

Key Community Infrastructure:

Local recreational and cultural facilities

Local social facilities¹³⁸

¹³⁸ Social facilities include community and child care centres as well as volunteer rescue and volunteer emergency services facilities.

4.0 Overview of Community Facilities in Ku-ring-gai

In recent years Ku-ring-gai Council has taken a number of studies into various individual types of community facilities and services. In November 2008, Council appointed Elton Consulting to review the existing studies, visit each of the facilities, assess current usage, conduct community, operator and user consultation and to produce a Community Facilities Strategy for the future provision of community facilities through to 2031. Following this extensive research Elton Consulting provided the following summary of key issues and needs.

Key issues:

- The existing facilities are generally old, out-dated and no longer fit for purpose;
- They are neither capable nor appropriate to meet the needs of the future population;
- The majority are over forty years old, in relatively poor condition and require considerable on-going expenditure on repairs and maintenance;
- A significant proportion of Ku-ring-gai's community buildings were constructed in the 1950s and 1960s of relatively poor materials which have an estimated economic life of 40-50 years. As such, many are either at the end of the economic life or will shortly reach that point early in the life of this Contributions Plan;
- Many do not meet minimum standards for occupational health and safety, egress and accessibility;
- Most are not built for purpose but have been adapted meaning that internal layout constricts and restricts use;
- Despite their poor condition, facilities are well-used and at, or close to, capacity.

Key needs:

- A need to expand and upgrade library facilities to meet contemporary standards and respond to the heavy utilisation of libraries within Ku-ring-gai;
- A need for quality, multi-purpose space in accessible locations for a variety of social, leisure and cultural activities and programs, particularly for adults;
- Specific cultural facilities for performing and visual arts, including workshop, exhibition, rehearsal and performance spaces;
- Spaces for social and leisure activities and programs for young people;
- Services, leisure and learning opportunities to support an active, ageing population;
- Expansion and upgrading of facilities providing accommodation for services that address the social care needs of residents;
- More childcare facilities to help reduce existing waiting lists; and
- Indoor recreation facilities for all age groups.¹³⁹

Additionally, it should be noted that Ku-ring-gai Council is a significant land-holder in the Town Centres and that many of these key parcels have considerable scope to be amalgamated with an adjoining development site to produce a better quality outcome. However, many of these same sites are also encumbered with community facilities that are at, or reaching, the end of their economic life. It has been part of the integrated planning for the delivery of the town centres – both the development and the supporting infrastructure – that some of these facilities need to be relocated. In this context it is emphasised that no part of the replacement floorspace is attributed to

¹³⁹ Community Facilities Strategy, Elton Consulting; Page 5

development contributions which results in a significant co-contribution for Ku-ring-gai Council. However, the small proportional input from development contributions is critical to the achievement of the whole. Without that input, these sites will remain encumbered and unable to be released for redevelopment (regardless of their classification).

4.1 Aims and Objectives

The aims and objectives for the future provision of community facilities in Ku-ring-gai are expressed¹⁴⁰ as follows:

- Libraries and information centres provide the community with modern and diverse educational facilities;
- Libraries and information centres that meet and adapting to changing needs of the community;
- Community services satisfy emerging community needs;
- Community and recreational facilities that meet the needs of our changing population;
- Increased participation in social, cultural, sporting and recreational activities;
- Aquatic leisure needs of our changing population met.

4.2 Nexus for Local Social, Recreational and Cultural Facilities

The community facilities embraced by the terms: local recreational and cultural facilities, and local social facilities, provide opportunities for community engagement and interaction, lifelong learning and personal development, entertainment and social support. They enhance community cohesiveness through providing services to the community as a whole, to interest groups and to individuals. As such, the need for continued availability of adequate community facilities for the population arising from new development is critical in building community and including the new residents and businesses within the existing community.

Additionally, given the intensive usage of current facilities and the confirmation that many are at or beyond capacity, it is unreasonable to expect the existing population to suffer a significant cumulative diminution of access to facilities as a result of significant population growth arising from increased housing and housing choice through development. While facilities provided to serve both the existing and the new population must, naturally, be properly apportioned, it is reasonable to expect the incoming population to provide pro rata for the additional demand which is generated.

Community facilities embrace a wide range of facilities which are provided for the benefit of the community. The nexus arguments will vary depending on whether libraries, cultural facilities, multi-purpose facilities, childcare or recreational facilities are the subject. As such, the nexus for each type of community facility is separately argued in the following sections.

4.3 Overview of Capacity in current Community Facilities

As a key component of the *Community Facilities Strategy*, Elton Consulting undertook an analysis of Ku-ring-gai existing community facilities.

¹⁴⁰ Ku-ring-gai Council (Draft) Strategic Plan 2030 (various pages).

“The study has established that there is no spare capacity in any existing facilities which could be used to address demand likely to be generated by future population growth within Ku-ring-gai. Facilities are on the whole inadequate to meet the needs of the existing population and will not be able to absorb growing numbers of users, or respond to changing population needs, without redevelopment, expansion and the construction of additional facilities.”¹⁴¹

Each specific type of community facility that is currently provided by Ku-ring-gai Council is examined in greater detail in each relevant section below.

4.4 Local Social Facilities – Libraries

The library network in Ku-ring-gai consists of four existing libraries. The largest and most recently constructed of those libraries, by default acting as the central library, is located in Gordon. The remaining network consists of branch libraries at Lindfield, Turramurra and St Ives. Ku-ring-gai also runs a housebound library service delivering library resources to people who cannot physically access the library.

4.4.1 Role of the Local Library

The State Library of New South Wales in its publication *People Places – A Guide for Public Library Buildings in New South Wales*¹⁴² notes that libraries accommodate a range of activities and uses, attract a wide range of users for research, leisure and learning, provide a hub and focal point for the community and enable access to new technology.

4.4.2 Current Facilities and Capacity

The information below is a summary of the more comprehensive information in the *Community Facilities Strategy* prepared by Elton Consulting, which itself draws on extensive research.

Lindfield Library

Building Condition: The oldest (1954) library and one of the two smallest (300m²) in the network. The building is in poor condition due to its age and style of construction, outdated, and has limited administration space and amenities and poor access. It is essentially at the end of its economic life and becoming an increasing maintenance liability.

Current Usage: Mainly by families with young children and older people. Older students prefer Gordon library.

Challenges: Not located in the Lindfield Town Centre and some distance from the station.

Opportunities: New, centrally located library will certainly be required within the life of this Contributions Plan. Opportunity for co-location to create a community hub.

