46.26	53.20	62.45	80.03	102.70	127.68
Library Premises and Equipment 2003	143.09	164.55	193.17	247.55	317.66	394.93
Multi Purpose Indoor Sports Facility 2003	39.07	44.93	52.74	67.59	86.74	107.83
Olympic Pool 2003	127.26	146.35	171.80	220.16	282.52	351.24
Open Space Acquisition 2003	1,559.58	1,793.52	2,105.43	2,698.07	3,462.27	4,304.44
Open Space Increased Capacity 2003	3,091.37	3,555.08	4,173.35	5,348.07	6,862.84	8,532.18
SUB TOTAL FOR ALL DEVELOPMENT 2003		\$6,214.41	\$7,295.16	\$9,348.63	\$11,996.51	\$14,914.57
Other Areas						
Public Domain Improvements	122.20	140.53	164.97	211.41	271.28	337.27
Traffic Improvements	150.00	172.50	202.50	259.50	333.00	414.00

OTHER AREAS TOTAL 2003		\$6,527.44	\$7,662.63	\$9,819.54	\$12,600.79	\$15,665.84
North Sydney Centre Area						
Public Domain Improvements	1,285.17	1,477.95	1,734.98	2,223.34	2,853.08	3,547.07
Traffic Improvements	150.00	172.50	202.50	259.50	333.00	414.00
NSC TOTAL 2003		\$7,864.86	\$9,232.64	\$11,831.47	\$15,182.59	\$18,875.64
St Leonards Centre Area						
Public Domain Improvements	1,406.35	1,617.30	1,898.57	2,432.99	3,122.10	3,881.53
Traffic Improvements	150.13	172.65	202.68	259.72	333.29	414.36
SLC TOTAL 2003		\$8,004.36	\$9,396.41	\$12,041.34	\$15,451.90	\$19,210.46

CONTRIBUTIONS FOR COMMERCIAL DEVELOPMENT

Levy	Rate per worker	Levy (100m2)
Administration 2003	31.62	158.10
Child Care Facilities 2003	133.88	669.40
Community Centres 2003	77.09	385.45
Library Acquisition 2003	15.72	78.60
Library Premises and Equipment 2003	47.79	238.95
Multi Purpose Indoor Sports Facility 2003	18.09	90.45
Olympic Pool 2003	58.93	294.65
Open Space Acquisition 2003	57.63	288.15
Open Space Increased Capacity 2003	114.23	571.15
SUB TOTAL FOR ALL DEVELOPMENT 2003		\$2,774.90
Other Areas		
Public Domain Improvements	122.20	611.00
Traffic Improvements		-
OTHER AREAS TOTAL 2003		\$3,385.90
North Sydney Centre Area		
Public Domain Improvements	1,292.84	6,464.20
Traffic Improvements	78.06	390.30
NSC TOTAL 2003		\$9,629.40
St Leonards Centre Area		
Public Domain Improvements	1,397.34	6,986.70
Traffic Improvements	125.13	625.65
SLC TOTAL 2003		\$10,387.25

AFFORDABLE HOUSING LEVY

Standard contribution rate 2003

\$13,269.13

Appendix B: Summary of Works Schedules

Project	Cost Estimation* (\$)	Total Cost of Works	Apportionment of costs residents/workers **
Cultural and Recreational Facilities			
• Community Centres	2,494,565	3,005,500	residents 54% / workers 29%
• Childcare	2,132,914	2,293,456	residents 27% / workers 66%
• Library Acquisitions	480,523	658,251	residents 46% / workers 27%
• Library Premises and Equipment	1,476,820	3,602,000	residents 26% / workers 15%
• Multi-Purpose Indoor Sports Facility	460,294	3,805,659	residents 6.72% / workers 5.375%
• North Sydney Olympic Pool	1,499,175	12,395,000	residents 6.72% / workers 5.375%
Public Open Space Acquisition and Increased Capacity			
• Acquisition	10,859,000	10,859,000	residents 94% / workers 6%
• Increased Capacity	21,524,500	21,524,500	residents 94% / workers 6%
Public Domain Improvements			
• North Sydney Centre	14,136,900	23,989,000	See Table 8.1
• St Leonards	6,930,830	6,930,830	residents 85% / workers 15%
• Other centres	7,000,000	7,000,000	Residents / workers 3.46%
Traffic Improvements	1,900,000	1,900,000	North Sydney workers 43.4% St Leonards: residents 33.1% / workers 4.9% Other residents: 18.6%
Affordable Housing	8,067,630	8,067,630	all development resulting in the loss of affordable housing bed spaces
Administration	715,000	770,000	residents 50% / workers 50%
TOTAL	\$79,678,151.00	\$106,800,826.00	

