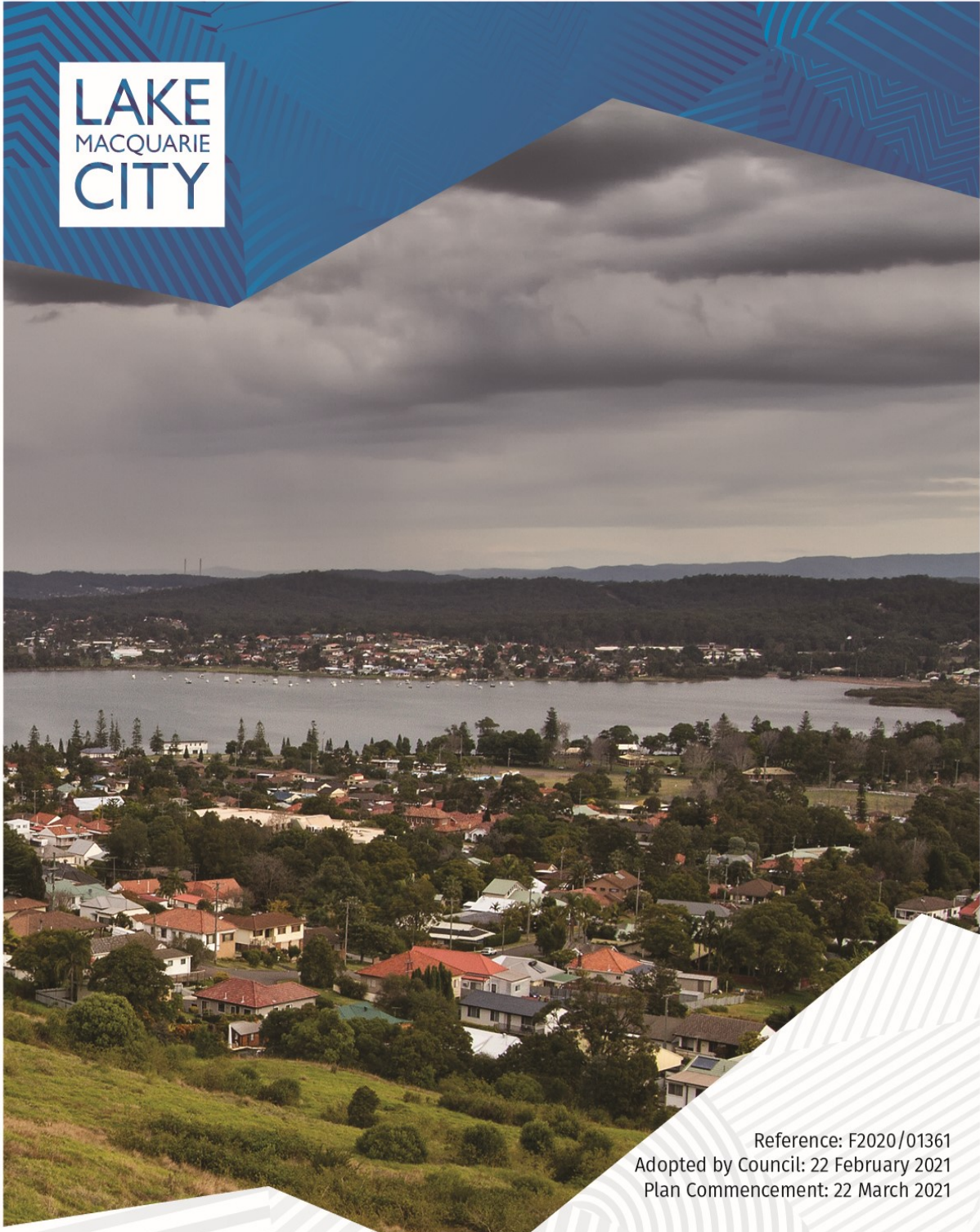




**LAKE  
MACQUARIE  
CITY**



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Plan Commencement: 22 March 2021

**LAKE MACQUARIE CITY COUNCIL  
DEVELOPMENT CONTRIBUTIONS PLAN NO.2, 2004  
-NORTHLAKES URBAN RELEASE AREA  
(AS AMENDED 2012) - FEB 2021 REPORT**

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## Executive Summary

The development or redevelopment of an area for residential, commercial, or industrial purposes often may create a need for the provision of public amenities and public services. The public amenities and public services will vary according to the type and scale of development.

Section 94 (s94) of the *Environmental Planning and Assessment Act 1979* (the Act), enables Council to require (as a condition of consent) a contribution towards the provision of public services and facilities, where it can be shown that the proposed development will, or is likely to, create or increase the demand for such public services and facilities.

This Section 94 Contributions Plan is called the Lake Macquarie Section 94 Contributions Plan No. 2, 2004 – Northlakes Urban Release Area, (as amended 2012). It applies to all land in the Northlakes Urban Release Area, as shown in Figure 1.

The Plan has been prepared with the purpose of satisfying the requirements of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000* (the Regulation). It enables Lake Macquarie City Council (Council) to require Section 94 contributions from developers for the purpose of providing public amenities and services to meet the demand created by the new development within the Northlakes Urban Release Area.

The Plan repeals and replaces the existing Lake Macquarie Section 94 Contributions Plan No. 2 – Northlakes (2004).

This contributions plan has been prepared taking into consideration the principles of nexus, apportionment and reasonableness.

Section 94 Contributions are required for the following types of public facilities and services:

- Open Space and Recreation;
- Community Facilities;
- Roadworks and Traffic Management;
- Drainage, Stormwater and Water Quality Control; and
- Management.

Details of the public amenities and services required to satisfy the demand generated by the anticipated development, and the cost and proposed timing of these amenities and services, can be found in the work schedules attached as appendices to the Plan.

There are a number of possible methods of making Section 94 contributions:

- The dedication of land,
- The payment of a monetary contribution,
- The provision of a material public benefit.

Enquiries concerning the Plan should be directed to the Development Contributions Section within the Community Planning Department at the Council. The following information is available for inspection at the Council's Administrative Building during Council's ordinary office hours:

- This Contributions Plan;
- Current Contribution Rates;
- Contributions Register;
- Each Annual Statement; and
- Supporting information to the Plan.



# 1 Introduction

## 1.1 Name of the Plan

The Plan is referred to as the **Lake Macquarie Section 94 Contributions Plan No. 2, 2004 – Northlakes Urban Release Area, (as amended 2012)** (“the Plan”).

## 1.2 Commencement of this Plan

This Plan has been prepared pursuant to the provisions of Section 94 of the [Environmental Planning and Assessment Act 1979](#) (the Act) and the [Environmental Planning and Assessment Regulation 2000](#) (the Regulation) and takes effect from 4 August 2013, being the date on which public notice was published, pursuant to the Regulation (hereafter referred to as ‘Plan Commencement’ or ‘date of commencement’).

## 1.3 Purpose and Objectives of this Plan

This Plan has been prepared to satisfy the requirements of the Act, which enables Council or an accredited certifier to levy contributions from development for the provision of [community infrastructure](#) that is required to meet the demands of that development. Contributions may be in the form of a monetary contribution, dedication of land to Council or the provision of a [material public benefit](#), which may include work commonly referred to as a [‘work-in-kind’](#).

In order to levy contributions under the Act, the consent authority must be satisfied that the proposed development will or is likely to require the provision of or increase the demand for the community infrastructure for which the levy is being required as detailed in the provisions of this Plan.

Accordingly, the objectives of this Plan are to:

- (a) Authorise the consent authority or an accredited certifier to impose conditions under the Act when granting consent to development on land to which this Plan applies including Complying Development;
- (b) Ensure that adequate community infrastructure is provided to meet the demands generated by new development;
- (c) Provide an administrative framework under which specific community infrastructure strategies may be implemented and coordinated;
- (d) Provide a comprehensive strategy for the assessment, collection, expenditure accounting and review of development contributions on an equitable basis;
- (e) Ensure that the existing community is not burdened by the provision of community infrastructure required as a result of future development;
- (f) Enable Council to be both publicly and financially accountable in its assessment and administration of the Plan.

The provisions of this Plan may also apply to projects determined under any State Environmental Planning Policy, or any other Environmental Planning Instrument.



## 1.4 Land to Which the Plan Applies

This plan applies to all land in the Northlakes Urban Release Area, as shown in Figure 1.

## 1.5 Development forms to which this Plan applies

This Plan applies to:

- Residential development which would result in the creation of additional private lots/dwellings or in the case of non-private residential development, additional dwellings, beds or people, and
- Non-residential development including development resulting in a change of use, where the new use results in additional demands for community infrastructure.

Where development is of a type not specifically stated in Appendix J of this Plan but which would result in additional demands for community infrastructure, Council will determine an appropriate residential or non-residential occupancy rate and traffic generation rate and apply the per person (residential), and/or per vehicle trip rate as specified in [Appendix J](#) of this Plan.

## 1.6 Operation Period of the Plan

The Plan is intended to cater for the full development of the Northlakes Urban Release Area (NURA).

The Plan will be monitored and if growth appears likely to occur earlier or later than forecast, the operation period of the Plan may be adjusted to suit.

## 1.7 Glossary

The meanings of key words and terms used in this Plan and are contained in the Glossary at Section 2.13 and elsewhere in this Plan. Terms that are used in this Plan that are defined in the Lake Macquarie Local Environmental Plan 2014 and are not defined in this Plan will have the meanings ascribed to those words in the lake Macquarie Local Environmental Plan 2014. The Glossary is not intended to be an exhaustive list of all development types that may be levied under this Plan.

## 1.8 Relationship with other plans, reports and policies

The Plan supplements the provisions of and should be read in conjunction with the Act and Regulation, Lake Macquarie City Council's Local Environmental Plan, Development Control Plan and other relevant plans and policies adopted by Council.

The Plan repeals and replaces the existing Lake Macquarie Section 94 Contributions Plan No. 2 – Northlakes (2004). In accordance with Section 94EB (4), the amendment or repeal of the original plans (as amended) does not affect the previous operation of these plans or anything duly done under the Plan. Therefore, development consents including a condition requiring Section 94 contributions levied

under prior plans will continue to be acted upon and the payment of those contributions still required, including any indexation provisions outlined in the condition requiring payment of contributions.

The Plan levies contributions to meet the demand of the expected population following public notice of its approval by Council. Contributions received under the provisions of the repealed contributions plans will be spent in accordance with the work schedules identified in the Plan to meet the needs of the population with the Northlakes Urban Release Area (NURA).

It is acknowledged that under prior contributions plans for the NURA, Council has collected contributions for the provision of a roundabout at the intersection of the proposed Southern Collector road and George Booth Drive.

Given the requirement for the developer of DA/2433/2004 and/or DA/2207/2007 to construct the signalised intersection at proposed Southern Collector road and George Booth Drive, contributions (for this intersection) received under prior NURA contributions plans will be paid to the development that constructs and pays for this intersection.

## **1.9 Savings and transitional arrangements**

There are no savings or transitional provisions under this Plan. That is, if a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application shall be determined in accordance with the provisions of this Plan.

## **2 Administration and operation of this Plan**

### **2.1 Scope of this Plan**

The Lower Hunter Regional Strategy (LHRS) identifies population growth for the Lake Macquarie City Council LGA from 2006 to the year 2031 comprising 36,000 new dwellings and a significant proportion of the Lower Hunter Region growth of 66,000 new jobs is also expected to be within the LGA.

The Plan is intended to cater for the full development of the Northlakes Urban Release Area (NURA).

There is forecast to be an increase in private residential accommodation in the NURA containing 11,833 persons (3,950 lots).

This Plan sets out the range of community infrastructure considered necessary to cater for this demand and how the cost of this infrastructure is to be imposed on future development.

### **2.2 Types of community infrastructure addressed by this Plan**

#### **2.2.1 Community infrastructure**

Under this Plan, the consent authority will require development contributions for the following '[community infrastructure](#)':

- Local roads,
- Local open space and recreation facilities
- Local community facilities including:
  - Library buildings and resource materials;
  - Community centres;
  - Children's services;
  - Youth services; and
  - Aged care services.
- District infrastructure of a kind referred to in the above bullet points where there is a direct connection with the development to which the contribution relates; and
- Administration and management activities associated with this Plan.

### **2.3 How will contributions be imposed?**

In accordance with the Act, development contributions under this Plan will be imposed as a condition of development consent or as a condition on a Complying Development Certificate.

### **2.4 Methods of payment**

In accordance with the Act, an obligation to provide contributions toward community infrastructure can be satisfied by one or more of the following methods:

- Payment of a monetary contribution;
- The dedication of land; or
- Provision of a material public benefit.

Generally, the method of payment will be specified as a condition of the development consent although Council may consider any of the abovementioned alternative methods of payment at its sole discretion and in accordance with the provision of this Plan (see below).

#### **2.4.1 Monetary contributions**

Payment of contributions can be made by cash, money order, bank cheque, credit card or any other means determined acceptable by Council from time to time.

#### **2.4.2 Dedication of land**

In accordance with the provisions of this Plan, Council may require that land be dedicated as a form of contribution toward the provision of community infrastructure. Where such dedication is required, it must be undertaken in accordance with the following:

- The process for dedication of land is to occur in conjunction with the payment of monetary contributions applicable to any development consent granted for the land;
- The dedication of land is to be 'free of cost' – meaning that all costs associated with the dedication of the land and its transfer to Council's ownership (including but not limited to survey, legal and administration costs) are to borne by the applicant/developer;
- At the time of transfer, the land is to be in a condition which is suitable for its identified public purpose and is to be cleared of all rubbish and debris, free of contamination and have a separate title.

#### **2.4.3 Material public benefits / 'works-in-kind'**

Council may accept an offer by the applicant to provide an '[in-kind](#)' contribution (i.e. the applicant completes part or all of work/s identified in the Plan) or provision of another [material public benefit](#) (other than the dedication of land) in lieu of the applicant satisfying its obligations under this Plan.

Council is under no obligation to accept works-in-kind or material public benefit offers and in considering any such offer, will assess the benefits to the Council and the Community and give due consideration to relevant matters including the following:

- (a) the extent to which the works/MPB satisfies the purpose for which the contribution was sought;
- (b) the works-in-kind being facilities which are already included in the Plan;
- (c) the extent to which the MPB satisfies a community need or may reduce the demand for levied items;
- (d) the impending need to construct the works for which the contributions are to be offset;
- (e) the provision of the works/MPB will not prejudice the timing, the manner or the orderly provision of public facilities included in the works program or the financial integrity of Council's Plan;
- (f) an assessment of the shortfall or credit in monetary contributions as a result of the proposal;

- (g) the availability of supplementary funding to make up the shortfall in contributions;
- (h) locational and other factors that may affect usability;
- (i) impact of recurrent operational and maintenance costs; and
- (j) the provision of the works/MPB must not result in piecemeal delivery of infrastructure or likely to result in the need to reconstruct the works due to future nearby developments (i.e. normally the works will need to relate to a whole street block or a defined precinct).

In accepting material public benefits other than a work-in kind, Council must be satisfied that the offer provides a substantial benefit to the community not envisaged by the Plan and that this benefit warrants Council accepting responsibility in fulfilling the intent of the Plan notwithstanding a reduction in expected cash contributions.

A 'work in-kind' relates to the undertaking of a specific or equivalent work specified in the Plan, and is therefore more readily capable, in comparison to other material public benefits of meeting the above criteria. However, Council may not accept an off-set to the cash otherwise required to be paid which exceeds the quantum of cash payable under the facility category that relates to the work-in kind.

For example, if a condition of a development consent requires a certain cash payment towards local roads, the provision of a work-in kind for road works proposed by the Plan will meet only the cash payment required towards local roads by that consent, even if the cost of the works exceeds that amount.

If the cost of a work in-kind exceeds the cash payment required by a development consent under the facility category that relates to the work-in kind, Council may consider:

- provision of the work at the applicant's expense with Council recouping contributions from future development and reimbursing the applicant for costs exceeding the applicant's share, up to the total estimated cost in the Plan; or
- granting a credit to the applicant on the basis of the equivalent number of persons, beds or workers that the applicant may rely upon to offset contributions otherwise payable under this Plan for other development within the NURA.

#### **2.4.4 Planning agreements**

An applicant may voluntarily offer to enter into a [planning agreement](#) with Council in connection with a development application. Under a planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. The applicant's provision under a planning agreement may be additional to or instead of making contributions provided for by the Act.

An applicant's offer to enter into a planning agreement, together with the draft agreement, will generally need to accompany the relevant development application or an application to modify the development consent. Council may also consider an offer to enter into a planning agreement where an applicant has sought a change to an environmental planning instrument (commonly referred to as a rezoning application).

Council will publicly notify the draft planning agreement and explanatory note relating to the draft agreement along with the relevant application and will consider the draft planning agreement as part of its assessment of the relevant application. If

Council agrees to enter into the planning agreement, it may impose a condition of development consent requiring the agreement to be entered into and performed.

## 2.5 Timing of payments

A contribution must be paid to Council at the time specified in the condition of development consent that imposes the contribution. If no such time is specified, the contribution must be paid:

- In the case of subdivisions - prior to the issue of the Subdivision Certificate for each stage; or
- In the case of development involving building work – prior to the issue of the first Construction Certificate; or
- In the case of development that involves both subdivision and building work – prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first; or
- In the case of development that does not involve subdivision or building work – prior to occupation or the issue of an interim occupation certificate or issue of a final occupation certificate, whichever occurs first; or
- In the case of Complying Development:
  - where works are proposed - prior to any works commencing; or
  - where no works are proposed - prior to occupation or the issue of an interim occupation certificate or issue of a final occupation certificate, whichever occurs first.

**It is the responsibility of the an accredited certifier to ensure that a condition is imposed on a complying development certificate in accordance with this Plan and that any monetary contributions have been paid to Council prior to authorising works to commence.**

### 2.5.1 Deferred or periodic payments

Deferred payment of development contributions may be permitted in certain circumstances in accordance with the criteria outlined below:

- (a) an application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request;
- (b) the decision to allow deferred payment will be at the sole discretion of Council;
- (c) the timing or the manner of the provision of public facilities included in the works program will not be prejudiced;
- (d) the works project to which the request applies does not relate to public safety or health;
- (e) the amount of the contribution or outstanding balance is not less than \$50,000;
- (f) where the applicant intends to make a contribution by way of a planning agreement, material public benefit or works-in-kind in lieu of a cash contribution or by land dedication and Council and the applicant have a legally binding agreement for the provision of the works or land dedication;
- (g) the maximum period of deferred payment of the contribution is two years from the standard payment date; and

- (h) the maximum period for payment by instalments is two years from the standard payment date;
- (i) deferred payments and payments by instalments are subject to indexation.

If Council does decide to accept deferred payment or payment by instalments, Council will require the applicant to provide a bank guarantee with the following conditions:

- The Bank Guarantee(s) must be in Australian Dollars from a major Australian Trading Bank and in the name of the Council of the City of Lake Macquarie;
- The Bank Guarantee(s) must have no end date, be unconditional and irrevocable, and be in favour of the Council of the City of Lake Macquarie;
- The sum of the Bank Guarantee(s) will be the amount due to Council at the date of issue, plus an additional amount specified by Council to make provision for any anticipated indexation during the life of the Bank Guarantee until the estimated date of release;
- the bank unconditionally pays the guaranteed sum to Council if Council so demands in writing;
- 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 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, indexation and other charges are paid;
- An administration fee may apply to utilise the bank guarantee option as stated in Council's Fees and Charges.

### **2.5.2 Construction certificates and the obligation of accredited certifiers**

In accordance with the Act and the Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of 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 the Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to this requirement are where a works in kind, material public benefit, dedication of land, deferred payment or payment by instalments 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.

### **2.5.3 Complying development and the obligation of accredited certifiers**

In accordance with the Act, accredited certifiers must impose a condition on a Complying Development Certificate, requiring monetary contributions in accordance with this Plan for all types of development.



The conditions imposed must be consistent with Council's standard condition for Complying Development Certificates and be strictly in accordance with this Plan. It is the professional responsibility of an accredited certifier to inform themselves of any amendments to this Plan (including current indexed rates), to accurately calculate the contribution and to apply the development contributions condition correctly in accordance with Council current consent condition requirements.

Accredited certifiers must contact Council for a copy of the current consent condition requirements.

**It is also the professional responsibility of an accredited certifier to ensure that any applicable monetary contributions have been paid to Council prior to authorising works to commence.**

## **2.6 Indexation of contributions and estimated costs (other than land yet to be acquired)**

The contributions stated in a condition of development consent are calculated on the basis of the development contribution rates determined in accordance with this Plan.

To ensure that the value of contributions is not eroded over time, the contributions stated in this Plan will be indexed at the time of payment to reflect changes in the cost of facilities (other than land yet to be acquired) in the following manner:

$$\text{\$C}_{PY} = \frac{\text{\$C}_{PC} \times \text{CPI}_{PY}}{\text{CPI}_{PC}}$$

Where:

**\\$C<sub>PY</sub>** is the amount of the contribution at the date of Payment.

**\\$C<sub>PC</sub>** is the amount of the contribution for works schedule items (other than land yet to be acquired) at the date of the Plan Commencement.

**CPI<sub>PY</sub>** is the Consumer Price Index (Sydney – All Groups) (CPI) as published by the Australian Bureau of Statistics (ABS) for the financial quarter at the date of Payment.

**CPI<sub>PC</sub>** is the CPI (Sydney – All Groups) as published by the ABS for the financial quarter at the date of the Plan Commencement.

A development consent or complying development certificate will show the contribution payable at the date the consent/certificate is issued. Contributions are subject to indexation from the date the consent/certificate is issued until the date of payment in accordance with the above formula.

Contribution rates under this Plan and the estimated costs upon which they are based will also be indexed by Council on a regular basis consistent with the above methodology. The adjustment of contribution rates and estimated costs will occur by way of an amendment without the need to prepare a new contributions plan, in accordance with the *Environmental Planning and Assessment Regulation*. The contributions rates will be regularly updated by Council and made available at the Council Administration Offices or on Council's website.