Gordon Library

Building Condition: The newest (1994) and largest (2,251m²) library in the network.

¹⁴¹ Community Facilities Strategy, Elton Consulting; Page 5

¹⁴² People Places – A Guide for Public Library Buildings in New South Wales 2nd edition (2005) by Heather Nesbitt in association with Bligh Voller Nield for the Library Council of NSW.

Current Usage: Most popular for students but group study and socialisation space is inadequate. Study rooms are in heavy demand. The 'sitting room' area is heavily utilised and popular with the groups likely to live in new apartments (older people, residents of small apartments and people from non-English speaking backgrounds). Computer/internet facilities are very heavily used and more space is required. Gordon acts as central library and includes administration for the network. Increasing use of space for archives.

Challenges: Needs additional study space and sitting areas; space to accommodate new technology. Distance from station and car parking an issue for elderly population.

Opportunities: Size sufficient only if other branch libraries increased; internal modifications required.

Turrumurra Library

Building Condition: Purpose built in 1968 and 460m² in size.

Current Usage: Used by a cross-section of residents but limited space for study, references and for young people. Incorporates space for the home library service and housebound service.

Challenges: Very small and crowded for population served. Extensive car parking but isolated leading to evening safety concerns.

Opportunities: Could be extended and remodelled to up-to-date standards as Council owns the adjacent car park. Potential co-location with other community facilities to create hub.

St Ives Library

Building Condition: Constructed circa 40 years ago as part of the St Ives Shopping Centre (and enlarged and reconfigured 13 years ago) and one of the two smallest (310m²) in the network.

Current Usage: Heavily used, cramped and limited space for conflicting uses. Caters primarily for young children and primary school children but has inadequate study space for older children. Also caters for older people.

Challenges: Over-utilised and overcrowded, reaching the end of its economic life. Requires up-to-date technology and study space.

Opportunities: Potential to upgrade and expand as part of foreshadowed redevelopment of the shopping centre.

Summary of Recommendations

Lindfield Library should be replaced on a better site that is more accessible to users. St Ives Library can be expanded as part of St Ives Shopping Centre upgrade and extension. Turrumurra Library can be augmented to meet future demand. The capacity of Gordon Library to meet future demand is dependent on the other branches also meeting future demands.

The libraries operate as a library network and library members can access the resources of the network at any branch or through the housebound service. Gordon Library hosts the central administrative functions and archives as well as being the key library for high school students for study purposes; Lindfield and St Ives Libraries primarily serve families with younger children and older people; Turrumurra Library hosts the library bus and housebound service for the Local Government Area. The space devoted to various library-related uses such as the needs of different age-groups, provision of study and meeting facilities and space, running the library bus and housebound services, archival storage of records and resource etc, is fluid and could

potentially be accommodated at any library in the network as expansion takes place to meet future needs.

4.4.3 Floorspace Statistics and NSW State Library Standards

In total these four libraries – functioning as three branch libraries and a central library – provide a total of 3,321m² of floorspace. For the 2006 Estimated Resident Population of 105,103 this equates to a per capita provision of 0.032m² or 32m² per 1000 persons.

NSW State Library population benchmarks¹⁴³ suggest that branch libraries each serving a quarter of the population of 105,103 (approximately) should each have an area of 39m² per 1000 people (which is the benchmark for local catchments of between 20,001 and 35,000 persons) and the central library serving a total population over 100,000 persons should have an additional area recognising the additional functions of a central library. In short the appropriate provision for the 2006 estimated resident population of Ku-ring-gai would be in the order of 4,540m² representing a technical existing shortfall of approximately 1,219m². This figure is provided by way of demonstration that by merely attempting to maintain current per capita rates of library floorspace provision, Ku-ring-gai is being reasonable. Any additional space provided that may work towards off-setting the increasing shortfall, benefits the population as a whole and must be fully apportioned with Ku-ring-gai Council bearing most of the cost on behalf of the existing population.

Several of the libraries are at the end of their economic life and cannot feasibly be extended. Accordingly the works programme includes replacement of existing library floorspace in Turramurra, St Ives and Lindfield. It should be particularly noted that no part of the replacement of existing floorspace has been apportioned to development contributions. Replacement of existing floorspace is wholly apportioned to Ku-ring-gai Council on behalf of the existing population. In the context of this proportion, it should be noted that Ku-ring-gai Council is not precluded from seeking grant funding for any part of this component as it cannot be considered double-dipping since no part is part of the development contributions works programme. Nor is council precluded from seeking to address this issue through the management of its land and property holdings.

4.4.4 Libraries and the Ageing Population

Demographically, Ku-ring-gai continues to trend towards an increasing proportion of older people which has significant implications for the library network both in terms of the collection and resources and building structure.

“Already older residents are major users of libraries and this trend is likely to grow as the number of older residents with significant leisure time increases. Access to specialist collections, adult education, activities targeting seniors, increasing computer usage and browsing areas for casual users are examples of potential trends that may be experienced. Access for older residents in retirement villages and housebound services will also need to be considered. ... Designing libraries to meet the needs of our growing older population will be a major challenge in the future.”¹⁴⁴

¹⁴³ *People Places: A guide for public library buildings in NSW Second Edition 2005*, Heather Nesbitt with Bligh Voller Nield; Page 28

¹⁴⁴ *People Places – A Guide for Public Library Buildings in New South Wales 2nd edition (2005)* by Heather Nesbitt in association with Bligh Voller Nield for the Library Council of NSW. Pages 8-9

4.4.5 Libraries and Youth

Ku-ring-gai also has a higher proportion than the Sydney average of young people aged from 13 to 24 years of age. This is likely to continue to be the case due to the proximity of a number of prominent secondary schools, the continuing trend of young adults remaining at home well into their twenties and the on-going process of older residents who are down-sizing and releasing their large family homes to second home buyers who typically have older children.

“Youth is generally defined as those aged 13-24 years old with the older age group often still dependents engaged in further education. They are significant users of public libraries, major consumers of information technology, and hold social attitudes that are often different from others in our community. Education approaches have changed and the NSW Board of Studies now promotes co-operative learning, research and group interaction. Individual learning is not the sole approach used and youth are encouraged to interact, discuss and develop ideas together in a co-operative and team manner. For libraries this has a marked effect with many libraries now filled each afternoon with young people undertaking research projects, working on joint projects with fellow students and discussing project approaches and outcomes. The provision of meeting rooms, noisy areas, student research areas and facilities are some of the physical outcomes of this trend.”¹⁴⁵

The need for libraries to include separate meeting rooms and areas for noisy group work as distinct from quiet individual study and reading areas is expected to increase. Additional space will be needed to cater for uses that are essentially incompatible.

