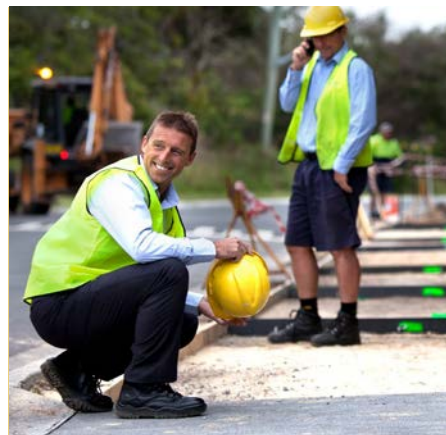


PORT STEPHENS DEVELOPMENT CONTRIBUTIONS PLAN 2007

Incorporating Port Stephens, Great
Lakes and Newcastle Cross
Boundary Development
Contributions Plan



PORT STEPHENS
COUNCIL



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1. Plan Summary

1.1 General

This Contributions Plan is referred to as the ***Port Stephens Development Contributions Plan 2007 (Amendment No.12)***

The Plan applies to all land within the local government area of *Port Stephens Council* and that land zoned Village (2) within the Locality of Karuah within the local government area of *Great Lakes Council*.

The purpose of The Plan is to:

- Provide an administrative framework for Council to obtain a contribution from developers towards the provision, extension or augmentation of public amenities and services that will, or are likely to be required as a consequence of development in the area, or that have been provided in anticipation of or to facilitate such development;
- Ensure an adequate level of public infrastructure is provided;
- Authorise Council to impose conditions under section 7.11 of the *Environmental Planning and Assessment Act 1979* when granting consent to development on land to which this Plan applies;
- Enable the Council to recoup funds which it has spent in the provision of public facilities in anticipation of likely future development;
- Ensure that the existing community is not burdened by the provision of public amenities and public services required as a result of future development;
- Provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis; and
- Enable Council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

This Plan has been prepared pursuant to the provisions of Section 7.11 of the *Environmental Planning & Assessment Act 1979* and Part 4 of the *Environmental Planning & Assessment Regulation* and takes effect from the date on which public notice was published, pursuant to clause 31(4) of the *Environmental Planning & Assessment Regulation*.

The Plan was adopted by Council at a meeting held on Tuesday 26th June 2007 and came into effect on Saturday 30th June 2007.

The Port Stephens and Great Lakes Cross Boundary Development Contributions Plan 2008 was adopted by Great Lakes Council 22 July 2008, by Port Stephens Council 21 October 2008 and came into effect 30 October 2008.

The Port Stephens and Newcastle Cross Boundary Development Contributions Plan 2009 was adopted by Port Stephens Council 25th August 2009, by Newcastle Council 22nd September 2009 and came into effect 1st October 2009.

The Plan supplements the provisions of the *Port Stephens Local Environmental Plan LEP 2013* and any amendment or local environmental plan it may supersede.



1.2 Summary Schedule – Contribution Rates by Development Type

The Environmental Planning and Assessment Regulation 2000 Clause 27 specifies what particulars a contributions plan must contain, including:

“(e) the section 7.11 contribution rates for different types of development, as specified in a schedule to the plan,”

The following schedule - Contribution Rates by Development Type - is provided as a summary of the more common development types only and more details are contained in the individual strategies within the plan.

Table 1: Development Contribution Rates – Dwellings (excluding development types in Table 2)

Infrastructure type	Development Contribution at plan inception	Current levies June 2019 CPI
Consumer Price Index (CPI)	87.7	114.8
Civic Administration - Plan Management	\$577	\$753
Civic Administration - Works Depots	\$356	\$460
Recreation, Open Space, Parks and Reserves	\$1,935	\$2,656
Sports and Leisure Facilities	\$4,561	\$7,172
Cultural and Community Facilities	\$2,293	\$2,558
Roadworks	\$1,296	\$1,689
Fire & Emergency Services	\$186	\$233
TOTAL LGA-WIDE CONTRIBUTION	\$11,204	\$15,521
Richardson Road North, Raymond Terrace	\$1,923	\$2,521
Fern Bay Bus Shelters	\$125	\$165
Boat Harbour and Anna Bay Catchment – Drainage Upgrade	\$600	\$785
Medowie – Traffic and Transport	\$0	\$2,642
Karuah Cross Boundary	\$9,403 (CPI base = 92.7)	\$11,528
Fern Bay Cross Boundary	\$11,226 (CPI base = 94.3)	\$13,484



Table 2: Development Contribution Rates – Discounted rates for certain residential development types

Infrastructure type - Current levies - June 2019 CPI – 114.8%					
	Secondary dwellings	Caravan parks subject to Table 5	Tourist accommodation	Bed and breakfast	Seniors Living
Civic Administration - plan management	\$376	\$376	\$376	\$188	\$376
Civic Administration - works depots	\$229	\$229	\$229	\$115	\$229
Public Open Space, Parks and Reserves	\$1,328	\$1,328	\$1,328	\$664	\$1,328
Sports and Leisure Facilities	\$3,586	\$3,586	\$3,586	\$1,792	\$3,586
Cultural and Community Facilities	\$1,279	\$1,279	\$0	\$0	\$1,279
Roadworks	\$845	\$558	\$282	\$282	\$338
Fire & Emergency Services	\$117	\$117	\$117	\$58	\$117
Local area contributions to be calculated accordingly					
TOTAL LGA-WIDE CONTRIBUTION	\$7,760	\$7,473	\$5,918	\$3,099	\$7,253

Table 3: Development Contributions - non-residential development

Infrastructure type	Development Contribution (rate at date plan was first made)	Development Contribution (indexed contribution rate)
CONSUMER PRICE INDEX (CPI)	87.5	June 2019 – 114.8%
Raymond Terrace Commercial/Retail Area carparking	\$15,000 per parking space	\$19,664 per parking space
Nelson Bay Commercial/Retail and Foreshore Area carparking	\$11,714 per parking space	\$15,326 per parking space
Road Haulage	\$0.04 per tonne per kilometre*	\$0.05 per tonne per kilometre

* default contribution rate unless Transportation and Economic Assessment prepared for the development shows that a different rate is reasonable



2. Administrative Provisions

2.1 Development to which this Plan applies

Column 1 of Table 4 identifies the development types to which this plan applies as limited by the circumstances identified in column 2 of that table.

Table 4:- Development to which this Plan applies

Development type*	Limiting circumstances
The following <i>residential accommodation</i> development: • <i>Dwellings</i> (including <i>dwelling houses, attached dwellings, semi-detached dwellings, dual occupancy, multi dwelling housing, residential flat building, shop top housing, secondary dwellings, moveable dwellings</i> (that are dwellings) and <i>mixed use development</i> that includes dwellings)	Contributions only apply where the development will or is likely to result in a net increase in the number of dwellings on the development site.
Accommodation units in <i>tourist and visitor accommodation</i>, which includes: • <i>backpackers' accommodation</i> • <i>bed and breakfast accommodation</i> • <i>farm stay accommodation</i> • <i>hotel and motel accommodation</i> • <i>serviced apartments</i> Accommodation units in the following <i>residential accommodation</i> development: • <i>boarding houses</i> • <i>group homes</i> • <i>hostels</i>	Contributions only apply where the development will or is likely to result in a net increase in the number of accommodation units on the development site. For the purposes of this Plan 'accommodation units' include: • a suite or room in a hotel or motel; • a serviced apartment • each bedroom after the first three in a house used as a bed and breakfast or farm stay, • every three beds in a backpackers, boarding house or hostel; and • each bedroom in a group home.
Manufactured home estates, as defined in State Environmental Planning Policy No 36 – Manufactured Home Estates, which includes multi-dwelling housing consisting of moveable dwellings	Contributions only apply where the development will or is likely to result in a net increase in the number of dwellings on the development site.
<i>Caravan Parks</i>	Contributions will apply to all sites, whether powered or unpowered, that have not previously paid development contributions other than unpowered camp sites.



Development type*	Limiting circumstances
Seniors housing development	Contributions shall not apply where the development includes self-contained dwellings as defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, <u>and</u> those dwellings are provided by a social housing provider as defined under that policy.
Subdivision of land	Contributions apply where additional lots are created.
Industry, rural industry, extractive industry and mining	Where the proposed development includes heavy haulage (refer section 4.5.1 of this Plan).
Commercial premises	Only applies in the Raymond Terrace Commercial/Retail Area and the Nelson Bay Commercial/Retail and Foreshore Area and only where there is a shortfall in the provision of car spaces.

* Note: Definitions of development types *in italics* are the definitions of those terms contained in the Dictionary of the Standard Instrument – Principal Local Environmental Plan.

2.2 Contributions Structure

2.2.1 Contribution Catchments

Contributions under this Plan may be required from development in the following catchments:

- LGA-wide Contribution
- Local Area Contribution
- Cross Boundary Area Contribution

Where Local Area contributions are required these shall be in addition to the applicable LGA-wide contribution. Karuah and Fern Bay Cross Boundary Area contributions, which are fixed amounts as agreed with the relevant adjoining Council, are not in addition to LGA-wide contributions.

2.2.2 Assessment of Contribution

Assessment of the amount of development contributions for specified amenities and services will be based on the increase in population generated by development and an assessment of the increased level of demand created for additional amenities and services. The amount of the contribution will be based on relevant factors, such as:

- Additional lots in the case of subdivision;
- Additional dwellings in the case of medium density development (including duplex and dual occupancy development);

Note: Defined as “additional lot or dwelling” in Part 4 - Contributions.



- Additional sites (other than unpowered campsites) in the case of caravan parks;
- Additional accommodation units in the case of defined categories of tourist accommodation;
- The provision of a facility, service or land considered necessary for the increase in demand, identified by recognised and reasonable standards;
- Additional traffic generated, in the case of roadworks contributions;
- The demand for upgrading of infrastructure such as roads and services, resulting from development.

2.2.3 Calculation of Contribution

The formula for calculating the amount of contribution will vary according to the type of amenity or service to be provided.

The formula is based on a consideration of:

- The demand generated by a development, based on a calculation recognising population, dwellings, traffic or other relevant factors;
- The current capital cost of providing the amenity or service including, where appropriate, the current cost of acquiring land;
- The calculation will be rounded up to the nearest dollar.

2.2.4 Discount of Contribution

General

For types of affordable housing, as defined in State Environmental Planning Policy (Affordable Rental Housing) 2009, (**the ARH SEPP**), apart from those types specifically defined in this document, Council may waive or vary the general contribution rate at its complete discretion.

Summary of Discounts

Certain development types will likely have a lesser impact on the demand for infrastructure when compared to a residential dwelling; and so an adjustment or discount to the dwelling contribution rate will be applied in accordance with Table 5.

Further information about the calculation of contributions for these types of development is provided following Table 5.

Table 5: Contribution discounts for certain development types

Development type	Contribution as % of dwelling unit contribution inclusive of local area contributions
Secondary dwellings	50% of the rate for all infrastructure categories
Caravan parks	50% of the rate for all infrastructure categories except roadworks. 33% for roadworks. The discount may not be applied to manufactured home sites in such caravan parks at Council's discretion.
Tourist Accommodation	Nil for Community and Cultural Facilities; 50% of the rate for all infrastructure categories except roadworks. 16.67% for roadworks.



Bed and Breakfast accommodation	Nil for Community and Cultural Facilities; 25% of the rate for all infrastructure categories except roadworks. 16.67% for roadworks.
Seniors Living	50% of the rate for all infrastructure categories except roadworks. 20% for roadworks.
• Please note that the Local Infrastructure Contributions will also be calculated at the discounted rate.	

Secondary dwellings

The State Environmental Planning Policy (Affordable Rental Housing) 2009, (the **ARH SEPP**), encourages the erection of secondary dwellings, or the creation of a secondary dwelling within a principal dwelling.

Subject to certain pre-conditions, the ARH SEPP permits secondary dwellings as development that may be carried out without consent or as complying development.

Recognising the reduced demand on infrastructure arising from the construction and use of secondary dwellings, Council may, in circumstances where secondary dwellings are approved pursuant to the provisions of the ARH SEPP, apply a contribution rate equivalent to 50% of the rate that applies to dwelling houses.

Tourist Accommodation

Recognising the impact tourist accommodation development and tourist visitation has on the provision of Council facilities and services, a Development Contribution will be required towards the provision of amenities within the categories of Civic Administration, Public Open Space, Parks and Reserves, Sports and Leisure Facilities, Roadworks and Fire and Emergency Services.

Background

Tourism is a significant factor in the demography of the Port Stephens LGA, as illustrated by the following:

Year	Annual Overnight Visitors	Annual Visitor Nights
92/93	525,000	1,544,000
94/95	614,000	1,795,000
2007-11 ann av.	680,000	2,375,000

The measure of tourist/visitor impact on Council facilities may be gauged by the above figures. The estimated expenditure each year by domestic visitors is \$384 million.

Source: Council Meeting Information Report No. 4 - 10th September 1996, National Visitor Survey, Destination NSW Local Area Profile 2012.

Nexus

Continuing growth in the development of tourist accommodation, which is occurring across the Council area, as well as the traditional coastal fringe, will create an increase in demand for the provision of Council facilities.



Tourist visitation creates an additional demand in excess of permanent population demand, for facilities such as roads, parking, cycleway, boat ramps, tourist information services, foreshore and beach facilities, wharf and aquatic facilities, playing field facilities and passive open space.

The level of demand on the facilities varies with the category and stay time at the tourist accommodation provided, but there is an increase in demand, over that of the permanent population.

Calculation

The average occupation level for hotels/motels and a holiday unit is 50%. This proportion will apply to the general development contribution in each Contribution Plan for the categories of Public Open Space, Recreation Facilities, Fire Fighting and Emergency Facilities.

The contribution will apply to tourist accommodation such units as defined in Table 4.

The Contribution will be 50% of the general level for the categories indicated.

The Contribution for roadworks will be in accordance with Table 5.

Caravan Parks

The 2011 Census identified an occupancy rate of 2.5 persons per dwelling for the Port Stephens Council area. The occupancy rate for caravans/road registrable moveable dwellings in caravan parks was 1.5 persons, or 60% of the overall rate.

Occupants of caravan parks including in road registrable moveable dwellings in such parks impose similar demands for the provision of Council facilities and services as occupants of houses, medium density dwellings and flats.

Recognising the level of recreation amenities provided in caravan parks, it is Council Policy to only require a 50% Development Contribution for additional sites created for the categories indicated. A Development Contribution will be required for the categories of Civic Administration, Public Open Space, Parks and Reserves, Sports and Leisure Facilities, Cultural and Community Facilities Roadworks and Fire and Emergency Services.

The contribution will apply to caravan park sites, but excluding unpowered campsites as defined in Table 4.

The Contribution will be 50% of the general level for the categories indicated, but, at Council's discretion, the discount may not be applied to manufactured home sites in such caravan parks.

A Contribution will also be required for the category of roadworks as detailed in Table 5.

Development in accordance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

All new development, including housing for seniors and people with disabilities, intensifies the use of the existing resources and adds incrementally to the demand for public amenities and services. In this regard, development for the purposes of housing for seniors or people with a disability, including residential care facilities, approved under the provisions of SEPP (Housing



for Seniors or People with a Disability) 2004, will be levied development contributions under this Plan.

Development consents issued on or after 31 March 2004 to a Social Housing Provider as defined are exempt from development contribution pursuant to Ministerial direction under section 7.17 of the Act. Social Housing Provider includes:

- a) the New South Wales Land and Housing Corporation;
- b) the Department of Housing;
- c) a community housing organisation registered with the Office of Community Housing of the Department of Housing;
- d) the Aboriginal Housing Office;
- e) a registered Aboriginal housing organisation within the meaning of the Aboriginal Housing Act 1998;
- f) the Department of Ageing, Disability and Home Care;
- g) a local government authority that provides affordable housing;
- h) a not-for-profit organisation that is a direct provider of rental housing to tenants.

The 2011 Census found there were 550 people living in 461 self care dwellings in retirement villages in Port Stephens LGA, or an occupancy rate of 1.19 people per dwelling. The Developer Contribution Levy will therefore be 50% of the general levy for all infrastructure categories excluding roadworks.

The RTA Manual, Guide to Traffic Generating Developments indicates an average traffic generating rate of 1-2 vehicles per day for housing for aged and disabled persons. This compares to 9 vehicles per day for a residential dwelling. The Developer Contribution Levy will therefore be 20% of the general levy for roadworks as detailed in Table 5.

Bed and Breakfast Establishments

Occupants of bed and breakfast establishments impose similar demands on the provision of Council facilities and services as tourist accommodation elsewhere defined. However it is recognised that the average occupancy for these establishments are near 50% of other tourist accommodation types.

Source: Council Report 10 October 2000.

Calculation

The contribution will apply for the categories of Civic Administration, Public Open Space, Parks and Reserves, Sports and Leisure Facilities, Roadworks and Fire and Emergency Services. The contribution will be 25% of the residential level for the categories indicated.

A Contribution will also be required for the category of roadworks as detailed in Table 5.

The contribution will be applied per bedroom used for bed and breakfast in excess of the first three.



Manufactured Homes Estates and Manufactured Homes in Caravan Parks

Manufactured homes are a type of relocatable home or moveable dwelling constructed off-site, transported and installed on site. A manufactured home comprises one or more major sections but is not a registrable vehicle like a motor home or campervan.

A manufactured home estate is land on which manufactured homes are, or are to be, erected.

Innovations in building and construction techniques to meet changing housing needs have meant that manufactured home estates are becoming a more popular form of medium density housing. Increasingly, manufactured homes are taking on the appearance of typical residential dwellings and are being built to a higher standard. There is also a trend for an increase in the size of manufactured homes. With this comes a decrease in the ability to relocate these dwellings and this type of development has evolved to house long term residents in the same way as other medium density development types.

Occupants of manufactured home estates impose similar demands for the provision of Council facilities and services as occupants of houses, other medium density dwellings (such as multi dwelling housing and community title estates) and flats. For this reason no discount is applied to the contributions levied for type of development.

It is acknowledged that a single Development Application may be submitted which includes both caravans and manufactured homes thereby constituting the development 'caravan park' rather than a 'manufactured home estate'. In these instances, this plan permits the Council not to apply the discount for the manufactured home sites in the development and at its discretion, depending on the circumstances of the case.

2.2.5 Savings and Transitional Agreements

A development application that has been submitted shall be determined in accordance with the provisions of the plan that applied at the date of determination of the application.

2.3 Adjustment of Contribution Rates and Amounts

Monetary development contributions are exempt from the Federal Government Goods and Services Tax (GST). To ensure that the value of contributions are not eroded over time by movements in the Consumer Price Index All Groups, Weighted Average of Eight Capital Cities, land value increases, the capital costs of administration of the Plan or through changes in the costs of studies used to support the Plan, Council will review the contribution rates by reference to the following specific indices:

- Changes in the capital costs associated with provision of administration and salary costs for staff involved in implementing Council's Development Contributions plan by reference to increases in salary rates under the Port Stephens Council Enterprise Agreement 2011.
- Changes in the capital costs of various studies and activities required to support the strategies in the plan by reference to the actual costs incurred by Council in obtaining these studies.