## **2.7 Indexation of contributions for land yet to be acquired**

To ensure that the value of contributions is not eroded over time, the contributions stated in this Plan will be indexed at the time of payment to reflect changes in the cost of land yet to be acquired in the following manner:

$$\$C_{PY} = \frac{\$C_{PC} \times LV\ Index_{PY}}{LV\ Index_{PC}}$$

Where:

- \$C<sub>PY</sub>** is the amount of the contribution at the date of Payment.
- \$C<sub>PC</sub>** is the amount of the contribution for works schedule items involving land yet to be acquired at the date of the Plan Commencement.
- LV Index<sub>PY</sub>** is the Land Value Index as published by Council at the date of Payment of the contribution
- LV Index<sub>PC</sub>** is the Land Value Index as published by Council at the date of the Plan Commencement.

A development consent or complying development certificate will show the contribution payable at the date the consent/certificate is issued. Contributions are subject to indexation from the date the consent/certificate is issued until the date of payment in accordance with the above formula.

The Base Land Value Index relates to the value of land at the date of adoption of this Plan and has been derived by Council using a set of sample land parcels determined to be representative of the land to be acquired under this Plan.

The Base LV Index is set at 100.00 at the date of commencement of this Plan and Council will, through the life of the Plan, on at least an annual basis, review and (if necessary) update the LV Index.

The updated LV Index will be obtained by dividing the value of land at the time of the review by the value of land at the date of commencement of this Plan and multiplying this figure by 100.

The LV Index will be regularly updated by Council and made available at the Council Administration Offices or on Council's website.

## 2.8 Exemptions and Discounts

Other than as anticipated below in this clause 2.8 and other than lawful conversion of existing bedrooms in an existing dwelling to bed and breakfast rooms, Council will not provide exemption to development contributions made under this Plan.

**2.8.1** In addition, exemptions and/or discounts will be afforded under prevailing direction of the [Minister for Planning and Public Spaces](#). At the date of commencement of this Plan, these Ministerial exemptions and discounts included:

- development undertaken by a '[social housing provider](#)' for the purposes of '[seniors housing](#)' as defined in [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) is exempt;
- development for the purposes of a school (as defined by the [Education Act 1990](#)) that is a project under the *Building the Education Revolution* (BER) program is exempt; and
- development within a greenfield urban release area for the purpose of one or more dwellings or in the case of subdivision, the creation of one or more residential lots, is limited to \$30,000 for each dwelling or lot authorised by the development consent; and
- development within an established urban area for the purpose of one or more dwellings or in the case of subdivision, the creation of one or more residential lots, is limited to \$20,000 for each dwelling or lot authorised by the development consent.

**2.8.2** Council will allow an 85% discount on the amount of development contributions which would otherwise be payable for dwelling(s), Boarding House(s) or Group Home(s), for only [Affordable Rental Housing](#) development approvals for the following types of development that fully meet the criteria detailed below in clause 2.8.2:

- a) In-fill housing where the development site, whole or in part, is within 800 metres walking distance of land within Zone B2 Local Centre, Zone B3 Commercial Core or Zone B4 Mixed Use, or within a land use zone that is equivalent to any of those zones;
- b) Boarding Houses where the development site, whole or in part, is within 800 metres walking distance of land within Zone B2 Local Centre, Zone B3 Commercial Core or Zone B4 Mixed Use, or within a land use zone that is equivalent to any of those zones;
- c) Supportive accommodation (as that term is defined in the State Environmental Planning Policy (Affordable Rental Housing) 2009);
- d) Residential flat buildings where the development site, whole or in part, is within 800 metres walking distance of land within Zone B2 Local Centre, Zone B3 Commercial Core or Zone B4 Mixed Use, or within a land use zone that is equivalent to either of those zones; and
- e) Group Homes.

The discount will be available on the Council being satisfied that all of the following conditions are met:

- 1) The proposed dwelling(s) or Boarding House or Group Home shall be used for the purpose of Affordable Rental Housing for a minimum of 10 years from the later of either:
  - a. the date of the issue of an occupation certificate (interim or final) in respect of the dwelling or any of the dwellings and/or the room or any of the rooms; or
  - b. the date of first occupation of the dwelling or any of the dwellings and/or the room or any of the rooms, and
- 2) A restrictive covenant in accordance with section 88E of the Conveyancing Act 1919 requiring that all the dwellings and/or all or relevant parts of the Boarding House or Group Home will only be developed and used as anticipated by clause 2.8.2, will be registered over the titles to all dwellings and/or all or relevant parts of the Boarding House or Group Home in favour of Council, before the first of the dates referred to in paragraph (1) above,
- 3) Dwellings and/or all or relevant parts of the Boarding House or Group Home to be developed and used as anticipated by clause 2.8.2 will be managed by a registered CHP, Aboriginal Housing Office, or Department of Communities and Justice for a minimum of 10 years from the later of the dates referred to in clause (1) above, and
- 4) For those dwellings and/or all or relevant parts of the Boarding House or Group Home to be developed and used as anticipated by clause 2.8.2, the registered CHP, Aboriginal Housing Office, or Department of Communities and Justice, shall submit an annual statement to Council that verifies dwellings are being used for purpose of Affordable Rental Housing.

If the requirements under clauses 1 to 3 above are not fully achieved prior to the earlier of the two dates referenced in paragraph 1 above, development contributions will be required to be paid in full to Council.

Should approval be issued for multiple uses on a site, then discount of contributions only applies to those dwellings and/or rooms in respect of which Council is satisfied comply with the other terms of clause 2.8.2.

It is the responsibility of the applicant to request discount from development contributions and to provide evidence to support the request to the satisfaction of Council.

For the purpose of clause 2.8.2 the following meanings apply:

**Affordable Rental Housing** means housing or accommodation offered for or occupied for Rent Each Week for very low-income households, low-income households or moderate-income households.

*A household is taken to be a very low-income household, low-income household or moderate-income household if the household:*

- a) *has a gross income that is less than 120 per cent of the median household income for the time being for the Lake Macquarie Local Government Area (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent, or*
- b) *is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.*

**Rent Each Week** means that the dwelling and/or room in a Boarding House or Group Home is offered for or occupied as leased or licensed premises or similar with rent, licence fee or similar paid by or on behalf of the occupant(s) and the occupant(s) have no ownership rights to the dwelling and /or room.

**Rooms** applies to rooms in Boarding Houses and Group Homes.

**2.8.3** Applicants should note that nothing in this clause 2.8 will entitle any person to a refund for any contributions already paid.

## **2.9 Allowances for existing development**

An amount equivalent to the contribution attributable to any existing lawful development on the site of a proposed new development, at the time of this Plan's commencement, will be allowed for in the calculation of contributions.

Accordingly, if an applicant wishes to obtain an allowance against contributions payable based on pre-existing development, information must be provided with the development application which demonstrates the lawful existence of the development on the subject site as at the commencement of this Plan.

Council will only consider an allowance for the existing development to the extent of the demand for specific community facilities and services arising from that development. For instance, where a residential development is proposed which replaces an employment generating land use, there may be a reduced traffic generation relative to the site's prior use. In this case, no levy would be applicable toward local roads. Council will not however, accept a state of credit as such a

reduction in demand for this type of facility does not offset the demand for other facilities and services.

For instance, the same development may result in an increase in demand for other community facilities and services such as public open space and community facilities, which are distinct from traffic demands. Accordingly, the levies under this Plan for these other facilities and services would continue to apply.

## **2.10 Credits**

A credit may be provided by Council where the net contributions provided by any particular development exceed that required by the Plan. This could arise where an applicant proposes the provision of a work or dedication of land, at a value determined by Council to exceed the amount of cash otherwise payable in accordance with the Plan. However, credits will only be provided at Council's absolute discretion.

A credit will be provided only against the same facility category for which the surplus contribution relates. For example, if the applicant proposes to dedicate more public open space that would otherwise be required under the Plan, then a credit could be accrued against open space contributions requirements of future development. Consequently, if an applicant dedicates more public open space than would otherwise be required under the Plan, the value of the additional open space cannot be used to offset the cash contribution otherwise payable under a different contribution category, such as roads or community facilities. The objective is to ensure that Council maintains an adequate flow of contributions across the range of facilities to be funded under this Plan to provide for the orderly and staged delivery of all categories of facilities.

The amount and terms of the credit are to be negotiated prior to the dedication of land or commencement of works and will be for the additional value only as agreed by Council. If agreed, Council will advise the applicant of the credit which would be redeemable in lieu of contributions in the same facility category otherwise payable by the applicant for future development in the area to which this Plan applies.

Council reserves the right to require payment of a monetary contribution or to terminate the "credit agreement" should the applicant be unwilling or unable to meet its terms. No credit will be given for land or works which are not nominated in the works schedule in the relevant contributions plan.

If an applicant seeks to off-set a credit against the cash payable under a different facility category or to be reimbursed in cash, then this would need to be negotiated with Council as part of a planning agreement or a works-in-kind/material public benefit agreement in accordance with the provisions of this Plan and Council's associated Policies.

## **2.11 Monitoring and review of the Plan**

It is intended to monitor and review this Plan on a regular basis as it contains forecasts of future development including likely future populations and about the likely demands and costs of providing community infrastructure for those populations.

Monitoring actual developments, population changes and community demands will allow appropriate updating and amendment as necessary.

The cost of works proposed by the Plan (including land values) may also need review over time if there is a concern that the indexation of costs may not be adequately reflecting actual costs at the time.

## **2.12 Accounting and management of funds**

### **2.12.1 Accounting standards and contributions register**

Separate accounting records are maintained for all development contributions made to Council under this Plan and a development contributions register will be maintained by Council in accordance with the Regulation.

Council is also required to publish details of development contributions accounts annually and this is undertaken as part of Council's annual financial reporting cycle.

### **2.12.2 Treatment of funds received prior to the commencement of this Plan**

Unexpended monetary contributions received by Council which were paid to Council in accordance with repealed contributions plans relating the Northlakes Urban Release Area, will be used for the purpose (levy category) for which the contribution was levied and paid to Council.

Public amenities and services are required at the time demand is created, which may be before completion of development and before sufficient contributions are received. Council's ability to forward fund these services and amenities is very limited, and consequently their provision is largely contingent upon the availability of contributions.

To provide a strategy for the implementation of the services and amenities levied for in the Plan, and to use contributions in the most effective manner, the individual work schedules have been prioritised. This priority of provision takes into account development trends, population characteristics, existing funds, funds from other sources (where required) and anticipated revenue.



### **2.12.3 Investment of funds**

To maintain the time-value of monetary contributions received under this Plan, Council will invest these funds until the time of expenditure for the purpose for which they were received.

Council will report all investment returns as part of its annual contributions accounts reporting and all investment returns will be retained within the development contributions accounts, to be used of the purpose for which the original contribution was made.

### **2.12.4 Pooling of contributions**

This Plan expressly authorises monetary 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.

### **2.12.5 Other funding sources**

All works proposed in this Plan represent infrastructure to be funded pursuant to the development contributions provisions of the Act.

There were no grants or other external funding sources secured for the works proposed in this Plan, at the time of its adoption. Should such funding become available in the future, the cost of the relevant project will be reviewed and the contribution rates will be adjusted accordingly.

### **2.12.6 Goods and services tax**

At the date of preparing this Plan, monetary development contributions were exempt from the Federal Government Goods and Services Tax (GST).

In addition, at the date of preparing this Plan, Council's advice was that non-monetary contributions by way of dedication of land, works-in-kind or material public benefit in lieu of contributions that would be exempt under Section 81-5 of the GST Act, do not constitute a taxable supply. Therefore, there are no GST implications for non-monetary contributions.

However, if legislative changes (including Australian Tax Office tax rulings) determine otherwise, contributions in this Plan will be adjusted to include GST.

### **2.12.7 Costs Associated with Land Acquisition**

Costs associated with land acquisition are also included in the determination of contribution rates. The costs include administration, valuation, negotiations, survey, legal, and conveyancing costs. The percentages of on-costs for the acquisition of land in the NURA detailed in Table 1 (over page), and include details of the individual costs associated land acquisition.

**Table 1 – Percentage and Costs Associated with Land Acquisition**

Item	Land Value					
	Up to \$1m	\$1m to \$2m	\$2m to \$5m	\$5m to \$10m	\$10m to \$15m	\$15m Plus
Council Valuation	\$6,000	\$8,000	\$12,000	\$14,000	\$15,000	\$18,000
Private Valuation	\$6,000	\$8,000	\$12,000	\$14,000	\$15,000	\$18,000
<b>Sub Total</b>	<b>\$12,000</b>	<b>\$16,000</b>	<b>\$24,000</b>	<b>\$28,000</b>	<b>\$30,000</b>	<b>\$36,000</b>
Administration	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Negotiations	\$5,000	\$7,000	\$9,000	\$10,000	\$12,000	\$14,000
Survey	\$7,000	\$8,000	\$10,000	\$15,000	\$20,000	\$30,000
Legal	\$5,000	\$5,000	\$10,000	\$10,000	\$12,000	\$14,000
Conveyancing	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
<b>Sub Total</b>	<b>\$25,000</b>	<b>\$28,000</b>	<b>\$37,000</b>	<b>\$43,000</b>	<b>\$52,000</b>	<b>\$66,000</b>
Overheads	\$4,929	\$5,724	\$7,791	\$9,063	\$10,653	\$13,356
<b>Sub Total</b>	<b>\$29,929</b>	<b>\$33,724</b>	<b>\$44,791</b>	<b>\$52,063</b>	<b>\$62,653</b>	<b>\$79,356</b>
<b>Total</b>	<b>\$41,929</b>	<b>\$49,724</b>	<b>\$68,791</b>	<b>\$80,063</b>	<b>\$92,653</b>	<b>\$115,356</b>
Assumed Value	\$1,000,000	\$1,500,000	\$3,500,000	\$7,500,000	\$12,500,000	\$15,000,000
% of Value	4.19%	3.31%	1.97%	1.07%	0.74%	0.77%
<b>Adopt Rate:</b>	<b>4.20%</b>	<b>3.30%</b>	<b>2.00%</b>	<b>1.10%</b>	<b>0.75%</b>	<b>0.80%</b>
<b>Notes:</b>						
1. All costs are estimates only as is it not possible to accurately define acquisition land or values.						
2. GST exclusive as GST is neutral.						
3. Council is entitled to the same valuation fee as that charged by a private sector valuer for the service provided.						
4. Survey costs have been estimated in consultation with Survey Section.						
5. Council's On Costs (Activity Based Costings - ABC) are structured at 15.9% of total costs.						

## 2.13 Glossary

Terms used in this Plan have the following meanings:

“**ABS**” means the Australian Bureau of Statistics.

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

“**applicant**” means the person(s) or organisation(s) submitting a development application.

“**apportionment**” means the adjustment of a contribution (usually a percentage) to ensure the contributing population only pays for its share of the total demand for the facility.

“**backpackers’ accommodation**” means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and

(c) provides accommodation on a bed or dormitory-style basis (rather than by room);

“**bed and breakfast accommodation**” means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests’ rooms, and

(c) dormitory-style accommodation is not provided;

“**boarding house**”<sup>1</sup> means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and

(d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers’ accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment;

“**bulky goods premises**” means a building or place the principal purpose of which is the sale, hire or display of bulky goods, being goods that are of such size or weight as to require:

- (a) a large area for handling, display or storage, and
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

and including goods such as floor and window supplies, furniture, household electrical goods, equestrian supplies and swimming pools, but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods;

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<sup>1</sup> NB: Clause 30(1)(c) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* limits the occupancy of each boarding house room to no more than 2 adult lodgers.

**“business premises”** means a building or place at or on which:

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
  - (b) a service is provided directly to members of the public on a regular basis,
- and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital;

**“Consumer Price Index (CPI)”** is a standard measure of price movements published by the Australian Bureau of Statistics.

**“contribution”** means the same as **“development contribution”**;

**“contributions plan”** means a contributions plan referred to in the Act.

**“community infrastructure”** means public amenities and public services, but does not include water supply or sewerage services.

**“Council”** means Lake Macquarie City Council.

**“DCP”** means a Development Control Plan adopted by Council under the Act.

**“depot”** means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

**“development”** has the meaning under Section 4 of the Act which in relation to land means:

- (a) the use of land; and
- (b) the subdivision of land; and
- (c) the erection of a building; and
- (d) the carrying out of a work; and
- (e) the demolition of a building or work; and
- (f) any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument.

**“development consent”** means consent under Part 4 of the Act to carry out development and includes, unless expressly excluded, a complying development certificate.

**“development contribution”** means the making of a monetary contribution, dedication of land or the providing of a material public benefit (including a work-in-kind), or any combination of these as referred to in the Act for the provision of community infrastructure;

**“dwelling”** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile;

**“dwelling house”** means a building containing only one dwelling;

**“educational establishment”** means a building or place used for education (including teaching), being:

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act;

**“exhibition home”** means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

**“farm stay accommodation”** means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

“**GFA**” means the same as gross floor area.

“**general industry**” means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

“**gross floor area**” means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

“**group home**” means a permanent group home or a transitional group home;

“**group home (permanent)**” or “**permanent group home**” means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies;

**“group home (transitional)” or “transitional group home”** means a dwelling:

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people, but does not include development to which [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#) applies;

**“heavy industry”** means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes:

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

**“hospital”** means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take-away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries;

**“hostel”** means premises that are generally staffed by social workers or support providers and at which:

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis;

**“hotel or motel accommodation”** means a building or place (whether or not licensed premises under the [Liquor Act 2007](#)) that provides temporary or short-term accommodation on a commercial basis and that:

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests’ vehicles, but does not include backpackers’ accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation;

**“industrial activity”** means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

**“industry”** means any of the following:

- (a) general industry,
- (b) heavy industry,
- (c) light industry,

but does not include:

- (d) rural industry, or
- (e) extractive industry, or
- (f) mining;

(NB: refer to [Table E3](#) for specific levies for ‘industry (large scale)’ and ‘industry (small scale)’).

**“Industry (large scale)”** means an industry carried out within a singular building tenancy with a gross floor area equal to or greater than 400m<sup>2</sup>;

**“Industry (small scale)”** means an industry carried out within a singular building tenancy with a gross floor area equal to or less than 399m<sup>2</sup>;

**“leasable room”** means a room or a suite of rooms that can be individually leased for the purposes of tourist and visitor accommodation.

**“LEP”** means a Local Environmental Plan made by the Minister under the Act.

**“LGA”** means Local Government Area.

**“light industry”** means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

- (a) high technology industry,
- (b) home industry.

**“material public benefit”** means a facility or work which is offered by a developer as a finished entity either in return for a reduction in the amount of monetary contributions required for the same category of contribution or as an additional or partial additional benefit under a Planning Agreement;

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

**“mixed use development”** means a building or place comprising 2 or more different land uses.



**“moveable dwelling”** means:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the [Local Government Act 1993](#)) for the purposes of this definition.

**“NC”** means North Cooranbong

**“North Cooranbong”** means the land to which the North Cooranbong Planning Agreement applies

**“office premises”** means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used

**“PA”** means planning agreement

**“planning agreement”** means a planning agreement referred to in the Act.

**“public infrastructure”** means:

- (a) public amenities and public services, and
- (b) affordable housing, and
- (c) transport infrastructure,

but does not include water supply or sewerage services.

**“Regulation”** means the *Environmental Planning and Assessment Regulation 2000*.

**“Residential accommodation”** means a building or place used predominantly as a place of residence, and includes any of the following:

- attached dwellings;
- boarding houses;
- dual occupancies;
- dwelling houses;
- group homes;
- hostels;
- multi dwelling housing;
- residential flat buildings;
- rural worker’s dwellings;
- secondary dwellings;
- senior housing;
- semi-detached dwellings;
- shop top housing;

but does not include tourist and visitor accommodation or caravan parks.

**“residential care facility”** means accommodation for seniors or people with a disability that includes:

- (a) meals and cleaning services, and
- (b) personal care or nursing care, or both, and
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

but does not include a dwelling, hostel, hospital or psychiatric facility;

**“retail premises”** means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following;

- (a) bulky goods premises (*NB: refer to [Table E3](#) for specific levies for this form of retail premises*),
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops (*NB: refer to [Table E3](#) for specific levies for supermarkets*),
- (m) timber yards,
- (n) vehicle sales or hire premises,  
but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

**“seniors housing”** means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#), or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),  
and that is, or is intended to be, used permanently for:
  - (e) seniors or people who have a disability, or
  - (f) people who live in the same household with seniors or people who have a disability,  
or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,  
but does not include a hospital.

**“serviced apartment”** means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner’s or manager’s agents.

**“shop”** means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises (*NB: refer to [Table E3](#) for specific levies for supermarkets*);

**“social housing provider”** means a social housing provider as defined by *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* which, at the date of adoption of this Plan included:

- (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.

**“storage premises”** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

**“tourist and visitor accommodation”** means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers accommodation,
- (b) bed and breakfast accommodation,
- (c) eco-tourist facilities;
- (d) farm stay accommodation,
- (e) hotel or motel accommodation,
- (f) services apartments,

but does not include:

- (g) camping grounds, or
- (h) caravan parks.

**“tourist and visitor accommodation (large scale)”** means tourist and visitor accommodation with six or more leasable rooms.

**“tourist and visitor accommodation (small scale)”** means tourist and visitor accommodation with five or less leasable rooms.

**“UDP”** means Urban Development Programme

**“URA”** means Urban Release Area

**“Urban Release Area”** means a greenfield area intended to be developed for residential purposes but which has not previously been used for intense urban development.

**“warehouse or distribution centre”** means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

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

# 3 Formulas to Determine Contributions

## 3.1 Formulas to be used for determining section 94 contributions

The following sections detail the formulas to be used for the different categories of public facilities and services.