4.4.6 Summary of Library Needs

The two preceding sections demonstrate that the two age groups which predominate, and are likely to continue to predominate, in Ku-ring-gai are both the greatest library users and have the greatest potential for significant conflict in the manner in which they use libraries. The movement towards smaller, multi-unit dwellings is also likely to accelerate this trend.

“The impact of urban consolidation is currently being experienced in many libraries as demand for study space and reading areas grows. Particularly in areas with concentrations of unit development, the availability of space for home study or leisure is limited and it appears that residents are opting to utilise the library instead.”¹⁴⁶

The earlier sections demonstrate that the library network needs, at an absolute minimum, to maintain current per capita rates of floorspace for future library users, even though that is technically inadequate.

Specific future library needs include:

- distinctive children’s areas that do not impact on quiet study or adult reading areas;
- discrete spaces for young people to study in groups or individually and to allow for socialising as well as rooms for tutoring or group study and projects;

¹⁴⁵ People Places – A Guide for Public Library Buildings in New South Wales 2nd edition (2005) by Heather Nesbitt in association with Bligh Voller Nield for the Library Council of NSW. Pages 9-10

¹⁴⁶ People Places – A Guide for Public Library Buildings in New South Wales 2nd edition (2005) by Heather Nesbitt in association with Bligh Voller Nield for the Library Council of NSW. Page 14

- extensive informal seating or lounge areas (all ages) to facilitate the library as a focal point for the community;
- quiet study space;
- increased access to computers and more space for electronic and audio-visual resources (all ages);
- space for exhibitions and displays;
- hireable meeting rooms (especially for after school tutoring and group projects);
- space for increased multi-lingual resources as ethnic diversity increases; and
- increased space for the support of the home library service to address the needs of the ageing population.

4.4.7 Geographic Nexus for the Library Network

In Ku-ring-gai the four libraries located in Gordon, St Ives, Lindfield and Turramurra operate as a library network coordinating services and distributing resources across the whole of the local area. Additionally, the library bus, which is currently based at Turramurra, brings the facilities and resources of the whole library network to people who are not as mobile regardless of their place of residence within the council area. Membership of the library brings access to the entire catalogue of library resources across the network.

The library network incorporates many patterns of usage with each of the libraries as several specialise in different aspects of library service or target particular age groups as detailed in **4.4.2 Current Facilities and Capacity**. Some libraries by virtue of their design suit some age-groups more than others. For example, Gordon Library provides more study areas for older students than the other branch libraries.

While some users primarily visit their local branch, other users attend the branch which best serves their needs such as high school students studying at Gordon and young families with younger children gravitating to Turramurra or St Ives.

Finally it should be noted that the works programme partly funded under this Contributions Plan will be rolled out over the life of the Contributions Plan to 2031. The establishment of new facilities in various parts of the LGA from time to time, well served by local public transport, is likely to prove an attraction and alter usage patterns over time.

In consideration of all the factors above, it is reasonable to conclude that geographic nexus is met by levying the population of the Local Government Area as a whole for the library network as a whole.

4.4.8 Works Programme for Libraries

As of the start of the present development phase Ku-ring-gai had four libraries including a central library with a total floorspace of 3,321m² serving an estimated resident population within the library network of 105,103 equating to 31.59m²/1000 persons. To maintain this rate of floorspace provision for an estimated resident population of 126,151 persons, Ku-ring-gai needs at least 3,985m² being a nett addition of 664m². However this level of provision is significantly below Ku-ring-gai's actual requirements.

Augmenting the *Ku-ring-gai Library Facilities Study* which was prepared by the Building and Planning Advisory Service State Library of NSW in July 2004 with the

more recent standards published in *People Places 2nd Edition 2005*, indicates that the future Ku-ring-gai population has the following calculated requirements:

- Four branch libraries each serving a population of between 20,001 and 35,000 persons require floorspace per capita of 39m² per person.
- This means each branch library should have average of 1,230m² in internal space.
- The central library, in carrying out additional functions for a total population in excess of 100,000 persons requires an additional internal floor area over and above that which serves its local area catchment which is called the Central Area Factor.
- The Central Area Factor for Ku-ring-gai is 530m² which serves a total population in excess of 100,000 persons.
- The total internal library floorspace required for Ku-ring-gai is 5,450m² being a gross floor area of 6,540m² (including circulation space)

Achieving this established standard is not realistic however Ku-ring-gai, in taking the opportunity to redevelop some libraries which are at or near the end of their economic life is planning for the future by seeking to increase the total library floorspace provision. The result of the proper apportionment of this additional work as a benefit to the total end population as detailed below results in a significant cost to council on behalf of the existing population. In this context it is emphasised that new development is only being asked to contribute its fair share.

4.4.9 Apportionment for Libraries

The decision by Ku-ring-gai Council to either augment or to replace and relocate the library assets rather than expand them underlines the need for clear apportionment. Ku-ring-gai Council must bear the entire cost of that part of the project that meets the needs of the existing population including the full cost of replacement of existing space.

Figure 4.1: Proposed Library Floorspace Analysis

New Library Floorspace Analysis	Percentage of total new floorspace proposed	Contributing Population
Proportion of New Library space that is replacement of existing library space	27.44%	NA
Proportion of New Library space that is for the purpose of maintaining current rates of floorspace provision for the new population	17.02%	21,048
Proportion of New Library space that serves total population by increasing service provision.	55.54%	126,151
Total	100.00%	

Accordingly, the cost of the works programme for libraries has been apportioned to the total end population at 2031 with requires Ku-ring-gai Council to bear the cost of the deemed contributions from the existing population.

4.5 Local Social and Cultural Facilities

Local social facilities and local cultural facilities are separately listed under Key Community Infrastructure but no separate definition of these aspects of community life appears to be available at the time of finalising the drafting this Contributions Plan.

In the Ku-ring-gai Local Government Area the use of existing community floorspace – and the likely use of future multi-purpose community floorspace – for such purposes is intermeshed with often only a temporal demarcation of the same physical space for a number of community uses. This has been clearly established in the *Community Facilities Strategy* prepared by Elton Consulting in 2008/2009. Accordingly, the use and provision of community space for a variety of social and cultural purposes is the subject of this section.