In accordance with clause 32(3)(b) of the *EP&A Regulation*, the following sets out the means that Council will make changes to the rates set out in this Plan.



For changes to the Consumer Price Index All Groups, Weighted Average of Eight Capital Cities the contribution rates within the plan will be amended on a quarterly basis in accordance with the following formula:

$$\text{\$Ca} + \frac{\text{\$Ca} \times (\text{Current Index} - \text{Base Index})}{\text{Base Index}}$$

Where:

\\$Ca	is the contribution at the time of adoption of the Plan expressed in dollars.
Current Index	is the Consumer Price Index All Groups, Weighted Average of Eight Capital Cities as published by the Australian Bureau of Statistics available at the time of review of the contribution rate.
Base Index	is the Consumer Price Index All Groups, Weighted Average of Eight Capital Cities as published by the Australian Bureau of Statistics. At the date of adoption of the Plan this figure is 157.5 .

Note: In the event that the Current Consumer Price Index All Groups, Weighted Average of Eight Capital Cities is less than the previous Consumer Price Index All Groups, Weighted Average of Eight Capital Cities, the current index shall be taken as not less than the previous index.

Land Cost

The value assessed for land acquisition cost will be reviewed as and when required and this factor will be varied, as necessary, to reflect current costs.

Consent

The contributions stated in a consent are calculated on the basis of the development contribution rates determined in accordance with this plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at time of payment in the following manner:

$$\text{\$Cp} = \text{\$Cdc} + \frac{[\text{\$Cdc} \times (\text{\$Cq} - \text{\$Cc})]}{\text{\$Cc}}$$

Where:

\\$Cp	is the amount of the contribution calculated at the time of payment
\\$Cdc	is the amount of the original contribution as set out in the development consent
\\$Cq	is the contribution rate applicable at the time of payment
\\$Cc	is the contribution rate applicable at the time of the original consent

The current contributions are published by Council and available from Council's Administration Building at 116 Adelaide Street, Raymond Terrace NSW 2324.

Contributions will be levied according to the estimated increase in demand. An amount equivalent to the contribution attributable to any existing (or approved) development on the site of a proposed new development will be allowed for in the calculation of contributions.



Pooling

The Plan expressly authorises monetary development contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.4 Settlement of Contribution

The contribution must be paid to Council at the time specified in the condition that imposes the contribution. If no such requirement is specified, the contribution must be paid in accordance with 2.4.3 Timing of Settlement.

2.4.1 Construction Certificates and the obligation of Accredited Certifiers

In accordance with section 7.21 of the *EP&A Act* and Clause 146 of the *EP&A Regulation*, a certifying authority must not issue a construction certificate for building work or subdivision under development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with clause 142(2) of the *EP&A Regulation*. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.4.2 Complying Development and the obligation of Accredited Certifiers

In accordance with 7.21(1) of the *EP&A Act*, accredited certifiers must impose a condition requiring monetary contributions in accordance with this Development Contributions Plan, which satisfies the following criteria.

The conditions imposed must be consistent with Council's standard development contributions consent conditions and be strictly in accordance with this Developments Contributions Plan. It is the professional responsibility of accredited certifiers to accurately calculate the contribution and to apply the development contributions condition correctly.

2.4.3 Timing of Settlement

Settlement of monetary contributions or completion of a Material Public Benefit agreement shall be finalised at the following stages:

- Development applications for subdivision - prior to release of the subdivision certificate;
- Development applications for building or other work - prior to the issue of the construction certificate;
- Applications for both work and subdivision – prior to the issue of the construction certificate or release of the subdivision certificate, whichever comes first;



- Development applications where no building approval is required – prior to commencement of use in accordance with the conditions of consent or upon issue of the occupation certificate whichever occurs first; or
- Development requiring a complying development certificate – prior to issue of the complying development certificate.
- Applications for caravan parks, camping grounds or manufactured home estates and the like - prior to approval to operate under Section 68 of the Local Government Act, 1993

2.4.4 Deferred Payment

Council, at its complete discretion, may permit the settlement of the development contributions monetary contribution on a deferred basis.

Such a request must:

- Be made in writing by the applicant;
- Council must be satisfied that there are valid reasons for deferral;
- Not prejudice the timing or the manner of the provision of public facilities included in the works program; and
- In the case of a contribution being made by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution, Council and the applicant must have a legally binding agreement for the provision of works or land dedication.

If the application for deferral is accepted, the following conditions will apply:

- Deferral of settlement will be for a maximum of one year or until commencement of use in accordance with the conditions of consent (whichever comes first);
- The bank guarantee be by a bank for the amount of the total contribution or the amount of the outstanding contribution. The value of the bank guarantee will also include the estimated CPI for twelve (12) months as determined by Council plus the value of any charges associated with establishing or operating the bank security;
- The bank unconditionally pays the guaranteed sum to the council if the council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work;
- The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- The bank's obligations are discharged when payment to the council is made in accordance with this guarantee or when council notifies the bank in writing that the guarantee is no longer required;
- Where a bank guarantee has been deposited with council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.
- Indexing will be calculated from the date the contribution was due until the date of payment;
- Council reserves the right to terminate such an agreement at any time and upon written notice to the applicant, the applicant will be required to make the contribution.

2.4.5 Dedication of Land

A decision as to whether to require the dedication of land free of cost to Council will be at the complete discretion of Council. Factors Council will take into consideration include:



- The extent to which the land satisfied a community need;
- The extent to which the land satisfies the purpose for which the contribution was sought;
- A consideration of location and other factors which may affect the benefit to Council and the community;
- An assessment of recurrent maintenance costs to Council.

2.4.6 Provision of a Material Public Benefit

The Council may accept an offer by the applicant to provide an “in-kind” contribution (i.e. the applicant completes part or all the works identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives in the following circumstances:

- The value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and
- The standard of work is to council’s full satisfaction; and
- The provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program; and
- The value of the works to be submitted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Council will require the applicant to enter into a written agreement for the provision of the works.

Acceptance of any such alternative is at the sole discretion of the council. Council may review the valuation of works or land to be dedicated and may seek the services of an independent person to verify their value. In these cases, all costs and expenses borne by the council, in determining the value of the works or land, will be paid for by the applicant.

In deciding whether to accept the provision of a material public benefit (MPB), Council will take into consideration the following factors:

- The extent to which the MPB satisfies a community need;
- The extent to which the MPB satisfies the purpose for which the contribution was sought;
- A consideration of location and other factors which may affect the benefit to Council and the community;
- An assessment of recurrent maintenance costs to Council.

2.4.7 Refunding of Development Contributions

Council at its complete discretion may consider a refund of a contribution where:

- The development consent lapses, is superseded, is surrendered or the development does not proceed and the Contribution has not been spent.
- Consideration will be given to the costs incurred by Council in administering the development application under review.



2.5 Accounting for Development Contributions

Council has established identifiable accounts for the management of Development Contributions, providing detail of financial transactions for specific categories of works and contributions. Contributions will be spent as provided by the relative Plan, in the time specified. Interest will be calculated on funds held for each Plan category and credited as appropriate.

Council will maintain a Register of all contributions received. The register will record:

- The name of the contributions plan for which the contribution is being levied;
- The origin of each contribution by reference to the development consent to which it relates;
- The type of contribution to be received, e.g. money, land or material public benefit;
- The date of receipt of the contribution.

2.5.1 Annual Statement

Council will produce an annual statement of contributions received which summarises, by purpose and area, details relating to contributions, in accordance with Part 4 of the Regulation of the *Environmental Planning and Assessment Act, 1979*. This information will be available for public inspection, free of charge, at any time during normal office hours.

2.6 Review of Contribution Plans

The administration of Development Contributions Plans should be reviewed at least biannually. Matters to be reviewed shall include, but shall not be limited to:

- Contributions - all contributions will be indexed in line with the movements in the Consumer Price Index (CPI) and current land acquisition costs.
- Demographic Trends - a review of population trends will be undertaken, using Council and other relevant data, development and building trends, Census data and the Council Community Profile.
- Works Programme - a review of the items in the works programme will be undertaken to ensure that priorities remain consistent with population trends and demand. The review will include any reassessment needed of estimated costs.
- Contributions Collected - the balance of all Development Contribution funds held will be under constant review in order to ensure that as funds become available for programme items, action is undertaken promptly to ensure provision of nominated facilities.

Any material change in the Plan will require that the Plan be amended in accordance with the provisions of Section 7.11 of the *Environmental Planning and Assessment Act, 1979* and the relevant Regulations. This will require public exhibition of the amended plan and consideration of submissions received.



3. Strategy

This Part establishes the relationship (nexus) between the expected types of development in the area and the demand for additional public facilities to meet that development.

This Development Contributions Plan considers nexus in two parts. The first part being the relationship between the development for which consent is sought, the need for Public Facilities and Services and the formulae for determining the development contribution rates. This is expressed in the following legislative requirements:

S 7.11(1) of the Environmental Planning and Assessment Act 1979 requires that:

“(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:

- (a) the dedication of land free of cost, or*
- (b) the payment of a monetary contribution, or both.*

(2) A condition referred to in subsection (1) may be imposed only to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services concerned.

(3) If:

(a) a consent authority has, at any time, whether before or after the date of commencement of this Part, provided public amenities or public services within the area in preparation for or to facilitate the carrying out of development in the area, and

(b) development for which development consent is sought will, if carried out, benefit from the provision of those public amenities or public services, the consent authority may grant the development consent subject to a condition requiring the payment of a monetary contribution towards recoupment of the cost of providing the public amenities or public services (being the cost as indexed in accordance with the regulations).”

Environmental Planning and Assessment Regulation 2000 requires:

27 What particulars must a contributions plan contain?

(1) A contributions plan must include particulars of the following:

- (a) the purpose of the plan,*
- (b) the land to which the plan applies,*
- (c) the relationship between the expected types of development in the area and the demand for additional public amenities and services to meet that development,*
- (d) the formulas to be used for determining the section 7.11 contributions required for different categories of public amenities and services,*
- (e) the section 7.11 contribution rates for different types of development, as specified in a schedule to the plan,”*



This part of Nexus is referred to in this Plan as Causal Nexus:

3.1 Causal Nexus

Any increase in resident population and traffic movements will:

- Place demands on existing public facilities; and/or
- Require the provision of new public facilities not currently available or which may be available but of insufficient capacity to cater for the anticipated increased demand.

The nexus between anticipated development and the nominated public facilities has been established having regard to:

- The type and extent of anticipated development;
- The expected increase in population as a consequence of that development;
- The characteristics of the population and the requirements for new, additional or augmented public facilities;
- The availability and capacity of existing public facilities in the area; and
- The extent to which the proposed public facilities will meet the needs of the population.

This Plan includes a schedule of public facilities that are required as a consequence of anticipated types of development. The cost of the provision of these public facilities will be met in total or part, or be recouped from new development.

The proposed public facilities will be carried out or have already been carried out, to meet the likely needs and increasing usage of public facilities as a consequence of new development, or in anticipation of new development.

The second part of nexus refers to the requirement under the legislation regarding the provision of the services referred to as Physical and Temporal Nexus:

S7.11(1) of the Environmental Planning and Assessment Act 1979 requires that:

“(1) If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area.....”

(3) If.....:

“(b) development for which development consent is sought will, if carried out, benefit from the provision of those public amenities or public services....,”

The Environmental Planning and Assessment Regulation 2000 requires:

“27 What particulars must a contributions plan contain?”

(1) A contributions plan must include particulars of the following:”

(c) the relationship between the expected types of development in the area and the demand for additional public amenities and services to meet that development...”

(h) a map showing the specific public amenities and services proposed to be provided by the council, supported by a works schedule that contains an estimate of their cost and staging (whether by reference to dates or thresholds),”

3.2 Physical Nexus



This Plan identifies the location of the public facilities to be provided relative to the communities and consequential development that they are intended to service. The location of facilities has been determined having regard to the location of increased demand, accessibility to the identified public facilities and the manner in which such need may best be satisfied. This may be Council wide or Catchments related.

3.3 Temporal Nexus & Pooling

The Environmental Planning and Assessment Regulation 2000 requires:

27 *What particulars must a contributions plan contain?*

(3) *A contributions plan must not contain a provision that authorises monetary section 7.11 contributions or section 7.12 levies paid for different purposes to be pooled and applied progressively for those purposes unless the council is satisfied that the pooling and progressive application of the money paid will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid*

Temporal Nexus in this Plan means “the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid”.

The Plan expressly authorises monetary development contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes within a reasonable time. In this regard levies collected will be allocated to the categories in the order indicated in the schedules.



4. Contributions

This Plan provides for Development Contributions in the following categories:

- Civic Administration
- Cultural and Community Facilities
- Recreation, Public Open Space, Parks and Reserves
- Sports and Leisure Facilities
- Roadworks
- Fire and Emergency Services
- Local Area Contributions
- Cross Boundary Area Contributions

Clause 27 of the Environmental Planning and Assessment Regulation 2000 requires that:

- (1) A contributions plan must include particulars of the following:*
(d) the formulas to be used for determining the section 7.11 contributions required for different categories of public amenities and services,
(e) the section 7.11 contribution rates for different types of development, as specified in a schedule to the plan,

In essence one of Council's main purposes is to provide public facilities for its current and future citizens, visitors and workforce. In order to do so, Council must establish a baseline set of standards for its facilities. These standards will provide the requirements from which Council may undertake or require new development to undertake, the construction or provision of adequate facilities or services for the benefit of the users of those facilities and services.

It is not the intention of this document to predict population growth in order to determine exactly what specific facility or service will be required and exactly when it will be required. Council has found in the past that there are many outside influences that make it impossible to predict population growth in the Council area. These include but are not limited to:

- Changes in regional and local settlement strategies;
- Changes in projected rezonings;
- Changes in National and State Parks Recreation areas;
- Fluctuations in development trends due to fiscal, environmental or other factors, and
- Natural Population growth fluctuations (birth/death rates, migration, life style changes, etc).

In addition to the variability of population growth, the type and standards of facilities demanded by the community have changed over the long time periods of previous Development Contributions plans.

It is therefore equitable to levy new development based on the cost to provide a reasonable standard of provision for a public facility or service. Such levy is reasonably determined by equating the levy to the cost per person or cost per vehicular movement, as the case may be for the provision of the facility. Where indicated, the following formulas have therefore been based on the standards of provision of Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities.



4.1 Civic Administration

4.1.1 Development Contributions Plan Management

To prepare Development Contributions Plans, provide for the ongoing administration of Plans and the preparation of new Plans, Council is to provide resources and expend funds for these purposes. The management and administration of Plans requires the employment of a Development Contributions Officer and an Administrative Assistant. Council is also required to provide computer support and office facilities.

Nexus

The services provided by the employees dedicated to Development Contributions management and administration is attributable to the increase in demand for public amenities and services created by new development.

The services are provided for the management and administration of all Development Contributions Plans. It is considered reasonable and equitable that a management charge should apply with regards to the management and administration of the Development Contributions Plans.

Calculation of Development Contribution:

Salaries and Oncost for 2006/07:	\$100,400
Supporting Requirements (advertising, legal, consumables, etc.):	\$11,250
Corporate Overheads:	<u>\$44,065</u>
Total Annual Management Cost:	<u>\$155,715</u>

Average Annual dwellings determined for the period prior to November 2010 was 270.

Development Contribution:	=	<u>Total Annual Management Costs</u>
		Average Annual Lots/Units Released
	=	<u>\$155,715</u>
		270
Contribution lot/dwelling	=	\$576.72

4.1.2 Works Depots

Council resolved on 19 December 2006 to provide in-principle support for the redevelopment / relocation of Raymond Terrace and Nelson Bay Works Depots.

The recommended size for the new Works Depots at Raymond Terrace is between 2.02 to 2.6 hectares and for Nelson Bay is between 1.4 to 1.6 hectares.

These sizes are based on the functional life of a depot facility for a maximum of 50 years and servicing a population of 160,000.

The construction of the new Works Depot at Raymond Terrace including all assets and infrastructure is estimated at \$7.5 million, at Nelson Bay approximately \$5.0 million, the unit costs are also dependent on the final site selected and construction materials used.



A potential location for the Raymond Terrace Works Depot is at Heatherbrae. No location has been identified for a new Nelson Bay Works depot at this point in time.

Nexus

The Council Works Depots provide a basis for Council to provide maintenance and construction services for the entire Council area. As the Depots provide benefits of all residents and developments, it is considered equitable and reasonable that the Development Contribution applies on a Council area basis.

The plan aims:

- to ensure the Councils' capacity to service the facilities of the community are at least maintained to current standards during period of growth;
- to ensure that there is an equitable contribution from new development in all localities of the Council area, recognising the total coverage of the services provided.

Calculation of Development Contribution:

Total Cost of Depots \$12.5 million

Average Annual Applications determined for the period 1/7/2003 to 30/6/2006 where Development Contributions only applied.

Residential	190
Non-residential	<u>50</u>
Total	<u>240</u>

Residential Component: = Total Cost of Depots x Residential Share
 = \$12,500,000 x (190/240)
 = \$9,895,833

Population served = 160,000
Contributions per person = $\frac{\$9,895,833}{160,000}$
 = \$61.85

Development Contribution: = Cost per person x occupancy factor per household
 = \$61.85 x 2.5

Contribution lot/dwelling: = **\$154.63**

The Development Contribution per additional lot or dwelling is:

 = Development Contributions Plan Management Residential Component +
 Works Depot Residential Component
 = \$195.68 + \$154.63
 = \$350.31
 = **\$350 per additional lot or dwelling**



4.2 Cultural and Community Facilities

4.2.1 Cemeteries

A cemetery is a tract of land designated or intended for the interment of human remains including the burial and memorialisation of the dead. Contributions are sought for two forms of cemetery infrastructure:

- Infrastructure related to burial areas, and
- Niche walls.

Burials

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 active cemetery per 14,000 people. Based on the cost of a generic 4.5 ha cemetery the cost of provision of is **\$113.90 per person**.

Niches

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 wall per 5,000 people. Based on the cost of a generic 2mx4m niche wall the cost of provision of is **\$10.80 per person**.

4.2.2 Multipurpose Community Space

A facility comprised of multipurpose indoor and outdoor spaces for the purpose of facilitating social interaction and meeting spaces for centre based activities such as playgroups, youth, aged and people with a disability. Indoor spaces could include a hall, meeting rooms, offices and interview and activity rooms. Outdoor spaces could include fenced / enclosed areas, play equipment and garden sheds.

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 facility per 5,000 people. Based on the cost of a generic 570 sq m centre, including car parking and outdoor areas, the cost of provision of is **\$353.80 per person**.