### 3.1.1 Open Space and Recreation

#### Open Space – Dedication of Land

$$\begin{array}{l} \text{Dedication} \\ (\text{m}^2/\text{person}) \end{array} = \frac{\text{OSL}}{P}$$

Where: OSL = Total Open Space and Recreation land requirements (Local).

P = Total projected resident population.

#### Open Space – Monetary Contributions for Land

$$\begin{array}{l} \text{Contribution Rate} \\ (\$/\text{person}) \end{array} = \frac{(\text{OSL1} + \text{OSL2})}{P}$$

Where: OSL1 = The estimated cost of land yet to be acquired for Open Space and Recreation (Local).

OSL2 = The actual cost of land acquired for Open Space and Recreation to date.

P = Total projected resident population.

#### Local Recreation Facilities – Monetary Contributions

$$\begin{array}{l} \text{Contribution Rate} \\ (\$/\text{person}) \end{array} = \frac{(\text{RFC1} + \text{RFC2})}{P}$$

Where: RFC1 = The estimated cost of future Recreation Facilities (Local).

RFC2 = The actual cost of Recreation Facilities provided to date.

P = Total projected resident population.

District Recreation Facilities – Monetary Contributions

$$\begin{array}{l} \text{Contribution Rate} \\ (\$/\text{person}) \end{array} = \frac{\text{(DRF)}}{P}$$

Where: RFC1 = The cost (District) attributable to development.  
P = Total projected resident population.

### 3.1.2 Community Facilities

#### Community Facilities Land – Dedication of Land

$$\begin{array}{l} \text{Dedication} \\ (\text{m}^2/\text{person}) \end{array} = \frac{\text{CFL}}{\text{P}}$$

Where: CFL = Total Community Facilities land requirements.  
P = Total projected resident population.

#### Community Facilities Land – Monetary Contributions

$$\begin{array}{l} \text{Contribution Rate} \\ (\$/\text{person}) \end{array} = \frac{(\text{CFL1} + \text{CFL2})}{\text{P}}$$

Where: CFL1 = The estimated cost of land yet to be acquired for Community Facilities.  
CFL2 = The actual cost of land acquired for Community Facilities to date.  
P = Total projected resident population.

#### Community Facilities – Monetary Contributions

$$\begin{array}{l} \text{Contribution Rate} \\ (\$/\text{person}) \end{array} = \frac{(\text{CFC1} + \text{CFC2})}{\text{P}}$$

Where: CFC1 = The estimated cost of future Community Facilities.  
CFC2 = The actual cost of Community Facilities provided to date.  
P = Total projected resident population.



### 3.1.3 Roadworks and Traffic Management

#### Roadworks and Traffic Management Land – Dedication of Land

$$\begin{array}{l} \text{Dedication} \\ (\text{m}^2/\text{vehicle} \\ \text{trip}) \end{array} = \frac{\text{RTL}}{\text{VT}}$$

Where: RTL = Total Roadworks and Traffic Management land requirements within the catchment.

VT = Total vehicle trips within the catchment.

#### Roadworks and Traffic Management Land – Monetary Contributions

$$\begin{array}{l} \text{Contribution Rate} \\ (\$/\text{vehicle trip}) \end{array} = \frac{(\text{RTL1} + \text{RTL2})}{\text{VT}}$$

Where: RTL1 = The estimated cost of land yet to be acquired for Roadworks and Traffic Management within the catchment.

RTL2 = The actual cost of land acquired for Roadworks and Traffic Management within the catchment to date.

VT = Total vehicle trips within the catchment.

#### Roadworks and Traffic Management Facilities – Monetary Contributions

$$\begin{array}{l} \text{Contribution Rate} \\ (\$/\text{vehicle trip}) \end{array} = \frac{(\text{CFC1} + \text{CFC2})}{\text{P}}$$

Where: CFC1 = The estimated cost of future Roadworks and Traffic Management within the catchment.

CFC2 = The actual cost of Roadworks and Traffic Management provided within the catchment to date.

VT = Total vehicle trips within the catchment.

### 3.1.4 Drainage, Stormwater and Water Quality Control

#### Drainage, Stormwater, and Water Quality Control Land – Dedication of Land

$$\text{Dedication (m}^2\text{/hectare)} = \frac{\text{DS\&WQCL}}{\text{D}}$$

Where: DSWQCL = Total Drainage, Stormwater and Water Quality Control land requirements within the catchment.

D = Total developable area of each catchment (in hectares).

#### Drainage, Stormwater, and Water Quality Control Land – Monetary Contributions

$$\text{Contribution Rate (\$/hectare)} = \frac{(\text{DSWQCL1} + \text{DSWQCL2})}{\text{D}}$$

Where: DSWQCL1 = The estimated cost of land yet to be acquired for Drainage, Stormwater and Water Quality Control within the catchment.

DSWQCL2 = The actual cost of land acquired for Drainage, Stormwater and Water Quality Control within the catchment to date.

D = Total developable area of each catchment (in hectares).

#### Drainage, Stormwater, and Water Quality Control Facilities – Monetary Contributions

$$\text{Contribution Rate (\$/hectare)} = \frac{(\text{DSWQCC1} + \text{DSWQCCFC2})}{\text{D}}$$

Where: DSWQCC1 = The estimated cost of future Drainage, Stormwater and Water Quality Control facilities within the catchment.

DSWQCC2 = The actual cost of Drainage, Stormwater and Water Quality Control provided within the catchment to date.

D = Total developable area of each catchment (in hectares).

### 3.1.5 Management

#### Management – Monetary Contributions

$$\begin{array}{l} \text{Contribution Rate} \\ (\$/\text{person}) \end{array} = \frac{(M1 + M2)}{P}$$

- Where:
- M1 = The estimated cost of future management services.
  - M2 = The actual cost of management services provided to date.
  - P = Total projected resident population.

## 4. New Urban Release Area Profile & Development Projections

### 4.1 Expected Types of Development

The development of the urban release area will occur in a series of precincts closely aligned to land parcel ownership. The location of these precincts is illustrated in Figure 2. Development of these precincts is unlikely to occur in chronological order due to market demands and the likelihood that development may occur on two or more fronts at the same time.

The anticipated residential development and staging of this development based on the land potential of the precincts within the urban release area is detailed in Table 5. It should be noted that the figures in this table are primarily based on information provided by the three major landowners and may be subject to change, particularly due to the influence market forces may have on actual development.

In addition to the information given by landowners, Council has estimated lot numbers with consideration given to zonings of the subject land under the Lake Macquarie Local Environmental Plan 2004 and the assumption of a net density of 40 dwellings per hectare for land zoned 2(2) Residential (Urban Living) in Precinct 3.

<b>Anticipated Residential Development and Staging</b>	
<b>Precinct</b>	<b>Development Potential (Approximate Number of Lots)</b>
1A	407
1	700
2 & 4	1,493
3	1,026
5	324
<b>TOTAL</b>	<b>3,950</b>

It is expected that the development of the land to which this plan applies will be primarily residential in the form of new land subdivision. However, there are also two areas of land zoned for commercial and retail purposes as illustrated in Figure 3.

One of these areas, within the "Pambulong Forest" development (Precinct 3 within Figure 2), is approximately 7 hectares in size and is expected to be developed as a retail centre. Development approval has been issued for a two stage development comprising of a supermarket and specialty shops in Stage 1 and a discount department store, mini major and additional specialty shops in Stage 2. The gross commercial floor area of both Stages is approximately 21,230 m<sup>2</sup>.

The other area of land zoned for commercial and retail purposes, located on Northlakes Drive, is approximately 3.3 hectares in area and is expected to comprise a mixture of retail and commercial uses. Development consent was granted for a supermarket and specialty

shops in 2005, and a commercial development with approximately 3,500m<sup>2</sup> (gross floor area) has been constructed on the adjacent site.

## 4.2 Expected Population Increase

The Northlakes Urban Release Area is expected to generate a resident population of approximately 11,833 people. This assumes an occupancy rate of 3.1 persons per single dwelling on a single lot.

The anticipated resident population based on the land potential of the precincts described in Section 3.1 is detailed in Table 2

There may be other types of incoming population within the NURA, for example and not limited to, visitors and employees, which are likely to also generate a need for the types of public facilities and services to be provided under the Plan.

<b>Precinct</b>	<b>Residential Lot Potential</b>	<b>Anticipated Population</b>
1A	407	1,261
1	700	2,170
2 & 4	1,493	4,628
3	1,026	2,770
5	324	1,004
<b>TOTAL</b>	<b>3,950</b>	<b>11,833</b>

Where development is of a type not specifically stated in Appendix J – Schedule of Contribution Rates, of this Plan but which would result in additional demands for community infrastructure, Council will determine an appropriate residential or non-residential occupancy rate and traffic generation rate and apply the per person and / or per vehicle trip rates as specified in Appendix J of this Plan.

It should be noted that part of Development Precinct 4 has been a deferred matter under *Lake Macquarie Local Environmental Plan 2004*. The residential development of this land has been included in the above calculation of population potential. If this area is not developed for residential purposes then this plan will need to be amended.

### 4.3 Anticipated Characteristics of the Incoming Population

Table 3 below profiles the age demographics of persons residing in the land area covered by this Plan. The data was collected by the Australian Bureau of Statistics (ABS) in 2011 for the suburb of Cameron Park. It comprised 1,159 households, has an average household size of 3.1 persons and the average number of persons per bedroom was 1.2.

<b>Age Range (years)</b>	<b>Number of Residents</b>	<b>Percentage (%)</b>
0 – 4	491	9%
5 – 9	463	9%
10 – 14	427	8%
15 – 19	396	7%
20 – 24	274	5%
25 – 29	331	6%
30 – 34	456	8%
35 – 39	508	9%
40 – 44	436	8%
45 – 49	365	7%
50 – 54	297	6%
55 – 59	256	5%
60 – 64	237	4%
65 – 69	173	3%
70 – 74	110	2%
75+	170	3%
<b>Total</b>	<b>5,390</b>	<b>100.0</b>

Source: Australian Bureau of Statistics (ABS) 2011 Census Data

In the 2011 Census, there were 1,778 private dwellings in the Northlakes Urban Release Area, with a total population of 5,390. Approximately 20.7% of private dwellings were owned outright, 62.5% were owned with a mortgage, and 15.2% were rented. The dwelling composition is predominately family households (89.6%), in a dwelling with four or more bedrooms (74.8%).

The existing population includes a high percentage of children under 15 years of age (26%), young people aged 15-24 years (12%), people aged 25 to 54 years (44%), and a low percentage of adults over the age of 65 years (8%).

The anticipated characteristics of the NURA are unlikely to change from the existing profile.

### 4.4 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

All new development, including housing for seniors and people with a disability, intensifies the use of the existing resources and adds incrementally to the demand for public amenities and services. Older people and those with a disability enjoy the current provision of open space and are one of the major users of parkland areas.

Older people and people with a disability also use public libraries or receive visits from the mobile library service. Many attend senior citizens meetings in Councils facilities. They also receive services, such as Meals on Wheels, community transport, and neighbour aid, organised from the offices of the Commonwealth and State funded Home and Community services located in Council's multipurpose facilities.

Further development of any sort within the catchment areas to which the Plan applies will lead to an increase in the stormwater runoff and will generate demand on the Roadworks and Traffic Management Facilities.

It is therefore reasonable for Council to levy contributions on all development within the area, including housing built under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

With regard to self contained dwellings, contributions are to be levied for the following types of public facilities and services:

- a) Open Space and Recreation,
- b) Community Facilities,
- c) Roadworks and Traffic Management,
- d) Drainage and Stormwater Quality Control, and
- e) Management.

With regard to residential care facilities, contributions are to be levied for the following types of public facilities and services:

- a) Roadworks and Traffic Management,
- b) Drainage and Stormwater Quality Control, and
- c) Management.

## **4.5 Occupancy Rates**

To calculate the proportional contribution rates for different size dwellings, the following occupancy rates are assumed:

- 1.29 persons per one bedroom dwelling.
- 1.72 person per two bedroom dwelling.
- 3.10 persons per three or more bedroom dwelling, lot, or exhibition home
- 1.37 persons per Seniors Housing
- 1 person per Residential Care Facility Bed

# 5 Open Space and Recreation Facilities

## 5.1 Relationship between the Expected Types of Development in the NURA and the Demand for Additional Open Space and Recreation Facilities

### 5.1.2 Existing Service Provisions Approach

#### Open Space and Recreation Participation

Micromex Marketing Services undertook a participation survey of individuals and households within the Lake Macquarie LGA to determine the community's participation in a wide range of recreational activities. This survey found that residents participated in the following activities:

- Athletics
- Basketball
- BMX / Mountain biking
- Bushwalking
- Boating / Sailing
- Children to playground
- Cricket
- Cycling
- Tennis
- Exercising dog
- Football (Australian Football, Rugby League, Rugby Union)
- Golf
- Hockey
- Horse riding
- Informal games
- Jogging
- Lawn bowls
- Netball
- Picnic / Barbeque
- Skateboarding
- Soccer
- Softball
- Spectator at sports
- Swim public pool
- Swim / Surf at beach
- Trail riding
- Walking for exercise
- Waterskiing / Jetskiing

Residential participation within the above activities demonstrates a demand for open space and recreational facilities in which to undertake these activities. New residential population projected for the NURA is anticipated to have similar open space and recreational needs to the remainder of the Lake Macquarie LGA.



To provide for the above open space and recreational needs Lake Macquarie City Council (LMCC) provides the following range of open space and recreation facilities:

- Rugby league fields
- Australian Football fields
- Cricket pitches
- Baseball courts
- Petanque areas
- Athletics areas
- Skating facilities
- Parks
- Natural Area – wetland
- Natural Area – watercourse
- Equestrian areas
- Soccer fields
- Netball courts
- Practice wickets
- Tennis courts
- Croquet area
- BMX facilities
- Archery facilities
- Natural Area – bushland
- Natural Area – escarpment
- Natural Area – foreshore

### **Types of Open Space and Recreation Facilities Provided within the Lake Macquarie Local Government Area**

Lake Macquarie City Council currently provides a large range of open space and recreation facilities for its residents. These range from natural bushland areas for recreation and contemplation pursuits, parks for unstructured recreational activities, sportsground areas for organised sport, swimming and leisure centres, facilities at patrolled beaches, and facilities to enhance the recreational use of the lake and its foreshores.

Council engaged URS Australia to prepare the Open Space Strategy. This strategy remains in draft form as Council officers have to date not reviewed its contents, and work priorities have not permitted this to be undertaken. The URS Strategy describes the following types of open space, which are currently provided in the Lake Macquarie Local Government Area. The above facilities are provided on land classifications as detailed below.

#### ***Parkland***

Parklands generally provide space for informal, non-competitive recreation and relaxation by individuals and groups within the local neighbourhood. They do not contain sports grounds.

#### ***Bushland Park***

Areas of remnant vegetation and partially cleared areas located in proximity to residential areas. The size of the Bushland Park areas is generally determined by the nature and extent of remnant vegetation contained within it, rather than the category of uses. Accessibility by local residents to Bushland Park areas has similar requirements as Parkland with a maximum walking distance of 500 metres being a generally accepted standard.

#### ***Sports Ground***

Include areas with playing fields, as well as, other outdoor and indoor sports facilities. The size of sports grounds depends on the type and scale of recreation activities that are provided. A standard configuration adopted by LMCC consists of 2 soccer fields alongside each other with a cricket pitch between them. Amenities building and car parking also form part of this layout.

### **Wildlife Corridors**

Areas of undeveloped bushland with moderate to high biodiversity values connecting other areas of undeveloped bushland generally function as wildlife corridors.

For the purpose of determining the quantum of open space and recreation facilities required by the incoming community of the NURA, facilities will be classified broadly into two groups:

- Recreation facilities (non-organised), and
- Sports facilities (organised).

### **5.1.3 Recreation Facilities**

Council currently (based on data as at October 2010) manages 6,904.2 hectares of community land (Council owned land and Crown reserves with public access) in the LGA of which 6,705.2 hectares is categorised under the Local Government Act 1993 as natural area, sports ground or park.

The 2011 Australian Bureau of Statistics (ABS) census data estimates the total population for the Lake Macquarie LGA to be 189,006 people. Based on the 2011 ABS census data this equates to approximately 354m<sup>2</sup> per person of land categorised as natural area, sports ground or park.

The NURA is estimated to provide for an additional 11,833 people. When the above area per person for natural area, sports ground or park is applied to the NURA population this would equate to an area of 418.8 hectares.

This Plan only levies for the provision of approximately 59ha for both recreation facilities and sports facilities. Therefore, the total recreation and sports facilities area included in this Plan is less than the recreational facilities Citywide existing rate of provision alone.

A comprehensive planning study of the NURA was prepared by G W Hawke & Associates (April, 1994) (Hawke Study). The Hawke Study calculated the average areas of land zoned 6(a) Open Space in the LEP for the planning areas of West Wallsend and Edgeworth to be:

**Table 4 – Planning District Comparisons**

<b>Classification</b>	<b>Average Area per 1,000 People for the Edgeworth &amp; West Wallsend Planning Districts</b>	<b>Average Area if Applied to the NURA</b>
Local	7.36ha	91ha
District	2.27ha	28ha
Total	9.63ha	119ha

The total quantum of recreation and sports facilities levied in this Plan (59ha) is less than that provided in the Planning Districts as calculated in 1994 as demonstrated in Table 4.

The under provision of recreation facilities provided within this plan, when compared to the Citywide provision standard and Planning District provision standards, demonstrates that the quantum provided in this plan is reasonable.

### **5.1.4 Further Matters**

When considering the total quantum of recreation land required to meet the needs of the NURA it is important to consider the following matters.

The major park and sporting facility detailed in Table 8 provides for a number of recreational activities, including playing fields which are not permissible within a 7(2) Conservation (Secondary) zone. The proposed major park:

- a) Is located centrally within the NURA to achieve the close proximity (500 metres) requirement of recreational facilities to a large number of dwellings,
- b) Provides connectivity north to south and east to west throughout the NURA,
- c) Is adjacent to other community infrastructure, including the multi - purpose community centre, and a proposed school,
- d) Co-locates recreational facilities (major parkland, playground, picnic area, cycleway/walkway, BMX, skate park and dog exercise area) with the sports facilities. This is considered preferable because multi-recreational activities can be provided at the one location. There are also additional maintenance cost savings in the longer term.

### 5.1.5 Sports Facilities

The recreation participation survey detailed earlier demonstrates that residents coming into the NURA will need sporting facilities and consequently will participate in sporting activities within those facilities. Council engaged URS Australia to prepare an Open Space Strategy which was intended to inform the recreation and open space needs of new development for inclusion in Section 94 contributions plans.

The URS Strategy identified the dominant age groups that participate in certain sporting facilities, and compared existing sporting facility provision standards for each planning district. Some planning districts had lower provision standards and the URS Strategy made recommendations to increase service provisions in some planning districts to meet the levels provided in others (adjusted provision standard). The URS Strategy then used the 'adjusted provision standard' to recommend additional facilities required in areas where development was anticipated.

The 2011 Australia Bureau of Statistics census data for NURA has been analysed to calculate the percentage of people in the dominant age groups as identified in the URS Strategy. If the 'adjusted provision standard' were applied to the percentage of people in the dominant user groups (as per 2006 ABS census data) for the total NURA estimated population (11,833 people) the following total facilities would be estimated (Table 5).

**Table 5 - Sporting Facilities if the URS Strategy 'Adjusted Provision Standard' is Applied to the NURA**

<b>Sport Facility</b>	<b>URS Strategy 'Adjusted Provision Standard' Number per 1,000 people</b>	<b>Total Number of Dominant Age Group Users for the NURA</b>	<b>Total Number of Fields / Courts if 'Adjusted Provision Standard' Applied to the NURA</b>	<b>Total Number of Fields / Courts included in current Section 94 CP</b>
Netball	1.0	4,496	5	8
Tennis	0.8	11,242	9	8
Cricket	1.0	4,496	5	3
Soccer	1.0	4,496	5	6
Rugby	0.3	7,218	2	

League				
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It can be seen from Table 5 that the total sporting facilities included in the contributions plan are required to meet the needs of only the NURA and are less than that if the URS Strategy 'Adjusted Provision Standard' was applied to the projected population of the URA.

The Department of Planning guidelines recommend that it is important to provide sporting facilities that are:

- a) Accessible,
- b) In the appropriate location, and
- c) Are compatible with other land uses such as schools and residential development.

Sporting competitions operate within a wider planning district, however, new release areas need to provide for playing facilities to meet the needs of the specific locality so that the new community can participate in competitive sports. On a home / away draw rationale, this allows players and their families to be close for their home games, and travel only each alternate week for the away matches. The proposed facilities are to contribute the 'home' facilities for the NURA and contribute to the overall supply of facilities. At a minimum Junior level, sporting facilities need to be located within close proximity to residential development. Children need to be able to walk or cycle to their sporting facility. Council does provide a series of sporting fields in this manner to meet the needs of the existing community. If sporting facilities are provided excessively remote to the new community car use will be essential for participation in the sporting activity, and usage is likely to be reduced. Locating playing fields near schools also promotes use, and provides a better planning outcome.

While it is possible to quantify the sports facilities required by the NURA, the precise area of land required will be dependant upon the chosen locality of facilities and the topography of the land. The location of facilities is dependant upon the types of recreation and sporting needs which are being met and how the facility relates to the community and other associated community infrastructure.

Open space is required to provide passive recreation areas for parkland and bushland settings, as well as, active recreation areas for sporting facilities for the anticipated resident population of the NURA.

The above analysis demonstrates that all local open space and recreation facilities to be provided within this Plan should be fully apportioned to the development within the NURA. The proposed recreation and sporting facilities are provided at a rate and capacity which meet only the needs of the future population of the NURA.

## 5.2 Spatial or Physical Nexus

This plan identifies the location of the open space and recreation facilities to be provided relative to development within the NURA. The location of open space and recreation facilities has been determined in a manner to best satisfy population growth, with due regard to the location of development, land topography and accessibility issues.

