

Part D: Dictionary and References

6.1 Dictionary

The following terms inform the operation of this Contributions Plan:

“Act” means the *Environmental Planning and Assessment Act, 1979*.

“adaptable housing” means housing that is designed and built to accommodate future changes to suit occupants with mobility impairment or life cycle needs. For the purposes of this Contributions Plan, where this housing is limited to occupation by seniors or persons with a disability, it will be treated as such for the purposes of calculating a contribution.

“applicant” means the person or the organisation submitting a development application.

“apportionment” means the process by which the assessed demand or cost is related specifically to the development from which contributions may be sought. Apportionment seeks to ensure that new development only pays its share or portion of the cost of the facility or work for which it has created a demand.

“area” means the land to which this contributions plan applies, the land over which the need for infrastructure has been assessed or the land which may be served by the facilities or works to be provided. In the context of development contributions, an area may also be a catchment.

“bedroom” means, for the purposes of this Contributions Plan any room which is, in the opinion of Council, by its physical design, capable of being used as a bedroom. Separately accessible rooms designated a bedroom, study, studio, den, attic, home office or the like, including in some circumstances partially enclosed spaces or mezzanine levels, may be classified as bedrooms for the purposes of this plan.

“bedsit” or **“studio”** means a dwelling without a separately accessible bedroom up to a maximum of 110m² in area. Dwellings larger than 110m² without fixed internal walls will be deemed to be two bedroom dwellings for the purposes of this Contributions Plan.

“co-location” means the location of a range of services within the one facility. Service providers would share resources such as kitchens, meeting rooms, bathrooms and storage.

“commercial floorspace” means any floorspace for the purposes of any for-profit activity including but not necessarily limited to commercial, retail, office, business, industrial, private education, private health, private childcare facilities or other commercial enterprise.

“commercial premises” means a building or place used for business or commercial or industrial purposes including but not limited to offices, shops, supermarkets, retail complexes, entertainment establishments, clubs, restaurants and cafes, factories, warehouses, transport terminals, for-profit activities and any other place which, in the opinion of Council, either generates a demand for facilities and services by means of the nature of the business and/or employs people who may generate a need for services and facilities which Council has a responsibility to provide. “Commercial premises” is a collective term used for all business activities for the purposes of this Contributions Plan.

“community facilities” means a building or place that is owned or controlled by a council and used for the physical, social, cultural or intellectual development and welfare of the local community.

“community infrastructure” has the same meaning as 116C of the *Environmental Planning and Assessment Act, 1979* and means public amenities and public services, but does not include water supply or sewerage services.

“construction cost” means the physical cost of construction inclusive of demolition if required but does not include contingencies, project management costs, builders margins or soft fitout.

“contribution” means the making of a monetary contribution, dedication of land or the providing of a material public benefit as works in kind, or any combination of the above as referred to in the *Environmental Planning and Assessment Act* for the provision of infrastructure or community facilities or amenities.

“Contributions Plan” means a plan in force for the purposes of seeking a contribution from development that, in the opinion of Council, increases the demand for facilities and services. The term may refer to plans in force under Part 5B of the *Environmental Planning and Assessment Act* or to plans brought into force under the former legislation in Division 6 of the Act commonly known as Section 94.

“cost” means the full cost of providing a work, a facility or amenity from inception to operation. This may include, but is not limited to, land costs, conveyancing, legal fees, stamp duty, design costs, public consultation, demolition and site clearance, service relocation, decontamination, excavation, project management, earthworks, construction, landscaping, lighting, security, initial full fit-out, contingencies and risk.

“Council” means Ku-ring-gai Council, its heirs and successors including any properly appointed body exercising some or all of the functions of Council.

“development” has the meaning under Section 4 of the *Environmental Planning and Assessment Act, 1979* which in relation to land means:

- (a) the erection of a building on that land;
- (b) the carrying out of a work in, on, over or under that land;
- (c) the use of that land or of a building or work on that land; and
- (d) the subdivision of that land.