4.5.1 Local Social and Cultural Facilities – Current Facilities Providing Community Space

The table below illustrates the provision of community floorspace in the Ku-ring-gai Local Government Area. In view of the separate analysis and works programme for the library network in Ku-ring-gai, this section of the Contributions Plan relates to community floorspace nett of libraries.

This is an accurate reflection of the actual use of community space (excepting libraries) in Ku-ring-gai. While there are some dedicated facilities, the majority of community floorspace serves many different users with access to the space shared on different days and times. The model for facilities going forward is also the provision of spaces capable of multiple and flexible uses which may be allocated to particular users as the demography of the area alters over time.

Figure 4.2: Community Floorspace in Ku-ring-gai

Social, Cultural and Community Floorspace	Facilities	Square Metres by dominant use ¹⁴⁷	m ² per capita 2006 ERP (105,103)
Library Network	4	3,321	0.032
Community Centres/Meeting Rooms & Halls	8	3,629	0.034
Accommodation for Service Providers	5	1,595	0.015
Facilities for Young People	4	428	0.004
Facilities for Older People	5	1,104	0.011
Children's Services	17	4,613	0.044
Cultural Facilities	7	3,763	0.036
Total	50	18,453	0.176
Total Nett of Library Floorspace	46	15,132	0.144

As previously stated, a significant proportion of Ku-ring-gai's existing community buildings were constructed in the 1950s and 1960s of relatively poor materials which have an estimated economic life of 40-50 years. As such, many are either at the end of the economic life or will shortly reach that point early in the life of this Contributions Plan.

Ku-ring-gai is at a unique point in time where a significant new growth phase both necessitates new facilities and provides the catalyst for new, purpose-built facilities. While this inevitably results in a high apportionment of the total cost of works to Ku-ring-gai Council on behalf of the existing population, this is a point in time that is unlikely to be repeated in the current generation. It is the only time where Ku-ring-gai can feasibly plan for, and achieve, new community facilities for future generations. In

¹⁴⁷ It should be noted that in order to ensure that total floorspace figures are correct, only the dominant use of each area is included within this table. Several spaces are used for different purposes outside the hours when they are used for their dominant purpose. The total figures therefore err on the conservative side of when related to total service provision however it is also noted that it is likely that new multi-purpose will also reflect similar temporally varied usage.

the absence of a comprehensive works programme, access to community floorspace would begin to decrease both as a function of increasing population and as a result of unfit facilities becoming increasingly unavailable to the community.

Library needs, through the auspices of the State Library, can be clearly demonstrated with regard to formal, recognised standards. Generic community space does not enjoy the same availability of recognised standards. Ku-ring-gai has established its works programme through needs analysis. The reasonableness of this approach has been benchmarked by comparison with other Local Government Areas. The two LGAs illustrated are the neighbouring council in the north shore and the highly urbanised City of Sydney. In summary, data from the *Community Facilities Strategy* by Elton Consulting¹⁴⁸ reveals the following:

Council of the City of Sydney: 0.57m² per capita

Hornsby Shore Council: 0.32m² per capita

It should be noted that, as at 2031, having achieved the works programme in this Contributions Plan (which, it is emphasised, is highly apportioned to Ku-ring-gai Council on behalf of the existing population) the per capita rate of provision of community floorspace as at that date is projected to have reached 0.25m²/capita¹⁴⁹ which is still well below the rate of provision of other Local Government Areas. Ku-ring-gai Council is not currently in a position to heavily subsidise a more extensive works programme than that already included in this Contributions Plan.

4.5.2 Local Social and Cultural Facilities – Future Multi-Purpose Community Space

At the present, relatively early, stage of Ku-ring-gai's current redevelopment phase it would be illogical to precisely demarcate the future use of multi-purpose space for various demographics and special interest groups. That precision should be determined by further post-occupancy surveys and community input at the time the new multi-purpose facility is proposed for construction. At the time of drafting this Contributions Plan it is reasonable to identify the quantum of community floorspace required to ensure that new development contributes towards its fair share and to demonstrate the nexus and the case for the various types of space that could be accommodated subject to further demographic testing and community surveys. The following sections outline the on-going use and likely future demand for the types of floorspace required into the future.

4.6 Local Social and Cultural Facilities – Facilities for Young People

The Ku-ring-gai Local Government Area features a high proportion of young people and this population trend is likely to be sustained as larger single dwellings are released by the ageing/retiree population onto the market.

In Ku-ring-gai in 2006, there were 20,444 children aged between 5 and 17 years of age making up 20.7% of the population. This is a substantially greater than the average for the Sydney Statistical Division at 16.9% of the population. Total numbers and percentages have been fairly stable since the 1991 census. It will not be clear until the 2011 census how this trend is currently tracking either in terms of the general trend or in terms of whether new housing will influence this trend. In this context it should be noted that the process of down-sizing by older residents has a direct consequential

¹⁴⁸ Elton Consulting: *Community Facilities Strategy*, June 2009; Page 79

¹⁴⁹ These figures include both libraries and general community space for all three examples.

effect of releasing a substantial dwelling house onto the market. The typical purchasers of these houses are second homes buyers with primary and secondary school aged children. Additionally the survey of recently completed dwellings by Elton Consulting indicated an emergent trend for units to include young people and for proximity to schools to be listed as one of the reasons for choice of location.

The challenge of providing facilities for young people is to make young people feel welcomed rather than segregated without creating an atmosphere where other users, especially elderly people, feel threatened by congregations of youth. Youth facilities can be incorporated into multi-purpose space with careful design.

Research for the *Community Facilities Strategy* undertaken by Elton Consulting demonstrated that:

- Despite the large and growing numbers of young people in Ku-ring-gai, there is very little for young people to do within Ku-ring-gai;
- There is a need for safe places for young people to meet informally and socialise;
- A trend towards increases in anti-social behaviour amongst some groups of young people has been linked to a lack of spare space and facilities for leisure time; and
- There is little in the way of public sporting and cultural facilities for youth who attend public schools.¹⁵⁰

The anticipated growth of the youth population either as a direct or an indirect consequence of additional development points to a demand for additional space for youth activities. It should be particularly noted that the entire community benefits from the provision of adequate and appropriate facilities for youth by averting the potentially increased scope for anti-social activities.