The land identified to be dedicated or acquired as open space, as well as, the proposed location of recreation facilities is detailed in Figure 4.

Initially all sports facilities were to be located within the NURA catchment. In the 2001 amendment to the Section 94 contributions plan a number of sports facilities were proposed to be provided at Edgeworth. The Edgeworth site is within close proximity to the NURA and provides a flat site which is suitable for sporting facilities. The proposed facility is an

extension to Council's existing facilities which has long term operational and maintenance benefits. The land was acquired at a lower cost per square metre relative to the sports field land within the NURA.

### 5.3 Temporal Nexus

The timing of provision of open space and recreation facilities in this plan has been based on projected population growth, whilst also taking into account topography and accessibility issues. It is important that the sporting fields within the NURA are located on flat land and, because of physical access restraints, these particular facilities cannot be developed until an access road has been constructed.

### 5.4 Apportionment

The open space and recreation facilities within the surrounding area are adequate only to service the existing population. Given the estimated projected growth, the current facilities are not adequate to provide for the anticipated future population of the NURA. It is therefore reasonable for Council to require developments that increase the population within the release area to contribute towards the provision of additional open space and recreation facilities.

The proposed local and district open space and local recreation facilities in this plan are designed to meet the demands of development in the Northlakes Urban Release Area. The proposed facilities are not designed to provide for the needs of existing residents in the vicinity of the release area, nor are they designed to serve as a 'regional facility' that may be used by people from outside the local government area. Therefore, it is appropriate that the development within the Northlakes Urban Release Area should be subject to the full cost of the proposed facilities.

### 5.5 Proposed Open Space and Recreation Works

The recreation and sporting facilities that are proposed for the Northlakes Urban Release Area are detailed in Appendix B.

#### Children's Play Equipment

It is best practice that parks with a playground facilities are provided within 5 minutes/400 metres<sup>2</sup> barrier-free walking distance of the majority of homes so that children with/without carers can easily access public play spaces.

Nine areas of children's play equipment are required to serve the projected population. Depending on their location, play areas will serve a local or neighbourhood need. The play areas located beside the urban centres or within the major park are designed to be larger with a wide range of play equipment catering for all children. Whereas the play areas located in the residential areas serve a local need and cater for mainly younger children.

For ease of access, play equipment is to be located evenly throughout the entire release area as follows:

- a) Precinct 1A - Albatross Avenue - local
- b) Precinct 1 - Country Grove Drive – local

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<sup>2</sup> Department of Planning, Draft Development Contributions Guidelines: Preparation and Administration of Development Contributions Plan, November 2009.

- c) Precinct 2 – 107 Northlakes Drive - neighbourhood
- d) Precinct 2 – 9 Hadlow Drive - local
- e) Precinct 2 - Northern section of Cocked Hat Creek - local
- f) Precinct 3 – Beside the urban centre - neighbourhood
- g) Precinct 4 – 179 Northlakes Drive - local
- h) Precinct 5 – Core open space area – major park, play equipment includes components for disability access
- i) Precinct 5 – Tennis complex – a tots play area is to be located in conjunction with tennis

### **Multi-court**

One multi-court is to be provided at the play area in Precinct 2, to the northern section of Cocked Hat Creek. The location of the multi-court to the northern section of Cocked Hat Creek assists in providing recreation facilities for young people located in the northern section of the release area.

### **BMX Track**

Council has received numerous requests for BMX facilities throughout the City. Informal BMX tracks are located within many bushland areas. A BMX track is to be located within the major park and sporting facilities area.

### **Skate Park**

Council has adopted a strategy for the future provision of skate park facilities throughout the City, and over the past few years, Council has been progressively installing skate parks in accordance with the strategy. Skate parks are now a recognised recreational activity and providing facilities for young people in this developing area is essential. A skate park is to be located within the major park and sporting facilities area.

### **Dog Exercise Area**

Council's adopted Dog Exercise Area Policy (July 2003) requires additional dog exercise areas be located in strategic locations throughout the City to service existing communities.

One dog exercise area of a minimum size of one hectare is included in this plan based on current needs and Council's policy regarding dog exercise areas. Under the current provision of dog exercise areas in the City two dog exercise areas would service the future population of the Northlakes Urban Release Area, however, only one dog exercise area is included in the plan.

### **Sporting Facilities**

#### Playing Fields and Cricket Wickets

Based on the URS Strategy 'adjusted provision standard' as applied to the NURA population, it is estimated that seven playing fields and five cricket wickets are required for the future population. This plan provides for the provision of 6 playing fields, to be fully apportioned to the NURA.

The topography of the land restricts the amount of facilities that can be located within the release area. Two playing fields and one cricket wicket will be located on-site with the other playing fields and cricket wickets being located off-site.

Land off-site has been acquired for the provision of four playing fields, one roo ball field, two cricket wickets and a set of practice wickets. Council has acquired the land, in close proximity of the urban release area, at Turnbull Street for the provision of sporting facilities required by the population living within the NURA. The land purchased adjoins the existing sporting facility complex at Edgeworth. The land is flat and suitable for the construction of sporting facilities and the proposed location is approximately 900 metres from and existing

cycleway located adjacent Cocked Hat Creek. This existing cycleway will connect with the proposed cycleway through the core open space area (of the major park and on-site sporting facilities) and the cycleway will continue north through the URA either side of Cocked Hat Creek. This cycleway will provide a vital connection linking the proposed population of Cameron Park to the on-site and off-site sporting facilities planned.

#### Netball Courts and Tennis Courts

Eight netball courts are proposed for the projected population. Four of these courts and the associated car parking requirements are to be located within the core open space area together with the other sporting facilities. The other four courts, together with car parking, are to be located at the competition netball venue on the western side of Lake Macquarie.

Eight tennis courts are proposed for the projected population. These are to be located within the core open space area with the sporting facilities.

#### **Plan of Management**

Section 94 contributions will be levied under this plan for the preparation of a plan of management for the major park and sporting area. A plan of management is required to be prepared for all community land in accordance with the requirements of the *Local Government Act 1993*.

## **5.6 Calculation of Contributions for Seniors Living Development - Self Contained Dwellings**

Open space and recreation studies, pertaining to Lake Macquarie City Council Local Government Area, demonstrate that people aged 55 years and over utilise open space and recreation facilities. It is reasonable that such development is levied for the provision of passive local and district open space and recreation facilities and associated land acquisitions.

## **5.7 District Recreation Facilities**

There are four District facilities which will meet the needs of the NURA, and these are detailed below.

#### Fernleigh Track

The Fernleigh Track is a disused railway corridor stretching 15.5 kilometres between Adamstown and Belmont. The track is jointly owned with Newcastle City Council. For that part of the Track that falls within the Lake Macquarie City Council boundary, the total cost of works was \$9.8m, of which Council funded \$2,081,554 and \$7,725,670 of external funds were expended.

#### The Great North Walk

The Great North Walk extends through the City from east to west and is known as the Yuelarbah Track. This walking track is approximately 18 km and extends from Glenrock Lagoon to Teralba then continues on to Wakefield. Proportional funding for the upgrading of several sections of track has been included in this Plan.

#### Hunter Sports Centre

The recently completed Hunter Region Sports Centre will provide benefits for future populations as well as the existing population of the City, including the NURA and Wallarah Peninsula. The cost apportioned to the Plan will be determined by the number of centre

members residing in the NURA as a percentage of the total users of the centre. This percentage will be 2.0%.

#### Foreshore Development

Embellishment of the local foreshore is planned for Lake Macquarie and will benefit the residents of the NURA. The cost apportioned to the Plan will be determined by the projected population of the NURA as a percentage of the total Local Government Area population. This percentage will be 6.3%. The main area of foreshore to be developed for the benefit of the NURA will be Speers Point Park which is in close proximity.

Refer to Appendix C for details of the District Recreation Facilities levied under this contributions plan.

## **5.8 Calculation of Contributions**

The following contribution rate formulas are detailed below.

### **Local Recreation Facilities**

#### Open Space – Dedication of Land

$$\begin{aligned} \text{Dedication} &= 587,409\text{m}^2 \\ \text{(m}^2\text{/person)} & \frac{587,409}{11,833} \\ &= 49.64\text{m}^2 \end{aligned}$$

#### Open Space – Monetary Contributions for Land

$$\begin{aligned} \text{Contribution Rate} &= \frac{(\$30,013,935 + \$19,346,491)}{11,833} \\ \text{(\$/person)} & \\ &= \$4,171.42 \end{aligned}$$

#### Recreation Facilities – Monetary Contributions

$$\begin{aligned} \text{Contribution Rate} &= \frac{(\$11,111,628 + \$20,720,032)}{11,833} \\ \text{(\$/person)} & \\ &= \$2,690.28 \end{aligned}$$



## District Recreation Facilities

### Recreation Facilities – Monetary Contributions

Contribution Rate	=	\$612,379
(\$/person)		<hr/>
		11,833
	=	\$51.75

## 5.9 Criteria for Land to be Developed as Local Parks

### Local Parks

#### Location

The local parks should be positioned in a central location for the population or precinct served. Ideally, the park should be located within approximately 500 metres of each household.

#### Size of Land

No smaller than 5,000m<sup>2</sup> (0.5 hectares).

#### Slope of the Land

The parcel of land should be flat at the road frontage extending to at least 20 metres beyond the location of the play equipment (i.e. 60 metres from the road frontage). The land may have a slight to moderate gradient towards the rear of the parcel.

#### Shape of the Parcel

Ideally, the land will be a square or rectangular configuration. The parcel of land should not be irregular in shape and elongated areas or areas with acute angles are not acceptable. The minimum width of the parcel should be no less than 70 metres. This will allow the playground to be sited within the required distance from adjoining residential property boundaries.

#### Accessibility

The local parks should be located on clearly defined pedestrian and cycle routes, or next to shops, schools, sports grounds or corridors. Play areas should be able to be accessed by all including parents with prams. Pathways are required along the road leading to the park. The pathway within the park from the road to the street should be of a slight gradient.

#### Visibility

The proposed site must be visible from adjacent residential housing, streets and public area to facilitate casual surveillance. The minimum street frontage of the land should be no less than 70 metres. The site should be cleared towards the road frontage to facilitate good visibility.

#### Clearing of the Land

Approximately 50% of the site should be cleared towards the road frontage. Within this cleared area, several mature trees may be retained if significant and suitable as shade trees.

#### Siting of the Play Area within the Park

Ideally, the edge of the play equipment should be located approximately 30 metres from the boundary of the adjoining residential development. However, where a 3 on 3 multi-court is also to be provided within the local park, this distance maybe reduced to a minimum of 20 metres on one boundary. This allows visibility to the 3 on 3 multi-court that maybe located

diagonally behind the play equipment. The edge of the play equipment should be a minimum of 20 metres from the boundary of the road.

## **Neighbourhood Parks**

### Location

The neighbourhood parks are to be located adjacent or adjoining the activity centre i.e. The proposed 3(1) Urban Centre (Core), and adjoining or near to any medium density development. One neighbourhood park will be located adjacent to the proposed community centre on Northlakes Drive and whilst the size of this land parcel is not optimum, it's connectivity to the community centre makes it acceptable.

### Size of Land

No smaller than 10,000m<sup>2</sup> (1.0 hectares).

### Slope of the Land

The majority of the land should be flat especially at the road frontages however, the land may have a slight gradient towards the rear of the parcel.

### Shape of the Parcel

Ideally, the land is required to be a square configuration with two street frontages. The parcel of land should not be irregular in shape, elongated areas or areas with acute angles are not acceptable. The minimum width of the parcel should be no less than 90 metres.

### Accessibility

The neighbourhood park is to be located next to shops and on clearly defined pedestrian and/or cycle routes. The park should be able to be accessed by all including children with disabilities or parents with disabilities supervising children on the play equipment. Pathways are required to be provided along the roads leading to the park. The gradient of the pathway within the park from the road to the play equipment should not exceed a 1 in 14 gradient as specified according to the Australian Standard 1428 Design for Access Mobility.

### Visibility

The proposed site must be visible from the adjacent shops and adjacent residential development to facilitate casual surveillance. Ideally, the land should have a minimum of two street frontages. The minimum street frontage of the land should be no less than 180 metres. The majority of the site should be cleared particularly towards the road frontages to facilitate good visibility.

### Clearing of the Land

Approximately 70% of the site should be cleared towards each road frontage. Within this cleared area, mature trees may be retained if significant and suitable as shade trees.

### Siting of the Play Area within the Park

The edge of the play equipment should be located at least 30 metres from the boundary of the block and a minimum of 30 metres from the kerb line of each road.

## **Major Park**

Precinct 5 – within the core open space area.

The major park for the entire Northlakes Urban Release Area is to be located in conjunction with the sporting facilities on the western side of Cocked Hat Creek. The park is to contain a children's play area, skate park, BMX track, modular toilet, dog exercise area, BBQ and picnic facilities.

### Size of Land

The land should be no smaller than 3.0 ha of usable land area if provided in conjunction with other recreation facilities or other scenic/water features.

### Slope of the Land

The majority of the land should be flat especially where the picnic and BBQ facilities are located.

### Shape of the Parcel

Ideally, the park is required to be of a squarish configuration. The site may take advantage of its location beside a natural feature such as Cocked Hat Creek.

### Accessibility

The major park is to be located adjacent to the sporting facilities with a linkage to the cycleway/walkway along the length of Cocked Hat Creek. The park is to be accessible by all including children or adults with disabilities and parents with strollers. The playground is to be designed to accommodate play equipment for children with disabilities. Pathways are required within the park, and along the roads leading to the park. The gradient of the pathway from the road to the play equipment should not exceed a 1 in 14 gradient as specified in the Australian Standard 1428 Design for Access Mobility.

### Visibility

The proposed park must be visible to facilitate passive surveillance. The park should have access to a main road frontage. The minimum road frontage should be no less than 75 metres. The majority of the site should be clear to facilitate good visibility.

### Clearing of the Land

The land has been cleared as the site was previously used for grazing.

### Siting of the Play Area within the Park

The edge of the play equipment should be located at least 50 metres from the kerb line of the road and at least 20 meters from any residential boundary.

## 6 Community Facilities

### 6.1 Background

Council provides a wide range of community facilities including children's services, youth centres, community halls, senior citizens centres, neighbourhood centres, libraries, and multipurpose centres. Council's current policy is to provide multipurpose centres, which may include functional areas for a number of different uses including a neighbourhood centre, youth specific area, offices for services such as family support, meeting rooms for senior citizens, social and recreational groups and support groups. The size of the available site generally determines the number of services or functions that may be co-located.

### 6.2 Nexus

#### Causal

Community facilities within the surrounding area have adequate capacity only to service the existing population, but not the future population of the Northlakes Urban Release Area. It is therefore reasonable for Council to require developments that increase the population within the release area to contribute towards the provision of additional community facilities.

The demand for these facilities has been established having regard to:

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

This plan details the community facilities that are required as consequence of anticipated development within the Northlakes Urban Release Area. A description of these facilities is detailed in Chapter 5.3.

#### Spatial:

This plan identifies the location of the community facilities to be provided to serve the Northlakes Urban Release Area. The location of these facilities has been determined in a manner to best satisfy population growth, with due regard to the location of increased demand, accessibility issues and the manner in which such need may best be satisfied.

The location of the proposed community facilities and the land identified for acquisition is shown on the plan attached as Figure 5.

#### Temporal:

The timing of provision of community facilities in this plan is based on projected population growth. This plan contains a separate Schedule of Works for Community Facilities and the land requirements for Community Facilities, which are contained in Appendix D and E respectively. These schedules identify the works, which are proposed to be undertaken, at thresholds designed to satisfy the demands generated by this growth over the life of the plan.

It should be noted that some community facilities are required prior to the arrival of the anticipated population of the Northlakes Urban Release Area, which is expected to be 11,833 people. In these cases, Council will have to provide initial funding for these facilities and then recoup the costs under this plan.

### 6.3 Relationship between the Expected Types of Development in the NURA and the Demand for Additional Community Facilities

The level of provision for multi-purpose community facilities required to satisfy the additional demand created by the incoming population of the Northlakes Urban Release Area have been established based on the existing standards of provision within the Lake Macquarie City as a whole. The level of provision for library buildings required to satisfy the additional demand created by the incoming population of the Northlakes Urban Release Area have been established on 'People Places – A guide for public library buildings in New South Wales 2005' (Library Council of New South Wales, 2005). The current standards of provision are detailed in Table 6

<b>Facility</b>	<b>Standard</b>
Multi-purpose Centres	1m <sup>2</sup> GFA per 5 persons multipurpose (including children's services, youth space and general community space)
Libraries	27 m <sup>2</sup> of floor area per 1,000 residents 1.8 stock items per person

The demand for new community facilities in an urban release area can be difficult to establish, particularly when that demand is to be assessed from future population. For this reason, a survey of early residential development within the release area (Northlakes Community Survey 1999) was prepared to compile a profile of the likely characteristics of the eventual population (as discussed in Chapter 4.3 of this plan).

None of the identified characteristics of the expected population would appear to warrant the provision of public facilities of a kind or in excess of the level currently provided throughout the remainder of the City. However, this study established that there would be a high proportion of family related age groups and a lower percentage of older mature age groups. In assessing the provision of community facilities, it is therefore appropriate to cater for a broad range of community needs, with a particular focus on the younger to middle age groups.

Table 7 details the total community facilities required when the recommended standards of provision of community facilities are applied to the estimated incoming population.

**Table 7 – Community Facilities Required**

<b>Facility</b>	<b>Existing / Recommended Standard of Provision</b>	<b>Total Community Facilities required when the Existing / Recommended Standard of Provision is applied to the incoming NURA population</b>	<b>Community Facilities Proposed with the plan</b>
Multi-purpose Centres	1m <sup>2</sup> GFA per 5 persons multipurpose (including children's services, youth space and general community space)	Building area of 2,367m <sup>2</sup>	1,465 m <sup>2</sup>
Libraries	<ul style="list-style-type: none"> <li>○ Existing:                             <ul style="list-style-type: none"> <li>○ 27m<sup>2</sup> library space per 1,000 persons;</li> <li>○ 1.8 stock items per person.</li> </ul> </li> <li>○ Recommended:                             <ul style="list-style-type: none"> <li>○ 47m<sup>2</sup> library space per 1,000 persons;</li> <li>○ 2 stock items per person</li> </ul> </li> </ul>	<p style="text-align: center;">Recommended</p> <p style="text-align: center;">556 m<sup>2</sup></p> <p style="text-align: center;">23,666 stock items</p>	<p style="text-align: center;">556 m<sup>2</sup></p> <p style="text-align: center;">23,666 stock items</p>

It can be seen from Table 7 that the community facilities included in the contributions plan are required to meet the needs of only the NURA. It is also reasonable that the community facilities proposed in the plan should be fully apportioned to development within the NURA.

The proposed community facilities and site requirements for the Northlakes Urban Release Area are detailed in Table 8. Residential development within the release area will be subject to a contribution for these facilities.

<b>Table 8 - Proposed Community Facilities And Site Requirements</b>		
<b>Proposed Works</b>	<b>Location</b>	<b>Site Requirements</b>
Community Cottage (temporary)	35 Harris Street, Cameron Park.  Lot 632 DP 846166.	Council acquired this property to meet the first stage of development, to be used for general community and youth facilities. This property has been sold, with the sale proceeds used to offset part of the cost to construct Multi-purpose Centre A.

<b>Table 8 - Proposed Community Facilities And Site Requirements</b>		
<b>Proposed Works</b>	<b>Location</b>	<b>Site Requirements</b>
Multi-purpose Centre A including provision in the facility to cater for Out Of School Hours care (30 places).	Within the 3(1) Urban Centre (Core) zone under Lake Macquarie Local Environmental Plan 2004 that is within Development Precinct 2 (refer to Figure 3).	The facility has been provided at 107 Northlakes Drive Cameron Park.
Library	Approximate to the Glendale Stocklands Shopping Centre.	The site must have a minimum area of 2,000m <sup>2</sup> . The minimum floor area of the Library is 556m <sup>2</sup> .
Multi-purpose Centre B	<p>Located within the 6(1) Open Space zone under the Lake Macquarie Local Environmental Plan 2004 that is within Development Precinct 3 (refer to Figure 3).</p> <p>The facility is to be located on the site of the sporting fields, on either the ground floor or first floor of an amenities building.</p>	<p>It is preferable for the site to be on the northern side of the street with the fall of the land being 1 in 25 or less. The site must be fully serviced, including road access and utilities, to the perimeter of the land.</p> <p>The site must be at least 3,000m<sup>2</sup> and large enough to provide for planned extension for a government funded respite care centre and delivered meals service of 300m<sup>2</sup>. The multipurpose centre must have a minimum floor area of 500m<sup>2</sup>.</p>

These facilities reflect the findings of the Northlakes Community Plan 1999, current community needs for service and facility provision, and policy and funding issues. A description of each facility with reference to potential location and site requirements can be found below.

#### Community Cottage

A temporary cottage was acquired for the first stage of development, to be used for general community and youth facilities. The cottage was furnished and equipped to accommodate the office needs of a Community Development Officer as well as for general community and youth activities. This property has been sold, with the sale proceeds used to offset part of the cost to construct Multi-purpose Centre A.

#### Community Plan

The Northlakes Community Plan (November 1999) has been prepared by Twyford Consulting and Judith Stubbs and Associates on behalf of Lake Macquarie City Council. This plan details the needs of the population of the release area in 1999 and the future needs of the anticipated population for a broad range of community and recreational services and facilities.

#### Community Vehicle

A community vehicle has been acquired for the Community Cottage and Multi-purpose Centre A.

#### Multi-purpose Centre A

This facility is intended to provide for general community use and children/family needs.