“drainage” has the meaning in the standard template and means any activity which intentionally alters the hydrological regime of any locality by facilitating the removal of surface or groundwater. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

“dual occupancy” has the meaning in the standard template and means two self-contained dwellings (whether attached or detached) on one lot of land but does not include a granny flat.

“dwelling” has the meaning in the standard template and means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

“dwelling house” has the meaning in the standard template and means a building containing only one dwelling (or one dwelling and a granny flat allowed by the relevant LEP), but does not include a building permanently used otherwise than for the purpose of a dwelling.

“existing population” means the population that exists on a site at the time of application for development consent or, in the case of a redevelopment site, which existed immediately prior to the point when occupiers began to vacate the site for the specific purpose of yielding the site for redevelopment. It does not mean any use that ceased, or any residential population which departed the site, prior to the most recent census for which figures were available at the time the contributions plan was written.

“granny flat” or **“secondary dwelling”** has the meaning in the standard template and means a dwelling the use and occupation of which is connected and subordinate to another larger dwelling on the same lot, whether physically connected to the other dwelling or not and is on the same lot as the principle house and is not on a separate lot, in a strata plan or in a community title scheme. For the purposes of this Contributions Plan, Council will determine what constitutes ‘larger’ and ‘subordinate’.

“gross floor area” has the meaning in the standard template and means the sum of the floor area of each storey of the building measured from the internal face of external walls including mezzanine levels but excluding plant rooms and the like, basement storage and vertical circulation space like lifts and stairs. For a full technical definition please refer to the standard LEP template.

“habitable room” means any room or area used for normal domestic activities such as a bedroom, living room, lounge room, kitchen, dining room, study, play room, sun room and the like but excludes a bathroom, separate toilet and laundry.

‘heritage item’ means a building, work, archaeological site, tree, place or Aboriginal object that is:

- (a) shown on the Heritage Map as a heritage item, and
- (b) the location and nature of which is described in Schedule 5, and
- (c) specified in an inventory of heritage items that is available at the office of the Council.

‘item of environmental heritage’ is an older definition and has been replaced in the Standard LEP Template by the term **‘heritage item’**

“labour force” means employed residents living in an area regardless of where they work.

“landmarks” means prominent visual features or objects of any Local Government Area. They act as points of reference which people experience from outside and which assist local navigation and contribute to a sense of location. Some landmarks are very important elements of urban form. Landmarks enhance definition and identification of the urban environment.

“LEP” means a Local Environmental Plan made by the Minister under the *Environmental Planning and Assessment Act, 1979*.

“LGA” means the Local Government Area being, from the in force date of this plan, the Ku-ring-gai Local Government Area.

"LGA-wide level facilities" means a facility to serve the whole LGA. In the case of parkland this means a cumulative provision of local parks. In the case of community facilities these are centrally accessibly located local facilities.

"library resources" means library collection items such as books, audio-visuals, serials, CD ROMs, fixtures, computers and the like. While predecessor Contributions Plans have levied specifically for the provision of additional library resources on a per capita basis, this Contributions Plan does not. The management of library resources will be managed through Council's standard Capital Works Programme without specific additional input from contributions other than the capital expenditure of contributions previously levied as required by the legislation.

"local parks" are items of key community infrastructure and includes items formally commonly referred to as **"open space"** in predecessor Contributions Plans.

"local roads" are items of key community infrastructure and are taken to have the same meaning as 'road' in the *Local Government Act, 1993* which includes the entire road reservation between property boundaries inclusive of footpaths and nature strips (see **"road"** for a full definition).

"loft apartment" means an apartment dwelling with few (if any) fixed internal walls. For a **"bedsit"** or **"studio"** type loft apartment see the separate definition under this section. For loft-style apartments whether or not a single bedroom is enclosed it should be noted that, for the purposes of this Contributions Plan, dwellings of this type larger than 110m² will be deemed to be two bedroom dwellings.