Calculation of Development Contribution:

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies the following costs and land requirements per person of providing Community Services:

Facility	Cost/person
Cemeteries: Burials	\$113.90
Cemeteries: Niches	\$10.80
Multipurpose Community Space	\$353.80
Total per person	\$478.50

Cost per lot/dwelling: Cost per person x occupancy
= \$478.50 x 2.5

Contribution lot/dwelling: \$1,196.25



4.2.3 Libraries

A facility that provides a focal point for community access to information, recreation and technology resources. The library attracts users across the demographic spectrum and should provide areas for relaxation, research, leisure, learning and entertainment.

There are currently three branch libraries and one library lounge in the Port Stephens LGA. Based on the recommended standards of provision for libraries, it is considered that the existing facilities could service a population of 70,000 $[(3 \times 20,000) + (1 \times 10,000)]$. With an estimated population of 69,586 in 2012, the Port Stephens LGA is considered to have a sufficient existing supply of library facilities. Based on a projected population of 95,617 in 2032, it is considered that there would be demand for additional facilities.

Branch library

A library facility needs flexible floorspace including spaces for collections, study, technology, training, meetings, exhibitions, lounge/ reading and performance, as well as spaces targeted towards specific groups, such as children, youth and family/local history. A coffee shop or bookshop may also be included.

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 branch library per 20,000 people. Based on the cost of a generic 975 sq m branch library, including car parking and resource material, the cost of provision of is **\$252.40 per person.**

Library Lounge

A library lounge provides flexible scaled down library facilities at a local level. It is more cost effective to provide a network of library lounges and fewer but larger branch libraries, relative to a greater number of smaller branch libraries.

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 library lounge per 10,000 people. Based on the cost of a generic 180 sq m library lounge, including car parking, the cost of provision of is: **\$70.50 per person.**

4.2.4 Exhibition Space

An exhibition space is an area used for the display of artistic works or historical pieces.

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 exhibition space per 30,000 people. Based on the cost of a generic 505 sq m exhibition space, including car parking, the cost of provision of is: **\$110.10 per person.**

Calculation of Development Contribution:

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies the following costs per person of providing Cultural Facilities:



Facility	Cost/person
Libraries:	
Branch libraries	\$252.40
Library Lounge	\$70.50
Exhibition Space	\$110.10
Total per person	\$433.00

Cost per lot/dwelling: Cost per person x occupancy

$$= \$433.00 \times 2.5$$

Contribution lot/dwelling: \$1,082.50



4.3 Recreation, Public Open Space, Parks and Reserves

4.3.1 Surf Lifesaving Clubs

A surf lifesaving facility is a community facility located adjacent to a beach comprising general purpose space, storage and amenities used by community volunteer organisations to provide beach patrolling and lifesaving functions.

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 surf lifesaving club per 30,000 people. Based on the cost of a generic 350 sq m facility, including lifesaving equipment and car parking, the cost of provision of is: **\$68.20 per person**.

4.3.2 Boating

Boat Ramps

Boat ramps are launching facilities for small boats generally including the provision of car parking, fish cleaning and manoeuvring facilities.

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 boat ramp per 6,000 people. Based on the cost of a generic boat ramp, including fish cleaning facilities and car parking, the cost of provision of is **\$88.30 per person**.

Wharves/Jetties/Pontoons

Wharves/Jetties/Pontoons are used for boat landing or tourist vantage and provides a link between water and land activity.

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 facility per 5,000 people. Based on the cost of a generic 50 m wharf, including car parking, the cost of provision of is **\$126.20 per person**.

Calculation of Development Contribution:

Appendix A - Standards Guiding the Provision of Council's Community and Recreational facilities identifies the following costs per person of providing Recreational Facilities:

Facility	Cost/person
Surf Lifesaving Clubs	\$68.20
Boat ramps	\$88.30
Wharves/Jetties/Pontoons	\$126.20
Total per person	\$282.70

Cost per lot/dwelling: Cost per person x occupancy
= \$282.70 x 2.5

Contribution lot/dwelling: = \$706.75



4.3.3 Parks and Reserves

The total area of existing public open space and parklands for which Council is responsible are scheduled as follows:

Facility	Hierarchy	Existing Provisions (ha)
Areas of Cultural Significance *		27.85
Sportsgrounds	Local	37.96
Sportsgrounds	District	42.91
Sportsgrounds	Regional	178.34
Natural Areas	Bushland, Wetlands, etc	631.31
Urban Parks	Local	30.32
Urban Parks	District	53.42
Urban Parks	Regional	23.35
Foreshore	All	200.43
General Community Use	All	94.71
Total		1,320.61

The ratio of public open space and parkland to population, as at June 2011 was:

LGA Population 2011 census	Ratio of Land to 1000 population
64,807	20.38 ha per 1000 people

Recognising the variation in size, location, quality, cost and development of public open space held, Council adopts standards as defined within Appendix A “Review of Standards Guiding the Provision of Council’s Community and Recreational Facilities”. Council considers then that it generally holds by area, subject to localised or environmental requirements, sufficient public open space to cater for foreseeable future population needs.

The EP and A Act states

Section 7.11(1) “....the consent authority may grant the development consent subject to a condition requiring:-

the dedication of land free of cost...”

Council may exercise this discretion in granting development consent. Its object would be to acquire selectively, quality public open space located relative to the requirements of increasing population or for the protection of environmentally sensitive areas taking into account the need for Open Space requirements in accordance with the Draft Port Stephens Open Space Strategy.

Public recreation lands are for active and/or passive recreation and can be in an improved or unimproved form. Drainage and low-lying areas, ridgelines, steep areas that cannot be used will not be accepted. Nor will land that is not suitable for use or improvement due to soil type, size, accessibility, adjoining land uses, land capability, existing vegetation types, topography.

Where dedication is not required or is not practicable, a contribution will be required towards the cost for the provision of site and embellishment costs of previously acquired open space land, recognising the area of land Council has already acquired for public open space.



The assessment of nexus and demand has been based upon the analysis of demographic figures with reference to the standards for Community and Recreational Facilities provided in Appendix A.

The following factors are relevant in establishing the development and demand for open space and recreation facilities:

All forms of residential/rural residential development will result in an increase in population of an area and a corresponding increase in demand, for certain facilities, services and infrastructure including open space for general 'day to day' use by the local population.

Public Recreation land in this regard is defined as all land, which can be used for both passive and active forms of recreation. Therefore it may include natural reserves (passive) or sports fields (active) and improved or unimproved land.

Protection of areas due to their conservation values. Contributions may be in the form of Material Public Benefit to the equivalent monetary value where in the opinion of Council this is considered more appropriate.

4.3.4 Local Parks

Local parks are provided and maintained for local residents comprising open grassed areas suitable for small scale ball play, picnics and unorganised active recreation. May also include play equipment, shade trees, walkways and park furniture. Local parks align with the definition of P3 parks as outlined in the Draft Port Stephens Open Space Strategy.

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of a 0.4 ha of local parkland per 1,000 people. Based on the cost of a generic 0.75 ha local park, including landscaping, playground equipment, seating and other park infrastructure, the cost of provision of is **\$138.70 per person**.

4.3.5 District Parks

District parks are provided and maintained for local residents comprising open grassed areas suitable for small scale ball play, picnics and unorganised active recreation. May also include play equipment, shade trees, walkways and park furniture. Local parks align with the definition of P2 parks as outlined in the Draft Port Stephens Open Space Strategy.

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of a 3.0 ha of district parkland per 5,000 people. Based on the cost of a generic 2 ha district park, including landscaping, playground equipment, BBQs, seating, car parking and other park infrastructure, the cost of provision of is **\$366.90 per person**.

4.3.6 Regional Parks

Regional parks are large parks provided and maintained for residents throughout the LGA and visitors. They comprise high amenity open space in accessible locations including open grassed areas suitable for small scale ball play, picnics and unorganised active and passive recreation. Regional parks include amenities such as toilets, lighting, play equipment, shade trees, pathways and park furniture. Regional parks align with the definition of P1 parks as outlined in the Draft Port Stephens Open Space Strategy.



Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of a 5.0 ha of local parkland per 10,000 people. Based on the cost of a generic 5 ha regional park, including landscaping, playground equipment, BBQs, seating, car parking and other park infrastructure, the cost of provision of is **\$99.70 per person**.

4.3.7 Tidal Pools

Tidal pools are recreational swimming areas that are defined and situated by the ocean and tidal waters that are filled with seawater.

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 pool per 20,000 people. Based on the cost of a generic 125 x 1.5 x 2.5 m pool, including car parking, the cost of provision of is **\$59.10 per person**.

Calculation of Development Contribution:

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies the following costs per person of providing Parks and Reserves:

Facility	Cost/Person
Local parks	\$138.70
District parks	\$366.90
Regional parks	\$99.70
Tidal pools	\$59.10
Total per person	\$664.40

Cost per lot/dwelling:	Cost per person x occupancy = \$664.40 x 2.5
Contribution lot/dwelling:	= \$1,661.00



4.4 Sports and Leisure Centre

A sport/leisure centre is an indoor sport and recreation facility that may contain multi-purpose courts (used for aquatic activities, basketball, indoor soccer, badminton, volleyball, gymnastics etc.), fitness and/or aquatic facilities.

Appendix A identifies a suitable benchmark provision of 1 ha per 25,000 people. The cost of provision of sports and leisure centre based on the costs of developing a generic 2,328 sq m centre including indoors sports courts, an indoor pool, amenities and change rooms, car parking and outdoor area, is calculated in Appendix A at **\$468.40 per person**.

4.4.1 Netball Courts

Appendix A identifies a suitable benchmark provision of 1 netball court per 3,000 people. Based on the costs of developing a generic 4 court facility, associated amenities/infrastructure and car parking, the cost of provision of local sportsfields is calculated in Appendix A at **\$93.70 per person**.

4.4.2 Skate/BMX Parks

Calculation of Development Contribution:

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 skate/BMX park per 4,000 people aged 5-24 years. Based on the cost of a generic 1,400 sq m facility the cost of provision of baseline Skate/BMX Parks is calculated in Appendix A as **\$33.40 per person aged 5-24 years**.

The 2011 Census identified 16,094 5-24 year olds within a total population of Port Stephens Local Government Area of 64,807 or 24.8

Cost per 5-24 year old = $\$538,000 / 4,000$
= \$134.50

Cost per person = Cost per 5-24 year old x proportion of 5-24 years in the LGA population
= $\$134.50 \times 24.8\%$
= \$33.36

4.4.3 Sports Fields

Sportsfields are dedicated open space provided and maintained for local residents for active recreation involving organised sports and outdoor games. Sportsfields service a number of sports including rugby league, rugby union, soccer, hockey, Australian rules, touch football, baseball, cricket and athletics.

4.4.4 Local Sports Fields

Local sportsfields align with the definition SG3 sportsgrounds as outlined in the Draft Port Stephens Open Space Strategy.



Calculation of Development Contribution:

Appendix A identifies a suitable benchmark provision of 0.4 ha per 1000 people. Based on the costs of developing a generic 3 ha sportsfield and associated amenities/infrastructure, the cost of provision of local sportsfields is calculated in Appendix A at **\$270.70 per person**.

4.4.5 District Sports Fields

District sports fields are dedicated open space provided and maintained for residents for active recreation involving organised sports and outdoor games. Sportsfields service a number of sports including rugby league, rugby union, soccer, hockey, Australian rules, touch football, baseball, cricket and athletics. They align with the definition SG2 sportsgrounds as outlined in the Draft Port Stephens Open Space Strategy.

Calculation of Development Contribution:

Appendix A identifies a suitable benchmark provision of 0.6 ha per 1000 people. Based on the costs of developing a generic 4ha district level sportsfield and associated amenities/infrastructure, the cost of provision of district sportsfields is calculated in Appendix A at **\$487.20 per person**.

4.4.6 Regional Sports Fields

Large formally maintained sporting fields used for organised sports and outdoor games. Regional sports fields align with the definition of SG1 sportsgrounds as outlined in the Draft Port Stephens Open Space Strategy.

Calculation of Development Contribution:

Appendix A identifies a suitable benchmark provision of 1.4 ha per 1000 people. Based on the costs of developing a generic 6 ha regional level sportsfield and associated amenities/infrastructure, the cost of provision of regional sportsfields is calculated in Appendix A at **\$1015.50 per person**.

4.4.7 Tennis Courts

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 tennis court per 1,800 people. Based on the cost of a generic 4 court facility, including a clubhouse and car parking, the cost of provision of regional sportsfields is calculated in Appendix A at **\$183.30 per person**.

4.4.8 Croquet Courts

Appendix A - Standards Guiding the Provision of Council's Community and Recreational Facilities identifies a benchmark rate of provision of 1 croquet court per 40,000 people. Based on the cost of a generic 2 court facility, including a clubhouse and car parking, the cost of provision of regional sportsfields is calculated in Appendix A at **\$4.20 per person**.

4.4.9 All Sports and Leisure Facilities

Appendix A identifies the following costs requirements for Sports and Leisure Facilities:



Facility	Cost/person
Sport/Leisure Centre	\$468.40
Netball Courts	\$93.70
Skate/BMX Parks	\$33.36
Sportsfields:	
Local	\$270.70
District	\$487.20
Regional	\$1,015.50
Tennis Courts	\$183.30
Croquet Courts	\$4.20
Total	\$2,556.36

Calculation of Development Contribution: Localities other than Urban Release Areas:

Cost per lot/dwelling:	Cost per person x occupancy
	= \$2,556.36 x 2.5
Contribution lot/dwelling:	= \$6,390.90



4.5 Roadworks

4.5.1 Road haulage - Extractive and other Industries resulting in heavy transport over roads

The Council Local Environmental Plan and the Hunter Regional Environmental Plan recognises the large sand deposits (rutile and zircon, silica and foundry) and rock quarrying that exist in the Port Stephens local government area. The extraction and mining of these types of materials, the operation of concrete batching plants which service the large building industry in the Shire and other similar industries generate significant truck movements on roads within the Port Stephens Local Government Area. Therefore, Council will seek contributions from developments that generate significant truck movements on an ongoing basis on roads within the Port Stephens local government area. Such funds will be expended on road upgrading and repairs.

Nexus

- Substantial cross-subsidisation of road user charges occurs between road user groups, with heavy vehicles paying less than the full costs they impose on the economy. Charging the developer for a developments impact on roads and traffic is more equitable than imposing these costs on the general community.
- “Road haulage has significant community costs including noise and dust pollution increased energy usage, increased road maintenance, safety hazards, negative effects on tourism and complaints from local resident” (NSW Coal Development Strategies Industry Task Force, 1990).
- “It is within power for a Council to impose conditions under Section 7.11 requiring a monetary contribution towards the cost of maintenance, repair and reconstruction of classified main roads” and this power is “confined to roads within its boundaries” (Judgment in the Land and Environment Court, 1987 in Capital Quarries Pty Ltd versus Gunning Shire Council and others).
- “Road wear and tear is very obvious on any road that is used extensively by heavy trucks.” (ISC, 1986, page 476).

Calculation of Development Contribution:

Contribution rates will be derived from the information provided by the applicant at the development application stage, i.e. A Transportation and Economic Assessment Study.

The amount of the contribution would be determined considering the existing condition of the specific road(s), its classification, the cost of road repairs on the specific length and the relative increase in heavy vehicle usage of the road generated by specific development.

A Transportation and Economic Assessment Study is to be undertaken by the developer as part of the Environmental Impact Statement or Statement of Environmental Effects and address the impact the increased traffic generated by the development will have on the road system.

The contribution rate will be:

$$\frac{\text{Cost of impact on road system (as derived from study)}}{\text{Total tonnage transported by development}}$$

Where the developer chooses not to undertake a Study, a nominal contribution of **4 cents per tonne per kilometre** of haul route will be levied.



4.5.2 Road works Strategy

The Plan provides the means of levying Development Contributions on defined development and expending payments received on identified local roads, on a prioritised basis.

This Plan provides for all new development that will lead to increased traffic generation to contribute. It is based on there being zero traffic generation from vacant land at the date of adoption of this plan.

Nexus

The EP and A Act 1979 requires that a “nexus” (relationship) be identified between the development being levied and the projects proposed within the Plan. The “nexus” must include three aspects: causal; physical; and temporal.

Causal Nexus

- The anticipated increase in external traffic (to and from the development) will create a demand for improvements to the existing road network.
- The nexus between the anticipated development and the improvements to the existing road network has been established according to:
 - a) The traffic generated according to the type of development;
 - b) The expected increase in traffic as a consequence of that development;
 - c) The availability, status and capacity of the existing road network;
 - d) The extent to which the proposed road network will meet the needs of the public;
 - e) Those road projects which will be used on a collective basis within the global districts; and
 - f) Apportionment of costs to reflect the sharing of the roadwork projects between existing population/road users and those users created by new development.

Physical Nexus

The global districts have been determined having regard to the collective nexus between the road projects and the community served within those districts.

Temporal Nexus

The works schedule identifies:

- projects which have been undertaken in order to satisfy future demand; and
- projects that are proposed to be undertaken at a timeframe related to expected income from development contributions and the Council apportioned income.

Traffic generation growth has been based on the population growth rates, as indicated by Council's Beyond 2000 Strategy - Stage 2, for each of the global districts as being the most readily available and comparable.



The total projected traffic generation for each Roadworks Category has been determined by extending the existing traffic generation by this growth rate over the life of each Category Plan. This then takes into consideration the growth of traffic from new development.

Calculation of Development Contribution:

The combined cost of the proposed projects within each category (from the Engineering Forward Works Program) is divided by the total projected traffic generation count for the Plan to determine a dollar cost per vehicle trip generated. The costs per vehicle for each category are then added together to give a total Rate for each proposed catchment area.

Levies will be expended in the catchments from which it has been collected.

The levy formula may be expressed as follows:

Contribution:

$$C^1 = \sum \{\beta\} + \text{CPI}$$

where:

C^1 = Contribution Rate per vehicle generation trip.

$\sum \{\beta\}$ = Sum of β

$$\beta = \left\{ \frac{\sum P}{\delta} \right\}$$

$\sum P$ = Cost per Vehicle Trip generated for each Roadworks Category

P = Sum of P

P = Cost of each project for that Roadworks Category

δ = Projected total vehicle generation trips at end of plan time period = $\psi \times (1 + \phi)$

ψ = Sum of Daily Vehicle Generated Trips from each existing lot at date of adoption of Plan.

= 368106

ϕ = Growth Factor for traffic

= 3.0% per year

CPI = Consumer Price Index

$\sum \{\beta\}$ has been determined in accordance with following schedule:

Category	Total Estimate (\$'000)	Cost per Vehicle Trip β
Local Roads - Construction	\$13,424	\$26
Local Roads - Intersection Treatments	\$3,700	\$7
Local Roads - Rehabilitation	\$10,287	\$24
Local Roads - Sealing of Gravel Roads	\$6,620	\$12
Regional Roads - Construction	\$8,700	\$21
Regional Roads - Rehabilitation	\$12,120	\$29
Major Infrastructure	\$9,700	\$24
Total Contribution per Vehicle Trip		\$144



The Development Contribution per Vehicle Trip is \$144

The total contribution for each new development is determined by multiplying this Contribution Rate by the traffic generation (Number of vehicles per day) from the new development as follows:

$$\text{Contribution:} \quad = \quad C = G \times C^1$$

where:

$$\begin{aligned} G &= \text{Total traffic generation from development (VPD)} \\ C^1 &= \text{Contribution Rate per vehicle generation trip.} \end{aligned}$$

Note: These figures are readily available from the Roads & Traffic Authority Manual - "Guide to Traffic Generating Developments" and where appropriate from Traffic Studies required on new developments.