4.7 Local Social and Cultural Facilities – Facilities for Seniors

In Ku-ring-gai in 2006, there were 14,118 mature adults aged between 65 and 84 and a further 2,851 senior adults aged over 85 representing 14.2% and 2.8% of the population respectively being 17% of the Ku-ring-gai population being over 65. This is significantly more than the average for the Sydney Statistical Division at 10.6% and 1.6% of the population respectively being a total of 12.2%. All age groups had increased in overall numbers since the 2001 census. It will not be clear until the 2011 census how this trend is currently tracking either in terms of the general trend or in terms of whether new housing will influence this trend.

There are currently two senior citizens facilities in the Ku-ring-gai Local Government Area located at Turramurra in the northern part of the LGA and at Lindfield in the southern part of the LGA. Ku-ring-gai has a support services centre at Turramurra from which is run a range of Health and Community Care (HACC) services including Meals on Wheels, Hornsby-Ku-ring-gai Aged and Disabled Transport Service and Easy Care Gardening. Several volunteer groups run services from council-owned space provided as a service to the community.

Research for the *Community Facilities Strategy* by Elton Consulting noted that the needs for services for seniors will increase in importance and use as the population ages. There will be a growing need for spaces to meet the social, leisure and learning needs of older people which wish to remain active and involved in community life.

¹⁵⁰ Elton Consulting, *Community Facilities Strategy*, June 2009; Page 46

Further, the surveys of residents of newly completed dwellings indicated that a significant proportion of respondents expect to use seniors facilities and services as they aged in place.¹⁵¹

4.8 Local Social and Cultural Facilities – Cultural Purposes

The provision of cultural facilities can be controversial even in an area with the socio-economic profile of the Ku-ring-gai Local Government Area and the question arises whether this is a core need of the community. It should be noted, however, that “participation and engagement in creative activities, such as locally based arts and crafts practice and community-driven creative projects, is important to foster a culture of creativity and innovation with local communities.”¹⁵²

Ku-ring-gai has an established tradition providing space for arts and crafts and currently provides meeting and storage facilities for users as diverse as The Knitters Guild, groups of spinners and crocheters, the Local Handicraft Association, the Ku-ring-gai Art Society, the Killara Music Club, the Ku-ring-gai Philharmonic Orchestra and the Cavalcade of Fashion. Consultation with the Ku-ring-gai population indicates a high value on cultural expression and facilities that support this.¹⁵³

Reference to the *Draft North Sub-regional Strategy* notes that residents have access to some cultural facilities within the subregion however this is relatively limited and there is a need to improve on the existing level of provision. Ku-ring-gai has a long tradition of performing arts with the Marian Street Theatre in Killara.¹⁵⁴

A stated objective of the *Draft North Subregional Strategy* is to “ensure opportunities exist for all residents to pursue cultural activities in the subregion.”¹⁵⁵

Following consultation and analysis, Elton Consulting noted that ‘it would appear that many of the needs ... could be met in well-designed multi-purpose facilities, including exhibition and display areas, meeting, seminar and function rooms, spaces for multi-cultural groups and workshop space, particularly if the multi-purpose facility had a cultural focus.’

However, Elton Consulting also noted that facilities for performing arts (dance, drama and music) require more specialist facilities such as auditorium / theatrette, acoustic rooms and sound studios / multi-media lab. Also encouragement for visual and textile arts will require more extensive workshop, studio and storage space than can be provided in a general multi-purpose facility.

This Contributions Plan provides for a cultural focus for community space within the context of the future development of new multi-purpose facilities. While Ku-ring-gai Council is proposing additional upgrade works to the Marion Street Theatre, these works are not included within this Contributions Plan. It is noted that the Marion Street Theatre arguably provides a regional benefit which would result in a high onus on Ku-ring-gai Council to fund the majority of the additional work. As a result,

¹⁵¹ Elton Consulting, *Community Facilities Strategy*, June 2009; Page 51

¹⁵² Melbourne City Council: Melbourne 2030 Strategy

¹⁵³ Elton Consulting, *Community Facilities Strategy*, June 2009 Page 75 quoting research indicating that 80% of residents placed a high importance on having access to cultural facilities and 92% considered it important that Council provide access to cultural facilities and services.

¹⁵⁴ NSW Government: North Subregion: Draft Subregional Strategy Page 92

¹⁵⁵ NSW Government: North Subregion: Draft Subregional Strategy Page 90

targeting development contributions as a small proportion of the total funding package is not the best financial strategy for this important facility.

4.9 Local Social and Cultural Facilities – Facilities for Children

In Ku-ring-gai in 2006, there were 5,238 children aged between 0 and 4 years of age making up 5.3% of the population. This is a little less than the average for the Sydney Statistical Division at 6.6% of the population. The total number was a slight decrease on the number of infants in 2001 (5,387) but an increase from the previous census in 1996 (4,935). It will not be clear until the 2011 census how this trend is currently tracking either in terms of the general trend or in terms of whether new housing will influence this trend.

Ku-ring-gai Council has recently completed a *Draft Childcare Needs Study 2008* which has been peer reviewed by Elton Consulting and incorporated within the *Community Facilities Strategy*.

Currently Ku-ring-gai Council directly provides the Thomas Carlyle Children's Centre in Lindfield which provides long day care and occasional care for children from 6 weeks to 5 years of age. Ku-ring-gai Council also operates a family day care service which recruits, trains and supports carer's to provide childcare in the carers' own homes.

Ku-ring-gai Council is an indirect provider of considerably more children's services through the provision of 4,611m² of floorspace for children's services including eleven (11) preschools and long day care centres, one (1) before and after school centre, a playgroup centre, one (1) family day care centre and two (2) early childhood health centres. A further two (2) preschools operate out of dual use halls which means they are obliged to completely pack up at the end of each day.

Figure 4.1: Childcare Provision and Demand in Ku-ring-gai

Type	Current Services	Current Places	Demand for Places (required) ¹⁵⁶	Shortfall Places	Places in Current Projects ¹⁵⁷
Long Day Care	24	1,019	1,235	216	176 (4)
Home Based Day Care (Private)	9	49	54-64	6-15	-
Family Day Care Scheme	24	121	171	50	-
Preschool	25	981	1,041-1,335	60-354	40 (1)
Occasional Care	2	57	64-76	7-19	-
Total Care for Young Children	82	2,227	Variable	Variable	216
Type	Current Places	Demand for Places			
After School Care	1,320	1,320			
Before School Care	690	690			
Vacation Care	555	555			
Total care for school-aged children	2,560	2,565			

¹⁵⁶ There are a number of different industry formulae which aim to calculate the demand for, and consequent shortfall, of childcare spaces leading to a variable result. In practice each LGA has to make a reasonable judgement utilising these formulae based on its own demographic circumstances which include the socio-economic status of parents, degree and location of employment and the demand demonstrated by utilisation of existing services and references to waiting lists. These results are from the *Draft Childcare Needs Study 2008* which analyses the various formulae in detail.