"lot" means an area of topographical space shown on an approved plan of subdivision and on which it is intended to erect a building.

"material public benefit" means a facility or work which is offered by a developer as a finished entity either in return for a reduction in the amount of monetary contributions required or as an additional or partial additional benefit under a Planning Agreement.

"nexus" means the relationship between the expected types of development in the area and the demand for additional public facilities to meet that demand.

"non-habitable room" means a bathroom, laundry, separate toilet, food storage pantry, walk-in wardrobe, corridor, hallway, lobby, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.

"non-private dwelling" means places of residence that are not separate dwellings such as institutions, hostels, boarding houses, boarding school accommodation, seminaries, nurses accommodation and other staff accommodation but does not include short-term tourist accommodation or camping grounds (e.g. Girl Guides and Scouts).

"open space" in the context of this plan, means publicly accessibly parkland or civic space that may exist or may be provided in accordance with this plan. The term **"local parks"** refers to a form of **"open space"** and, for the purpose of this Contributions Plan, the terms may be used interchangeably.

"planning agreement" means a planning agreement referred to in Section 93 of Division 6 of the *Environmental Planning and Assessment Act, 1979* until the commencement of amendments to that Act assented in June 2008 and thereafter in Part 5B of the

Environmental Planning and Assessment Act, 1979. Note: as of November 2010, that legislation had not been commenced in relation to planning agreements.

“private open space” means an open area of land or building attached to a dwelling or dwellings and intended for the exclusive use of the occupants of the dwelling, or group of dwellings, for private outdoor living activities.

“provision of public infrastructure” has the same meaning as 116C of the *Environmental Planning and Assessment Act, 1979* and includes:

- a) the provision, extension and augmentation (or the recoupment of the cost of providing, extending or augmenting) public infrastructure and
- b) the funding of recurrent expenditure relating to the provision, extension and augmentation of public infrastructure, and
- c) the conservation or enhancement of the natural environment, and
- d) any action of a planning authority in connection with the exercise of any statutory function under this Act, including the carrying out of research or investigation and the preparation of any report, study or instrument.

“public domain” means public land and may include parks, streets, footpaths, street closures and the like. For the purposes of this Contributions Plan, improvements to the public domain in the form of streetscape improvements have been included as part of the Local Road item of Key Community Infrastructure.

“public infrastructure” has the same meaning as 116C of the *Environmental Planning and Assessment Act, 1979* and includes public amenities and public services, affordable housing, and transport infrastructure but does not include water supply or sewerage services.

“recoupment” means the seeking of monetary contributions to repay the cost to Council of providing facilities or works prior to the contribution being levied in anticipation of future demand.

‘Regulation’ means the *Environmental Planning and Assessment Regulation, 2000*

“road” has the same meaning as in the *Local Government Act, 1993* and includes a highway, street, lane, pathway, footpath, cycleway, thoroughfare, bridge, culvert, causeway, road-ferry, ford, crossing, by-pass and trackway, whether temporary or permanent, any part thereof and any thing forming part of these. As such, ‘road’ includes the entire road reservation in the public domain between property boundaries (being the private domain) inclusive of footpaths and nature strips and any structure located on them.

“secondary dwelling” or **“granny flat”** has the meaning in the standard template and means a dwelling the use and occupation of which is connected and subordinate to another larger dwelling on the same lot, whether physically connected to the other dwelling or not and is on the same lot as the principle house and is not on a separate lot, in a strata plan or in a community title scheme. For the purposes of this Contributions Plan, Council will determine what constitutes ‘larger’ and ‘subordinate’.

“Section 94 Development Contributions Plan” means a contributions plan adopted and brought into force under the legislation referred to in Division 6 of the *Environmental Planning and Assessment Act, 1979* until the commencement of legislation assented in June 2008 and thereafter in Part 5B of the *Environmental Planning and Assessment Act*

1979. Note: as of November 2010, that legislation had not been commenced in relation to development contributions.

“**studio**” or “**bedsit**” means a dwelling without a separately accessible bedroom up to a maximum of 110m² in area. Dwellings larger than 110m² without fixed internal walls will be deemed to be two bedroom dwellings for the purposes of this Contributions Plan.