The Lake Macquarie Section 94 Contributions Plan No.2 – Northlakes, 2004 (repealed) levied for the provision of a Child and Family Multi-purpose Centre. The Centre was intended to provide for general community use, children/family needs, and a child care centre. The later component is no longer required. In recent years a number of privately owned child care centres in the Cameron Park area have been constructed. An audit of child care facilities undertaken in 2006/2007 revealed that these are not operating at capacity, and have plenty of scope to cater for the additional population.

The general / children / family use component of the previously planned Child and Family Multi-purpose Centre is still required to meet the needs of the incoming development. The constructed Multi-purpose Centre A accommodates these needs.

The land parcel adjacent to the Multi-purpose Centre A parcel has been acquired for open space and recreation purposes. To accommodate the extension of Multi-purpose Centre A building part of the open space and recreation parcel is required. To maintain open space provisions, the land which was previously purchased for the provision of the Child and Family Multi-purpose Centre will now be used for open space and recreation purposes (item 3 of Appendix A).

### Library

Contributions from this plan will provide part of the funding for an Area Library that will be established in proximity to the Glendale Stocklands Shopping Centre. The library will provide a source of information and recreational material for the residents of the Northlakes Urban Release Area as well as surrounding suburbs.

In the event that Council determines to provide alternate library services, to that of the Glendale facility to meet the needs of the NURA, Council will re-direct funds raised under this and prior plans to the alternate facility. Funds will only be re-directed to facilities that meet the needs of the NURA.

### Multi-purpose Centre B

This facility is intended to incorporate activity areas for all age groups, offices and possibly a respite centre for people with a disability and the frail aged. If the respite centre is provided, people with disabilities or frail aged from outside the release area may access the centre. The facility is intended to be constructed on the site of the sporting fields, on either the ground floor or first floor of an amenities building.

In order to determine the level of provision for community facilities required to satisfy the additional demand created by the incoming population of the Northlakes Urban Release Area, the potential population of the release area has been calculated. Contributions for these facilities are expressed primarily as an amount per 'person'. The purpose of this approach is to reflect the nexus between the potential population of the urban release area and the demand for these facilities, and to ensure that only new development (which generates the need for new services and amenities) pays for their provision.

### **Community Facility Standards of Provision:**

#### ***Multi Purpose Centre:***

In recent years, Council has concentrated on the provision of multipurpose centres instead of single use functions/facilities such as child care centres, youth centres, neighbourhood centres, function rooms, before and after school centres, early childhood health clinics, community halls, scout halls, guide halls, and senior citizens centres. Multipurpose centres provide accommodation for a number of these functions but each will vary depending on site availability and compatibility of users. There may still be a need for single function centres from time to time.

The Citywide standard is 1m<sup>2</sup> gross floor area (GFA) per 5 persons for multipurpose space (including children's services, youth space and general community space).



The costs used in this Plan are based on actual costs incurred, together with, estimated costs for those facilities not yet completed.

**Libraries:**

The current Citywide standard is 27m<sup>2</sup> library floor area per 1,000 persons, 0.3 public internet computer per 1,000 persons, and 1.8 stock items per person.

Adopt a building size of 47m<sup>2</sup> GFA per 1,000 persons based on 'People Places – A guide for public library buildings in New South Wales 2005' (Library Council of New South Wales, 2005). The 47m<sup>2</sup> GFA is based on a population of 20,000 – 35,000 people, as the library facilities for NURA will be incorporated into a larger population base than just the NURA. Adopt two library stock items per person.

**Costs:** The cost of the facility has been based on an estimated cost per metre.

## 6.4 Apportionment

The estimated future population of the Northlakes Urban Release Area is 11,833 residents. A minimum of 566m<sup>2</sup> of library floor area must be provided, together with 23,666 stock items. This floor area and collections will be provided as part of an Area Library that will be established in proximity to the Glendale Stocklands Shopping Centre. The works schedule contained in Table 8 is therefore based on 100% contribution toward the total cost of the Area Library.

Development within the Northlakes Urban Release Area will be subject to 100% of the total cost of the Multi-purpose Centre B (excluding a respite centre). If a respite centre is to be provided at a later stage, the respite centre will be partially funded by a government grant and not subject to Section 94 contributions under this plan. The respite centre would serve people with a disability and the frail aged from both within and outside the release area (who may be transported to the new building).

The other community facilities included in this plan will also be 100% funded by Section 94 contributions as they are designed only to meet the demands of development in the Northlakes Urban Release Area. The facilities are not designed to provide for the needs of existing residents in the vicinity, nor are they designed to serve as 'regional facilities', which may be used by people from outside the local government area. Therefore, it is appropriate that the development within the Northlakes Urban Release Area should be subject to the full cost of these facilities.

The apportionment of costs for the proposed community facilities is detailed in the schedule of works contained in Table 18.

## 6.5 Calculation of Contributions for Seniors Living Development – Self Contained Dwellings

In recent years, Council has concentrated on the provision of multipurpose centres instead of single use functions/facilities such as child care centres, youth centres, neighbourhood centres, function rooms, before and after school centres, early childhood health clinics, community halls, scout halls, guide halls, and senior citizens centres. Multipurpose centres provide accommodation for a number of these functions. The multi-purpose centres to be provided within this plan are designed to meet the needs of all age groups and it is reasonable that residents of self contained dwellings within seniors living developments contribute to the provision of community facilities.

## 6.6 Calculation of Contributions

The following contribution rate formulas are detailed below.

### Community Facilities Land – Dedication of Land

$$\begin{aligned} \text{Dedication} &= 8,598\text{m}^2 \\ \text{(m}^2\text{/person)} & \frac{8,598}{11,833} \\ &= 0.73\text{m}^2 \end{aligned}$$

### Community Facilities Land – Monetary Contributions

$$\begin{aligned} \text{Contribution Rate} &= (\$1,369,560 + \$1,770,498) \\ \text{(\$/person)} & \frac{\phantom{(\$1,369,560 + \$1,770,498)}}{11,833} \\ &= \$265.36 \end{aligned}$$

### Community Facilities – Monetary Contributions

$$\begin{aligned} \text{Contribution Rate} &= (\$3,826,551 + \$4,337,369) \\ \text{(\$/person)} & \frac{\phantom{(\$3,826,551 + \$4,337,369)}}{11,833} \\ &= \$689.93 \end{aligned}$$

# 7 Roadworks and Traffic Management

## 7.1 Nexus

### Causal

Development of the Northlakes Urban Release Area will generate additional traffic, and conflict points near the release area. The traffic implication of the release area on both internal and external roads, and adjoining intersections has been established having regard to the following:

- a) the catchment area and/or traffic capacity for each road or facility;
- b) existing and future traffic generation for each road or facility; and
- c) the origin of traffic along each road section.

The establishment of a road hierarchy plan and a road and traffic implementation plan is necessary to understand the requirements of the release area and the works necessary to maintain a reasonable level of service on the road network. Within the road hierarchy established for the area are the following road classifications and functions:

- a) Access Place - (and cul-de-sacs) which provide direct access to dwellings only;
- b) Local Roads - sub-divisional roads, which provide access to allotments and access places;
- c) Collector Roads - non-arterial roads which mainly collect and distribute traffic within an area, and provide access to allotments and local roads;
- d) Sub-arterial Roads – which connect arterial roads to areas of development; and
- e) Arterial Roads – which carry through traffic from one region to another forming principle avenues of communication for urban traffic movements.

It is reasonable for Council to levy contributions to ensure that the road infrastructure within the Northlakes Urban Release Area is adequate, and can safely and efficiently cope with the additional traffic generated by development within the release area. In this regard, it is desirable for major roads to be provided in a new urban release area to collect and distribute traffic on a broad scale within the area (sub-arterial roads and above. Contributions will be levied to fund the full construction of these major roads within the Northlakes Urban Release Area, and to fund necessary intersection improvements for these roads.

Improvements to peripheral roads and intersections outside the boundaries of the release area will also be required. These roads have adequate capacity only to service traffic movements generated by existing development. Contributions will be levied to fund the future improvements of these facilities, with due consideration given to other factors contributing to the necessity for their upgrade.

A key objective of the traffic strategy for the Northlakes Urban Release Area is the provision of safe and continuous pedestrian and cycle routes between generators such as schools, community facilities, commercial centres and residential areas. It is reasonable for Council to levy contributions to fund adequate links and to provide safe road crossings.

This Plan details the roadworks, and traffic management facilities that are required as consequence of anticipated development within the release area. A description of these facilities is provided in Chapter 7.3.

### Spatial

This plan identifies the location of the roadworks and traffic management facilities to be provided to serve the Northlakes Urban Release Area. The location of these facilities has been determined in a manner to best satisfy projected future traffic movements generated by population growth, with due regard to the location of increased demand, accessibility issues and the manner in which such need may best be satisfied.

The location of proposed roadworks and traffic management facilities and the land identified for acquisition is shown on the plan attached as Figure 6.

### Temporal

The timing of provision of roadworks and traffic management facilities in this plan has been based on projected future traffic movements generated by population growth. This plan contains separate schedule of works for roadworks and traffic management facilities and the land requirements, which are detailed in Appendix F for Roadworks and Traffic Management, and Appendix G for Roadworks and Traffic Management Land Requirements. These schedules identify the works that are proposed to be undertaken, at thresholds designed to satisfy the demands generated by this growth over the life of the plan.

## 7.2 Contribution Catchments

The contributions for roadworks and traffic management facilities in this plan have been determined based on "Contribution Catchments". This is the area over which a contribution for a particular item is levied, and there is an identifiable list of works for each catchment. There are three catchments for roadworks and traffic management facilities within the Northlakes Urban Release Area. Catchment 1 containing Precincts 1 and 1a is substantially developed. Catchment 2 contains Precinct 2, which is partially developed and Precincts, 3, 4 and 5 that are yet to be developed and constitutes the major catchment within the release area.

The level of provision for the roadworks and traffic management facilities required as a consequence of development has been determined for each catchment. The purpose of this approach is to reflect the nexus between development of the urban release area and the demand for these facilities, and to ensure that only new development (which generates the need for new services and amenities) pays for their provision. In order to determine contribution rates, the cost of the works required for each catchment has been apportioned over the potential number of trips within the catchment.

The development potential and expected population increase within each catchment is shown in Table 9, and a map showing the areas of each catchment is shown on the plan attached as Figure 7.

<b>Catchment</b>	<b>Total Residential Lots</b>	<b>Total Trips</b>
Catchment 1	1,107	9,963
Catchment 2	2,843	25,587
<b>TOTAL</b>	<b>3,950</b>	<b>35,550</b>

### 7.3 Relationship between the Expected Types of Development in the NURA and the Demand for Additional Roadworks and Traffic Management Facilities

All existing roads to which residential lots have frontage and local internal roads are to be provided in association with the subdivision of the development sites at full cost to the relevant developer. These roads will provide local access only and are to be provided in association with subdivisions for the site. Sections of the proposed loop road through the site are included as it provides access to all properties within the Northlakes Urban Release Area.

The roadworks and traffic management facilities and associated land requirements for the Northlakes Urban Release Area can be found in Table 10 – Schedule of Works for Roadworks and Traffic Management, and Table 22 - Roadworks and Traffic Management Land Requirements. This information is also provided in Appendix G and H respectively. Residential development, commercial development and other traffic generating developments in each catchment will be subject to a contributions for these facilities.

Further detail on traffic generation and impact is available in the Northlakes Urban Release Area - Transport Network Study submitted by the Northlakes Urban Release Area Landowners Committee, August 1993 and September 1995 and Council's Road Development Strategy - Northlakes Urban Release Area April 1996.

This plan incorporates two cycleways proposed by the developer of Development Precinct 3. One of these cycleways will connect from the underpass on George Booth Drive to the main off road cycleway which will begin at the intersection of Northlakes Drive and Minmi Road (refer figure 6). The other cycleway will link the main off road cycleway to the proposed commercial centre within Development Precinct 3 (refer to figure 6). These cycleways will predominantly be used by Northlakes residents, and it is appropriate that the development within the NURA should be subject to the full cost of the two cycleways.

<b>Table 10 - Proposed Roadworks and Traffic Management Facilities</b>	
<b>Catchment</b>	<b>Proposed Works</b>
Catchment 1	Transtep Traffic Analysis (completed).
	Construct Eastern Collector Road - Stage 1 - two lanes – Minmi Road to Harris Street (completed).
	Construct seagull intersection - Eastern Collector Road/Minmi Road.
	Installation of Signal Lights - Minmi Road/Oakville Road.
	Upgrade Minmi Road - Oakville Road to MR 527.
	Upgrade Minmi Road – Between Eastern Collector Road and Wallsend Link Road.
	Cycleway – Adjacent to Cocked Hat Creek - Oakville Road to Precinct 2.
Catchment 2	Transtep Traffic Analysis (completed).
	Upgrade Minmi Road - Oakville Road to MR 527.
	Construct Eastern Collector Road - Stage 2 - two lanes - Harris Street to commercial centre.

<b>Table 10 - Proposed Roadworks and Traffic Management Facilities</b>	
<b>Catchment</b>	<b>Proposed Works</b>
	Construct Eastern Collector Road - Stage 3 - two lanes - Minmi Road to Harris Street.
	Construct Eastern Collector Road - Stage 4 - two lanes - Harris Street to commercial centre.
	Construct two lane roundabout and approaches - Eastern Collector Road/Minmi Road.
	Upgrade Minmi Road - Eastern Collector Road to Wallsend Link Road.
	Construct Southern Collector Road - 4 lanes (this is the middle road proposed by the developer and provides access to the proposed activity centre).
	Construct link road - 2 lanes - Minmi Road to Frederick Street.
	Cycleway – Cocked Hat Creek to Public School.
	Cycleway – Cocked Hat Creek to Commercial Centre in Development Precinct 2.
	Cycleway – Cocked Hat Creek to George Booth Drive.
	Cycleway – Cocked Hat Creek to Commercial Centre in Development Precinct 3.
	Construct Western Distributor – link to Cameron Park Drive (160m full width and 120m half width fronting residential allotments).
	Cycleway – adjacent to Cocked Hat Creek through Development Precinct 2&4

## 7.4 Apportionment

The majority of the proposed roadworks and traffic management facilities in this plan are designed to meet the demands of all development in the Northlakes Urban Release Area. The proposed facilities are not designed to provide for the needs of existing residents in the vicinity, nor are they designed to serve as 'regional facilities', which may be used by people from outside the local government area. Therefore, it is appropriate that the development within the Northlakes Urban Release Area should be subject to the full cost of these facilities.

However, the upgrading of Minmi Road, the two lane roundabout to be constructed at the intersection of the Eastern Collector Road and Minmi Road, and the link road from Minmi Road to Frederick Street will be used by traffic generated by development outside the NURA, and the costs for these works have been apportioned, as detailed below.

Council no longer considers it appropriate to include upgrades on State roads in Council's section 94 development contributions plans. The upgrade of State roads required, as a result of new development, is considered the responsibility of the Roads and Maritime Services (RMS). The RMS is the roads authority that determines the scope and timing of works required when developments seek to access classified State roads.

Council has granted consent to a residential subdivision (DA/2433/2004) and a separate retail development (DA/2207/007). A condition, to meet the requirements of the RMS, has been imposed on both consents requiring the construction of a signalised intersection at the intersection of the proposed Southern Collector road and George Booth Drive.

It is acknowledged that under prior contributions plans for the NURA, Council has collected contributions for the provision of a roundabout at the intersection of the proposed Southern Collector road and George Booth Drive.

Given the requirement for the developer of DA/2433/2004 and/or DA/2207/2007 to construct the signalised intersection at proposed Southern Collector road and George Booth Drive, contributions (for this intersection) received under prior NURA contributions plans will be paid to the development that constructs and pays for this intersection.

### Upgrading of Minmi Road

Minmi Road has sufficient capacity and strength to cater for background traffic and natural growth (excluding growth from adjacent rezonings outside the NURA). Additional traffic generated from both the Northlakes Urban Release Area and surrounding development in the vicinity will require this section of road to be upgraded to a four lane undivided carriageway with the centre portion (i.e. existing road) to be strengthened to carry the increase in axle loads.

Therefore, the cost of this upgrading has been apportioned between the Northlakes Urban Release Area and surrounding development, based on a projection of traffic volumes (Source: Road Development Strategy - Northlakes Urban Release Area April 1996). Development within the release area will be subject to 75% of the total cost of upgrading Minmi Road.

### Roundabout – Eastern Collector Road/Minmi Road

The cost of this roundabout has been apportioned between the Northlakes Urban Release Area and surrounding development, based on a projection of traffic volumes in the same manner as the upgrading of Minmi Road (Source: Road Development Strategy - Northlakes Urban Release Area April 1996). Development within the release area will be subject to 75% of the total cost of the roundabout.

### Link Road from Minmi Road to Frederick Street

The Road Development Strategy - Northlakes Urban Release Area indicates that the Northlakes Urban Release Area will generate about 33% of the traffic on the proposed link

road between Minmi Road and Glendale. Therefore, it is considered reasonable that development within the release area be subject to 33% of the total cost of the link road.

## 7.5 Calculation of Contributions for Seniors Living Development – Residential Care Beds

A traffic contribution will be required from developments proposing residential care beds. The contribution will be based on a total number of vehicle trips multiplied by the contribution per trip. The total number of trips is dependent upon a number of factors, including the total number of beds and staff, and will be determined throughout the development assessment process.

## 7.6 Calculation of Contributions

Roadworks and Traffic Management facilities in this plan have been planned on a 'catchment' basis, and the formulas are applied individually to each catchment.

### Catchment 1

#### Roadworks and Traffic Management Land – Dedication of Land

$$\begin{array}{rcl}
 \text{Dedication} & = & 13,500\text{m}^2 \\
 \text{(m}^2\text{/vehicle} & & \frac{\quad}{9,963} \\
 \text{trip)} & & \\
 & = & 1.36\text{m}^2
 \end{array}$$

#### Roadworks and Traffic Management Land – Monetary Contributions

$$\begin{array}{rcl}
 \text{Contribution Rate} & = & (\$0 + \$64,649) \\
 \text{(\$/vehicle trip)} & & \frac{\quad}{9,963} \\
 & = & \$6.49
 \end{array}$$

#### Roadworks and Traffic Management Facilities – Monetary Contributions

$$\begin{array}{rcl}
 \text{Contribution Rate} & = & (\$865,587 + \$1,218,495) \\
 \text{(\$/vehicle trip)} & & \frac{\quad}{9,963} \\
 & = & \$209.18
 \end{array}$$



## Catchment 2

### Roadworks and Traffic Management Land – Dedication of Land

$$\begin{array}{rcl} \text{Dedication} & = & 12,765\text{m}^2 \\ \text{(m}^2\text{/vehicle} & & \hline \text{trip)} & & 25,587 \\ & = & 0.50\text{m}^2 \end{array}$$

### Roadworks and Traffic Management Land – Monetary Contributions

$$\begin{array}{rcl} \text{Contribution Rate} & = & (\$0 + \$294,769) \\ \text{(\$ /vehicle trip)} & & \hline & & 25,587 \\ & = & \$11.52 \end{array}$$

### Roadworks and Traffic Management Facilities – Monetary Contributions

$$\begin{array}{rcl} \text{Contribution Rate} & = & (\$7,662,467 + \$8,558,924) \\ \text{(\$ /vehicle trip)} & & \hline & & 25,587 \\ & = & \$633.97 \end{array}$$

# 8 Drainage, Stormwater and Water Quality Control

## 8.1 Nexus

### Causal

The nexus between development and demand for drainage, stormwater and water quality control stems from the community held expectation that urban land, especially residential land, should be satisfactorily drained and flood free. Development within the Northlakes Urban Release Area will result in the alteration of the drainage regime of the area and an increase in the impervious surface area. Unless drainage, stormwater and water quality control facilities are provided as part of the development process, adverse impacts may occur both within the areas being developed and on downstream drainage systems outside the area's boundaries.

PPK Consultants PTY Ltd carried out a drainage study titled "Northlakes Urban Release Area Major Drainage Study Survey" at the landowners' expense, which determined a preferred strategy for the provision of a major drainage system (including open channels, detention basins and pollution control ponds). The specific objectives of this study were:

- to prevent both short and long term inundation of habitable dwellings;
- to prevent damage to the built-up and natural environment;
- to stabilise the land form and control erosion;
- to reduce the occurrence of traffic accidents during and after major storm events;
- to provide a stormwater system, which utilises open space in a manner that does not detract from its principle function;
- to prevent the denigration of the developed environment downstream of the proposed residential development; and
- to prevent the environmental degradation of the receiving waters.

The preferred drainage, stormwater and water quality control strategy, which generally proposed catchment facilities, was included in Lake Macquarie Section 94 Contributions Plan No. 2 – Northlakes, 2004 (repealed). In accordance with Council's standard for new urban development, the proposed drainage system for the Northlakes Urban Release Area was designed to accommodate a 1:100 year average recurrence interval (ARI) flood, with a 500mm freeboard above the calculated maximum water level for basins formed by an embankment.

Since the Lake Macquarie Section 94 Contributions Plan No. 2 – Northlakes (Amended 4 May 1998, November 2001) was prepared there has been an amendment to the Act which introduced integrated development procedures. These procedures require that conditions from other authorities be included in the development approval process. In considering recent development applications for the Northlakes Urban Release Area, the Department of Land and Water Conservation has indicated that it now requires localised stormwater, drainage and water quality measures as opposed to regional facilities. These localised facilities are now treated as a consideration under Section 79(c) of the Act.

The Lake Macquarie Section 94 Contributions Plan No. 2 – Northlakes (Amended 4 May 1998) included the provision of retention basins, nutrient ponds, trunk drainage channels and gross pollutant traps for four catchments within the Northlakes Urban Release Area. These catchments were referred to as Brush Box Creek Catchment, Cocked Hat Creek Catchment 1, Cocked Hat Creek Catchment 2, and Flaggy Creek Catchment.