Calculation of Development Contribution for residential lots:

$$\begin{aligned} \text{Contribution per additional lot or dwelling:} &= C^1 \times G \\ &= \$144 \times 9 \\ \text{Development Contribution per additional lot or dwelling is} &= \mathbf{\$1,296.00} \end{aligned}$$

Note: See Plan detail for calculation of other category developments.

When Development is required to contribute

Residential subdivision of vacant land:

- At the time of subdivision; and
- Prior to the release of the linen plan of subdivision.

Residential dwelling:

- Nil (covered by residential subdivision of vacant land).

Multi - residential units:

- For traffic generation in excess of single dwelling;
- At Development Application stage; and
- Prior to issue of Construction Certificate.

All other development:

- For traffic generation in excess of all other development listed;
- At Development Application stage; and
 - a) Prior to release of Construction Certificate; or
 - b) Where no Construction Certificate is required, at release of consent.



4.6 Fire and Emergency Services

The purpose of the plan is to provide the necessary firefighting and emergency services capacity created by the forecasted increase in population.

The plan aims:

To ensure the Council firefighting and emergency services capacity is at least maintained to current standards during period of growth;

To ensure the availability of funds to purchase equipment and provide services required to meet the increase in demand created by additional population; and

To ensure that there is an equitable contribution from new development in all localities of the Council area, recognising the total coverage of the firefighting and emergency service provided.

Nexus

The Rural Fire Service provides a Council area wide firefighting service combating both bush and building structure fires in conjunction with the NSW Fire Brigade Service. The State Emergency Service also provides a Council wide service responding to the effects of windstorms, flooding and road crash rescue.

Whilst the NSW Rural Fire Service and State Emergency Services have facilities situated in a number of localities across the LGA, the combat agency's response to emergency situations is not limited to tasking only those resources of that particular locality. The reason for this is that it is impossible to maintain sufficient capability of equipment and volunteers in one facility to be able to provide a sufficient response to the likely emergency events in that immediate locality.

For this reason the facility closest to the event that is able to respond takes the primary response role to minimise response delays and the other surrounding Brigades supplement these resources. For long-term emergency events such as large bushfires, all Brigades across the LGA would be tasked on a roster arrangement to combat the emergency at that one locality. The NSW Rural Fire Service like the State Emergency Services have taken this concept further by "zoning" a number of LGA's under one controller so that during major events, all available resources, in addition to just those of other localities in the same LGA can be tasked to combat that event.

As the Rural Fire Service and State Emergency Service operates on a Council area basis, to the benefit of all residents and developments, it is considered equitable and reasonable that the Development Contribution applies on a Council area basis.

Calculation of Development Contribution:

- The Development Contribution will apply to defined development in all Plans in the Port Stephens LGA.

Assessment of the amount of Development Contribution for Fire Fighting & Emergency Services acquisition will apply to:

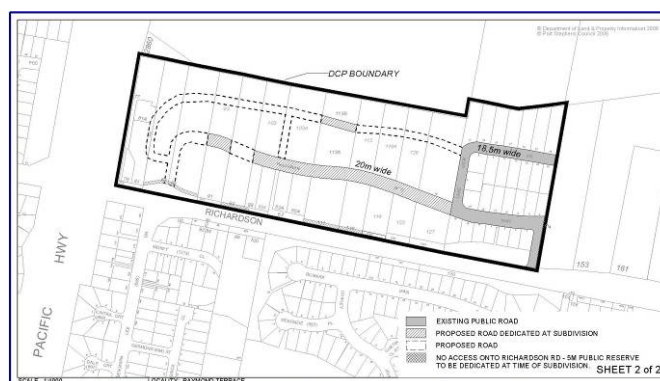
- Additional lots in the case of subdivision



4.7 Local Area Contributions

4.7.1 Richardson Road North, Raymond Terrace

Port Stephens DCP Part C2 - Raymond Terrace - Richardson Road has made provision for a Stage 1 co-ordinated subdivision of the residential land to the north of Richardson Road. The ultimate lot yield of the land (Stage 1 and Stage 2) will result in the need to control access onto Richardson Road and will require improvements to the existing road intersection and an additional intersection at Benjamin Lee Drive as required by the Roads and Traffic Authority, as detailed in *Port Stephens DCP Part C2 - Raymond Terrace - Richardson Road*.



Nexus

With the creation of approximately 130 lots, on the subject land there would be increased pressure to allow access onto Richardson Road.

It is considered appropriate to control the access onto Main Road No. 517 - Richardson Road (in accordance by Road and Traffic Authority Guidelines) through the provision of the intersections that provide a link with the proposed internal roads. Direct access from Main Road 517 to individual lots will be denied.

Calculation of Development Contribution:

Contribution	=	<u>Total Intersection Cost (\$250,000)</u>
		Lot Yield (130)
	=	<u>\$250,000</u>
		130
Development Contribution	=	\$1,923.08

The Development Contribution per additional lot or dwelling is \$1,923.



4.7.2 Raymond Terrace Commercial/Retail Area Carparking

Council has recognised the need to address the problem of restricted carparking facilities in the Raymond Terrace Commercial/Retail District. Parking facilities on the street are limited and onsite provision of carparking in many cases severely restricts the size of the commercial/retail premises.

Council has built a carpark in the vicinity of the Raymond Terrace Commercial/ Retail Area (at the corner of Glenelg Street and Port Stephens Street) to cater for the anticipated demand for future carparking facilities generated by commercial/retail growth. Council may seek a contribution of cash in lieu of parking provision. This contribution will go towards recouping the cost of the carpark provided.

A Strategy Study is now being undertaken to establish present and future parking requirements in the commercial/retail centre. The result of the Study will determine the future structure of this Plan.



Nexus

- The anticipated commercial/retail growth in Raymond Terrace would place an unacceptable demand on off-street parking in the commercial/retail district.
- The anticipated commercial/retail growth in Raymond Terrace could result in much of the commercially viable land being utilised for carparking facilities rather the commercial/retail premises.

Calculation of Development Contribution:

Cash contributions will be based on the acquisition cost of the land upon which the public parking is located plus the cost of construction of the relevant parking spaces. Where a Contribution is required, the number of spaces will be calculated in accordance with provision of *Port Stephens DCP Part B3 – Parking and Traffic*.

Contribution per parking space required:	=	(A x V) + C
Where:		
A	=	site area for one car parking space 40 m ² (including access roads, pedestrian linkage, site clearances and landscaping)
V	=	land value - \$300/m ² , (based on valuation records in the vicinity)
C	=	construction cost of one car parking space - \$3,000 (based on Council's recent costing of similar car parks including pavement, kerbing, drainage, lighting & landscaping)
Contribution per Car Parking Space Required:	=	(40 x \$300) + \$3,000
Development Contribution	=	\$15,000

The Development Contribution per Additional Parking Space Required is \$15,000.

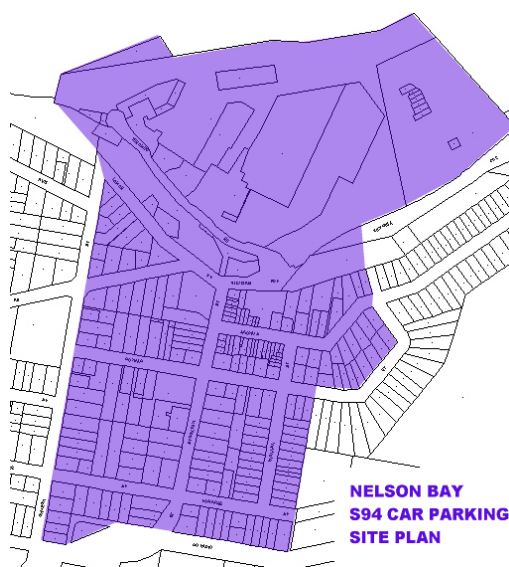


4.7.3 Nelson Bay Commercial/Retail and Foreshore Area Carparking

Council has recognised the need to address the problem of restricted carparking in the Nelson Bay Commercial/Retail and Foreshore District. On street parking facilities are limited and on-site carparking in many cases severely restricts the size of the commercial/retail premises.

Council has adopted the *Traffic and Parking Strategy for Nelson Bay Business and Foreshore District (Aug 1997)* and *Stage 1 of the Nelson Bay CBD and Foreshore Parking Strategy (Feb 2002)* recognising the need for additional carparking in Nelson Bay.

Council may seek a contribution of cash in lieu of parking provision. This contribution will go towards the cost of the projects detailed in the above reports and the attached schedule.



Nexus

- The anticipated commercial/retail growth in Nelson Bay would place an unacceptable demand on off-street parking in the commercial/retail and Foreshore district.
- The anticipated commercial/retail growth in Nelson Bay could result in much of the commercially viable land being utilised for carparking facilities rather than commercial/retail premises.

Calculation of Development Contribution:

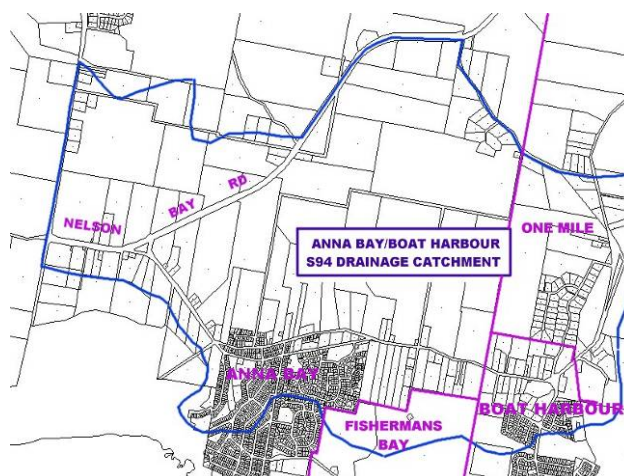
The construction costs listed in the schedule total \$19.165 million (2007 figure). The total spaces provided are 1,636. Where a Contribution is required, the number of spaces will be calculated in accordance with the provision of *Port Stephens DCP Part B3 - Parking and Traffic*.

Contribution	=	<u>\$19,164,590</u>
		1636
Development Contribution	=	\$11,714.30

The Development Contribution per Car Parking space is \$11,714.



4.7.4 Flood and Drainage Upgrade for the Boat Harbour and Anna Bay Catchment



Nexus

Potential exists for rezoning of land within the Anna Bay Catchment area. Council needs to know the sustainable development within the catchment area so future developments can be approved or have conditions set to achieve Council's requirements.

The Anna Bay Catchment Drainage/Flood Study (1995) has been carried out which identifies the needs for drainage works within the catchment area.

A Floodplain Management Study and Plan will also be required. An amendment of the current Development Plan may be required to update works identified.

Calculation of Development Contribution:

The cost of all Studies has been estimated at \$80,000. The Studies are to be paid for by the developers of the land throughout the catchment. Any further works on a drainage system will require an upgrading of the Development Contributions Plan to include those charges.

Contribution – Implementation of the Findings of the Study

In addition some allowance needs to be made for the cost of implementing the findings of the Drainage Study. The Study identifies works required to an amount of \$3,575,000. These works are under consideration by Council. Until the works are adopted and apportionment determined an allowance of \$600.00 per lot/unit would be an appropriate interim allocation.

The draft Port Stephens Community Settlement and Infrastructure Strategy indicates growth of 600 lots for the whole of the Anna Bay catchment over 10 to 12 years.

Contribution	=	Contribution	Flood	Drainage	Study	+	Contribution	for
Implementation								
Development Contribution	=	\$600.00						

The Development Contribution per additional lot or dwelling is \$600.



4.7.5 Fern Bay – Bus Shelters

A need for bus shelters in Fern Bay has been identified, as there are no facilities within the area.

Amcord provides performance criteria such that bus stops are projected to be at 300 metre spacings where the route serves residential development and are designed to provide shelter or shade, seats, adequate lighting and timetable information. While Amcord provides for shelters/shade and seating at each stop, it is not a requirement of Council and it is reasonable, in the case of normal residential areas, to provide shelter on one side of the road only.

Nexus

All forms of urban development will result in a need for public transport including the provision of bus facilities.

The development proposed at Fern Bay will create a specific demand for the provision of bus facilities. Bus shelters and seating are an integral part of bus stops to provide comfort and weather protection for the public. The specific demand is to be met by the provisions of this Plan.

Council has estimated the cost of providing bus shelters and seating between \$10,000 and \$20,000 depending on location and number of people using the facility. This Plan has used the lower figure of \$10,000.

Calculation of Development Contribution:

$$C = \frac{L \times E}{N}$$

Where:

L = Number of Shelters

C = Amount of contribution/lot

E = Cost of Provision of one Bus Shelter and seating

N = Number of lots served

$$\text{Contribution} = \frac{\$10,000}{80}$$

$$\text{Development Contribution} = \$125$$

The Development Contribution per additional lot or dwelling is \$125.

4.7.6 Medowie – Traffic and Transport

The Port Stephens Planning Strategy 2011-2036 (PSPS) and related Medowie Strategy 2009 identify Medowie as a significant urban release area for the Port Stephens LGA. Current projections are for a total population of approximately 15,020 people in Medowie by 2013, requiring provision of more than 3,000 additional dwellings. The Medowie Strategy is currently under review and updated population projections will inform future amendments to this Plan.

Growth in Medowie will result in the need for new and/or augmented infrastructure and services. Council has recognised the need to strategically manage traffic and transport issues.



Spatial limitation for Medowie Local Area Contributions

Nexus

The *Medowie Traffic and Transport Study* (URaP-TTW, 2012) identified that projected growth will generate additional vehicle, pedestrian and bicycle movements that will necessitate network improvements to maintain appropriate levels of service, safety and efficiency for the existing and future population.

The Traffic and Transport Study provides Infrastructure Implementation Plans for the road network strategy and for pedestrian and cycle connectivity. These have been costed and prioritised to form work schedules for Traffic Management Works and Pedestrian and Cycleway Works in Medowie (see Part 5.6 of this Plan).



Calculation of Development Contribution

Total costs for Traffic Management Works and Pedestrian and Cycleway Works are \$17.935 million (\$10.575M traffic management and \$7.36M pedestrian and cycleway works). Total additional dwellings is estimated at 3,105. The proposed works will benefit both the existing population of Medowie ($8,500 \div 15,020 = 57\%$) and the future population ($6,520 \div 15,020 = 43\%$). Total works costs are accordingly apportioned, with 57% of the cost being borne by Council and 43% being apportioned to developer contributions levied on new residential development lots or dwellings.

New residential development lots:

= new population $\div$ estimated average persons per dwelling
= $6520 \div 2.1$
= 3,105 new dwellings

Contribution per new development lot/dwelling:

= 0.43 (total costs) $\div$ number of new dwellings
= $0.43 (\$17.935\text{M}) \div 3,105$
= \$2,484

The Development Contribution per additional lot or dwelling is \$2,484.

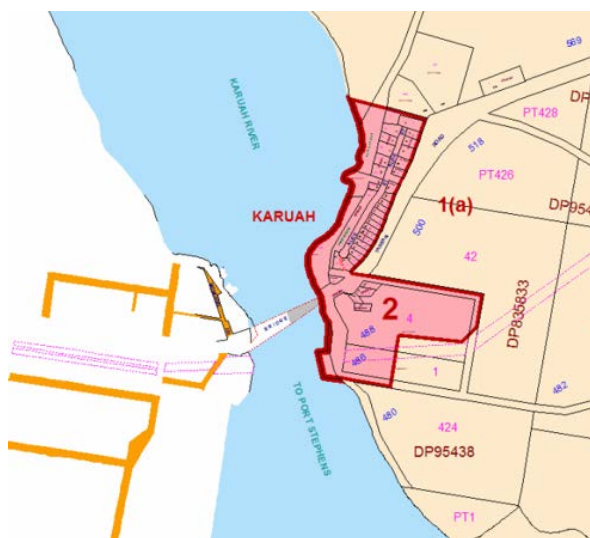


4.8 CROSS BOUNDARY AREA CONTRIBUTIONS

4.8.1 Port Stephens and Great Lakes Councils Cross Boundary Development Contributions Plan - Karuah.

Land zoned village (2) within the locality of Karuah within the local government area of Great Lakes Council

Potential exists for the development of urban land within the Great Lakes Local Government area of the locality of Karuah and zoned Village (2) that will require services within both the Great Lakes and Port Stephens Local Government areas. This site specific cross boundary Development Contributions Plan applies to the land shown on the following map marked 2:



Nexus

The anticipated residential growth will result in a demand in the Great Lakes and Port Stephens Local Government Areas:

- On existing facilities provided in advance of population growth; and/or
- Requiring the provision of new public facilities not currently available or which may be available but of insufficient capacity to cater for the anticipated increased demand.

Such public amenities and services that have or will be provided have the nexus relationships in accordance with Section 3 – Strategy of this Development Contributions Plan. Details of population are provided in the Great Lakes Wide Development Contributions Plan.

Calculation of Development Contribution

The following costs per person relating to facilities within the Great Lakes Local Government area are those from the Great Lakes Wide Section 94 Contributions Plan (November 2007) and the Great Lakes Council Section 94 Contributions Plan Open Space – Village Areas (1993/1994). The costs per person relating to facilities within the Port Stephens Local Government area are those derived from Appendix A of this document – Standards Guiding the Provision of Council's Community and Recreational Facilities or the relevant section of this document where indicated.



Civic Administration

Facility	Cost/Person
<u>Great Lakes Council Facilities</u>	
Section 94 Administration	\$59.29
Headquarters Building	\$186.21
Total	\$245.50

Public Open Space, Parks and Reserves

Facility	Cost/Person
<u>Great Lakes Council Facilities</u>	
Open Space Embellishment Villages (Open Space Villages Plan)	\$71.52
<u>Port Stephens Council Facilities</u>	
Neighbourhood and District Parkland Reserves	\$174.17
Undeveloped Natural Areas / Open Space	\$115.26
Foreshore Open Space	\$143.44
Boat Ramps	\$71.40
Wharves	\$84.32
Total	\$660.11

Sport and Leisure Facilities

Facility	Cost/Person
<u>Port Stephens Council Facilities</u>	
Leisure Centres	\$248.80
Netball Courts	\$66.47
BMX Tracks	\$23.18
Tennis Courts	\$172.21
Tidal Pools	\$31.45
Swimming Facilities	\$177.45
Skate Parks (refer section 4.3.1)	\$111.24
Sports Fields (refer section 4.3.2)	\$871.32
Total	\$1,702.12

Cultural and Community Facilities

Facility	Cost/Person
<u>Great Lakes Council Facilities</u>	
Library Bookstock	\$61.94
<u>Port Stephens Council Facilities</u>	
Multipurpose Community Space	\$245.16
Branch Libraries	\$134.64
Library Lounges	\$52.02
Exhibition Space	\$117.50
Community and Recreational Facilities Standards Study (refer section 4.4.1)	\$1.49
Multipurpose Children's Space (refer section 4.4.3)	\$157.77
Total	\$770.52

Fire and Emergency Services

Facility	Cost/Person
<u>Great Lakes Council Facilities</u>	
Rural Fire Fighting	\$529.54



Port Stephens Council Facilities	
State Emergency Service Contribution	\$10.34
Total	\$539.88

Contribution per person:

Civic Administration	\$245.50
Public Open Space, Parks and Reserves	\$660.11
Sport and Leisure Facilities	\$1,702.12
Cultural and Community Facilities	\$770.52
Fire and Emergency Services	\$539.88
Total Contribution per person	<u>\$3,918.13</u>

The occupancy factor for this site specific area is 2.4 (2006 Census).