“**study**” means, if capable of being used as a separate habitable room, a bedroom. For example, this means that a unit described as a one bedroom plus study is a two bedroom dwelling for the purposes of this Contributions Plan unless the study is, by virtue of its design, incapable of being used as a bedroom.

“**total capital cost**” means the construction cost plus additional allowances for, depending on the particular work, contingencies, project management costs, builders margins and, if required to complete the project such as in the case of a community building, soft fitout. Summary capital costs also include land acquisition costs where relevant together with an allowance for costs associated with land acquisition such as valuations and legal costs.

“**unit**” generally means a dwelling within a group of dwellings but may include a small dwelling attached to a house or a business/commercial premises including a shop. This definition refers to residential units only not to commercial or industrial units which are assessed on floorspace for the purposes of this Contributions Plan.

“**workforce**” means employed persons who work in an area regardless of where they live.

“**works in kind**” means the carrying out of work which is identified in the costed works schedules which form part of this contributions plan in return for a reduction in the amount of monetary contributions (but not a reduction in the total quantum of contributions) required for the same category of contribution.

6.2 References

This Contributions Plan is based on various studies, plans and policies which have been undertaken by or on behalf of Ku-ring-gai Council. Relevant documents which support this plan include:

Projections and Demography

SGS Economics and Planning Pty Ltd: *Ku-ring-gai Development and Demographic Forecasts*, Final Report May 2008 [TRIM: 954313]

SGS Economics and Planning Pty Ltd: *Ku-ring-gai & Hornsby Subregional Employment Study*, Final Report May 2008 [TRIM: 974648]

Hill PDA: *Ku-ring-gai Retail Centres Study*, prepared for Ku-ring-gai Council, July 2005 [TRIM: 775597]

Census Profiles for Ku-ring-gai Local Government Area produced by .id (being a company of demographers, housing analysts, forecasters and census data experts) utilising census data from the Australian Bureau of Statistics and located at: <http://www.id.com.au/profile/default.aspx?id=236> [TRIM: 2009/157862, 2009/157863, 2009/157864, 2009/157865, 2009/157866, 2009/157867, 2009/157869, 2009/157870, 2009/157871, 2009/157872, 2009/157873, 2009/157874, 2009/157875, 2009/157877, 2009/157880, 2009/157881, 2009/157882, 2009/157884]

Land Valuations

Generic Land Valuations prepared for Ku-ring-gai Council, February 2009, HillPDA [TRIM: 2009/040777]

BEM Property Consultants Pty Ltd: *Valuation / Consultancy Report - Ku-ring-gai Commercial Centres - Provision of Estimated Acquisition Costs for Targeted Land within the Draft Contributions Plan*, Valuation No. 08-1832, 14 March 2008 [TRIM: 909978]

HillPDA: *Ku-ring-gai Council S94 Contributions Plan Land Costing Estimates Prepared for Ku-ring-gai Council October 2007* [TRIM: 838406]

Cost Estimates

Page Kirkland: *Revision of Cost Estimates for the Development Contributions Plan 2009*, September 2009 [TRIM: 2009/170180, 2009/170181, 2009/170183, 2009/170184, 2009/170186, 2009/170188]

Rawlinsons: *Australian Construction Handbook, Edition 26, 2008* [Hard copy]

Landscape Contractors Association of NSW Ltd: *Guideline Schedule of Rates for Landscape Works Edition 13, 2008* [Hard copy]

Currie and Brown: *Ku-Ring-Gai Council West Pymble Pool - Option C* [Hard copy]

Local Parks and Sporting Facilities (Open Space)

Environmental Partnership and Recreation Planning: *Open Space Acquisition Strategy*, November 2006 [TRIM: 2009/027620]