Some of these facilities have already been provided in Brush Box Creek Catchment and Cocked Hat Creek Catchment 1 and contributions have been collected for their provision. The catchment facilities provided and proposed for these two sub-catchments in the Lake Macquarie Section 94 Contributions Plan No. 2 – Northlakes (Amended 4 May 1998) are included in this plan. The local stormwater, drainage and water quality facilities proposed for Cocked Hat Creek Catchment 2 and Flaggy Creek Catchment in the previous version of the plan are not included in this plan. Developers will be responsible for providing localised stormwater, drainage and water quality facilities within these two sub-catchments as part of development consent conditions.

This plan details the drainage, stormwater and water quality control facilities that are required as consequence of anticipated development within Brush Box Creek Catchment and Cocked Hat Creek Catchment 1. A description of these facilities is detailed in Chapter 7.3.

#### Spatial

This plan identifies the location of the drainage, stormwater and water quality control facilities to be provided to serve Brush Box Creek Catchment and Cocked Hat Creek Catchment 1. The location of these facilities has been determined in a manner to best satisfy projected development within these catchments.

The location of Brush Box Creek Catchment and Cocked Hat Creek Catchment 1 and proposed drainage, stormwater and water quality control facilities is shown on the plan attached as Figure 9. Infrastructure Planning Section of Council have revised the location of drainage land requirements. As such Item 2, Appendix K (1,520m<sup>2</sup> off Minmi Rd) within the Lake Macquarie Section 94 Contributions Plan No. 2 – Northlakes, 2004 (repealed) is no longer required.

#### Temporal

The timing of provision of drainage, stormwater and water quality control facilities in this plan has been determined to meet the demand of development as it occurs within the Brush Box Creek Catchment and Cocked Hat Creek Catchment 1. This plan contains a separate schedule of works for drainage, stormwater and water quality control facilities and of land required for drainage, stormwater and water quality control facilities. The schedules are attached as Appendices J and K respectively. This schedule of works identifies the works that are proposed to be undertaken, at thresholds designed to satisfy the demands generated by development over the life of the plan.

## **8.2 Contribution Catchments**

The majority of the Northlakes Urban Release Area is drained to the south by the Cocked Hat Creek catchment. Part of remainder of the release area is drained to the south east by the Brush Box Creek Catchment. The location of Brush Box Creek Catchment and Cocked Hat Creek Catchment 1 is shown on the plan attached as Figure 9.

The level of provision for the drainage, stormwater and water quality control facilities required as a consequence of development has been determined for these two catchments. The purpose of this approach is to reflect the nexus between development of the catchments and the demand for these facilities, and to ensure that only development within these catchments (which generates the need for new services and amenities) pays for their provision.

In order to determine contribution rates, the cost of the works required for each catchment has been apportioned over the developable area of the catchment. Contributions for these facilities are expressed primarily as an amount per 'developable hectare'. 'Developable hectare' in this plan refers to that land zoned under the Lake Macquarie Local Environmental Plan 2004 to allow urban and commercial development, and excludes land zoned for open space, drainage and riparian areas. The purpose of this approach is to reflect the nexus between developments and the demand for these facilities, and to ensure that only development (which generates the need for new services and amenities) pays for their provision. The developable areas of Brush Box Creek Catchment and Cocked Hat Creek Catchment 1 are shown in Table 11.

<b>Description</b>	<b>Area (Hectares)</b>
Brush Box Creek Catchment	61
Cocked Hat Creek Catchment 1	93.5
<b>TOTAL</b>	<b>154.5</b>

### **8.3 Relationship between the Expected Types of Development in the NURA and the Demand for Additional Drainage, Stormwater and Water Quality Control Facilities**

The provision of drainage, stormwater and water quality control facilities within the Cocked Hat Creek 1 and Brush Box Creek catchments has been established based on the Northlakes Urban Release Area Major Drainage System Survey. The facilities to be provided under this plan are regional facilities designed to ensure that the developable land and properties downstream are not inundated as a result of development and to provide full nutrient control.

There may still be a need for 'on-site' stormwater quantity and quality control measures for developments in these catchments that increase the intensification of a site. In addition, gross pollutant traps (with the exception of the trap associated with the retention basin in the Brush Box Creek catchment), trash racks, internal stormwater drainage and all works necessary to connect development to the regional facilities (including those within the land zoned for open space purposes) are to be provided in association with subdivision of the development sites at full cost to the developer.

The drainage, stormwater and water quality control facilities and associated land requirements for the Northlakes Urban Release Area can be found in the schedule of works as detailed in Table 26 and Table 27 respectively, and are summarised in Table 12 (over page). Residential and other stormwater generating development in the Brush Box Creek Catchment and Cocked Hat Creek Catchment 1 will be subject to a contribution for these facilities.

<b>Table 12 - Proposed Drainage Facilities</b>	
<b>Description</b>	<b>Proposed Works</b>
Brush Box Creek Catchment	Retention Basin / Nutrient Pond B1
	Gross Pollutant Trap in drainage reserve
	Trunk Drainage Channel between Harris Street & Minmi Road
Cocked Hat Creek Catchment 1	Retention Basin C1 and Nutrient Pond (constructed)
	Trunk Drainage between Flamingo Rd and Retention Basin C3

## 8.4 Apportionment

The proposed Drainage, Stormwater and Water Quality Control facilities in this plan are designed to meet the demands of development in Brush Box Creek Catchment and Cocked Hat Creek Catchment 1. Therefore, it is appropriate that development within these catchments be subject to the full cost of the proposed facilities. Development within each catchment will contribute only to works within that catchment. The calculation of contributions for each drainage catchment has been detailed separately, as described in Chapter 8.5.

## 8.5 Calculation of Contributions

Drainage, Stormwater and Water Quality Control facilities in this plan have been planned on a 'catchment' basis, and the formulas are applied individually to each catchment.

The 'developable area' refers to that land capable of urban development zoned under the Lake Macquarie Local Environmental Plan 2004 to allow urban development.

The contribution formulae used for determining Section 94 contributions for Drainage, Stormwater and Water Quality Control are as follows:

### 8.5.1 Brush Box Creek Catchment

#### Drainage, Stormwater, and Water Quality Control Land – Dedication of Land

$$\begin{aligned} \text{Dedication} &= 14,530 \text{ m}^2 \\ \text{(m}^2\text{/hectare)} &= \frac{14,530}{61.0\text{ha}} \\ &= 238.20 \text{ m}^2 \end{aligned}$$

#### Drainage, Stormwater, and Water Quality Control Land – Monetary Contributions

$$\begin{aligned} \text{Contribution Rate} &= (\$0 + \$304,329) \\ \text{(\$/hectare)} &= \frac{(\$0 + \$304,329)}{61.0\text{ha}} \\ &= \$4,989.00 \end{aligned}$$

#### Drainage, Stormwater, and Water Quality Control Facilities – Monetary Contributions

$$\begin{aligned} \text{Contribution Rate} &= (\$767,066 + \$260,004) \\ \text{(\$/hectare)} &= \frac{(\$767,066 + \$260,004)}{61.0\text{ha}} \\ &= \$16,837.21 \end{aligned}$$

## 8.5.2 Cocked Hat Creek Catchment

### Drainage, Stormwater and Water Quality Control Land – Dedication of Land

$$\begin{aligned} \text{Land Dedication} &= \frac{5,355\text{m}^2}{93.5\text{ha}} \\ \text{(m}^2\text{/hectare)} &= 57.27 \text{ m}^2 \end{aligned}$$

### Drainage, Stormwater and Water Quality Control Land – Monetary Contributions

$$\begin{aligned} \text{Monetary Contribution} &= \frac{(\$0 + \$131,499)}{93.5\text{ha}} \\ \text{per hectare} &= \$1,406.41 \end{aligned}$$

### Drainage, Stormwater and Water Quality Control Works – Monetary Contributions

$$\begin{aligned} \text{Monetary Contribution} &= \frac{(\$246,884 + \$1,774,260)}{93.5\text{ha}} \\ \text{per hectare} &= \$21,616.51 \end{aligned}$$

# 9 Management

## 9.1 Plan Preparation and Studies

### 9.1.1 Introduction

In accordance with the Act, Council is authorised to recoup the reasonable costs of preparing this Plan and the cost, or apportioned cost, of any studies specifically prepared to inform the Plan. In addition, any costs associated with the ongoing management and administration of the Plan can be levied for.

### 9.1.2 Nexus to Development

This Plan and the studies that inform it have been specifically prepared to enable Council to ensure that adequate community infrastructure is provided to meet the demands generated by any new development and that the existing community is not burdened by the provision of community infrastructure required as a result of future development.

### 9.1.3 Strategy

The proposed costs associated with this category of contributions comprises:

- The consultant costs associated with preparing the Plan and relevant studies to support the Plan; and
- An allowance for the ongoing management of the Plan over a fifteen year period.

### 9.1.4 Apportionment

As this Plan has been prepared solely to cater for the demands of future development, the costs associated with the Plan's preparation and ongoing administration will be borne fully by future development.

### 9.1.5 Calculation of Contribution Rate

Approximately 9% of total section 94 administration costs should be apportioned to the NURA, with the remaining 91% apportioned to other section 94 contributions plans.

From 1999 to 30 June 2012 Council has incurred \$2,713,115 of Section 94 Administration costs, with 30% (or \$813,935) apportioned to the NURA. Over the next 15 years Council estimates a further \$642,707 will be required to manage the NURA, resulting in a total section 94 management cost of \$1,456,642.

The formulae for the calculation of the contribution rate for Plan preparation and studies are as follows:

#### Management – Monetary Contributions

Contribution Rate	=	( \$813,935
		+ \$642,707
		<hr/>
(\$/person)		11,833
		\$123.10





**Figure 1**

**NORTH**

**LAND TO WHICH THE PLAN APPLIES**

 Subject Land

150 0 150 300 450  
Metres

2012/1913 06/09/2012

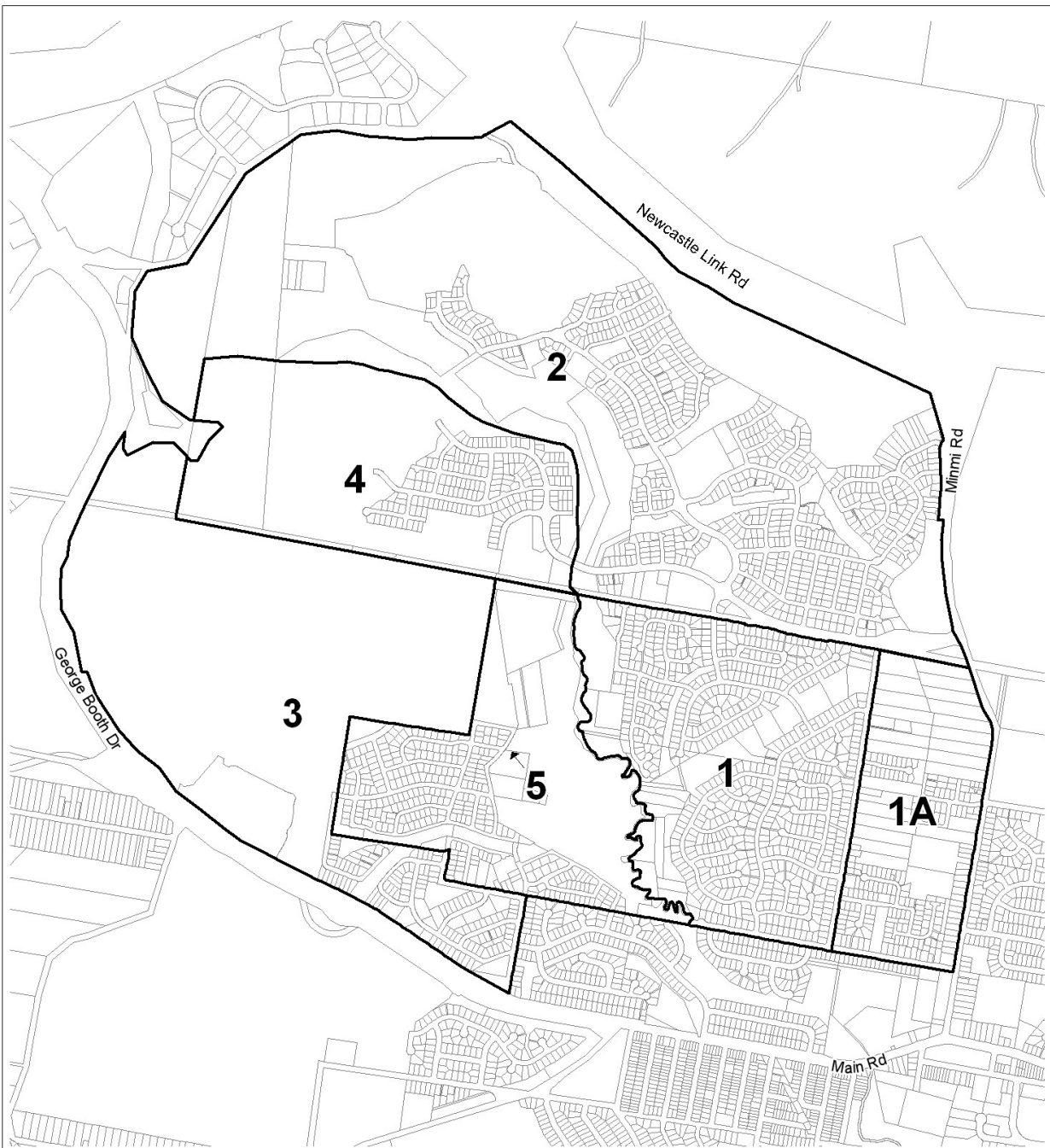


Figure 2

NORTH

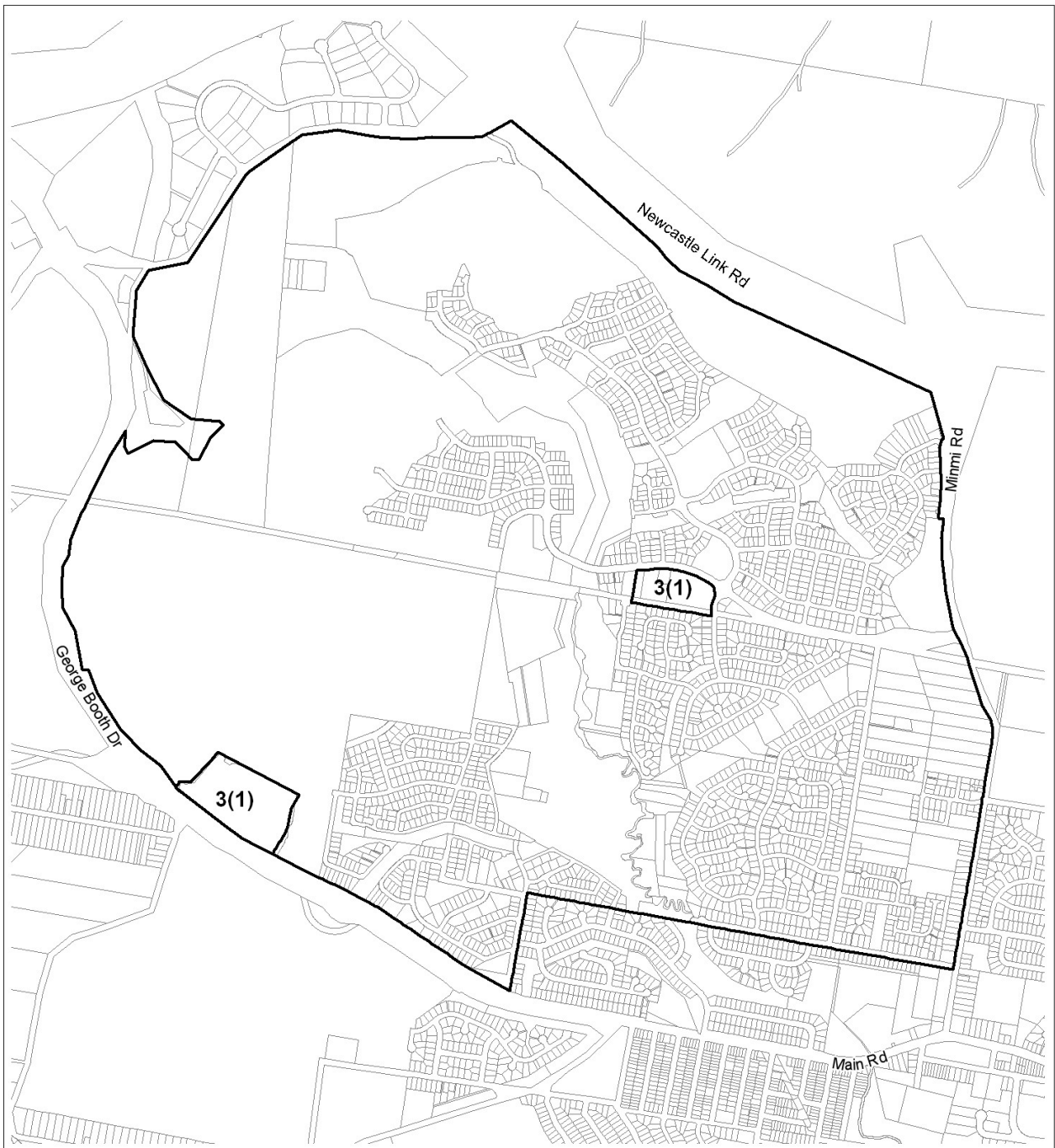
2012/1913 06/09/2012

**Development Precincts of the Northlakes Urban Release Area**

- Major Land Ownership:  
 1 & 1A. Existing  
 2 & 4. Northlakes Pty. Ltd.  
 3. Roche Developments  
 5. Executive Estates