* That part of the total cost which has been apportioned to increased resident and workforce population.

** Council bears the cost of providing facilities for non-workers and non-residents of North Sydney.

APPENDICES

Appendix C: Open Space Inventory

NO.	NAME OF PARK	LOCATION	Est. Area (m ²)
1	Ancrum Street Reserve	Ancrum Street, Waverton	373.00
2	Anderson Park	Kurraba Road, Neutral Bay	22,938.05
3	Anzac Park	Anzac Avenue, Cammeray	12,394.26
4	Badangi Reserve	Wollstonecraft Bay, Wollstonecraft	68,547.00
5	Balls Head Reserve (incl Froggatt's Lookout & Annie Forsyth Wyatt Lookout)	Balls Head Drive, Waverton	82,554.00
6	Barry Street Plaza/Car Park	Barry Street, Neutral Bay	221.00
7	Bay Road Reserve	Bay Road, Waverton	531.00
8	Ben Boyd Road Park	Ben Boyd Road, Neutral Bay	432.00
9	Berry Island Reserve	Shirley Road, Wollstonecraft	34,935.00
10	Beulah Street Reserve	Beulah Street, Kirribilli	271.00
11	Blues Point Reserve	Blues Point Road, McMahons Point	12,821.11
12	Boatbuilders Walk	Munro Street, McMahons Point	1,991.91
13	Bradfield Park	Alfred Street South, Milsons Point	33,052.62
14	Brennan Park	King Street, Wollstonecraft	1,954.68
15	Brightmore Reserve	Little Young Street, Cremorne	44,138.00
16	Brothers Memorial Reserve	Fifth Avenue, Cremorne	1,884.74
17	Cahill Playground	Sophia Street, Crows Nest	329.44
18	Cammeray Park	Ernest Street, Cammeray	153,466.30
19	Captain Henry Waterhouse Reserve	Off Broughton Street, along foreshore, Kirribilli	1,280.00
20	Cheal Park	Watson Street, Neutral Bay	1,294.00
21	Christie Street Reserve	Christie Street, Crows Nest	1,122.20
22	Clark Park	Lavender Street, Milsons Point	5,697.75
23	Clark Road Island	Cnr Clark Rd & Kurraba Roads, Neutral Bay	355.00
24	Clifton Street Road Reserve	Clifton Street, Waverton	657.00
25	Colin Street Road Reserve	Cnr Colin & Pine St, Cammeray	438.00
26	Colindia Reserve	Peel Street, Kirribilli	519.00