Cost per lot	=	Cost per person x occupancy factor per household
	=	\$3,918.13 x 2.4
	=	\$9,403.51

The Development Contribution per additional lot or dwelling is \$9,403.

Settlement and Distribution of Contribution

In accordance with section 7.17 of the *EP&A Act Cross-boundary issues*:-

(1) A condition may be imposed under section 7.11 or 7.12 for the benefit (or partly for the benefit) of an area that adjoins the local government area in which the development is to be carried out.

(2) Any monetary contribution that is required to be paid under any such condition is to be apportioned among the relevant councils:

(a) in accordance with any joint or other contributions plan approved by those councils, or

(b) if provision is not made for the apportionment in any such plan—in accordance with the terms of the development consent for the development.

This Site Specific Cross Boundary Plan specifically provides for development contribution to be paid to Great Lakes Council at the time specified in the condition that imposes the contribution. If no such requirement is specified, the contribution must be paid in accordance with section 2.3.3 Timing of Settlement.

The contribution shall be apportioned by Great Lakes Council in accordance with section 4.7.1.1 as follows:

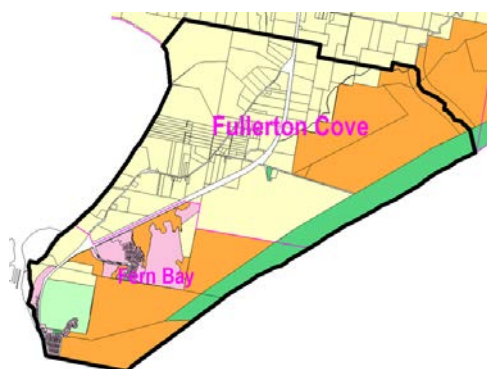
Category	Contribution per lot	Apportionment	
		Great Lakes	Port Stephens
Civic Administration	\$589	\$589	
Public Open Space, Parks and Reserves	\$1,584	\$172	\$1,412
Sport and Leisure Facilities	\$4,085		\$4,085
Cultural and Community Facilities	\$1,849	\$149	\$1,700
Fire and Emergency Services	\$1,296	\$1,271	\$25
Total	\$9,403	\$2,181	\$7,222



4.8.2 Port Stephens and Newcastle Councils Cross Boundary Development Contributions Plan – Fern Bay.

This site specific plan applies to all that land within the localities of Fern Bay and Fullerton Cove within the local government area of Port Stephens Council

Potential exists for the development of land within the Port Stephens Local Government area of the localities of FERN BAY and Fullerton Cove that will require services within both the Newcastle and Port Stephens Local Government areas. This site specific cross boundary Plan applies to the land bounded by heavy black line shown on the following map:



Nexus

The anticipated residential growth will result in a demand in the Newcastle and Port Stephens Local Government Areas:

- On existing facilities provided in advance of population growth; and/or
- Requiring the provision of new public facilities not currently available or which may be available but of insufficient capacity to cater for the anticipated increased demand.

Such public amenities and services that have or will be provided have the nexus relationships in accordance with Section 3 – Strategy of this Development Contributions Plan.

4.7.7.1 Calculation of Development Contribution

The following costs per person are those derived from Appendix A of this document – Standards Guiding the Provision of Council's Community and Recreational Facilities or the relevant section of this document where indicated. The development contributions are those derived under Sections 4.1 to 4.6 of this document.

Category	Contribution	
	Per Person	per Residential lot
Civic Administration	#	\$377
Public Open Space, Parks and Reserves	\$766	\$2,046
Sport and Leisure Facilities	\$1,854	\$4,821
Cultural and Community Facilities	\$932	\$2,424
Roadworks	*	\$1,370
Fire and Emergency Services	\$72	\$188
Total		\$11,226

#Based on annual lots developed



*Based on Traffic generation

The Development Contribution per additional lot or dwelling is \$11,226.

Settlement and Distribution of Contribution

In accordance with section 7.17 of the *EP&A Act Cross-boundary issues*:-

(1) A condition may be imposed under section 7.11 or 7.12 for the benefit (or partly for the benefit) of an area that adjoins the local government area in which the development is to be carried out.

(2) Any monetary contribution that is required to be paid under any such condition is to be apportioned among the relevant councils:

(a) in accordance with any joint or other contributions plan approved by those councils, or

(b) if provision is not made for the apportionment in any such plan—in accordance with the terms of the development consent for the development.

This Site Specific Cross Boundary Plan specifically provides for the development contribution to be paid to Port Stephens Council at the time specified in the condition that imposes the contribution. If no such requirement is specified, the contribution must be paid in accordance with section 2.3.3 Timing of Settlement.

The contribution shall be apportioned by Port Stephens Council in accordance with section 4.7.8.1 as follows:

Category	Contribution per lot	Apportionment	
		Port Stephens	Newcastle
Civic Administration	\$377	\$377	
Public Open Space, Parks and Reserves	\$2,046	\$1,550	\$496
Sport and Leisure Facilities	\$4,821	\$2,743	\$2,078
Cultural and Community Facilities	\$2,424	\$1,770	\$654
Roadworks	\$1,370	\$1,370	
Fire and Emergency Services	\$188	\$188	
Total	\$11,226	\$7,998	\$3,228

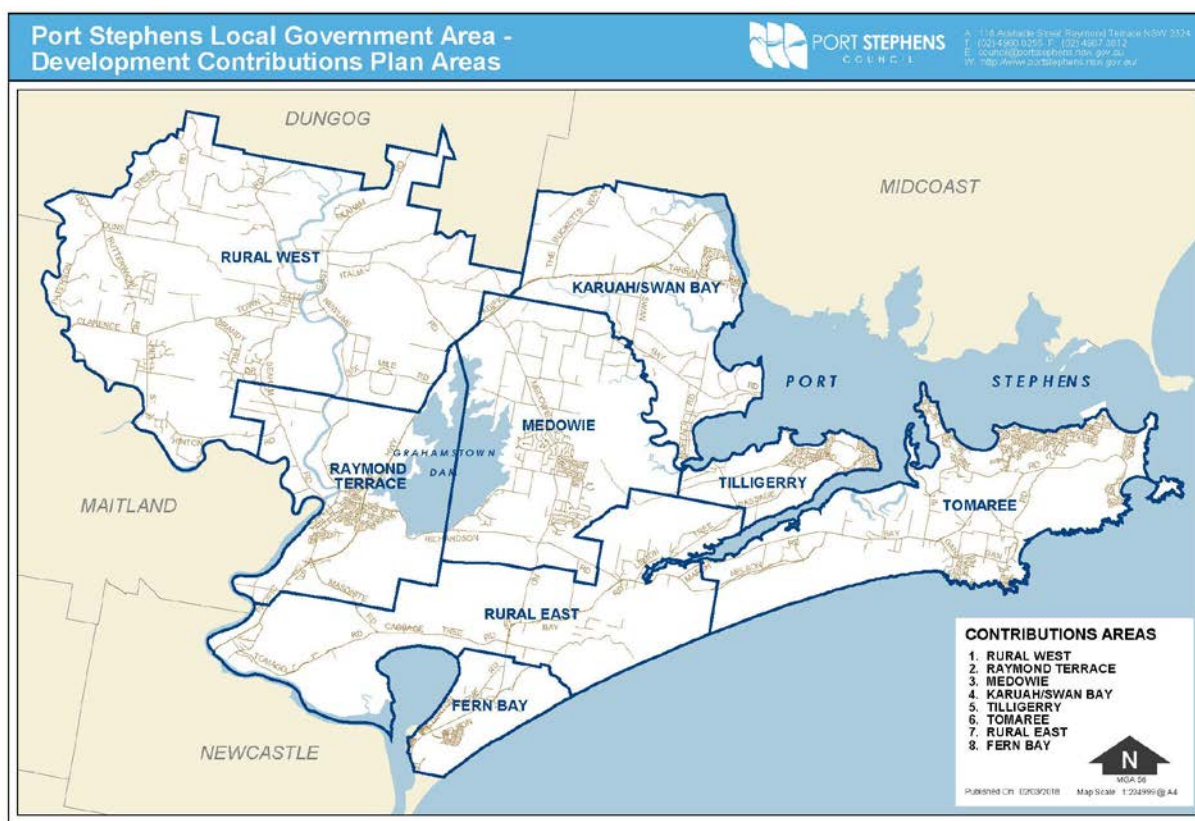


5. Work Schedules

- 5.1 Civic Administration
- 5.2 Public Open Space, Parks and Reserves
- 5.3 Sports and Leisure Facilities
- 5.4 Cultural and Community Facilities
- 5.5 Roadworks
- 5.6 Site Specific Contributions
- 5.7 Fire and Emergency Services

The Work Schedule gives detail of the specific public amenities and services proposed by the Council, together with an estimate of their cost and staging.

Both staging and costs will be reviewed, as the needs of the population at the time are determined.



FILE LOCATION: C:\projects\Section 94\Port Stephens Development Contributions Areas (S2.1.1 S2.1.2) - A4



Civic Administration

Inter Catchment Projects

Project No	Project Description	Estimate	Staging Threshold
Development Contributions Plan Management – all catchment areas			
CB3	Development Contributions Plan Management – Salaries, oncosts, support requirements, corporate overheads	\$155,715	Ongoing
	Total Estimate	\$155,715	
Redevelopment / Relocation of Raymond Terrace and Nelson Bay Works Depots – all catchment areas			
CB1	Raymond Terrace Works Depot	\$7,500,000	2015/2020
CB2	Nelson Bay Works Depot	\$5,000,000	2015/2020
	Total Estimate	\$12,500,000	



Public Open Space, Parks and Reserves

Project No	Project Description	Estimate	Staging Threshold
Western Area			
OS80	Parks and playgrounds Strategy Implementation	\$80,000	0
OS79	Irrigation system Improvements	\$60,000	0
OS83	Brandon Park improvements	\$25,000	3
OS224	Seaham Park – new skate park	\$90,000	0
OS85	Seaham Park - stand and restorations	\$20,000	5
OS86	Hinton foreshore Improvements	\$45,000	6
OS87	Hinton Public Toilets- design	\$10,000	7
OS88	Hinton Public Toilets- construction	\$160,000	8
OS152	Hinton – pontoon	\$90,000	9
OS153	Wallalong – playground	\$60,000	1
OS154	Seaham Boat Ramp – upgrade	\$100,000	1
OS155	Seaham Boat Ramp – picnic shelters	\$30,000	1
Total Estimate		\$770,000	
Raymond Terrace			
OS61	Irrigation system Improvements	\$60,000	0
OS62	Bushland Development Plan	\$80,000	0
OS63	Parks and playgrounds Strategy Implementation	\$180,000	0
OS67	RT Foreshore works (as per masterplan)	\$220,000	1
OS65	Sabre Jet Bettles Park	\$80,000	2
OS66	Boomerang Park - paths	\$60,000	1
OS68	Bettles Park – Adelaide Street	\$20,000	9
OS70	RT Foreshore works (as per masterplan)	\$337,000	10
OS69	Kitty Hawk- equipment and bbq's – playground/park furniture	\$120,000	12
OS71	Develop civic park at old sportsgrd	\$200,000	14
OS72	RT Foreshore works (as per masterplan)	\$305,000	15
OS75	Boomerang Park - general facility improvements	\$45,000	20
OS77	RT Foreshore works (as per masterplan)	\$682,000	24
OS72	RT Foreshore works (as per masterplan)	\$735,000	27
OS156	Boomerang Park Upgrades – playground, park furniture, shelters	\$120,000	21
OS157	RT Foreshore – erosion control	\$300,000	4
OS158	RT Foreshore – playground, park furniture, shelters, bbqs	\$140,000	5
OS159	Bettles Park – public amenities block	\$100,000	6
OS160	Bettles Park – carpark upgrade	\$20,000	7
OS161	Bettles Park – furniture and picnic shelters	\$40,000	8
OS162	Ross Wallbridge Reserve – cycleway, lighting, furniture	\$50,000	16
OS163	Fitzgerald Bridge – public amenities block	\$130,000	17
OS164	Fitzgerald Bridge – vehicle barriers	\$15,000	18
OS165	Fitzgerald Bridge – carpark upgrade	\$250,000	19
Total Estimate		\$4,289,000	



Project No	Project Description	Estimate	Staging Threshold
Medowie			
OS89	Medowie Recreation Park - play facilities, furniture, paths, landscape improvements	\$150,000	2
OS91	Medowie north Parks - play facilities, furniture, paths, landscape improvements	\$70,000	3
OS92	Medowie South Parks - play facilities, furniture, paths, landscape improvements	\$70,000	4
OS169	Coolabah Reserve – park furniture/seating	\$20,000	7
OS227	Ferodale Sports Complex – playground	\$122,300	1
	Total Estimate	\$432,300	
Karuah			
OS20	Aliceton Reserve - paths and seating	\$60,000	3
OS21	Aliceton Reserve – landscaping, playground, park furniture, shelter	\$150,000	4
OS23	Longworth Park - tables, chairs, shelters	\$52,000	5
OS170	Memorial Park Upgrade – playground, park furniture	\$130,000	6
OS171	Memorial Park Upgrade – carpark	\$100,000	7
OS172	Aliceton Reserve Upgrade – carpark	\$200,000	8
	Total Estimate	\$692,000	
Tilligerry Peninsula			
OS3	Carpark sealing	\$150,000	0
OS2	Parks and playground Strategy Implementation	\$220,000	0
OS4	Bushland Development Plan	\$60,000	0
OS1	Irrigation system Improvements	\$100,000	0
OS5	Henderson Park Amenities Block	\$150,000	5
OS6	Stephens Square	\$20,000	6
OS7	Caswell Reserve – playground and amenities	\$180,000	7
OS8	Tanilba foreshore erosion works	\$40,000	8
OS9	Tanilba Park	\$100,000	9
OS10	Koala Park Project stage 1	\$25,000	14
OS11	Koala Park Project- stage 2	\$25,000	15
OS12	Henderson Park Upgrades – playground, paths, park furniture, bbq's	\$250,000	16
OS13	John Parade Reserve- picnic tables	\$4,000	19
OS14	Mungarra Reserve – facility improvements (seating, bbq's shade)	\$10,000	20
OS173	John Parade Reserve – erosion control	\$350,000	3
OS15	Mungarra Reserve – car parking area	\$25,000	21
OS174	Lilly Pilly Boat Ramp	\$300,000	1
OS175	Henderson Park – construction of a sea wall	\$200,000	10
OS176	Tanilba Foreshore Foster Park – playground	\$80,000	1
OS177	Tanilba Foreshore Foster Park – vehicle barriers	\$10,000	12



Project No	Project Description	Estimate	Staging Threshold
OS178	Tanilba Bay Park and Foreshore – park furniture/shelters/bbq's	\$50,000	13
OS179	Tanilba Foreshore Foster Park – boat ramp	\$800,000	17
OS180	Tanilba Foreshore Foster Park – carpark upgrade	\$800,000	18
OS181	Lilly Pilly Boat Ramp	\$300,000	21
OS182	Lemon Tree Passage – boardwalk	\$300,000	22
OS183	Lemon Tree Passage – wharf and tidal baths	\$200,000	23
OS184	Lemon Tree Passage – floating pontoons	\$150,000	24
	Total Estimate	\$4,899,000	
Tomaree Peninsula			
OS25	Sealing of carparks	\$200,000	0
OS26	Bushland Development Plan	\$80,000	0
OS27	Irrigation system Improvements	\$60,000	0
OS28	Nelson Bay Foreshore- erosion, parking	\$95,000	1
OS29	Anzac park carpark and access	\$380,000	2
OS30	Fingal Bay Foreshore lighting	\$70,000	3
OS31	Anzac park new amenities, beach road, facilities	\$405,000	4
OS32	Nelson Bay Foreshore - viewing platforms, lighting, concrete steps to west end of beach	\$245,000	5
OS33	Mambo Reserve - walking tracks	\$50,000	7
OS34	Barry Park- picnic, seating, BBQ, shelters, lighting	\$31,000	8
OS38	Tomaree Reserves boardwalks/pathways	\$75,000	9
OS39	Soldiers Point Boat ramp- new toilet block	\$200,000	10
OS40	Bagnalls Beach reserve- parking, facility improvement	\$80,000	11
OS41	Salamander skate-park	\$80,000	12
OS42	Nelson Bay Foreshore- reclamation of boat harbour beach	\$750,000	13
OS43	Tomaree Bushland Reserves- vehicle barriers	\$50,000	14
OS44	Shoal Bay foreshore (paths, lighting, park facilities,)	\$187,000	17
OS45	Parks and playgrounds Strategy Implementation	\$120,000	18
OS46	Nelson Bay Foreshore- pathways and playground	\$180,000	19
OS47	Anzac Park- signs, interp, paths	\$170,000	20
OS48	Everitt Park- tables, chairs, BBQ, landscape improvement	\$55,000	21
OS49	Corlette Headland - picnic, seating, paths	\$31,000	22
OS50	Shoal Bay Foreshore - wharf upgrade	\$200,000	23
OS51	Nelson Bay Skate Park – stage 2	\$60,000	24
OS53	Nelson Bay Foreshore- picnic shelters, seating, landscape improvements	\$75,000	26
OS54	Wanda Headland to Georges reserve pathways	\$50,000	27
OS55	Shoal Bay foreshore - landscape improvement, playground	\$165,000	29
OS56	Nelson Bay Foreshore - landscaping Teramby Rd, Victoria Rd and parking	\$190,000	30
OS57	Anna Bay Parks and reserves Upgrade	\$150,000	32
OS58	4WD Access Upgrade	\$200,000	33