Ku-ring-gai Council: *People, Parks and Bushland - Open Space Strategy for Ku-ring-gai*, September 2005 [TRIM: 571040]

Ku-ring-gai Council: *Playground Safety Compliance Plan*, April 2007 [TRIM: 2009/037460]

Spackman & Mossop: *North Turramurra Recreation Area Concept Masterplan*, March 2007 [TRIM: 767046]

Ku-ring-gai Council: *North Turramurra Recreation Area Plan of Management North Turramurra Recreation Area*, February 2009. [TRIM: 2009/018228]

Ku-ring-gai Council Section 94 Recreation/Open Space Background Report (2004) [Hard copy]

New Walking Track Links across Ku-ring-gai LGA [TRIM: 2009/224288 and 2009/224229]

Local Social Facilities; Local Recreational & Cultural Facilities (Community Facilities)

Ku-ring-gai Council: *Ku-ring-gai Draft Childcare Needs Study* (2008) [TRIM: 2008/042086]

Australian Bureau of Statistics: *Information Paper Early Childhood Learning and Care: Data sources, gaps and opportunities Australia 2008* [TRIM: 2009/074423]

Elton Consulting: *Ku-ring-gai Community Facilities Strategy* (2009) [TRIM: 2009/170689]

Heather Nesbitt Planning for the State Library of NSW: *People Places: A Guide for Public Libraries in New South Wales, 2nd Edition* (2005) [TRIM: 2009/144684]

Jones, Dr D J (2004), *Ku-ring-gai Council Library Facilities Study* [TRIM: 420404 & 2009/157301]

HM Leisure Planning Pty Ltd with Prior+ Cheney Pty Ltd: *Ku-ring-gai Council Aquatic and Leisure Facility Development and Feasibility Study, 2006* [TRIM: 884172]

MCP-AMIS Operations, Asset and Maintenance Management Engineers & Consultants, *Ku-ring-gai Council Condition Assessment Audit – Final Report* (2008) [TRIM: 938890 & 939020]

Ku-ring-gai Council: *Ku-ring-gai Community Plan 2005-2009; May 2006* [TRIM: 618160 and 628687]

Ku-ring-gai Council: *Ku-ring-gai Community Plan 2005-2009 Progress Report July 2008* [TRIM: 2009/138718]

Australia Street: *Cultural Centre Feasibility Study: final report: 12 May 2005* [TRIM: 6378856]

Ku-ring-gai Council: *Business Strategy for West Pymble Pool*, October 2003 [TRIM: 365450 and 367999]

Ku-ring-gai Council Section 94 Community Facilities Background Report (2004) [Hard copy]

Local Roads; Local Bus Infrastructure (Traffic & Transport and the Public Domain)

GTA Consultants: *Gordon Centre Redevelopment Traffic Study*, October 2008 [TRIM: 2009/111352]

Arup: *Lindfield Town Centre Extension to Traffic and Parking Study*, September 2008 [TRIM: 2009/111358]

Arup: *Pymble Town Centre Extension to Traffic and Parking Study*, September 2008 [TRIM: 2009/111390]

Arup: *Roseville Town Centre Extension to Traffic and Parking Study*, September 2008 [TRIM: 2009/111396]

Transport and Urban Planning: *Extension to St Ives Town Centre Traffic and Parking Study*, July 2008 [TRIM: 2009/111404]

GTA Consultants: *Turrumurra Town Centre Redevelopment – Traffic Study*, September 2008 [TRIM: 2009/111416]

GTA Consultants: *Gordon Town Centre Traffic and Car Parking Study*, July 2006 [TRIM: 2009/111348 and 2009/111344]

Arup: *Lindfield Town Centre Traffic and Parking Study, Urban Design Traffic Analysis*, August 2006 [TRIM: 111356]

Arup: *Pymble Town Centre Traffic and Parking Study, Urban Design Traffic Analysis*, July 2006 [TRIM: 2009/111364]