APPENDICES

NO.	NAME OF PARK	LOCATION	Est. Area (m ²)
27	Copes Lookout	Broughton Street, Kirribilli	1,352.00
28	Cremorne Garden Plaza	Military Road, Cremorne	732.00
29	Cremorne Reserve	Milson Road, Cremorne	80,886.64
30	David Earle Reserve	Commodore Crescent, Waverton	268.08
31	Don Bank Museum Gardens	Oak Street, North Sydney	836.24
32	Doris Fitton Park	Arthur Street, North Sydney	795.00
33	Doris Street Reserve	Doris Street, North Sydney	548.90
34	Dowling Street Road Reserve	West Crescent Street, McMahons Point	277.00
35	Dr Mary Booth Lookout	Waruda Street, Kirribilli	3,442.15
36	East Crescent Street Lookout	Cnr East Crescent St & Warung St, McMahons Pt	262.00
37	Echo Street Reserve	Cnr Echo & Carter St, Cammeray	919.00
38	Ernest Place	Willoughby Road, Crows Nest	634.00
39	Euroka Street Playground	Euroka Street, Waverton	1,944.30
40	Folly Point	Cammeray Road, Cammeray	1,563.00
41	Forsyth Park	Montpelier Avenue, Neutral Bay	49,081.24
42	Four Figs Park	Cnr Palmer & West Street, Cammeray	447.00
43	Fred Hutley Reserve	Hamilton Avenue, Cammeray	6,601.00
44	French Street Reserve	Off French Street, McMahons Point	329.33
45	Gannura Reserve	Cnr Bank Street & Bank Lane, Waverton	237.48
46	Gore Cove Reserve	Shirley Road, Wollstonecraft	21,307.00
47	Grasmere Children's Park	Young Street, Cremorne	1,893.51
48	Grasmere Reserve	Little Young Street, Cremorne	8,570.51
49	Green Park	Warwick Avenue, Cammeray	19,194.09
50	Hamilton Reserve	Vale Street, Cammeray	6,767.00
51	Harry Howard Reserve	Newlands Lane, Wollstonecraft	8,922.00
52	Hayes Street Foreshore	Hayes Street, Neutral Bay	216.16
53	Henry Lawson Reserve	Henry Lawson Ave, McMahons Pt	5,213.00
54	Hodgson Avenue Reserve	Hodgson Avenue, Cremorne	800.00
55	Hodgson Lookout	End of Kareela Road, Neutral Bay	2,942.70
56	Hopkins Park	Paul Street, Milsons Point	1,129.77

APPENDICES

NO.	NAME OF PARK	LOCATION	Est. Area (m ²)
57	Hume Street Park	Hume Street, Crows Nest	1,724.00
58	Hunts Lookout	Lower Spofforth Walk, Cremorne	2,024.00
59	Ilbery Park	Barry Street, Neutral Bay	2,245.00
60	Kareela Road Reserve	Kareela Road, Cremorne	2,918.00
61	Kesterton Park	High Street, North Sydney	4,280.78
62	King George Street Road Reserve	King George Street, McMahons Point	697.00
63	Kirribilli Village Square	Broughton Street, Kirribilli	471.00
64	Kurraba Point Reserve	Kurraba Road, Neutral Bay	13,030.33
65	Kurraba Wharf Reserve	Kurraba Road, Neutral Bay	883.00
66	Lady Gowrie Lookout	Kirribilli Avenue, Kirribilli	699.00
67	Langley Place	Langley Avenue, Cremorne	432.00
68	Lavender Bay Foreshore	Lavender Bay, McMahons Point	3,460.52
69	Lithgow Street Road Closure	Lithgow Street, Crows Nest	197.00
70	Lloyd Rees Lookout	Cnr Middle & Warung Streets, McMahons Point	121.00
71	Lodge Road Island	Cnr Lodge & Wonga Rds, Cremorne	1,382.00
72	Lodge Road Playground	Cnr Lodge & Ellalong Rd, Cremorne	2,323.00
73	Margaret Street Road Reserve	Margaret Street, North Sydney	1,500.00
74	Mary French Reserve	Mil Mil Street, McMahons Point	312.39
75	Mater Gardens	Pacific Highway, Crows Nest	1,316.96
76	Merlin Street Reserve	Merlin Street, Neutral Bay	1,524.72
77	Milson Park	McDougall Street, North Sydney	13,600.00
78	Miss Gladys Carey Reserve	Between High St & Bradly Ave, Neutral Bay	1,425.00
79	Mitchell Street Park	Mitchell Street, McMahons Point	370.66
80	Moodie Lane Reserve	Moodie Lane, Cammeray	3,702.56
81	Mortlock Reserve	Vernon Street, Cammeray	4,748.00
82	Mount Street Plaza	Mount Street, North Sydney	1,077.00
83	Neutral Bay Foreshore	Below Wallaringa Av & Wycombe Rd, Neutral Bay	318.60
84	Nicholson Street Road Closure	Nicholson Street, Wollstonecraft	241.00
85	North Sydney Civic Centre	Miller Street, North Sydney	6,355.00
86	O'Briens Gardens	Cnr Webb & Victoria Streets, McMahons Point	358.66