Project No	Project Description	Estimate	Staging Threshold
OS59	Stockton Bight Public toilets design	\$10,000	34
OS60	Stockton Bight Public toilets	\$190,000	35
OS185	Barry Park Public Amenities Block	\$100,000	
OS186	Gan Gan Lookout redevelopment - paths, park furniture, etc	\$150,000	
OS187	Apex Park redevelopment – paths, park furniture etc	\$250,000	
OS188	Nelson Bay Foreshore – playground shade structure	\$150,000	
OS189	Sandy Point – erosion control	\$300,000	
OS190	Conroy Park – erosion control	\$400,000	
OS191	Conroy Park Upgrades – park furniture/shelters/bbqs	\$30,000	
OS192	Conroy Park – public amenities block	\$120,000	
OS193	Cromarty Bay – dinghy storage	\$20,000	
OS194	Little Beach – all access playground	\$100,000	1
OS195	Shoal Bay – public amenities block	\$120,000	
OS196	Shoal Bay – carpark upgrades	\$300,000	
OS197	Anzac Park – road seal	\$800,000	
OS198	Shoal Bay Foreshore – upgrade	\$1,250,000	
OS199	Bob Cairns Reserve – public amenities block	\$80,000	
OS200	Roy Wood Reserve – dinghy storage	\$20,000	
OS201	Bob Cairns Reserve – park furniture/shelters/bbqs	\$30,000	
OS202	Soldiers Point Foreshore – erosion control	\$400,000	
OS203	Taylors Beach – public amenities block	\$100,000	
OS204	Taylors Beach – playground	\$60,000	
OS205	Taylors Beach – new wharf	\$100,000	
OS206	Shelley Beach – public amenities block	\$100,000	
OS207	Robinson Reserve, Anna Bay – skate park	\$100,000	
OS208	Robinson Reserve, Anna Bay – playground	\$80,000	
OS209	Fisherman's Bay – public amenities block	\$80,000	
OS210	Fisherman's Bay – park furniture/shelters/bbq	\$30,000	
OS211	Shoal Bay Beach – recycled material stairs x 4 sets	\$40,000	
OS212	Fingal Bay Beach – recycled material stairs x 3 sets	\$30,000	
OS213	Boat Harbour – seating, shelters, bbqs	\$25,000	
OS214	Tomaree Peninsula reserves – park furniture replacement	\$80,000	
OS215	Tomaree Peninsula reserves – bbq replacement	\$120,000	
OS216	Nelson Bay Foreshore Redevelopment/east end – park furniture, playground, shelters, bbqs	\$500,000	
OS217	Pearson Park, Soldiers Point – park furniture upgrade	\$70,000	
OS218	Shoal Bay Beach – implementation of Plan of Management	\$100,000	
OS219	One Mile Beach – public amenities	\$120,000	
OS220	One Mile Beach – lifeguard tower/amenities building	\$800,000	
OS221	One Mile Beach – park furniture, shelters, bbqs	\$40,000	
OS222	One Mile Beach – carpark upgrades	\$250,000	
OS225	Shoal Bay Foreshore – boat ramp	\$625,000	0
OS226	Shoal Bay Foreshore – road construction	\$625,000	0
	Total Estimate	\$13,579,000	



Project No	Project Description	Estimate	Staging Threshold
Rural East			
OS93	Michael Drive, Salt Ash- Recreation facility upgrades-	\$15,000	
OS223	Salt Ash Boat Ramp – carpark upgrade	\$200,000	
OS166	Tomago Boat Ramp – public amenities block	\$100,000	8
OS167	Tomago Boat Ramp – lighting and carpark upgrade	\$300,000	9
OS168	Tomago Boat Ramp – park furniture	\$20,000	10
	Total Estimate	\$635,000	
Fern Bay			
OS301	Acquire land and create Foreshore embellishment, walkways, seating, landscaping and improvements	\$1,200,000	1
OS302	Construct new boat ramp, car parking and fish cleaning facilities	\$800,000	2
OS303	Provide new district park and facilities within Fern Bay	\$300,000	3
	Total Estimate	\$2,300,000	
Stockton			
OSNCC001	Develop an off road bike path network around the Stockton Foreshore	\$1,200,000	2013-2016
OSNCC002	Improve amenity of beachfront / foreshore areas through design, additional planting and the provision of additional park amenities	\$800,000	2014
OSNCC003	Stockton Beach Improvement Program – installation of shade structure, outdoor furniture and litterbins	\$30,000	2013
OSNCC004	Removal of current amenities and installation of two accessible unisex toilets at Griffith Park	\$150,000	2012
	Total Estimate	\$2,180,000	



Sports and Leisure Facilities

Recreation Facilities Inter Catchment Projects

Project No	Project Description	Estimate	Staging Threshold
Lakeside Leisure Centre – Western Area, Raymond Terrace, Medowie and Karuah/Swan Bay			
RF7	Lakeside Leisure Centre - clubroom design and construction	\$210,000	4
RF6	Lakeside Leisure Centre - stage 2 development	\$6,000,000	6
RF5	Lakeside Leisure Centre - stage 3 & 4 design development	\$200,000	9
RF4	Lakeside Leisure Centre - 25m pool	\$3,500,000	11
RF3	Lakeside Leisure Centre - program pool	\$2,000,000	12
	Total Estimate	\$11,910,000	
Fingal Beach Surf Lifesaving Club – all areas			
RF18	Fingal Beach Surf Life Saving Club	3,400,000	1
	Total Estimate	\$3,400,000	

Catchment Specific Projects

Project No	Project Description	Estimate	Staging Threshold
Tilligerry Peninsula			
RF2	Tilligerry Aquatic Centre pool hall, kiosk / café / creche construction	\$1,700,000	7
RF20	Tilligerry Aquatic Centre – water feature/play equipment	\$65,000	1
	Total Estimate	\$1,765,000	
Tomaree Peninsula			
RF12	Tomaree Aquatic Centre design development for integrated facility	\$200,000	2
RF10	Tomaree Aquatic Centre grounds ext, carparking & road diversion	\$3,500,000	5
RF9	Tomaree Aquatic Centre indoor pool, amenities, creche, café	\$5,000,000	8
RF8	Tomaree Aquatic Centre fitness facilities	\$1,250,000	10
RF19	Tomaree Aquatic Centre – shade structure	\$150,000	1
	Total Estimate	\$10,100,000	

Sporting Development Inter Catchment Projects

Project No	Project Description	Estimate	Staging Threshold
Vi Barnett Field Netball Courts – Western Area, Raymond Terrace, Medowie and Karuah/Swan Bay and Rural East			
SD45	RT Netball Complex new courts	\$180,000	10
	Total Estimate	\$180,000	



Catchment Specific Projects

Project No	Project Description	Estimate	Staging Threshold
Western Area			
SD6	Bowthorne Park Floodlighting including tennis courts	\$110,000	1
SD10	Rural West Sportsfield drainage and surface improvements	\$90,000	2
SD30	Stuart Park transpiration unit	\$20,000	6
SD33	Stuart Park - showers, toilets and canteen	\$150,000	7
SD38	Green wattle Creek- power upgrade	\$70,000	9
SD47	Green wattle Creek- fencing	\$20,000	10
SD50	Stuart Park fencing	\$20,000	11
SD56	Stuart Park cricket nets	\$20,000	12
SD57	Bowthorne Park covered seating	\$30,000	13
SD62	Bowthorne Park fencing	\$20,000	14
SD76	Brandon Park netball and tennis surface	\$30,000	16
SD80	Rural West; Brandon Park amenities	\$250,000	17
SD335	Stuart Park – playground	\$60,000	1
SD336	Stuart Park – sports amenities building	\$900,000	3
SD337	Wallalong – tennis court resurfacing	\$60,000	18
SD338	Seaham Park – park furniture/shelters/bbqs	\$40,000	19
SD339	Seaham Park – carpark upgrades	\$100,000	20
SD340	Seaham Park – shade structure over playground	\$70,000	21
SD341	Brandon Park – shade structure off amenities building	\$40,000	22
SD342	Brandon Park – tennis courts - resurfacing	\$60,000	23
SD343	Brandon Park – carpark upgrades	\$80,000	24
SD344	Brandon Park – new cricket wickets and drainage	\$90,000	3
SD345	Brandon Park – new cricket nets	\$40,000	26
SD346	Bowthorne Park – carpark and fencing upgrades	\$30,000	27
Total Estimate		\$2,400,000	
Raymond Terrace			
SD5	Lakeside Sports Complex- amenities, clubroom and storage	\$600,000	1
SD20	King Park No. 5 floodlights	\$80,000	4
SD24	Boomerang Park Drainage	\$40,000	5
SD40	Baseball facilities	\$45,000	9
SD53	R.T Netball Complex playground	\$20,000	12
SD63	Vi Barnett Tennis courts and carpark	\$138,000	14
SD68	R.T Netball Complex extra seating	\$10,000	15
SD75	R.T Netball Complex provide shelters	\$5,000	16
SD78	Vi Barnett Tennis clubhouse extensions	\$75,000	17
SD83	Jack Johnson Equestrian Area improve drainage	\$100,000	18
SD89	Jack Johnson Equestrian Area car parking	\$40,000	20
SD347	King Park No. 4 – drainage	\$110,000	3
SD348	King Park Sports Complex – Irrigation Holding Tanks	\$65,000	6
SD349	Raymond Terrace – Relocation/addition of Skate Park	\$140,000	1
SD350	Raymond Terrace – additional playgrounds	\$250,000	8
SD351	Lakeside Sports Complex – Rebuild/returf Field No. 3	\$75,000	10



Project No	Project Description	Estimate	Staging Threshold
SD352	Lakeside Sports Complex – Irrigation Holding Tanks	\$65,000	1
SD353	Lakeside Sports Complex – Drainage	\$100,000	13
SD354	Vi Barnett – drainage	\$150,000	21
SD355	Vi Barnett – carpark upgrade	\$200,000	22
	Total Estimate	\$2,308,000	
Medowie			
SD4	Ferodale Park drainage	\$50,000	1
SD11	Medowie Sports Upgrades – finish off works and new ward allocation	\$18,000	2
SD15	Install Floodlights at Ferodale Sports Complex	\$80,000	3
SD19	Yulong Oval – carparking, netball courts and lighting	\$150,000	4
SD26	New netball courts, basketball and floodlighting	\$100,000	5
SD32	Yulong Oval 3 – drainage works	\$50,000	7
SD41	Grahamstown Dam Disabled toilets	\$25,000	9
SD46	Create disabled toilets at 3 locations	\$75,000	10
SD51	Medowie Skate Park upgrades	\$100,000	11
SD54	Synthetic covering of two courts and drainage works	\$60,000	12
SD60	Turf wicket at Boyd Oval	\$10,000	13
SD67	Yulong Oval – erection of pergola	\$15,000	15
SD74	New courts and carpark for tennis	\$100,000	16
SD84	Kindlebark Oval – irrigation	\$80,000	18
SD87	Ferodale Park – new fields and facility improvements	\$200,000	19
SD90	Boyd Oval – irrigation	\$60,000	20
SD91	Ferodale Sports Complex – irrigation	\$60,000	21
SD96	Medowie Sporting amenities upgrades	\$60,000	22
SD99	Boyd Oval - amenities stage 1	\$50,000	23
SD99	Boyd Oval - amenities- stage 2	\$800,000	24
SD356	Ferodale Sports Complex – new cricket nets	\$50,000	8
SD357	Ferodale Sports Complex – park furniture/seating	\$20,000	25
SD359	Boyd Oval – driveway and carpark upgrade	\$800,000	27
SD360	Boyd Oval – cricket pavilion	\$120,000	28
SD361	Yulong Oval – carpark upgrade	\$90,000	29
SD362	Yulong Oval – disabled toilet	\$100,000	30
	Total Estimate	\$3,323,000	
Karuah			
SD363	Karuah Oval – amenities building	\$50,000	1
SD364	Karuah Oval – carpark and fencing upgrades	\$180,000	2
	Total Estimate	\$230,000	
Tilligerry Peninsula			
SD1	Mallabula Sports Complex - floodlighting and power upgrade	\$189,500	1
SD9	Mallabula Masterplan stage 1- roadworks	\$200,000	2
SD13	Mallabula Skate Park developments	\$60,000	3
SD21	Mallabula Sports Complex - new cricket wicket	\$10,000	4



Project No	Project Description	Estimate	Staging Threshold
SD23	Mallabula Masterplan stage 2- amenities upgrade design	\$25,000	5
SD23	Mallabula Masterplan stage 2- amenities upgrade	\$425,000	6
SD36	Mallabula Masterplan stage 5- hall improvements	\$250,000	8
SD39	Mallabula Sports Complex - new playing fields	\$800,000	9
SD35	Mallabula Sports Complex – vehicle control – fencing, carparking sealing etc	\$80,000	
SD48	Mallabula Sports Complex - surface and drainage upgrade	\$60,000	11
SD55	Mallabula Sports Complex - access restrictions	\$50,000	12
SD64	Carparking and roadworks adjacent to tennis	\$30,000	14
SD70	Mallabula Masterplan - path works	\$115,000	15
SD77	Mallabulla Sports Complex - playground	\$80,000	17
SD82	Mallabula Sports Complex - BBQ, garbage, seating	\$25,000	18
SD88	Mallabula Sports Complex - pad and cage	\$6,000	19
SD94	Mallabula Masterplan - new netball courts	\$210,000	21
SD97	Mallabula Tennis Clubhouse renovations	\$40,000	22
SD101	New tennis courts	\$100,000	24
SD107	Mallabula Sports Complex - basketball court	\$30,000	26
SD109	Resurface tennis courts	\$45,000	27
SD111	Mallabula Sports Complex - detention basin and tree planting	\$40,000	28
SD115	Amenities at McCann Park	\$150,000	30
Total Estimate		\$3,020,500	
Tomaree Peninsula			
SD7	Tomaree Sports Complex (soccer, cricket, touch) – building extensions	\$900,000	2
SD12	Tomaree Sports Complex- fencing around playground and shade shelter	\$50,000	3
SD22	Tomaree Ovals lighting upgrade a)	\$50,000	4
SD25	Provide croquet/bridge facilities at Tomaree	\$310,000	5
SD27	TSC Car-park #1 upgrade and entry road	\$180,000	6
SD31	Tom Sports Complex – build carpark #4 and access road from TSC #1	\$100,000	7
SD37	Undertake required drainage works for TSC	\$300,000	8
SD42	Tom Sports Complex – netball courts and lighting	\$100,000	9
SD44	Tom Sports Complex – netball access and carparking	\$70,000	10
SD52	Provide synthetic hockey fields	\$450,000	12
SD59	Tom. Sports Complex – develop land to nth of depot	\$1,700,000	13
SD73	Boat Harbour tennis courts- lighting, fencing, clubhouse, surfaces	\$100,000	16
SD79	Construct kiosk for baseball club	\$150,000	17
SD85	Construct shelters at TSC #1	\$75,000	18
SD98	Birubi Surf Club first floor- design	\$150,000	1
SD98	Birubi Surf Club Redevelopment	\$3,200,000	1
SD102	Soldiers Point tennis clubhouse	\$250,000	24
SD105	Tomaree Ovals lighting upgrade c)	\$100,000	25



Project No	Project Description	Estimate	Staging Threshold
SD106	Tom Sports Complex – toilet block	\$60,000	26
SD110	TSC sewer connection	\$50,000	28
SD112	Strong Oval Playground	\$30,000	29
SD113	Nelson Bay tennis courts and amenities upgrade	\$497,000	30
SD117	Salamander Bay Oval lighting	\$50,000	31
SD119	Anna Bay-Boat Harbour Tennis Complex	\$450,000	33
SD120	NB Pistol Club new range	\$35,000	36
SD121	NB Pony Club amenities	\$70,000	37
SD122	NB Pony Club fencing, yards, floodlights	\$80,000	38
SD365	Anna Bay Sport & Recreation Club – construction	\$3,000,000	39
SD366	Salamander Bay Oval – amenities building	\$600,000	40
	Total Estimate	\$13,157,000	
Rural East			
SD3	Salt Ash Sport Complex (equestrian) – facility improvements	\$220,000	3
SD18	Salt Ash Tennis Courts – Amenities Building	\$300,000	4
	Total Estimate	\$520,000	
Fern Bay			
SD367	Tennis Courts/Club – new amenities building	\$500,000	
	Total Estimate	\$500,000	
Stockton			
SDNCC001	Install interactive water feature at Stockton Swimming Centre	\$25,000	2013
SDNCC002	Undertake development at Stockton Swimming Centre that includes an upgrade of change rooms, entrance systems and kiosk areas and improving landscaping and windbreaks	\$200,000	2013
SDNCC003	Upgrade of Stockton Skate Park	\$200,000	2015
	Total Estimate	\$425,000	



Cultural and Community Facilities

Inter Catchment Projects

Project No	Project Description	Estimate	Staging Threshold
CLS016	Western Area, Raymond Terrace, Medowie, Karuah / Swan Bay, Fern Bay and Rural East – Raymond Terrace Library Redevelopment – Redevelop / relocate the Raymond Terrace Library.	\$4,000,000	2012/15
CEM10	Western Area, Raymond Terrace, Karuah/Swan Bay – Cemeteries – Signage West	\$20,000	10
CEM12	Western Area, Raymond Terrace, Karuah/Swan Bay – Cemeteries – Conservation Studies	\$20,000	12
	Total Estimate	\$4,040,000	

Catchment Specific Projects

Project No	Locality	Project Description	Estimate	Staging Threshold
Raymond Terrace				
CLS002	Raymond Terrace	PORT STEPHENS STREET; Raymond Terrace Library - Library Resources; Purchase of books, cd's, dvd's, data bases and other resources	\$84,490	0
CLS016	Raymond Terrace	Raymond Terrace Library Stage 1 - Development of concept plan	\$25,000	1
CEM3	Raymond Terrace	Raymond Terrace Cemetery – Fencing (2 sides) and gates	\$60,000	3
CEM5	Raymond Terrace	Raymond Terrace Cemetery – Internal road and designated parking	\$90,000	5
CEM18	Raymond Terrace	Raymond Terrace Cemetery – Gazebo / Shelter	\$60,000	18
CEM14	Raymond Terrace	Raymond Terrace Cemetery – Landscaping (garden, irrigation, seating)	\$35,000	14
CLS44	Raymond Terrace	IRRAWANG STREET; Children's Services Building Boomerang Park – playground upgrades	\$50,000	1
CLS45	Raymond Terrace	SE cnr WILLIAM & IRRAWANG STS; New Footpath from William St to Childcare Centre	\$60,000	18
		Total Estimate	\$464,490	
Medowie				
CLS46	Medowie	BRUSH BOX AVENUE; Medowie Children's Centre – outdoor area	\$25,000	6
CLS47	Medowie	BROCKLESBY AVENUE; Medowie Before & After School Care – covered verandas	\$30,000	7
CLS57	Medowie	Ferodale Multipurpose Community Facility	\$3,745,261	1
		Total Estimate	\$3,800,261	
Tilligerry Peninsula				
CLS48	Tilligerry	Tilligerry Men's Shed	\$150,000	1
		Total Estimate	\$150,000	