Arup: *Roseville Town Centre Traffic and Parking Study, Urban Design Traffic Analysis*, August 2006 [TRIM: 2009/111393 and TRIM: 2009/111394]

GTA Consultants: *Turrumurra Town Centre Traffic and Car Parking Study*, July 2006 [TRIM: 2009/111412]

Transport and Urban Planning: *Draft St Ives Town Centre Traffic and Parking Study*, November 2005 Revision [TRIM: 111402]

Roads and Traffic Authority: *Section 62 Notification: Pymble and Gordon Town Centres Traffic Changes*; letter dated 24 October 2008 [TRIM: 2008/037181]

Roads and Traffic Authority: *Section 62 Notification: Roseville and Lindfield Town Centres Traffic Changes*; letter dated 24 October 2008 [TRIM: 2008/033480]

Roads and Traffic Authority: *Section 62 Notification: Turrumurra and St Ives Town Centres – Traffic Changes*; letter dated 24 October 2008 [TRIM: 2008/039968]

Ku-ring-gai Bicycle Transport Plan, August 1995 [TRIM: 2008/053596]

The Australian National Cycling Strategy 2005-2010; Austroads, 2005 [TRIM: 963754]

Ku-ring-gai Council: *Draft Parking Management Plan 2009* [TRIM: 2009/061452]

Ku-ring-gai Council: *Draft Pymble Business Park – Traffic and Transport Study* [TRIM: 2009/179815]

Ku-ring-gai Council: *Draft Public Domain Plan (Town Centres) 2009* [TRIM: 2009/211718, 2009/211771, 2009/211675, 2009/211678, 2009/211683, 2009/211689, 2009/211692, 2009/211697, 2009/211700, 2009/211707, 2009/211703]

Development Contributions - Technical

Department of Infrastructure, Planning and Natural Resources (2005), *Development Contributions Practice Notes – July 2005*, New South Wales Planning Reforms (Source: Department of Planning website)

Environmental Planning and Assessment Act, 1979 (Source: Legislation website)

Environmental Planning and Assessment Regulation 2000 (Source: Legislation website)

Environmental Planning and Assessment Amendment Bill 2008 as passed by both houses & assented (Source: Parliamentary Website)

Housing Affordability, Economic Viability and Financial Management

Note: All of these reports have the potential to be assessed as **Commercial-in-Confidence** because they relate to, or refer to, the financial viability of potential developments that are not yet final. This list is intended to demonstrate Ku-ring-gai Council's commitment to ensuring that contributions do not undermine the economic viability of development projects. Release of these documents may be determined to be detrimental to the public interest and may, if released, have the effect of impacting on council's future capacity to receive impartial specialist professional advice and/or have the effect of discouraging future economic testing of contributions. Neither outcome would be in the public interest.

National Housing Supply Council: State of Supply Report 2008, Commonwealth of Australia, 2008. [TRIM: 2009/040607]

Ku-ring-gai Council, \$20,000 Section 94 Levy Limit – Report of the Impacts on Property Development Economics; Sphere Property Corporation, John Harston, February 2009 [TRIM: 2009/031122]

Ku-ring-gai Town Centre Asset Review, APP Corporation June 2008 [TRIM: 974252]

Ku-ring-gai Council Chambers Site – Cost Estimate and Delivery Options, Sphere Property Corporation, November 2008

Ku-Ring-Gai Planning Panel - Town Centres Principal LEP and DCP 2009 – Review and Advice on Economic Feasibility for Key Sites in Each of the Six Town Centres, Sphere Property Corporation, 2009

Turrumurra Town Centre – Precinct “C” Review Of Public Responses To Draft LEP/DCP, Sphere Property Corporation, August 2007 [TRIM: 867519]

Turrumurra Town Centre – Precinct “C” Review of Development Viability, Sphere Property Corporation, March 2007

Review of public submissions Lindfield and Roseville, Draft LEP 2006, 2006, BEM Property Consultants