¹⁵⁷ As of April 2009, Development Approval had been granted for four additional long day care centres and one pre-school.

The supply quantified in the tables above equate to:

- One (1) place in either long day care, family day care or home-based care for every seven (7) children aged less than two (2) years of age;
- One (1) place in either long day care, family day care or home-based care for every three (3) children aged two to three (2-3) years of age;
- One (1) place in either long day care, family day care or home-based care for every five (5) children aged three to six (3-6) years of age;
- There is approximately one (1) preschool place for every three (3) children aged between 3 and 5 years of age (up until the 6th birthday); and
- There is approximately one (1) occasional care place for every 104 children less than 6 years of age.
- Further, there is approximately one (1) after school care place for every nine (9) children between five (5) and twelve (12) years of age attending a primary school in Ku-ring-gai;
- There is approximately one (1) before school care place for every sixteen (16) children between five (5) and twelve (12) years of age attending a primary school in Ku-ring-gai; and
- There is approximately one (1) vacation care place for every twenty-six (26) children between five (5) and fourteen (14) years of age attending a primary school or high school in Ku-ring-gai.

It should be noted that before and after school care is particularly limited to a highly localised area, usually within or adjacent to school grounds, since young children lack the independent skills to travel safely between the school and the before or after school location. As a consequence most before and after school care is provided in direct association with the school concerned and is not the subject of this Contributions Plan notwithstanding that some council-owned space is currently used for such a service.

4.9.1 Consultation with Service Providers

Elton Consulting undertook a survey of service providers to follow up information contained in Council's *Draft Childcare Needs Study 2008*. The findings note:

- Waiting lists are generally long;
- There is a particular demand for long day care (as opposed to the shorter hours of preschool) and care for 0-2 year olds; and
- There is a perceived need to preserve a mix of different child care services to provide parents with choice.

Interviews undertaken for the *Draft Childcare Needs Study* ascertained that the majority of services were at 90-100% utilisation with waiting lists.

4.9.2 An on-going role for Local Government in the provision of Childcare

This Contributions Plan takes into account the important role of private operators in the provision of childcare. However, the current context of childcare provision must also acknowledge the recent experience arising from the collapse of a major private childcare services provider. Accordingly, it is also important to recognise that there are inherent short-comings in an over-reliance on the private provision of childcare – both in terms of total quantum and in the provision of childcare services for all target groups including very young children and special needs children. Both these groups

require higher staff to child ratios and are, therefore, more expensive to provide a childcare service to than pre-school aged children.

In summary, there is an on-going role for local government as a not-for-profit childcare provider while recognising the significant contribution also made by the private sector.

There are established social and economic benefits for individuals, families and the community generally derived from the provision of reliable, quality childcare. Investment in children's development, including the provision of childcare, is important in supporting workforce participation and productivity, leading to economic growth. Childcare facilities and programmes also contribute to the social and intellectual development of young children in preparation for school life.

In the Ku-ring-gai context, it is also noteworthy that an emergent trend identified in the surveys of residents in newly completed developments is the number of grandparents reporting a carer role for their young grandchildren.

An analysis of the demographics of the workforce indicated that there would be limited additional demand from this sector on childcare services and, accordingly, that apportionment for childcare facilities to the workforce was not warranted. This situation will be monitored throughout the life of this plan.

This Contributions Plan does not directly propose additional child-specific facilities but does allow for the allocation of generic multi-purpose space to be allocated for children's services if the demand is established throughout the life of this Contributions Plan through census data and post-occupancy surveys.

4.10 Local Social and Cultural Facilities – Community Meeting Space

Part of the challenge of establishing new communities in new dwellings and integrating that community into an active established community is the facilitation of community activities through the provision of meeting spaces. The trend towards increasing demand for meeting space is already evident.

Community Meeting Space in Ku-ring-gai – Director Community advised an increase demand for meeting space as new community groups are established, also as existing groups require additional space. In particular, there has been an increased demand for both casual and permanent use of the meeting room in the Old School Building in Gordon, due to its central location and access to public transport.¹⁵⁸

The formal approaches to council by new and existing community groups as reported above are supported by research undertaken by Elton Consulting as part of the *Community Facilities Strategy* in 2008/2009. The consultants recommended that in planning for new facilities, multi-purpose facilities should provide affordable accommodation for services and community organisations.

Research undertaken for the *Community Facilities Strategy* by Elton Consulting demonstrated:

- A need for upgraded meeting rooms and lecture theatres with modern audio visual equipment;

¹⁵⁸ Reference: Minutes of the General Manager and Directors Meeting 16 April 2009.

- A need for improved accessibility of community facilities and universal access around the Local Government Area; and
- A need for indoor recreation space for a variety of leisure and recreation activities.

Elton Consulting concluded that council's halls, meeting rooms and community centres are well used and more intense utilisation is unrealistic given the size, configuration and condition of the facilities. The facilities in local neighbourhoods are predominantly used during the day for children's activities, leaving very little space for adult activities, particularly activities for older people. There is a need for contemporary facilities which are multi-purpose and located in safe, accessible and convenient centres.¹⁵⁹

4.11 Local Social and Cultural Facilities – Provision for Service Providers

The nature of the demography of the Ku-ring-gai Local Government Area means that council is in the position of providing affordable space for non-profit service providers. These third party providers provide services that would otherwise need to be undertaken by local or state providers and are not in a position to pay market rentals.

These services providers include a number of Health and Community Care Services (HACC), Hornsby-Ku-ring-gai Aged and Disabled Transport Service, Easy Care Gardening, Meals on Wheels, Lifeline, Lifestart, JewishCare, Alcoholics Anonymous, Action for People with a Disability, and MAPS (a disability service).

Elton Consulting concluded that the facilities that Ku-ring-gai Council makes available to accommodate social care services are currently operating at full capacity and there is no ability either to meet the needs of existing providers for additional space or to accommodate any additional services and organisations. The lack of spare accommodation points to a need for provision of additional space if service providers are to meet the needs of a growing population.¹⁶⁰

4.12 Ku-ring-gai Wildflower Garden

Ku-ring-gai Wildflower Garden currently includes an area of 194m² of community floorspace which is currently used for community purposes such as education for the general community and for use as a hall. Usage of this facility is increasing significantly as the population grows and becomes more environmentally aware.