Project No	Locality	Project Description	Estimate	Staging Threshold
Tomaree Peninsula				
CLS027	Tomaree	Soldiers Point Hall Upgrade	\$250,000	3
CLS028	Tomaree	Soldiers Point Hall – carpark and drainage	\$250,000	5
CLS013	Salaman der Bay	TOWN CIRCUIT; Tomaree Library - Library Resources; Purchase of books, cd's, dvd's, data bases and other resources	\$84,490	0
CLS023	Salaman der Bay	TOWN CIRCUIT; Community Facilities expansion - stage 1	\$400,000	15
CEM17	Nelson Bay	Carumbah Memorial Gardens – Wall i (incl landscaping)	\$40,000	17
CEM2	Nelson Bay	Carumbah Memorial Gardens – Garden 3 (incl irrigation)	\$35,000	2
CEM4	Anna Bay	Anna Bay Lawn Cemetery – Section 14 & 15 (beams, irrigation)	\$40,000	4
CEM19	Anna Bay	Anna Bay Lawn Cemetery – Gazebo / Shelter	\$60,000	19
CEM7	Anna Bay	Anna Bay Lawn Cemetery – rear extension of cemetery (concrete beams, fences, roads, irrigation, turf, seating, signage)	\$200,000	7
CEM9	Tomaree	Signage East (including heritage) Nelson Bay, Anna Bay, Birubi	\$20,000	9
CEM1	Anna Bay	Anna Bay Lawn Cemetery – Section 12 & 13 (concrete beams, irrigation)	\$40,000	1
CEM11	Tomaree	Conservation Studies – East – Nelson Bay, Birubi	\$20,000	11
CEM13	Nelson Bay	Carumbah Memorial Gardens – Wall H (incl landscaping)	\$40,000	13
CEM15	Nelson Bay	Carumbah Memorial Gardens – Garden 4 (incl irrigation)	\$35,000	15
CEM6	Anna Bay	Anna Bay Lawn Cemetery – rear extension of cemetery (concept plan, clearing, ground preparation)	\$150,000	6
CEM21	Anna Bay	Anna Bay Lawn Cemetery – entry/exit	\$20,000	2
CLS49	Tomaree	Multi-purpose Centre – covered walkway and improved access lighting in the southern carpark and entrance	\$25,000	16
CLS50	Tomaree	Multi-purpose Centre – automatic door at entry two	\$60,000	18
CLS51	Tomaree	Multi-purpose Centre – building upgrades	\$30,000	21
CLS52	Tomaree	Multi-purpose centre – building upgrades	\$100,000	22
		Total Estimate	\$1,899,490	
Rural East				
CLS014	Salt Ash	MICHAEL DRIVE; Salt Ash Hall - upgrade of waste water treatment system	\$15,000	0
CLS53	Salt Ash	Salt Ash Hall – shade structure over playground	\$100,000	4



Project No	Locality	Project Description	Estimate	Staging Threshold
CLS54	Salt Ash	Salt Ash Hall – playground	\$100,000	1
CLS55	Salt Ash	Salt Ash Hall – carpark upgrade	\$80,000	2
CLS56	Salt Ash	Paul's Corner – amenities building	\$150,000	3
CLS004	Williamtown	SANDEMAN STREET; Williamtown Community Hall - upgrade of wastewater treatment system	\$20,000	0
		Total Estimate	\$465,000	
Fern Bay				
CLS301	Fern Bay	Provision of Mobile Library Stop Facilities at 2 locations	\$200,000	1
CLS303	Fern Bay	Provision of new multipurpose community facilities	\$900,000	1
		Total Estimate	\$1,100,000	



Roadworks

Local Roads – Construction

Project No	Locality	Project Description	Estimate	Staging Threshold
Raymond Terrace				
LR16	Raymond Terrace	STURGEON STREET; Reconstruction from Glenelg St to Swan St from 0.31 to 0.49	\$150,000	16
LR26	Raymond Terrace	PEEL STREET; Construction from Mount Hall Rd to Pacific Hwy including roundabout at Mount Hall Rd	\$560,000	26
LR61	Raymond Terrace	CARMICHAEL STREET; Reconstruction and widening including relocation of the cycleway to Sturgeon Street from 0 to 0.22	\$150,000	66
		Total Estimate	\$860,000	
Medowie				
LR30	Medowie	ABUNDANCE ROAD; Reconstruction including kerb & guttering. from 0 to 0.1	\$50,000	30
LR35	Medowie	FERODALE ROAD; Reconstruction east of Medowie Rd. from 1.87 to 2.4	\$300,000	36
LR37	Medowie	FERODALE ROAD; widening including kerb & guttering opposite shopping centre	\$40,000	1
		Total Estimate	\$390,000	
Karuah				
LR25	Karuah	HOLDOM ROAD; Reconstruction from Bundabah St to the end from 0.0 to 0.40	\$160,000	24
LR31	Swan Bay	SWAN BAY ROAD; Widening and sealing from 0.0 to 3.72	\$300,000	31
		Total Estimate	\$460,000	
Tilligerry Peninsula				
LR65	Lemon Tree Passage	JOHNSON PARADE; From Meridith Avenue to Mackie St from 0 to 0.35	\$200,000	70
LR40	Mallabula	WYCHEWOOD AVENUE; Widening including Kerb and Gutter from Strathmore Road to Eagle Lane from 0.05 to 0.22	\$100,000	42
LR53	Mallabula	TANILBA ROAD; Widening and K&G construction	\$480,000	55
LR7	Tanilba Bay	AVENUE OF THE ALLIES; Widening, drainage, K&G construction and street lighting	\$650,000	4
LR28	Tanilba Bay	BEATTY BOULEVARDE; Reconstruction west of the Avenue of the Allies	\$300,000	28
LR29	Tanilba Bay	PRESIDENT POINCAIRE PARADE; Reconstruction from King Albert to Peace Parade from 0 to .25	\$190,000	29



Project No	Locality	Project Description	Estimate	Staging Threshold
LR34	Tanilba Bay	PRESIDENT POINCARE PARADE; Construction from Lloyd George to Pershing Place.from 0.5 to 0.82	\$240,000	34
LR38	Tanilba Bay	TANILBA AVENUE; Reconstruction including K&G from Peace Pde to Admiralty Ave	\$960,000	39
LR43	Tanilba Bay	CLEMENCEAU CRESCENT; Reconstruction from Tanilba Ave to Poilus Pde from 0 to 0.49	\$350,000	44
LR45	Tanilba Bay	KING ALBERT AVENUE; Reconstruction Ave of Allies to School from 0.0 to 0.25	\$250,000	46
LR59	Tanilba Bay	KING ALBERT AVENUE; Reconstruction from Ave of Allies to Tanilba Ave from 0.30 to 0.76	\$300,000	63
		Total Estimate	\$4,020,000	
Tomaree Peninsula				
LR23	Anna Bay	CAMPBELL AVENUE; Construction Margaret St to Robinson Ave. from 0.37 to 0.59	\$100,000	23
LR46	Anna Bay	SCOTT STREET; Reconstruction including widening from 0.6 to 0.8	\$80,000	47
LR47	Anna Bay	MORNA POINT ROAD; Reconstruction north of Ocean Ave. from 0.05 to 0.54	\$300,000	49
LR24	Fingal Bay	MARKET STREET; Construction including kerb & gutter to Tuna Cres.from 0.0 to 0.08	\$60,000	22
LR75	Fingal Bay	FARM ROAD; Road widening and K&G construction Coral St to Ala Moana Way	\$80,000	58
LR68	Fingal Bay	MARINE DRIVE; Construction incl kerb & gutter and drainage east of Tuna Cres.	\$60,000	73
LR19	Nelson Bay	PARKES STREET; Reconstruction including kerb & guttering.from 0.49 to the east end	\$44,000	19
LR21	Shoal Bay	HORACE STREET; Reconstruction from Messines Street to Siddons Street from 0.00 to 0.32	\$200,000	21
LR22	Shoal Bay	RIGNEY STREET; Reconstruction from Fingal St to Messines St from 0.0 to 0.6	\$450,000	25
LR32	Shoal Bay	SYLVIA STREET; Construction from Government Rd to Tomaree Rd including new Roundabout from 0 to 0.12	\$750,000	32
LR56	Soldiers Point	MITCHELL STREET; Reconstruction including Kerb and gutter north of Soldiers Point Road from 0.00 to 0.15	\$120,000	59



Project No	Locality	Project Description	Estimate	Staging Threshold
LR98	Shoal Bay	TOMAREE ROAD; Reconstruction, widening and kerb & gutter Marine Dr to Garden Pl	\$700,000	
LR105	Shoal Bay	TOMAREE ROAD; Reconstruction, widening and kerb & gutter Garden Pl to Verona Rd	\$700,000	
		Total Estimate	\$3,644,000	
Fern Bay				
LR87	Fern Bay	Vardon Rd and access near and in the vicinity of primary school, road widening accommodation of parking facilities	\$750,000	1
RH81	Fern Bay	Upgrade Fullerton Cove Rd Ch 1700-2200 from Nelson Bay Rd North	\$202,500	2
RH80	Fern Bay	Upgrade Fullerton Cove Rd Ch 2700-4000 from Nelson Bay Rd North	\$526,500	3
		Total Estimate	\$1,479,000	

Local Roads – Intersection Treatments

Project No	Locality	Project Description	Estimate	Staging Threshold
Western Area				
LI14	East Seaham	WALLAROO ROAD; Widen throat of intersection to 6m and seal	\$10,000	13
		Total Estimate	\$10,000	
Raymond Terrace				
LI6	Raymond Terrace	MOUNT HALL ROAD; Construction of roundabout at Watt St. from 0.5 to 0.6	\$300,000	5
LI12	Raymond Terrace	STURGEON STREET; Intersection realignment at Swan & Jacaranda Streets	\$200,000	10
LI10	Raymond Terrace	NEWLINE ROAD; Construction of a roundabout at Beaton Ave. from 0.7 to 0.8	\$300,000	11
		Total Estimate	\$800,000	
Tilligerry Peninsula				
LI5	Tanilba Bay	DIGGERS DRIVE; Construction of roundabout on Avenue of The Allies from 0.21 to 0.26	\$500,000	2
		Total Estimate	\$500,000	
Tomaree Peninsula				
LI3	Anna Bay	GAN GAN ROAD, CAMPBELL AVENUE; Construction of roundabout at Campbell Avenue	\$100,000	3
LI9	Anna Bay	GAN GAN ROAD; Construction of roundabout at Essington Way	\$150,000	9
LI11	Nelson Bay	CHURCH STREET, DONALD STREET; Construction of a roundabout	\$300,000	6



Project No	Locality	Project Description	Estimate	Staging Threshold
LI13	Nelson Bay	DOWLING STREET, AUSTRAL STREET; Construction of a roundabout	\$400,000	7
LI7	Salaman der Bay	WANDA AVENUE; Realign intersection at Foreshore Drive	\$40,000	4
		Total Estimate	\$990,000	

Local Roads – Rehabilitation

Project No	Locality	Project Description	Estimate	Staging Threshold
Western Area				
RH63	Hinton	HINTON RD; from Seaham Rd 6850 to 7100	\$65,000	63
RH69	Seaham	CROFT RD; from Clarencetown Rd 1000 to 1350	\$63,700	69
RH70	Seaham	CROFT RD; from Clarencetown Rd to 350	\$63,700	70
RH2	Woodville	PATERSON RD; from BDY 5600 to 6350	\$117,000	2
RH25	Woodville	PATERSON RD; from bdy 6350 to 7400	\$163,800	25
RH26	Woodville	PATERSON RD; from bdy 7400 to 8000	\$93,600	26
RH225	Balickera	ITALIA RD; SEG 20 from HWY to 550m	\$261,360	0
RH226	Balickera	ITALIA RD; SEG 20 from 550m to Boral entrance	\$400,000	3
		Total Estimate	\$1,228,160	
Raymond Terrace				
RH12	Raymond Terrace	NEWLINE RD; from William Bailey 1420 to 1680	\$54,000	12
RH31	Raymond Terrace	DAWSON RD; from Bellevue St to 86 Dawson Rd	\$80,000	31
RH57	Raymond Terrace	MOUNT HALL RD; from Thomas St 400 to 750	\$63,700	57
RH66	Raymond Terrace	BENJAMIN LEE DR; from dam wall end 960 to 1120	\$40,000	66
RH85	Raymond Terrace	WATT ST; from Mount Hall Rd 0.00 to 250	\$50,000	85
RH86	Raymond Terrace	WATT ST; from Mount Hall Rd 530 to 920	\$70,980	86
RH115	Raymond Terrace	MUREE ST; from Mount Hall Rd to Walker Cr	\$58,240	115
RH164	Raymond Terrace	WILLIAM; from Irrawang 0.00 to Adelaide 120	\$100,000	164
		Total Estimate	\$516,920	
Medowie				
RH54	Medowie	FERODALE; & 80m of Kindlebark Dr from Fairlands 2800 to James 3230	\$110,000	54
RH88	Medowie	ABUNDANCE RD; from Ferodale 80 to 460	\$79,040	88
RH89	Medowie	FERODALE RD; from Fairlands 370 to 650	\$50,960	89
RH90	Medowie	FERODALE RD; from Bilo Super 1400 to MR 518 1820	\$87,360	90



Project No	Locality	Project Description	Estimate	Staging Threshold
RH101	Medowie	KARWIN RD; from Kula 0.00 to 720	\$112,320	101
RH103	Medowie	JAMES RD; from Brocklesby 0.00 to 500	\$78,000	103
RH117	Medowie	RYAN RD; from Lewis 00 to 400	\$83,200	117
RH118	Medowie	EVANS RD; from Kula Rd 0 to 350	\$54,600	118
RH119	Medowie	WILGA RD; from Kirrang 300 to 700	\$83,200	119
RH126	Medowie	LEWIS DR; from Fisher Rd 710 to Kirrang 1140	\$68,000	126
RH127	Medowie	GREY GUM ST; do access Rd at same time from Ferodale Rd 0.00 to 100	\$20,800	127
RH145	Medowie	KULA RD; from Kirrang 1800 to 2100	\$46,800	145
RH147	Medowie	FAIRLANDS RD; from Lisadell Rd 0.00 to 1200	\$187,200	147
RH151	Medowie	RYAN RD; from Lewis 1260 to end 1500	\$70,720	151
RH159	Medowie	CASSIAS AVE; from 0 to grey gum 220	\$45,760	159
		Total Estimate	\$1,177,960	
Karuah / Swan Bay				
RH156	Karuah	GRAY DR; Gray Dr & 60m of Zayne Pl from Johnson to George Norman	\$22,100	156
RH78	Swan Bay	SWAN BAY RD; from Tarean 4150 to 5350	\$218,400	78
		Total Estimate	\$240,500	
Tilligerry Peninsula				
RH49	LT Passage	FRANCIS AVE STH SIDE; from Morton 000 to Marine 290	\$52,780	49
RH68	LT Passage	COOK PDE; from Morton 450 to 550	\$35,000	68
RH121	LT Passage	ELIZABETH AVE; from Kenneth Pde 110 to John 250	\$15,000	121
RH125	LT Passage	MORTON AVE; from Frances Dun 0.00 to Morton 120	\$15,600	125
RH149	Mallabula	WYCHEWOOD AVE; from Tanilba Rd 350 to Eagle Lane 500	\$23,400	149
RH158	Mallabula	TANILBA RD; from 0 to Mallabula 470	\$73,320	158
RH67	Tanilba Bay	TANILBA AVE; from Peace Pde to Admiralty Ave	\$91,000	67
RH124	Tanilba Bay	CLEMENCEAU CR; from gravel 0.00 to 430	\$55,900	124
		Total Estimate	\$362,000	
Tomaree Peninsula				
RH19	Anna Bay	PORT STEPHENS DR; from MR 108 0.00 to 450	\$99,000	19
RH22	Boat Harbour	BLANCH ST; from Gan Gan 1000 to Noamunga 1170	\$42,500	22
RH84	Bobs Farm	MARSH RD; from Nelson Bay Rd School end 100 to 600	\$67,600	84
RH94	Bobs Farm	MARSH RD; from school end 1800 to 2000	\$28,600	94



Project No	Locality	Project Description	Estimate	Staging Threshold
RH96	Bobs Farm	MARSH RD; from School end 2600 to 3050	\$81,900	96
RH60	Corlette	BAGNALL BEACH RD; from Sandy Point Rd 1290 to 1770	\$100,000	60
RH141	Fingal Bay	PACIFIC RD; from 250 to 370	\$25,000	141
RH123	Fishermans Bay	PACIFIC ST; from High St 100 to Park 250	\$23,400	123
RH58	Nelson Bay	SHOAL BAY RD.; from Gowrie 400 to Dixon dr 850	\$100,000	58
RH43	Salamander Bay	RANDALL DR; from Foreshore Dr 250 to 500	\$52,000	43
RH107	Salamander Bay	DIEMARS RD; from Sold Point Rd 220 to 730	\$92,820	107
RH108	Salamander Bay	DIEMARS RD; from Sold Point Rd 0 to 220	\$40,040	108
RH161	Shoal Bay	TOMAREE RD; from Silvia 870 to end 1450	\$46,800	161
RH32	Soldiers Point	SOLDIERS PT RD; from Salamander Way 3100 to 3750.00	\$169,000	32
RH34	Taylors Beach	TAYLORS BEACH RD; from Port Stephens Dr 0.00 to 400	\$70,000	34
Total Estimate			\$1,038,660	

Rural East

RH41	Salt Ash	OYSTER COVE RD; from LTP 0.0 to 560	\$87,360	41
RH146	Salt Ash	OYSTER COVE RD; from LTP Rd 2700 to 2880	\$28,080	146
RH105	Tomago	OLD PUNT RD; from Pac HWY405 to 1100.00	\$180,700	105
Total Estimate			\$296,140	

Fern Bay

RH80	Fullerton Cove	FULLERTON COVE RD; from MR108 2750 to 3000	\$39,000	80
RH81	Fullerton Cove	FULLERTON COVE RD; from MR108 3900 to 4000	\$18,000	81
RH82	Fullerton Cove	FULLERTON COVE RD; from MR108 3210 to 3800	\$92,040	82
Total Estimate			\$149,040	

Local Roads – Sealing of Gravel Roads

Project No	Locality	Project Description	Estimate	Staging Threshold
Western Area				
LS13	Duns Creek	DUNNS CREEK ROAD; Sealing of 570 m gravel section south of Forest Rd from 1.25 to 1.82	\$170,000	16