Review of public submissions Gordon and Pymble Draft LEP 2006, November 2006, Sphere Property Corporation

Review of public submissions Turrumurra Draft LEP 2006, November 2006, HillPDA

Review of public submissions St Ives Draft LEP 2006, October 2006, HillPDA

St Ives Developer Contributions Strategy – Provision of Economic Advice, HillPDA, 2006

Lindfield Town Centre, Precinct P, Sphere Property Corporation November 28, 2006

Response to Masada College and North Shore Synagogue Submission Regarding Draft LEP 2006 [TRIM: 713532]

Lindfield Commercial Centre Economic Feasibility Study, BEM Property Consultants, August 2006 [TRIM:]

Roseville Commercial Centre Economic Feasibility Study, BEM Property Consultants, August 2006 [TRIM:]

Gordon Town Centre, Economic Feasibility Study Report, Sphere Property Corporation, July 2006 [TRIM: 648179]

Pymble Town Centre, Economic Feasibility Study Report, Sphere Property Corporation, July 2006 [TRIM: 648178]

Gordon Town Centre Retail and Commercial Development Advice, SGS Economics and Planning 2006 [TRIM: 565298]

Turrumurra Town Centre Feasibility Report HillPDA, September 2006 [TRIM: 680750]

St Ives Centre Feasibility, HillPDA December 2005 [TRIM: 565298]

Residential Development Strategy Economic Feasibility Report, Hill PDA, January 2004 [TRIM: 376240]

Ku-ring-gai Council (KMC) Draft Contributions Plan as at December 2009 Opinion of Impact of Draft Rates on Project Viability, Sphere Property Corporation (SPC) [TRIM: 2010/099293]

Past Contributions Plans and Supporting Documents

Ku-ring-gai Council: *Section 94 Development Contributions Plan No. 1* (1993) [TRIM: 522282]

BBC Consulting Planners: *Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development* (2004) [TRIM: 732178]

BBC Consulting Planners: *Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 1)* (2007) [TRIM: 2009/156560]

BBC Consulting Planners: *Ku-ring-gai Section 94 Contributions Plan 2004-2009 – Residential Development (Amendment No. 2)* (2008) [TRIM: 2008/016728]

Newplan: *Ku-ring-gai Town Centres Development Contributions Strategy*, prepared for Ku-ring-gai Council, Final Draft, August 2007 [TRIM: 816159]

Newplan: *Ku-ring-gai Town Centres Development Contributions Plan 2008*, prepared for Ku-ring-gai Council, July 2008 including works programme mapping prepared by staff of Ku-ring-gai Council [TRIM: 2008/015296, 975667, 975665, 975675, 975677, 975668, 975670, 975671]

Other Supporting and Reference Documents

Ku-ring-gai Council: *Draft Ku-ring-gai Development Control Plan (Town Centres) 2008 – Exhibition Version* [TRIM: 2009/119190, 2009/119218, 2009/119216, 2009/119221, 2009/119194, 2009/119220, 2009/119196, 2009/119213, 2009/119198, 2009/119201, 2009/119203, 2009/119204, 2009/119215, 2009/119205, 2009/119206, 2009/119207, 2009/119211]

Ludvik and Associates Pty Ltd (2006), *Report on Public Hearing - Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No.2 - Reclassification of*

Community Land as Operational Land - Pymble Centre, November 2006 [TRIM: 695530]

Ludvik and Associates Pty Ltd (2006), *Report on Public Hearing - Draft Ku-ring-gai Local Environmental Plan 2006 (Town Centres) Amendment No.2 - Reclassification of Community Land as Operational Land - Turramurra Centre, November 2006 [TRIM: 692083]*

Walsh, P: *Report to Ku-ring-gai Council: Proposed Land Reclassification Gordon Town Centre, November 2006 [TRIM: 696106]*

Walsh, P: *Report to Ku-ring-gai Council: Proposed Land Reclassification St Ives Town Centre, October 2006 [TRIM: 688400]*