As part of the provision for additional generic community space on a pro rata per capita basis, this Contributions Plan foreshadows the potential for some of this additional community space to be allocated as an extension to the present community space.

It is acknowledged that the actual allocation of a portion of the proposed multi-purpose floorspace for this community area would be subject to further needs analysis including a proportional breakdown of demand. The future possibility of this option is simply recognised in principal as a part of this Contributions Plan and noted as subject to further investigation and research.

¹⁵⁹ Elton Consulting, *Community Facilities Strategy*, June 2009 Page 28

¹⁶⁰ Elton Consulting, *Community Facilities Strategy*, June 2009 Page 34

4.13 Local Social and Cultural Facilities – Works Programme

Key outcomes from the Community Facilities Strategy prepared by Elton Consulting highlight the need for priority to be given to the provision of multi-purpose facilities capable of meeting the needs of a range of target and interest groups for a variety of activities, programmes and services.¹⁶¹

Accordingly this Contributions Plan seeks to maintain current per capita rates of provision of floorspace for general community purposes as new development intensifies demand for additional space. This Contributions Plan also provides for additional community space apportioned over the total population thus ensuring that new development only pays its fair share.

The nature of the use for which space is required may change over the life of this Contributions Plan and over the economic life of the facility. As such, the space constructed to meet this demand will generally be flexible with the capacity to accommodate changing uses over time.

Full details of the proposed works are featured in the works programmes at the end of this document.

4.14 Local Recreational Facilities – West Pymble Aquatic Centre

The Ku-ring-gai Local Government Area does not, at present, effectively provide year round access to swimming facilities. The only local municipal swimming pool is an open air facility located in Bicentennial Park in West Pymble in a centrally accessible area of the locality.

Considerable travel distances are involved for the people of Ku-ring-gai if they are to access all-year-round indoor aquatic facilities in nearby Local Government Areas such as:

- ✓ Ryde Aquatic Centre on Victoria Road in Ryde;
- ✓ Willoughby Leisure Centre in Small Street in Willoughby;
- ✓ Lane Cove Aquatic Centre in Little Street in Lane Cove;
- ✓ Hornsby outdoor heated pool on the Pacific Highway in Hornsby; and
- ✓ Warringah Aquatic Centre off Aquatic Drive (off Allambie Road), Frenchs Forest.

Only Pittwater Local Government Area (until 1992 part of the Warringah LGA) does not have an indoor aquatic centre. Pittwater LGA does have seven ocean rock pools and three still water swimming enclosures and, together with Warringah Local Government Area, provides the nearest available beach swimming for the people of Ku-ring-gai.

In summary, all adjoining Local Government Areas are providing aquatic facilities for the people of their areas. It is reasonable to conclude, therefore, that any facility provided by Ku-ring-gai Council will be for the benefit of its local population and will not provide a regional facility.

Hornsby Shire Council currently provides four aquatic centres, of which two are indoor, for an Estimated Resident population of 159,211. Ku-ring-gai is proposing to

¹⁶¹ Elton Consulting, *Community Facilities Strategy*, June 2009 Page 2

extend its single existing outdoor facility to incorporate an additional indoor aquatic facility to serve a future estimated resident population of 126,151 within the life of this Contributions Plan. This facility is fully apportioned so that new development only pays its fair share and Ku-ring-gai Council carries the very significant co-contribution on behalf of the existing population.

As clearly identified in the demography section, Ku-ring-gai's population is characterised by a significant youth population, and their parents, and a significant elderly population. All are, and are likely to continue to be, significant users of local swimming pool facilities, all year round.

As further demonstrated in the demography section, new development is likely to continue the concentration of these age-groups within Ku-ring-gai both by creating more affordable housing for families and by allowing older people to downsize releasing substantial houses onto the second home-buyer market. In particular, the ageing population has a need for heated swimming pool facilities including capacity for a public hydrotherapy pool. Only private hydrotherapy pools are currently located in this area. The loss of the public facility at Royal North Shore Hospital further underlines this need.

The selected design of the West Pymble Aquatic Centre is supported by extensive research over several years commencing with the *Aquatic Centre Feasibility Study* by HM Leisure Planning Pty Ltd in 2006 which was publicly exhibited and updated in 2007. A selective tender process for the detailed design phase was undertaken at the end of 2008. Quantity Surveyor cost estimates were prepared in June 2009. Construction expected to commence in 2011.

Finally, it should be noted that, in accordance with the principles of its draft *Total Asset Management Strategy* Ku-ring-gai Council has considered, at design stage, the future operational and maintenance costs of the operational life of this facility and that the design of this facility reflects that analysis. The total capital cost of the facility is estimated at \$14,231,156.

4.15 Local Recreational, Social & Cultural Facilities – Support

A budget of 1.25% of the total capital works programme for Local Recreational, Social and Cultural Facilities has been allocated to future studies the primary purpose of which is to support the review to support the review and implementation of this Contributions Plan as well as the cost of administering and managing this Contributions Plan through the employment of a specialist coordinator. This cost is shared across each type of Key Community Infrastructure.

Further justification of the need for this inclusion is spelled out in **2.6.6 Management, Studies and Administration**

4.16 Overview of the Works Programmes

The works programme for Local Recreational, Social & Cultural Facilities is partly specifically delineated and partly generic. The works programmes for the library network and the West Pymble Aquatic Centre are well-defined and, in the case of the latter, well-advanced. The works programme for multi-purpose community space is less defined which is reasonable at this stage of the development phase to 2031. At present, this Contributions Plan seeks to levy for additional community space on a pro

rata per capita basis costed as a multi-purpose facility. The precise uses of the multi-purpose space will be defined by further community surveys (particularly post-occupancy surveys of new development), census data at the time of instigation. Notwithstanding, current analyses undertaken as part of the *Community Facilities Strategy* undertaken by Elton Consulting in support of this Contributions Plan, indicate a likely mix of community meeting space and associated storage, cultural facilities, aged persons, youth facilities, possible childcare and associated car parking. These needs support the basic premise of the nexus arguments which is to maintain access to community space. The formal allocation of this space will be undertaken at project instigation.

4.17 Formulae: Local social, recreational and cultural facilities

The following formulae are used to calculate the contribution rate per person. Rates for various types of dwelling (including subdivision) are based on the occupancy rates in **2.10 Residential Occupancy Rates**. For ease of reference, all the contribution rates are listed in the summary schedules at the front of this document.