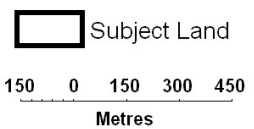
 Subject Land

150 0 150 300 450  
 Metres

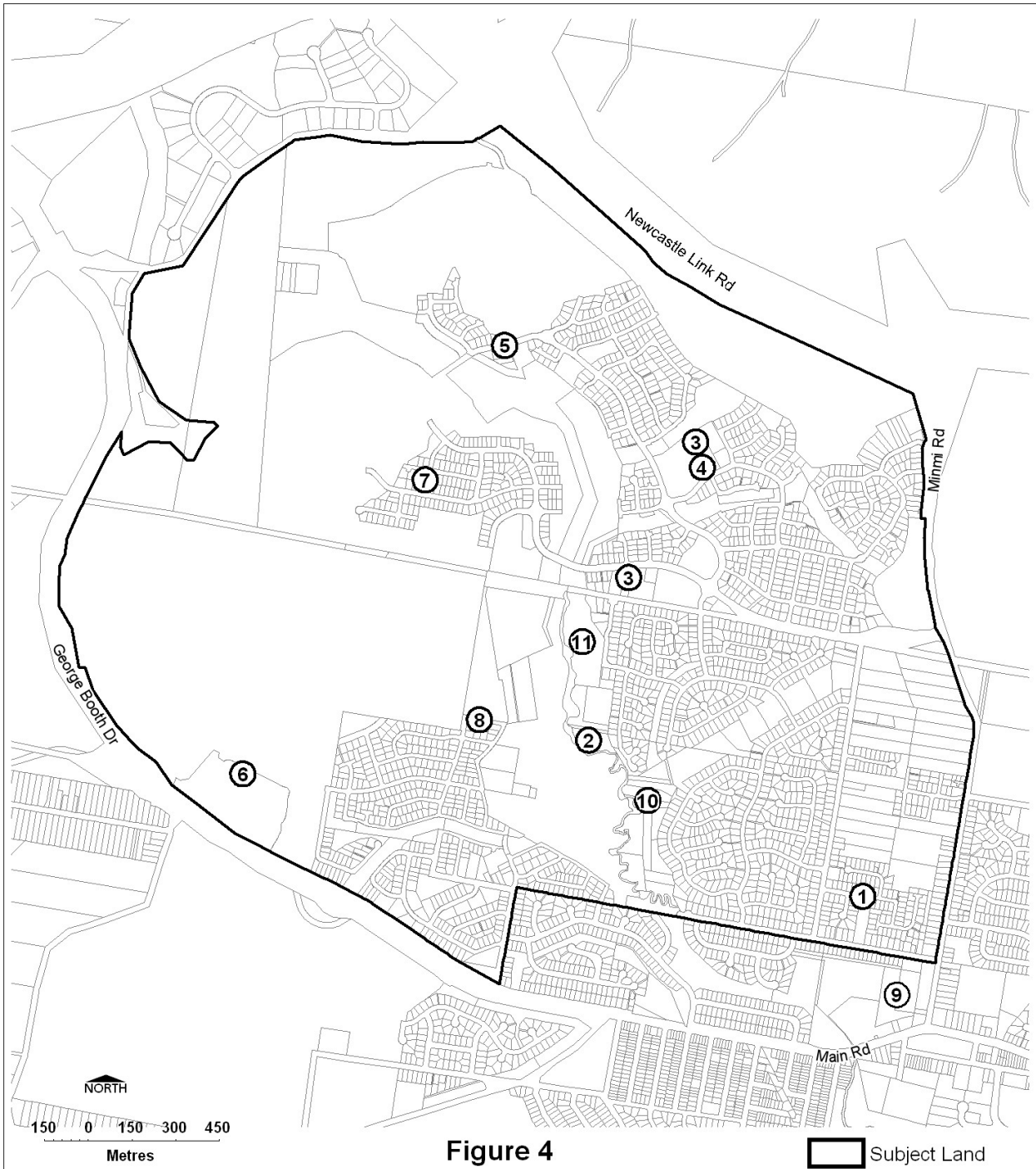


**Figure 3**

**Location of land zoned 3(1) Urban Centre (Core)  
Under Lake Macquarie Local Environmental Plan 2004**



2012/1913 06/09/2012



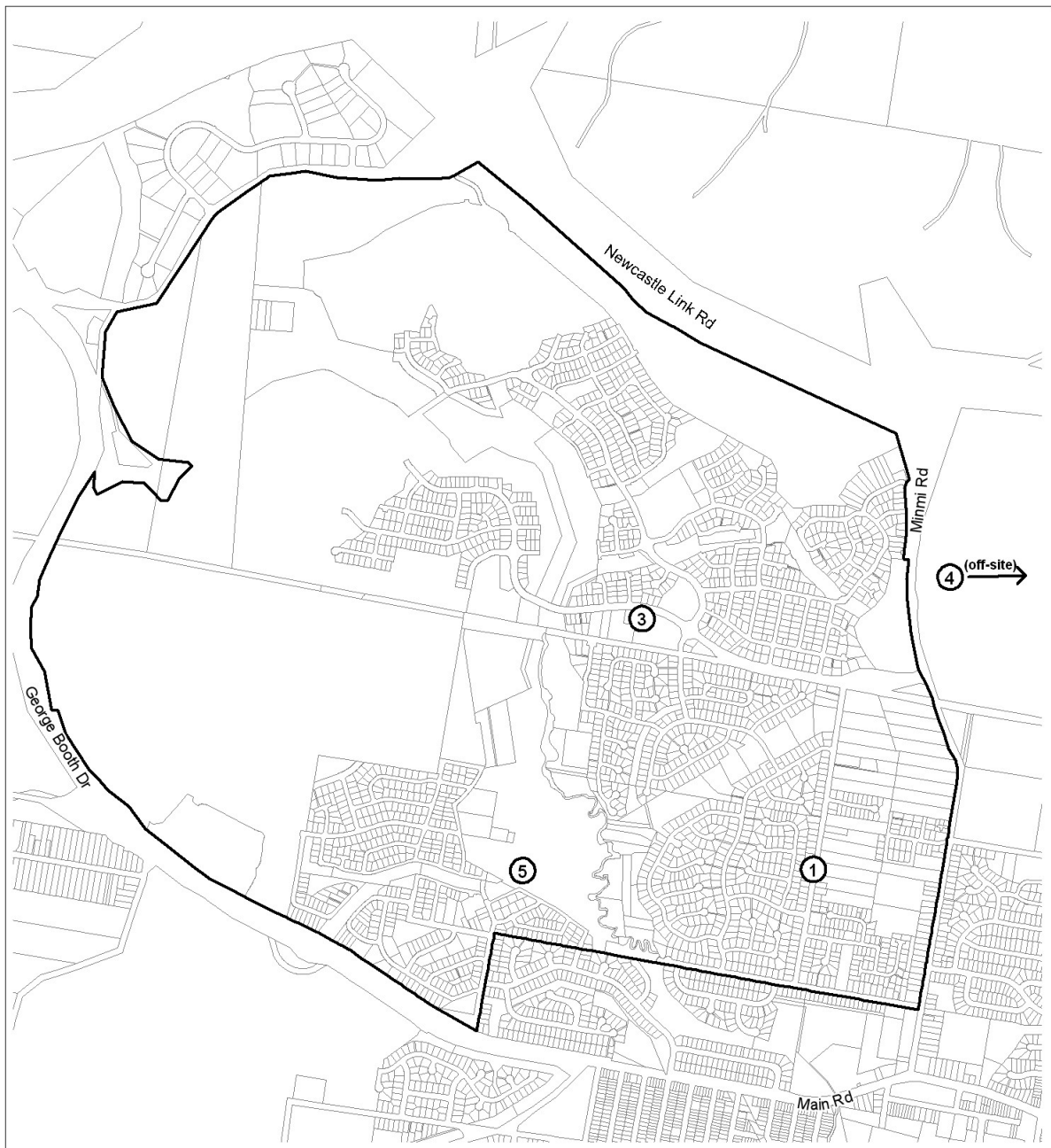
**Figure 4**

 Subject Land

**Location of Open Space and Recreation Facilities**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. Local Park &amp; Children's Play Equipment</li> <li>2. Local Park &amp; Children's Play Equipment</li> <li>3. Neighbourhood Park &amp; Children's Play Equipment</li> <li>4. Local Park &amp; Children's Play Equipment</li> <li>5. Local Park &amp; Children's Play Equipment &amp; Multi-court</li> <li>6. Neighbourhood Park &amp; Children's Play Equipment</li> </ul> | <ul style="list-style-type: none"> <li>7. Local Park &amp; Children's Equipment</li> <li>8. Major Park &amp; Sporting Area - sporting courts, BMX track, play equipment fields, cricket wickets, tennis &amp; netball</li> <li>9. Sporting Facilities (off-site - Turnbull St., Edgeworth)</li> <li>10. Open Space</li> <li>11. Open Space</li> </ul> |
|--|---|

2012/1913 06/09/2012



**Figure 5**

NORTH

**Location of Community Facilities**

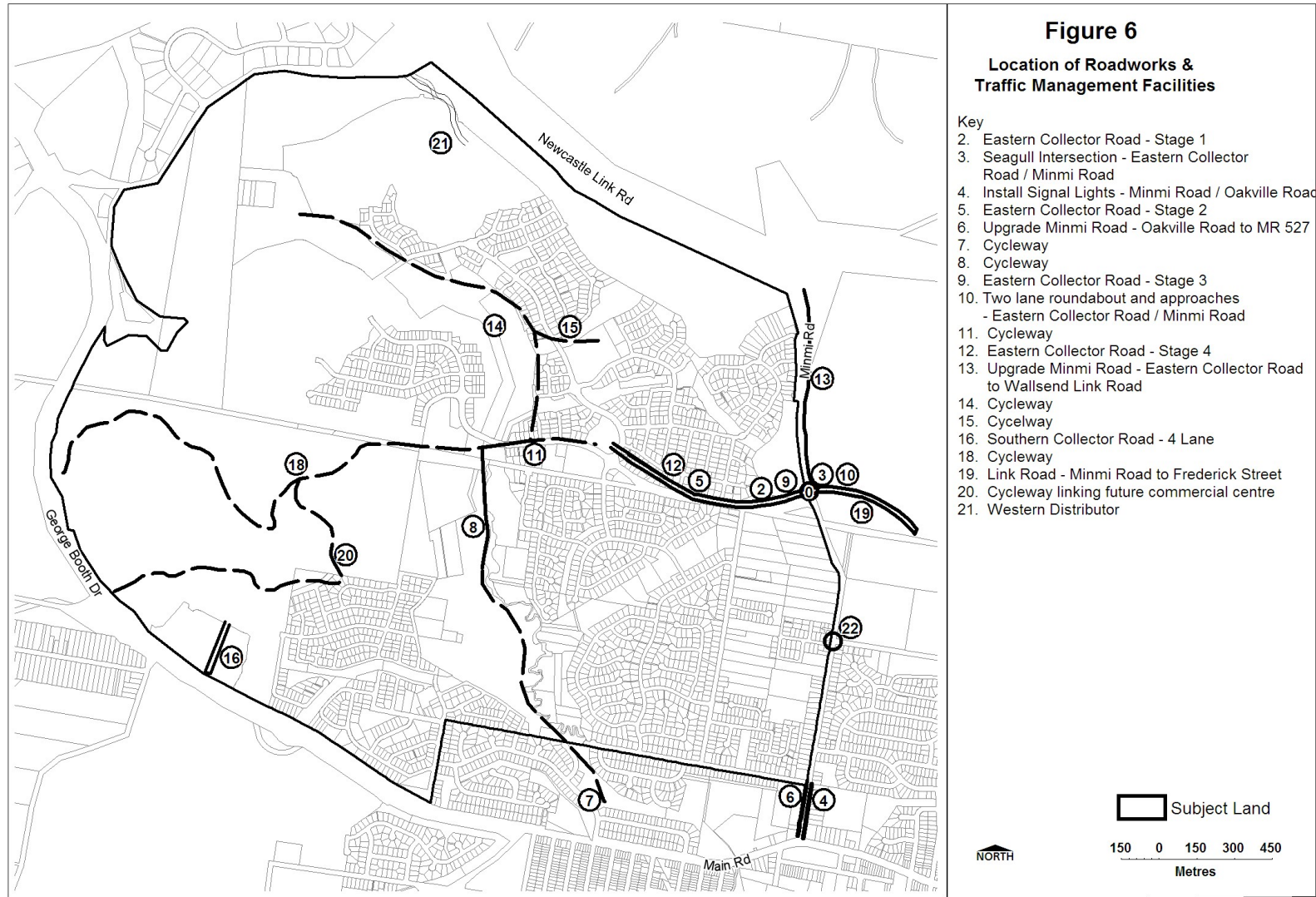
**KEY**

- 1. Community Cottage
- 3. Multi-purpose Centre
- 4. Library (off-site Approximate to Glendale Shopping Centre)
- 5. Multi-purpose Centre B

Subject Land

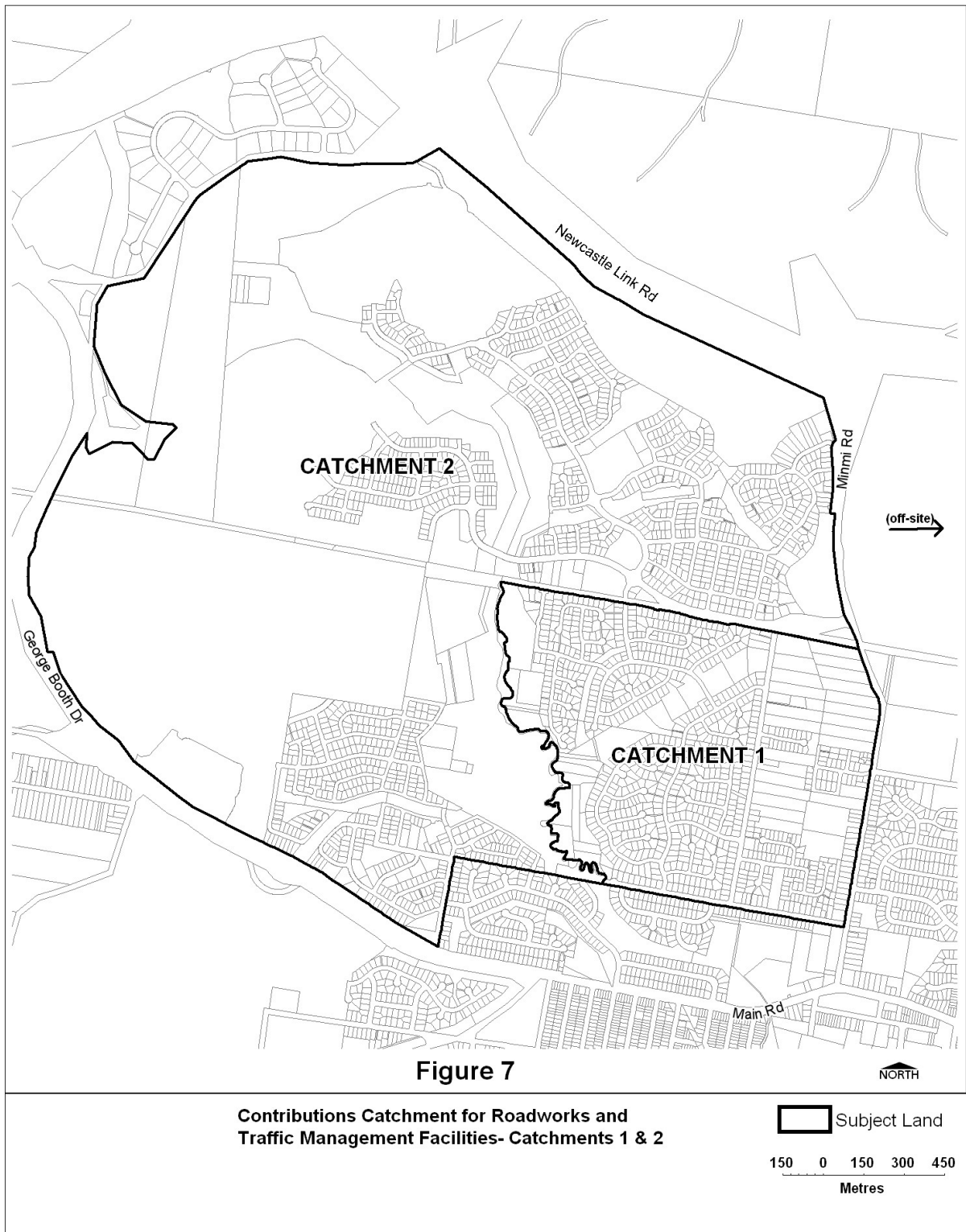
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Metres

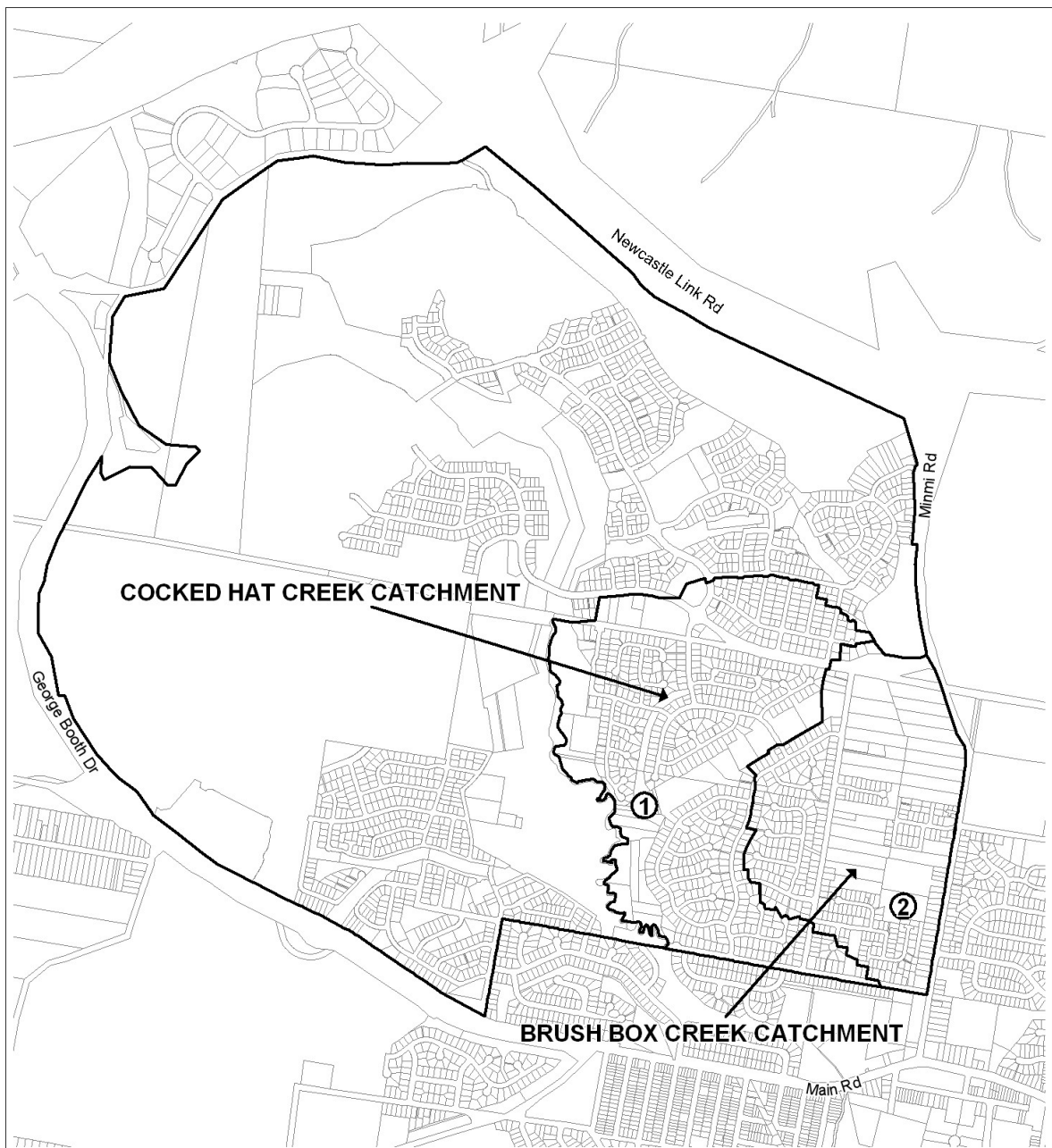
2012/1913 06/09/2012



(as amended 2012)



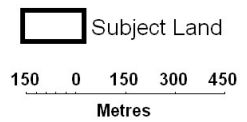




**Figure 8**

**Contributions Catchment for Drainage, Stormwater and Quality Control Facilities.**

- Key
- 1. Retention Basin C1 & Nutrient Pond C4
  - 2. Retention Basin/Nutrient Pond B1



2012/1913 06/09/2012



## Appendix A - Recreation and Open Space Land Requirements

Item	Facility	Description	Zone	Area	Estimated Cost	Acquisition/ Dedication Amount	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
1	Local Park	Precinct 1A, 17 Country Grove Drive, Cameron Park, Lot 91 DP 1014816.	2(1) Residential	1,206m <sup>2</sup>		\$151,670	100%	\$151,670	Acquired
2	Local Park	Precinct 1, 24 Albatross Ave, Edgeworth, Lot 1411 DP 1002597 This land has been acquired by Council.	2(1) Residential	1,210m <sup>2</sup>		\$124,224	100%	\$124,224	Acquired
3	Neighbourhood Park	Precinct 2, Lot 1331 DP 1061384		2,509m <sup>2</sup>		\$1,871,870	100%	\$1,871,870	Acquired
4	Local Park	Precinct 2, adjacent to the proposed Primary School located on land zoned 5 Infrastructure. Lot 1330 DP 1061384	2(1) Residential	5,017m <sup>2</sup>		\$1,919,924	100%	\$1,919,924	Acquired
5	Local Park	Precinct 2, towards the northern section of Cocked hat Creek.	2(1) Residential	4,710m <sup>2</sup>		\$1,144,382	100%	\$1,144,382	2013
6	Neighbourhood Park	Precinct 3, adjacent to the activity centre within the 3(1) Urban Centre (Core) zone and adjoining high density residential development. Lot 104, DP 1000408	2(2) Residential (Urban Living)	15,000m <sup>2</sup>		\$3,951,074	100%	\$3,951,074	Dedication – consent condition

Item	Facility	Description	Zone	Area	Estimated Cost	Acquisition/Dedication Amount	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
7	Local Park	Development Precinct 4. Lot 3914 DP 1109030 179 Northlakes Drive	2(1) Residential	3,215m <sup>2</sup>		\$850,752	100%	\$850,752	Acquired
8	Major Park and Sporting Area	Development Precinct 5. Lot 59, DP 755262 and Lot 79, DP 755262.	6(1) Public Open Space	252,600m <sup>2</sup>	\$19,346,491 (which includes 6,873m <sup>2</sup> of land yet to be acquired, costs associated with acquisition, and estimate of forward funding costs)	\$16,076,081	100%	\$35,422,572	Partially acquired 2018 -2022
9	Sporting Area (off site)	Part 10 Turnbull St, Edgeworth, Lot 12 DP 1015020 and Lot T DP 1873.	6(1) Public Open Space	175,080m <sup>2</sup>		\$888,352	100%	\$888,352	Acquired
10	Open Space	South of Cocked Hat Creek. Lot 51, DP 1042775	6(1) Public Open Space	35,480m <sup>2</sup>		\$982,243	100%	\$982,243	Acquired
11A	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 351, DP 848408	6(1) Public Open Space	6,512m <sup>2</sup>		\$141,096	100%	\$141,096	Acquired
11B	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 164, DP 843283	6(1) Public Open Space	10,980m <sup>2</sup>		\$237,905	100%	\$237,905	Acquired

Item	Facility	Description	Zone	Area	Estimated Cost	Acquisition/Dedication Amount	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
11C	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 2217, DP 883118	6(1) Public Open Space	1,211m <sup>2</sup>		\$26,239	100%	\$26,239	Acquired
11D	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 1414, DP 1002597.	6(1) Public Open Space	12,700m <sup>2</sup>		\$312,729	100%	\$312,729	Acquired
11E	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 1305, DP 1002594	6(1) Public Open Space	723m <sup>2</sup>		\$17,754	100%	\$17,754	Acquired
11F	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 1412, DP 1002597	6(1) Public Open Space	2,065m <sup>2</sup>		\$50,708	100%	\$50,708	Acquired
11G	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 1216, DP 877064	6(1) Public Open Space	4,100m <sup>2</sup>		\$88,836	100%	\$88,836	Acquired
11H	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 1133, DP 874315	6(1) Public Open Space	5,760m <sup>2</sup>		\$124,802	100%	\$124,802	Acquired
11I	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 1020, DP 867164	6(1) Public Open Space	4,204m <sup>2</sup>		\$91,089	100%	\$91,089	Acquired

Item	Facility	Description	Zone	Area	Estimated Cost	Acquisition/Dedication Amount	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
11J	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 642, DP 846166	6(1) Public Open Space	6,720m <sup>2</sup>		\$145,602	100%	\$145,602	Acquired
11K	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 735, DP 848542	6(1) Public Open Space	5,940m <sup>2</sup>		\$128,703	100%	\$128,703	Acquired
11L	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 921, DP 861830	6(1) Public Open Space	3,600m <sup>2</sup>		\$78,001	100%	\$78,001	Acquired
11M	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 826, DP 859921	6(1) Public Open Space	4,500m <sup>2</sup>		\$97,501	100%	\$97,501	Acquired
11N	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 524, DP 840356	6(1) Public Open Space	5,732m <sup>2</sup>		\$124,196	100%	\$124,196	Acquired
11O	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 332, DP 834610	6(1) Public Open Space	3,493m <sup>2</sup>		\$75,683	100%	\$75,683	Acquired
11P	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 236, DP 832775	6(1) Public Open Space	436m <sup>2</sup>		\$9,447	100%	\$9,447	Acquired
11Q	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 237, DP 832775	6(1) Public Open Space	4,453m <sup>2</sup>		\$96,483	100%	\$96,483	Acquired