Project No	Locality	Project Description	Estimate	Staging Threshold
LS13	Duns Creek	DUNNS CREEK ROAD; Sealing of 700 m section north of Forest Rd from 1.9 to 2.6	\$210,000	19
LS23	Duns Creek	DUNNS CREEK ROAD; Sealing of 2.3 km gravel section from Wallaby Close to the S-bends from 3.10 to 5.40	\$600,000	27
LS23	Duns Creek	DUNNS CREEK ROAD; Sealing the 260m gravel section known as the S-bends from 5.40 to 5.66	\$150,000	28
LS2	Eagleton	SIX MILE ROAD; Reconstruction & sealing of 1.48 km (on hold for development of new town) from 0 to 1.48	\$600,000	2
LS5	East Seaham	EAST SEAHAM ROAD; Reconstruction and Sealing the first 1 km section north of Italia Rd from 3.92 to 4.92	\$400,000	5
LS5	East Seaham	EAST SEAHAM ROAD; Reconstruction and Sealing the next section north of Italia Rd from 4.92 to 5.92	\$400,000	6
LS5	East Seaham	EAST SEAHAM ROAD; Reconstruction and Sealing the next section north of Italia Rd from 5.92 to 6.92	\$400,000	7
LS5	East Seaham	EAST SEAHAM ROAD; Reconstruction and Sealing the next section north of Italia Rd from 6.92 to 7.92	\$400,000	8
LS5	East Seaham	EAST SEAHAM ROAD; Reconstruction and Sealing the next section north of Italia Rd from 7.92 to 8.92	\$400,000	9
LS14	Seaham	WIGHTON STREET; Sealing from Cemetery Access to western end from 0.90 to 1.45	\$175,000	20
LS14	Seaham	WIGHTON STREET; Sealing from Warren Street to Cemetery Access from 0 to 0.90	\$300,000	33
LS25	Wallalong	MORPETH STREET; Sealing of 500m from High Street from 0 to 0.5	\$150,000	30
Total Estimate			\$4,355,000	
Karuah/Swan Bay				
LS1	Karuah	HALLORAN LANE; Full length from Bundabah St to Wattle St from 0.00 to 0.5	\$180,000	1
LS11	Karuah	ROUND HILL CRESCENT; 280 m new construction from 0.22 to 0.5	\$70,000	14
LS9	Swan Bay	MOFFATS ROAD; Reconstruction & sealing including relocation of power poles. from 1.1 to 1.8	\$250,000	13
LS17	Swan Bay	LILLEYS ROAD; Sealing of 2.56 km gravel section	\$500,000	18



Project No	Locality	Project Description	Estimate	Staging Threshold
LS16	Swan Bay	SWAN BAY ROAD; Sealing the 2.11 km section from 9 to 11.11	\$420,000	23
		Total Estimate	\$1,420,000	

Main Roads (Regional) - Development

Project No	Locality	Project Description	Estimate	Staging Threshold
Western Area				
RC7	Glen Oak	CLARENCETOWN ROAD; RR 301 - north of Wattle Ck. Seg 215 and 225.from 5.21 to 5.90	\$900,000	5
RC8	Glen Oak	CLARENCETOWN ROAD; RR 301 - south of Wattle Ck. Seg 195 from 3.35 to 5.01	\$700,000	6
RC9	Glen Oak	CLARENCETOWN ROAD; RR 301 - south of Dungog Council Boundary, Seg 240 and 245 from 7.07 to 8.18	\$700,000	7
RC10	Glen Oak	CLARENCETOWN ROAD; RR 301 - north of Carmichael Ck along river bank. Seg170.from 1.81 to 2.65	\$800,000	8
RC6	Seaham	CLARENCETOWN ROAD; RR 301 - improvements to S-bends north of Carmichael Ck	\$1,000,000	4

Major Infrastructure Projects

Project No	Locality	Project Description	Estimate	Staging Threshold
Karuah/Swan Bay				
MP3	Karuah	TAREAN ROAD; Karuah Main St - Bypass Mitigation Works - Stage 2	\$200,000	4
MP4	Karuah	TAREAN ROAD; Karuah Main St - Bypass Mitigation Works - Stage 3	\$400,000	7
		Total Estimate	\$600,000	
Tomaree Peninsula				
MP2	Nelson Bay	YACAABA STREET; Extension to Victoria Parade and Teramby Road Roundabout	\$900,000	1
MP1	Shoal Bay	FINGAL BAY LINK ROAD – Sylvia Street, Government Road, Nelson Bay Road - Preconstruction	\$500,000	0
MP7	Shoal Bay	FINGAL BAY LINK ROAD – Sylvia Street, Government Road, Nelson Bay Road; - Construction	\$12,000,000	6
MP2	Nelson Bay	YACAABA STREET; Extension of road and/or access corridor - land acquisition of 108 Magnus Street (Lot 71 DP 573006)	\$1,300,000	1
		Total Estimate	\$14,700,000	



Regional Roads - Rehabilitation

Project No	Locality	Project Description	Estimate	Staging Threshold
Western Area				
RR4	Glen Oak	RR 301 CLARENCETOWN RD; 18.25 - 19.5 From Raymond Terrace Rd	\$196,000	4
RR10	Glen Oak	RR 301 CLARENCETOWN RD; 16.37 - 17.27 From Raymond Terrace Rd from Raymond Terrace Rd 16.37 to 17.27	\$202,500	10
RR20	Glen Oak	RR 301 CLARENCETOWN RD; 14.65 - 15.3 From Raymond Terrace Rd	\$211,250	20
RR9	Seaham	RR 301 CLARENCETOWN RD; 12.57 - 13.57 From Raymond Terrace Rd from Raymond Terrace Rd 12.57 to 13.57	\$225,000	9
RR30	Seaham	RR 301 SEAHAM RD; 7.77 - 8.9 From Raymond Terrace Rd	\$268,375	30
RR44	Seaham	RR 301 WARREN ST; 10.5 - 10.87 From Raymond Terrace Rd	\$111,000	44
		Total Estimate	\$1,214,125	
Raymond Terrace				
RR32	Nelsons Plains	RR 301; 5.03 - 6.13 From Raymond Terrace Rd	\$261,250	32
		Total Estimate	\$261,250	
Medowie				
RR25	Campvale	RR 518 MEDOWIE RD; 3.5 - 4.05 From Nelson Bay Rd from Nelson Bay Rd 3.5 to 4.05	\$569,250	13
RR53	Medowie	RR 518 MEDOWIE RD; 8.3 - 9.3 From Nelson Bay Rd	\$275,000	53
		Total Estimate	\$844,250	
Karuah/Swan Bay				
RR12	Twelve Mile Creek	RR 90 THE BUCKETS WAY; 3.15 - 4 From Pacific HWY from Pacific HWY 3.15 to 4	\$170,000	12
RR22	Twelve Mile Creek	RR 90 THE BUCKETS WAY; 4.6 - 5.250 From Pacific HWY	\$130,000	22
RR35	Twelve Mile Creek	RR 90 THE BUCKETS WAY; 1.150 - 2.830 From Pacific HWY	\$336,000	35
		Total Estimate	\$636,000	
Tilligerry Peninsula				
RR39	Lemon Tree Passage	RR 7765 LEMON TREE PASSAGE RD; 12.390 - 13.150 From Nelson Bay Rd	\$152,000	39
RR69	Lemon Tree Passage	RR 7765 LEMON TREE PASSAGE RD; 13.750 - 14.4 From Nelson Bay Rd	\$162,500	69



Project No	Locality	Project Description	Estimate	Staging Threshold
RR25	Mallabula	RR 7765 LEMON TREE PASSAGE RD; 10.9 - 11.4 From Nelson Bay Rd	\$100,000	25
RR47	Mallabula	RR 7765 LEMON TREE PASSAGE RD; 10.720 - 10.9 From Nelson Bay	\$36,000	47
RR67	Mallabula	RR 7765 LEMON TREE PASSAGE RD; 11.4 - 11.8 From Nelson Bay Rd	\$96,000	67
		Total Estimate	\$546,500	
Rural East				
RR15	Salt Ash	RR 7765 LEMON TREE PASSAGE RD; 6.3 - 6.850 From Nelson Bay Rd	\$110,000	15
RR64	Salt Ash	RR 7765 LEMON TREE PASSAGE RD; 3.950 - 4.150 From Nelson Bay Rd	\$40,000	64
RR40	Williamstown	RR 518 MEDOWIE RD; 0.710 - 1.98 From Nelson Bay Rd	\$418,000	40
		Total Estimate	\$568,000	



Site Specific Contributions

Richardson Road North, Raymond Terrace

Project No	Locality	Project Description	Estimate	Staging Threshold
LI16	Raymond Terrace	Richardson Road and Main Road 517 – Two NAASRA Type Road Intersections	\$383,000	
		Total Estimate	\$383,000	

Raymond Terrace Commercial/Retail Area Carparking

Project No	Locality	Project Description	Estimate	Staging Threshold
PF2	Raymond Terrace	Carpark in the vicinity of Raymond Terrace Commercial / Retail Area (corner of Glenelg and Port Stephens Street)	\$150,000	1
		Total Estimate	\$150,000	

Nelson Bay Commercial/Retail and Foreshore Area Parking

Project No	Locality	Project Description	Estimate	Staging Threshold
PF1	Nelson Bay	DONALD STREET; Seal and linemark land adjoining the existing multi-level carpark	\$35,000	1
PF1	Nelson Bay	DONALD STREET; Stage 1 construct additional 1 Level to the existing multi-level carpark	\$1,080,000	3
PF1	Nelson Bay	DONALD STREET; Stage 2 construct additional 1 Level to the existing multi-level carpark	\$1,080,000	4
PF1	Nelson Bay	DONALD STREET; Stage3 construct final 2 Levels to the existing multi-level carpark	\$1,080,000	5
PF3	Nelson Bay	DONALD STREET; Redevelop Donald St west carpark to 6 levels Stage 1 construction of 2 levels	\$2,160,000	6
PF4	Nelson Bay	TERAMBY ROAD; Extension of on -street parking bay, souther side - east of Teramby Rd (review as part of TIC redevelopment)	\$540,000	7
PF3	Nelson Bay	DONALD STREET; Redevelop Donald St west carpark to 6 levels, Stage 2 construction of 2 levels	\$2,160,000	8
PF3	Nelson Bay	DONALD STREET; Redevelop Donald St west carpark to 6 levels, Stage 3 construction of Final 2 levels	\$2,160,000	9
PF1	Nelson Bay	DONALD STREET; Stage construction of new 6 level carpark joining the existing Donald St east carpark	\$2,370,000	12



Project No	Locality	Project Description	Estimate	Staging Threshold
PF7	Nelson Bay	VICTORIA PARADE; Construct multi-level carpark southern side, east Teramby Rd, stage construction	\$6,472,590	13
	Nelson Bay	Nelson Bay Town Centre Transport & Parking Study	\$60,000	0
		Total Estimate	\$19,197,590	

Flood and Drainage Upgrade for the Boat Harbour and Anna Bay Catchment

Project No	Locality	Project Description	Estimate	Staging Threshold
	Anna Bay / Boat Harbour	Anna Bay Catchment Drainage / Flood Study (1995), Floodplain Management Study and Plan and cost of implementation.	\$3,575,000	
		Total Estimate	\$3,575,000	

Fern Bay - Bus Shelters

Project No	Locality	Project Description	Estimate	Staging Threshold
	Fern Bay	Provision of bus shelters and seating	\$7,000	
		Total Estimate	\$7,000	

Medowie – Traffic and Transport

Project No	Locality	Project Description	Estimate	Staging Threshold
1	Medowie Road	Road network – north of Boundary Road – gateway treatment at entrance to Medowie and change in speed zone from 100km/h to 70 km/h	\$30,000	1
2	Various roads	Pedestrian and cycleway – on-road routes within rural residential area – implement 50km/h area speed zoning with share the road signs supplemented with pavement markings (50 numerals and bicycle logos) at regular intervals throughout area	\$15,000	1
3	Medowie Road	Road network – between Boundary Road and Kirrang Drive – horizontal displacement mid-block treatment	\$50,000	1
4	Medowie	Pedestrian and cycleway – Boundary Rd to Kirrang Dr – off-road shared path on west side to future residential area. Investigate possible alternative route – Boundary Rd to Federation Dr via Settlers Cl/Overland Ave/Explorers Cl	\$460,000	2
5	Medowie Road	Pedestrian and cycleway – Federation Cl to Kindlebark Dr – off-road shared path on east side	\$515,000	1



Project No	Locality	Project Description	Estimate	Staging Threshold
6	Medowie Road	Road network – North of Kindlebark Drive – gateway treatment and change in speed zone from 70km/h to 50km/h	\$30,000	1
7	Off Medowie Road	Pedestrian and cycleway – Medowie Road to Cherry Tree Close – off-road shared path within cadastral corridor	\$50,000	1
8	Medowie Road	Road network – At Kindlebark Drive – roundabout intersection	\$820,000	3
9	Medowie Road	Pedestrian and cycleway – Silver Wattle Drive to Ferodale Road – Off-road shared path on east side	\$205,000	1
10	Off Wilga Road	Pedestrian and cycleway – Wilga Road to town centre – off-road shared path with bridge over creek	\$360,000	3
11	Kirrang Drive	Pedestrian and cycleway – Ferodale Road to Medowie Road – off-road shared path on west side	\$870,000	3
12	Various roads	Pedestrian and cycleway – on-road routes within rural residential area – implement 50km/h speed zoning with share the road signs supplemented with pavement markings (50 numerals and bicycle logos) at regular intervals throughout area	\$15,000	1
13	Medowie Road	Road network – south of Ferodale Road – gateway treatment at change in speed zone from 70km/h to 50km/h	\$30,000	1
14	Ferodale Road	Pedestrian and cycleway – off-road shared path south side – Kirrang Drive to Coachwood Drive • Medowie Rd to Coachwood Drive • Kirrang Dr to Medowie Road	\$1,080,000	1 3
15	Medowie Road	Road network – at Brocklesby Road – roundabout intersection (3 leg to suit existing T intersection; 4 leg to suit possible future development on west side of Medowie Road)	\$820,000	2
16	Brocklesby Road	Pedestrian cycleway – Medowie Road to Ferodale Road – Off-road shared path north and west side	\$975,000	3
17	Medowie Road	Road network – at Blueberry Road – improve channelization of existing intersection – shoulder widening and left turn lane	\$160,000	3
18	Medowie Road	Pedestrian and cycleway – Ferodale Road to South Street – off-road shared path east side	\$1,280,000	1



Project No	Locality	Project Description	Estimate	Staging Threshold
19	Off Ford Avenue	Pedestrian and cycleway – Ford Avenue to Sylvan Avenue – complete off-road shared path within cadastral corridor	\$50,000	1
20	Medowie Road	Road network – south of South Street - gateway treatment at entry to Medowie and change in speed zone from 08km/h to 70km/h	\$30,000	1
21	Medowie Road	Pedestrian and cycleway – at Kirrang/Federation Drive – upgrade pedestrian refuge island to current standards	\$20,000	2
22	Medowie Road	Pedestrian and cycleway – South of Kindiebark Drive (at existing bus stops) – upgrade pedestrian refuge island to current standard	\$20,000	2
23	Lisadell Road and Abundance Road	Road network – Fairlands Road to Industrial Road – Maintain 70km/h speed zone to promote this route as the western entrance into Medowie. Investigate widening of road pavement to provide a minimum carriageway width of 11m (2 x 3.5m wide traffic lanes, 2 x 2m wide road shoulders. Current width varies but has a general minimum of 7m (2 x 3.0m wide traffic lanes, 2 x 0.5m wide road shoulders)	\$2,050,000	1
24	Medowie Road	Pedestrian and cycleway – Silver Wattle Drive – install pedestrian refuge island	\$20,000	1
25	Lisadell Road	Road network – At Fairlands Road – roundabout intersection. Short term priority to widen road shoulder for left turn into Fairlands Road	\$820,000	1
26	Silver Wattle Drive	Pedestrian and cycleway – at Medowie Road – install pedestrian refuge island	\$20,000	1
27	Lisadell Road	Road network – at Abundance Road – Investigate possible road realignment – introduce horizontal curve to create a T intersection with priority given to the through movement.	\$615,000	1
28	Medowie Road	Pedestrian and cycleway – at Ferodale Road – upgrade pedestrian refuge island to current standards.	\$20,000	1
29	Abundance Road	Road network – south of Industrial Road – gateway treatment at change in speed zone from 70km/h to 50km/h	\$30,000	1
30	Medowie Road	Pedestrian and cycleway – south of Ferodale Road (at small commercial centre) – install pedestrian refuge	\$50,000	2



Project No	Locality	Project Description	Estimate	Staging Threshold
31	Abundance Road	Road network – At Ferodale Road – roundabout intersection. Signpost Abundance Road as the route to Raymond Terrace	\$820,000	1
32	Medowie Road	Pedestrian and cycleway – at Blueberry Road – install pedestrian refuge island	\$20,000	1
33	Kirrang Drive	Pedestrian and cycleway – at Ferodale Road – install pedestrian refuge island	\$20,000	1
34	Brocklesby Road	Pedestrian cycleway – at Ferodale Road – install pedestrian refuge island to replace existing median with no pedestrian refuge	\$20,000	1
35	Ferodale Road	Road network – at Kirrang Drive	\$820,000	1
36	Ferodale Road	Pedestrian and cycleway – west of Medowie Road – upgrade pedestrian refuge island to current standards	\$20,000	2
37	Ferodale Road	Road network – at Peppertree Road – roundabout intersection to replace existing T intersection	\$1,430,000	1
38	Various intersections	Pedestrian and cycleway – Install kerb returns, ease grades on shared path at approach to kerb ramps, install kerb ramps or modify to standards, install shared path and give way signage and logos – examples - • Ferodale Road at Waropara Road • Ferodale Road at Bottle Brush Avenue • Ferodale Road at Kirrang Drive	\$105,000	1
39	Ferodale Road	Road network – at main access to commercial land – roundabout intersection to replace several access driveways	\$820,000	1
40	Key Attractors	Pedestrian and cycleway – install bicycle parking facilities	\$50,000	1
41	Peppertree Road	Road network – Ferodale Road to Medowie Road - extension (at the same width of Peppertree Road) including kerb and gutter and bus zone to the north, then east to connect through to Medowie Road between properties at 785 and 787 Medowie Road along with upgrading of intersection	\$1,200,000	1
42	Waropara Road	Pedestrian and cycleway – Ferodale Road to 6B Waropara Road – off-road shared path east side	\$600,000	1
43	Medowie Road	Pedestrian and cycleway – Ferodale Road to 500m south – off-road shared path west side	\$500,000	1



Fire and Emergency Services

Project No	Locality	Project Description	Estimate	Staging Threshold
EM7	Raymond Terrace	Install disabled access, use existing EOC for office space and revise reception area.	\$100,000	3
EM10	Karuah	Erect new fire shed to garage larger tankers.	\$650,000	6
EM11	Tanilba Bay	Erect new larger Station to replace existing Tanilba Bay and Lemon Tree Passage Brigade buildings to permit housing of larger tankers.	\$700,000	4
EM12	Fingal Bay	Erect new fire shed at front of existing Station to garage larger tankers and asphalt driveway using volunteer labour.	\$500,000	5
EM14	Raymond Terrace	Locate RFS offsite to new facility	\$350,000	2
EM18	Eagleton	Erect new 3 Bay Station in Kings Hill Estate	\$800,000	7
EM17	Medowie	Erect new fire station	\$650,000	8
EM20	Raymond Terrace	Erect a mezzanine floor to accommodate kitchen, offices & training room (in existing colorbond building)	\$100,000	1
Total Estimate			\$3,850,000	