The per capita contribution rate is the sum of all individual contribution rates derived from the formula below:

$$\text{Contribution per work per capita} = \frac{\text{Works Programme Costs}}{\text{Contributing Population}}$$

The contribution population establishes the apportionment and is specifically listed against each work in the works programmes at the end of this document as follows:

For works which replace existing floorspace that has reached the end of its economic life: whole of cost borne by council on behalf of existing residents

For works to maintain current per capita rates of community floorspace attributed to new growth in the Ku-ring-gai LGA: 21,048

For works providing additional floorspace attributed to the total 2031 population: 126,151¹⁶²

4.18 Location and Design Principles for Community Facilities

The future of community facilities in Ku-ring-gai to 2031 has been considered using the following principles:

4.18.1 Design

To obtain maximum use from facilities it is essential to consider providing:

- a range of spaces to cater for different activities and user groups of different ages and abilities;
- spaces that can be configured into different sizes but also minimise noise impacts;
- spaces that can be zoned or locked down to provide access to parts of a building at night or weekends;
- adequate secure storage space to facilitate sharing of larger spaces by a variety of groups;
- capacity to share kitchens between a variety of users;

¹⁶² This division ensures that there will be a significant deemed contribution payable by Ku-ring-gai Council on behalf of the existing population.

- ceiling heights to accommodate a variety of users.

4.18.2 Size, scale, location and place-making

There is a balance to be struck between the advantages of larger multi-purpose facilities and smaller scale local facilities with a walkable catchment. Fortunately, the bulk of new development is to be concentrated around the town centres and along major transport nodes (both rail and bus) facilitating this balance. Childcare facilities are often better located a short distance away from busy centres while being reasonably accessible. For community meeting spaces and cultural facilities, safe and secure access at night and on weekends is also essential to facilitate maximum usage.

4.18.3 Multi-purpose and multi-function facilities / Clustering / Co-location

Some facilities work well as a component of a multi-purpose facility particularly some cultural facilities and meeting spaces provided adequate individual storage can be provided. Others such as libraries need to be distinct but can benefit from location in a community facilities hub and/or commercial centre.

Ku-ring-gai is concerned that the new legislation may inadvertently effectively discourage larger multi-purpose facilities by deeming them to be district facilities which must meet more extensive criteria in order to obtain Ministerial approval before contributions can be sought towards their provision. A formal business plan could only be prepared when such a facility was in an advanced state of planning which may be after levying towards a generic facility for some years.

4.18.4 Sustainability and future management

While development contributions can never contribute towards the running of a facility, it would be illogical to embark upon the design of new facilities without a thorough analysis of how its future usage, including staffing, maintenance and running costs would be funded. Some potential for commercial use such as the capacity to run formal fitness classes or to provide a café may facilitate the future attractiveness, availability and use of facilities to the community into the long-term by providing additional financial capacity for maintenance and staffing.

Environmentally sustainable design from the outset is also important as there is little merit in building a facility that is functionally obsolete the day it is opened and represents an on-going liability to all ratepayers both existing and future.

4.19 Policy on Unanticipated Additional Funding

In the interests of maintaining a reasonable contribution rate, it is not possible to include every meritorious work in a Contributions Plan for either partial or full funding from contributions. Works are inevitably reduced in scale or deleted from the final works programme in the interests of achieving reasonable contribution rates.

From time-to-time Local Government receives unanticipated income from State or Federal Government or the occasional bequest from local community members which can be very specific in their terms. In the event any work in this Contribution Plan receives additional funding, Ku-ring-gai Council will direct the amount otherwise intended to go towards this work on another work in the same category of contribution. That means a facility will be extended or better quality fit-out will be provided than

would otherwise have been affordable. In this way all contributions will still be expended for the purposes for which they were required being:

- ✓ Key Community Infrastructure: Local recreational and cultural facilities and Local social facilities

4.20 Concluding Statement – Statement of Reasonableness

Ku-ring-gai Council is seeking in this Contributions Plan firstly to maintain current rates of per capita community space in order to prevent the impact of additional development resulting in a significant decline in access to facilities. In this context, contribution rates for the proportion of new works that are to maintain the established pro rata, per capita rates are apportioned wholly to new development.

Ku-ring-gai Council is also seeking to provide additional library and multi-purpose floorspace designed for current community-use standards to bring the Local Government Area up to acceptable standards of provision. This additional floorspace is apportioned to the entire benefiting population, being the total population as at 2031, thus ensuring that new development only bears its fair share. This apportionment process also ensures that Ku-ring-gai Council makes a significant deemed co-contribution on behalf of the existing population.

The strategy for future Community Facilities is supported by extensive studies including condition reports of the current community buildings and council's draft *Asset Management Strategy*. Accordingly, where it has been established that an existing structure has reached, or is about to reach, the end of its economic life and it is no longer, or will soon be no longer, fit for purpose, then Ku-ring-gai Council has taken the economically logical approach of seeking to replace that facility. In the context of reasonableness, it should be noted that development contributions are not providing for replacement of existing space; this cost is wholly apportioned to Ku-ring-gai Council. Ku-ring-gai Council, in implementing the works programme, takes the strategic approach of assessing the whole-of-life cost of that asset over time.

It is reiterated that where a new structure is proposed, that new structure is strictly apportioned as outlined above and, in more detail, within this chapter, between the incoming and the existing population and Ku-ring-gai Council will bear its fair share of the proportion of the cost on behalf of the existing community as a co-contribution over a rolling works programme over the life of this Contributions Plan. Ku-ring-gai Council also bears the whole of the proportion of the cost that represents the replacement of existing floorspace that has reached the end of its economic life. This future cost liability is recognised and is being incorporated into Ku-ring-gai Council's Long Term Financial Plan. While adding on to existing facilities would produce a much simpler mathematical apportionment it is not logical to extend a building that has reached, or will reach during the life of this plan, the end of its economic life.

While Ku-ring-gai's co-contribution is significant, these major capital works could not be undertaken but for the contributions arising from new development bringing new people and new investment to Ku-ring-gai. This Contributions Plan establishes the base for future community facilities development in Ku-ring-gai commensurate with a projected increase in population over the existing population in the vicinity of 20% concentrated along the Pacific Highway Corridor yet dispersed in five key centres along this highway and a sixth in St Ives.

Ku-ring-gai Council has liaised with the departmental staff supporting the Contributions Review Panel and the Ku-ring-gai Planning Panel on key aspects of this Contributions Plan and believes its approach, in good faith to be reasonable.