Item	Facility	Description	Zone	Area	Estimated Cost	Acquisition/Dedication Amount	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
11R	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 131, DP 826385	6(1) Public Open Space	1,570m <sup>2</sup>		\$34,017	100%	\$34,017	Acquired
11S	Open Space	East of Cocked Hat Creek, south of Wallsend Road. Lot 100, DP 825959	6(1) Public Open Space	1,445m <sup>2</sup>		\$31,310	100%	\$31,310	Acquired
11T	Open Space	Lot 153 DP 1085839	6(1) Public Open Space	4,569m <sup>2</sup>		\$126,766	100%	\$126,766	Acquired
11U	Open Space	47A Springvale Close, Edgeworth. Lot 1215 DP 877064	6(1) Public Open Space	669m <sup>2</sup>		\$14,496	100%	\$14,496	Acquired
	<b>Total</b>			<b>587,409m<sup>2</sup></b>	<b>\$19,346,491</b>	<b>\$30,013,935</b>		<b>\$49,360,426</b>	

*Note: Costs associated with land acquisition vary depending on the cost of land. The costs associated with land acquisition are detailed in Table 1 section 2.16.*

## Appendix B - Schedule of Works for Local Recreation Facilities

Item	Facility	Estimated Cost	Completed Total Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
<b>1</b>	<b>Development Precinct 1A (Country Grove Drive):</b>					
<b>a</b>	Local Park & Children's Play Equipment (Stage 1)		\$80,917	100%	\$80,917	Completed
<b>b</b>	Local Park & Children's Play Equipment (Stage 2)	\$51,788		100%	\$51,788	2018 -2022
<b>2</b>	<b>Development Precinct 1 (Albatross Avenue):</b>					
<b>a</b>	Local Park & Children's Play Equipment (Stage 1)		\$46,224	100%	\$46,224	Completed
<b>b</b>	Local Park & Children's Play Equipment (Stage 2)	\$184,798		100%	\$184,798	2018 -2022
<b>3</b>	<b>Development Precinct 2 (near 3(1) zone):</b>					
<b>a</b>	Neighbourhood Park – furniture, modular toilet, car parking and landscaping	\$850,850	\$88,501	100%	\$939,351	2018 -2022
<b>b</b>	& Older Children's Play Equipment	\$232,146		100%	\$232,146	2018 -2022
<b>4</b>	<b>Development Precinct 2 (adjacent to proposed primary school):</b>					
	Local Park & Children's Play Equipment	\$492,782		100%	\$492,782	2018 -2022

Item	Facility	Estimated Cost	Completed Total Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
<b>5</b>	<b>Development Precinct 2 (near northern section of Cocked Hat Creek):</b>					
<b>a</b>	Local Park – children’s play equipment		\$1,636,575	100%	\$1,636,575	2015
<b>b</b>	Multi-court	\$111,778		100%	\$111,778	2015
<b>6</b>	<b>Development Precinct 3 (adjacent to proposed activity centre):</b>					
<b>a</b>	Neighbourhood Park – furniture, modular toilet, car parking, landscaping	\$1,853,325		100%	\$1,853,325	2018 -2022
<b>b</b>	Children’s Play Equipment	\$319,724		100%	\$319,724	2018 -2022
<b>7</b>	<b>Development Precinct 4:</b>					
	Children’s Play Equipment		\$196,566	100%	\$196,566	2015
<b>8</b>	<b>Development Precinct 5 &amp; off-site: (Major Park and Sporting Facilities) – including community centre building</b>		\$18,310,163	100%	\$18,310,163	
<b>a</b>	Earthworks & site preparation (fields, tennis, netball, major park)			100%		2013 - 2017
<b>b</b>	Utilities			100%		2018 -2022
<b>c</b>	Access Road construction			100%		2018 -2022
<b>d</b>	Plan of management			100%		2018 -2022
<b>e</b>	Park development including cycleway/walkway, modular toilet, park furniture and landscaping			100%		2018 -2022
<b>f</b>	Children’s play equipment			100%		2018 -2022

Item	Facility	Estimated Cost	Completed Total Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
<b>g</b>	Tennis court complex (6 courts) and tots play equipment			100%		2018 -2022
<b>h</b>	Netball court complex (4 courts including car parking and amenities on site and 4 courts including car parking offsite at competition venue)			100%		2018 -2022
<b>i</b>	Playing fields			100%		2018 -2022
<b>j</b>	Cricket Wickets			100%		2018 -2022
<b>k</b>	BMX Track			100%		2018 -2022
<b>l</b>	Skate Park			100%		2018 -2022
<b>m</b>	Amenities			100%		2018 -2022
<b>9</b>	<b>Offsite facilities</b>					2018 -2022
<b>a</b>	Playing fields	\$6,964,862		100%	\$6,964,862	2018 -2022
<b>b</b>	Cricket wickets & practice wickets	\$49,575		100%	\$49,575	2018 -2022
	<b>TOTAL:</b>	<b>\$11,111,628</b>	<b>\$20,720,032</b>		<b>\$31,831,660</b>	

*Note:\* Items 1 to 9 inclusive include an allowance for design, survey and administration.*



## Appendix C - Schedule of Works for District Recreation Facilities

Item	Facility	Quantity	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
1	Hunter Region Athletics & Gymnastics Centre (recoupment)	1		\$10,689,107	2.0%	\$213,782	Completed
2.	Fernleigh Track			\$2,391,659	6.3%	\$150,675	Completed
3	Great North Walk			\$311,185	6.3%	\$19,605	2018 - 2022
4	Foreshore Reserve Development		\$2,888,948		6.3%	\$182,004	2018 -2022
5	City Skate Park		\$735,121			\$46,313	2018- 2022
	<b>TOTAL:</b>		<b>\$3,624,069</b>	<b>\$13,391,951</b>		<b>\$612,379</b>	

*Note: Item 1 –apportionment determined by data supplied by the Centre*

*Item 2 – apportionment determined by NURA population over total Lake Macquarie population. (189,006 ABS June 2011)*

## Appendix D - Community Facilities Works Schedule

Item	Facility	Estimated Cost (rate & quantity)	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
1	Community Plan		\$43,334	100%	\$43,334	Prepared
2	Community Vehicle		\$37,924	100%	\$37,924	Acquired
3	Multi-purpose Centre A		\$4,256,111	100%	\$4,256,111	Completed
4	Library	\$3,826,551 (building and stock)		100%	\$3,826,551	2018 -2022
5	Multi-purpose Centre B – completed costs incorporated into Item 8 of Appendix B		Costs incorporated into Item 8 of Appendix B	100%	Costs incorporated into Item 8 of Appendix B	2018 -2022
	<b>TOTAL:</b>	<b>\$3,826,551</b>	<b>\$4,337,369</b>		<b>\$8,163,920</b>	

*Note: The estimated cost includes design, construction, fit out, equipment, car parking and landscaping.*

## Appendix E - Community Facility Land Requirements

Item	Description	Zone	Area	Estimated Cost	Acquisition Dedication Amount	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
1	Community Cottage (temporary)	2(1) Residential	723m <sup>2</sup>		\$251,339	100%	\$251,339	This property has been acquired and subsequently sold by Council in 2012.
2	Multi-purpose Centre A	3(1) Urban Centre (Core) Lot 3 DP 1076809 105 & 107 Northlakes Drive	5,875m <sup>2</sup>		\$1,519,159	100%	\$1,519,159	Acquired
3	Library	3(1) Urban Centre (Core)	2,000m <sup>2</sup>	\$1,369,560 (includes costs associated with acquisition)		100%	\$1,369,560	2018 -2022
	<b>Sub-total:</b>		<b>8,598m<sup>2</sup></b>	<b>\$1,369,560</b>	<b>\$1,720,984</b>		<b>\$3,090,544</b>	
5	Multi-purpose Centre B	6(1) Open Space	3,000m <sup>2</sup> <i>Note 1</i>	N/A		100%	N/A	2018 -2022
	<b>TOTAL:</b>		<b>8,598m<sup>2</sup></b>	<b>\$1,369,560</b>	<b>\$1,770,498</b>		<b>\$3,140,058</b>	

- Note:**
- This facility is to be provided within the recreation area on the western side of Cocked Hat Creek, as either the ground or first floor of an amenities building. Therefore, separate land acquisition is not require.*
  - Costs associated with land acquisition vary depending on the cost of land. The costs associated with land acquisition are detailed in Table 1 Section 2.16.*

## Appendix F - Schedule of Works for Roadworks and Traffic Management

Item	Facility	Rate & Quantity	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development of Catchment 1	Cost Attributable to Development of Catchment 2	Staging of Provision
1	Tranplan Traffic Analysis	1		\$2,889	100%	\$810	\$2,079	Completed
2	Construct Eastern Collector Road – Minmi Road to Harris Street (Stage 1 – two lanes)	300 metres @ \$1,637 per metre		\$564,211	100%	\$564,211	\$0	Completed
3	Construct seagull intersection – Eastern Collector Road/Minmi Road	1		\$306,801	100%	\$306,801	\$0	Completed
4	Install signal lights – Minmi Road/Oakville Road	1		\$346,673	100%	\$346,673	\$0	Completed
5	Construct Eastern Collector Road – Harris Street to Commercial Centre (Stage 2 – two lanes)	700 metres @ \$1,342 per metre		\$1,078,878	100%	\$0	\$1,078,878	Completed
6	Upgrade Minmi Road – Oakville Road to MR 527	300 metres @ \$1,792 per metre	\$617,716		100%	\$173,117	\$444,599	2018 -2022
7	Cycleway from end of Linton Close to the Minmi Road/MR 527 intersection	1,200 metres x 3 metres @ \$297 per metre	\$409,238		100%	\$0	\$409,238	2018 -2022
8	Cycleway/pedestrian path – adjacent to Cocked Hat Creek from	1,400 metres x 3 metres @	\$477,444		100%		\$477,444	2013 -2017

Item	Facility	Rate & Quantity	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development of Catchment 1	Cost Attributable to Development of Catchment 2	Staging of Provision
	Oakville Road to boundary of Precinct 2	\$297 per metre						
9	Construct Eastern Collector Road – Minmi Road to Harris Street (Stage 3 – two lanes)	300 metres @ \$1,560 per metre		\$537,778	100%	\$0	\$537,778	Completed
10	Construct two lane roundabout and approaches – Eastern Collector Road/Minmi Road	1		\$2,460,816	75%	\$0	\$1,845,612	Completed
11	Cycleway – from cycleway adjacent to Cocked Hat Creek to Commercial Centre in Development Precinct 2	400 metres x 3 metres @ \$288 per metre		\$132,119	100%	\$0	\$132,119	Completed
12	Construct Eastern Collector Road – Harris Street to Commercial Centre (Stage 4 – 2 lanes)	700 metres @ \$1,342 per metre		\$1,078,878	100%	\$0	\$1,078,878	Completed
13	Upgrade Minmi Road (Eastern Collector to Wallsend Link Road)	1,600 metres @ \$1,792 per metre	\$3,294,493		75%	\$692,470	\$1,778,400	2018 -2022
14	Cycleway – adjacent to Cocked Hat Creek through Development Precinct 2 & 4	1,520 metres x 3 @ \$288 per metre plus 180 metres x 3 metres @ \$297 per metre		\$638,687	100%	\$0	\$638,687	Completed
15	Cycleway – Cocked Hat	300 metres x		\$99,089	100%	\$0	\$99,089	Completed

Item	Facility	Rate & Quantity	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development of Catchment 1	Cost Attributable to Development of Catchment 2	Staging of Provision
	Creek to Public School site	3 metres @ \$288 per metre						
16	Construct Southern Collector Road – off MR 527 (4 lanes)	400 metres @ \$3,934 per metre		\$2,157,370	100%	\$0	\$2,157,370	Completed
18	Cycleway from Cocked Hat Creek to George Booth Drive	2,498 metres x 3 metres @ \$297 per metre	\$851,897		100%	\$0	\$851,897	2018 -2022
19	Construct link road – Minmi Road to Frederick Street (2 lanes)	2,400 metres @ \$3,500 per metre	\$9,649,627		33%	\$0	\$3,184,377	2018 -2022
20	Cycleway from Cocked Hat Creek to proposed Commercial Centre in Development Precinct 3	1,224 metres x 3 metres @ \$297 per metre	\$417,423		100%	\$0	\$417,423	2013 -2017
21	Construct Western Distributor – link to Cameron Park Drive.	160m full width 120m half width (fronting residential allotments)		\$988,434	100%		\$988,434	Complete
	<b>TOTAL:</b>		<b>\$17,680,136</b>	<b>\$10,392,623</b>		<b>\$2,084,082</b>	<b>\$16,221,391</b>	

*Note: Items 1 to 21 inclusive include an allowance for design, survey and administration based on 8% of the total cost. Details of apportionment can be found in chapter 7.4.*

## Appendix G - Roadworks and Traffic Management Land Requirements

Item	Description	Area (m2)	Zone	Estimated Cost	Acquisition/Dedication Amount	Proportion of Cost Attributable	Cost Attributable to Development of Catchment 1	Cost Attributable to Development of Catchment 2	Staging of Provision
1	Eastern Collector Road – Minmi Road to Harris Street. Pt Por 25 Par Teralba	13,500m <sup>2</sup>	2(1) Residential		\$64,649	100%	\$64,649	\$0	Previously dedicated to Council.
2	Eastern Collector Road – Harris Street to Commercial Centre. Lot 4 DP 877349	8,365m <sup>2</sup>	2(1) Residential		\$229,577	100%	\$0	\$229,577	Previously dedicated to Council.
	Blank								
4	Western Distributor	4,400m <sup>2</sup>	7(2) Conservation (secondary)		\$65,192	100%	\$0	\$65,192	Acquired
	<b>TOTAL:</b>	<b>26,265m<sup>2</sup></b>			<b>\$359,418</b>		<b>\$64,649</b>	<b>\$294,769</b>	

# Appendix H - Schedule Of Works for Drainage, Stormwater And Water Quality Control Facilities

Item	Facility	Rate and Quantity	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
<b>Brush Box Creek Catchment:</b>							
1	Retention Basin / Nutrient Pond B1	1	\$683,322		100%	\$683,322	With development of Precinct 1A
2	Gross Pollutant Trap	1	\$83,744		100%	\$83,744	With development of Precinct 1A
3	Trunk Drainage between Harris Street & Minmi Road	590 metres		\$260,004	100%	\$260,004	Completed
	<b>TOTAL:</b>		<b>\$767,066</b>	<b>\$260,004</b>		<b>\$1,027,070</b>	
<b>Cocked Hat Creek Catchment 1:</b>							
1	Retention Basin C1	1					With development of Precincts 2 & 4
	• Investigation, design and approval			\$613,901	100%	\$613,901	
	• Construction				100%		
	• Landscaping		\$100,493		100%	\$100,493	
	<b>Sub-total:</b>		<b>\$100,493</b>	<b>\$613,901</b>		<b>\$714,394</b>	
2	Nutrient Pond C4						With development of Precincts 2 & 4
	• Investigation, design and approval		\$50,247	\$911,146	100%	\$961,393	
	• Construction				100%		



Item	Facility	Rate and Quantity	Estimated Cost	Completed Cost	Proportion of Cost Attributable to Development	Cost Attributable to Development	Staging of Provision
	• Landscaping				100%		
	<b>Sub-total:</b>		<b>\$50,247</b>	<b>\$911,146</b>		<b>\$961,393</b>	
3	Trunk Drainage between Flamingo Road and Retention Basin C3	370 metres		\$249,213	100%	\$249,213	Completed
3	Trunk Drainage between Flamingo Road and Retention Basin C3	130 metres @ \$512 per metre	\$96,144		100%	\$96,144	Ongoing through development
	<b>Sub-total:</b>		<b>\$96,144</b>	<b>\$249,213</b>		<b>\$345,357</b>	
	<b>TOTAL:</b>		<b>\$246,884</b>	<b>\$1,774,260</b>		<b>\$2,021,144</b>	

*Note: Costs associated with land acquisition vary depending on the cost of land. The costs associated with land acquisition are detailed in Table 2 Chapter 4.4.*

# Appendix I - Schedule Of Works for Drainage, Stormwater And Water Quality Control Land

Item	Description	Area (m <sup>2</sup> )	Zone	Estimated Cost	Acquisition/ Dedication Amount	Proportion of Cost Attributable	Cost Attributable to Development	Staging of Provision
<b>Brush Box Creek Catchment:</b>								
1	Retention/ Nutrient Pond B1. Lot 54, DP 832942	14,530m <sup>2</sup>	2(1) Residential		\$304,329	100%	\$304,329	Previously acquired
	<b>TOTAL:</b>	<b>14,530m<sup>2</sup></b>		<b>\$0</b>	<b>\$304,329</b>		<b>\$304,329</b>	
<b>Cocked Hat Creek Catchment 1:</b>								
	Retention Basin C1. Lot 1413, DP 1002597	5,355m <sup>2</sup>	6(1) Public Open Space		\$131,499	100%	\$131,499	
	<b>TOTAL:</b>	<b>5,355m<sup>2</sup></b>		<b>\$0</b>	<b>\$131,499</b>		<b>\$131,499</b>	

*Note: Costs associated with land acquisition vary depending on the cost of land. The costs associated with land acquisition are detailed in Table 1 Section 2.15*

## Appendix J - Schedule of Contribution Rates

Facility	Contribution per Trip	Contribution Per Person	Contribution per 1 Bedroom Dwelling	Contribution per 2 Bedroom Dwelling	Contribution per 3+ Bedroom Dwelling or Lot	Contribution per Senior's Living- Self Contained Dwelling/Unit	Contribution per Hectare	Dedication per 3+ Bedroom Dwelling or Lot (m <sup>2</sup> )	Dedication per Hectare (m <sup>2</sup> )
<b>Local and District Open Space and Recreation</b>									
Local Works	N/A	\$2,690.08	\$3,470.20	\$4,626.94	\$8,339.25	\$3,685.41	N/A	N/A	N/A
District Works		\$51.75	\$66.76	\$89.01	\$160.43	\$70.90	N/A	N/A	N/A
Land Acquisition	N/A	\$4,171.42	\$5,381.13	\$7,174.84	\$12,931.40	\$5,714.85	N/A	153.88	N/A
<b>Total:</b>	N/A	<b>\$6,913.25</b>	<b>\$8,918.09</b>	<b>\$11,890.79</b>	<b>\$21,431.08</b>	<b>\$9,471.16</b>	<b>N/A</b>	<b>153.88</b>	<b>N/A</b>
<b>Community Facilities</b>									
Works	N/A	\$689.93	\$890.01	\$1,186.68	\$2,138.78	\$945.20	N/A	N/A	N/A
Land Acquisition	N/A	\$265.36	\$342.32	\$456.42	\$822.62	\$363.54	N/A	2.26	N/A
<b>Total:</b>	N/A	<b>\$955.29</b>	<b>\$1,232.33</b>	<b>\$1,643.10</b>	<b>\$2,961.40</b>	<b>\$1,308.74</b>	<b>N/A</b>	<b>2.26</b>	<b>N/A</b>
<b>Roadworks and Traffic Management (Catchment 1)</b>									
Works	\$209.18	\$209.18	\$781.41	\$1,044.55	\$1,882.62	\$832.00	N/A	N/A	N/A
Land Acquisition	\$6.49	\$6.49	\$24.31	\$32.41	\$58.41	\$25.81	N/A	N/A	N/A
<b>Total:</b>	<b>\$215.67</b>	<b>\$215.67</b>	<b>\$805.72</b>	<b>\$1,076.96</b>	<b>\$1,941.03</b>	<b>\$857.81</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Roadworks and Traffic Management (Catchment 2)</b>									
Works	\$633.97	\$633.97	\$2,374.32	\$3,165.76	\$5,705.73	\$2,521.56	N/A	N/A	N/A
Land Acquisition	\$11.52	\$11.52	\$43.14	\$57.53	\$103.68	\$45.82	N/A	N/A	N/A
<b>Total:</b>	<b>\$645.49</b>	<b>\$645.49</b>	<b>\$2,417.46</b>	<b>\$3,223.09</b>	<b>\$5,809.41</b>	<b>\$2,567.38</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**NOTE:** 1. Other development not specified in this table will be assessed in accordance with Section 1.5 of this Plan and the per person and / or per total vehicle trip rates as specified in this table will be applied.

2. Contribution rates vary depending for different size dwellings, based on occupancy rates (as explained in Chapter 4.5).

Facility	Contribution per Trip	Contribution Per Person	Contribution per 1 Bedroom Dwelling	Contribution per 2 Bedroom Dwelling	Contribution per 3+ Bedroom Dwelling or Lot	Contribution per Senior's Living- Self Contained Dwelling/Unit	Contribution per Hectare	Dedication per 3+ Bedroom Dwelling or Lot (m <sup>2</sup> )	Dedication per Hectare (m <sup>2</sup> )
<b>Brush Box Creek Catchment Drainage, Stormwater &amp; Water Quality Control:</b>									
Works	N/A		N/A		N/A	N/A	\$16,837.21		N/A
Land Acquisition	N/A		N/A		N/A	N/A	\$4,989.00		238.20
<b>Total:</b>	N/A		N/A		N/A	N/A	<b>\$21,826.21</b>		<b>238.20</b>
<b>Cocked Hat Creek Catchment 1 Drainage, Stormwater &amp; Water Quality Control:</b>									
Works	N/A		N/A		N/A	N/A	\$21,616.51	N/A	N/A
Land Acquisition	N/A		N/A		N/A	N/A	\$1,406.41		57.27
<b>Total:</b>	N/A		N/A		N/A	N/A	<b>\$23,022.92</b>		<b>57.27</b>
<b>Management</b>									
<b>Total:</b>	N/A	\$123.10	\$158.80	\$211.73	\$381.61	\$168.65	N/A	N/A	

- NOTE:** 1. Other development not specified in this table will be assessed in accordance with Section 1.5 of this Plan and the per person and / or per total vehicle trip rates as specified in this table will be applied.
2. Contribution rates vary depending for different size dwellings, based on occupancy rates (as explained in Chapter 4.5).