APPENDICES

NO.	NAME OF PARK	LOCATION	Est. Area (m ²)
87	Olympic Park	Olympic Drive, Milsons Point	4,724.48
88	Oyster Cove Reserve	Horace Street, Waverton	4,313.31
89	Phillips Street Playground	Phillips Street, Neutral Bay	535.00
90	Pine Street Embankment	Pine Street, Cammeray	2,729.00
91	Primrose Park	Matora Lane, Off Young St, Cremorne	120,705.00
92	Prior Avenue Reserve	Prior Avenue, Cremorne	2,440.00
93	Quibaree Park	Lavender Crescent, McMahons Point	2,134.00
94	Reserve Street Reserve	Reserve Street, Neutral Bay	356.00
95	Sawmillers Reserve	French Street, McMahons Point	15,440.00
96	Sirius Street Playground	Cnr Milson Road & Sirius Street, Cremorne Point	1,042.00
97	Smoothey Park	Milray Avenue, Wollstonecraft	22,773.00
98	Spains Wharf Lookout	Spains Wharf Road, Neutral Bay	295.00
99	Spruson Street Road Reserve	Spruson Street, Neutral Bay	156.00
100	St Leonards Park	Cnr Miller & Falcon Streets, North Sydney	151,299.53
101	St Peters Park	Cnr Blues Point Rd & Blue St, McMahons Point	1236.00
102	St Thomas' Rest Park	West Street bounded by Expressway, Cammeray	16,215.60
103	Stanton Lookout	Kirribilli Avenue, Kirribilli	663.00
104	Sugar Works Reserve	Horace Street, Waverton	1,057.00
105	Tiley Street Road Closure	Tiley Street, Cammeray	1,337.00
106	Tobruk Avenue Lookout	Cnr Tobruk & Samora Avenues, Cremorne	1,274.35
107	Toongarah Road Road Reserve	Toongarah Road, Waverton	196.00
108	Tunks Park	Brothers Memorial Reserve	141,512.00
109	Tye Park	Ancrum Street, Waverton	357.09
110	Victoria/Mitchell Street Junction	Cnr Victoria & Mitchell Streets, McMahons Point	280.00
111	Victoria Street Playground	Victoria Street, McMahons Point	371.40
112	Wakelin Reserve	Bay Road, Waverton	2,940.00
113	Wallumetta Park	Gas Works Road, Wollstonecraft	4,874.44
114	Warringa Park	Cnr Kurraba Road & Rawson Street, Neutral Bay	3,775.45
115	Watersleigh Park	End of Waters Road, Cremorne	279.14
116	Watt Park	Lavender Crescent, McMahons Point	10,230.00

APPENDICES

NO.	NAME OF PARK	LOCATION	Est. Area (m²)
117	Waverton Park (inc Merrett Playground)	Woolcott Avenue, Waverton	39,394.00
118	Weaver Park	Murdoch Street, Neutral Bay	1,366.00
119	Will Ashton Lookout	Larkin Street, Waverton	1,232.00
120	Willow Tree Park	Nook Avenue, North Sydney	1,927.00
121	Winslow Street Road Closure	Cnr Winslow & McDougall Streets, Kirribilli	732.00
122	Wonga Road Reserve	Wonga Road, Cremorne	10,176.00
123	Wrixton Park	Willoughby Street, Kirribilli	205.34
124	Wyagdon Street Reserve	Wyagdon Street, Neutral Bay	3,700.00
125	Ex BP site	Larkin Street, Waverton	24,657.00
126	Ex Coal Loader & Caltex sites	Balls Head Drive, Waverton	27,500.00
127	Robertson Lane Street Reserve	Robertson Lane, Kirribilli	603.65
128	High Street Reserve	High Street (next to 49 High St), Neutral Bay	3,573.40
129	Cammeray/Anzac Avenue Reserve	Cammeray Ave / Warringah Fwy/ Anzac Ave, Cammeray	3,380.50
130	Wyagdon/North Alfred Street Reserve	North Alfred Street/ Wyagdon St (next to 2-6 Wyagdon)	872.90
	Total Open Space		1,420,908.92

APPENDICES

Appendix D: List of References

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