

# Section 94 Contributions Plan

*Plan District No.6  
Tomaree Peninsula*

Port Stephens

C·O·U·N·C·I·L

*... a community partnership*

23<sup>rd</sup> June 1999

# CONTENTS

CONTENTS .....	0
AMENDMENTS .....	3
<b>1. PLAN SUMMARY .....</b>	<b>1-1</b>
1.1 NAME.....	1-1
1.2 PURPOSE.....	1-1
1.3 AREA TO WHICH TOMAREE PENINSULA SECTION 94 CONTRIBUTIONS PLAN APPLIES	1-1
1.4 LEGISLATION .....	1-1
1.5 CITATION.....	1-2
1.6 OPERATIONAL.....	1-2
<b>2. ADMINISTRATION PROVISIONS .....</b>	<b>2-1</b>
2.1 CONTRIBUTIONS .....	2-1
2.1.1 CONTRIBUTION STRUCTURE.....	2-1
2.1.2 ASSESSMENT OF CONTRIBUTION.....	2-1
2.1.3 CALCULATION OF CONTRIBUTION.....	2-1
2.1.4 DISCOUNT OF CONTRIBUTION.....	2-1
2.1.4.1 GENERAL .....	2-1
2.1.4.2 GRANNY FLATS.....	2-2
2.1.4.3 TOURIST ACCOMMODATION .....	2-2
2.1.4.4 PERMANENT MOBILE HOMES (Unregisterable Movable Dwellings) AND CARAVANS.....	2-3
2.1.4.5 AGED & DISABLED PERSONS ACCOMMODATION DEVELOPMENT.....	2-3
2.1.4.6 BED AND BREAKFAST ESTABLISHMENTS.....	2-3
2.1.5 SAVINGS AND TRANSITIONAL AGREEMENTS.....	2-4
2.2 ADMINISTRATION .....	2-5
2.2.1 ADJUSTMENT OF CONTRIBUTION.....	2-5
2.2.1.1 CPI VARIATIONS .....	2-5
2.3 PAYMENT .....	2-5
2.3.1 SETTLEMENT OF CONTRIBUTION.....	2-5
2.3.2 TIMING OF SETTLEMENT .....	2-5
2.3.3 DEFERRED PAYMENT.....	2-5
2.3.4 DEDICATION OF LAND.....	2-6
2.3.5 PROVISION OF A MATERIAL PUBLIC BENEFIT.....	2-6
2.3.6 REFUNDING OF SECTION 94 CONTRIBUTIONS.....	2-6
2.4 ACCOUNTABILITY .....	2-7
2.4.1 ACCOUNTING FOR SECTION 94 CONTRIBUTIONS.....	2-7
2.4.2 ANNUAL STATEMENT.....	2-7
2.5 REVIEW .....	2-7
2.5.1 REVIEW OF CONTRIBUTIONS PLANS.....	2-7
2.6 MANAGEMENT.....	2-8
2.6.1 PREPARATION & MANAGEMENT OF PLANS.....	2-8
2.6.2 NEXUS.....	2-8
2.6.3 MANAGEMENT CONTRIBUTION.....	2-8
2.7 COMPLYING DEVELOPMENT.....	2-9
<b>3. STRATEGY.....</b>	<b>3-1</b>
3.1 NEXUS .....	3-1
3.1.1 CAUSAL NEXUS.....	3-1
3.1.2 PHYSICAL NEXUS.....	3-1
3.1.3 TEMPORAL NEXUS.....	3-1
3.1.4 WHAT ARE THE TYPES OF DEVELOPMENT IN THE TOMAREE PENINSULA.....	3-2
3.1.5 WHAT IS THE EXPECTED INCREASED IN POPULATION? .....	3-2
3.1.6 TO WHAT EXTENT WILL THE PROPOSED PUBLIC FACILITIES MEET THE NEEDS OF THE POPULATION?.....	3-4
3.1.7 WHAT PUBLIC FACILITIES ARE REQUIRED? .....	3-4

3.1.8	WHAT PUBLIC FACILITIES ARE TO BE PROVIDED?	3-4
<b>4.</b>	<b>CONTRIBUTIONS</b>	<b>4-1</b>
4.1	CATEGORY	4-1
4.2	APPLICATION	4-1
4.3	PUBLIC OPEN SPACE & PARKLAND	4-2
4.3.1	Site Costs	4-3
4.3.2	Embellishment	4-4
4.3.3	CONTRIBUTION CALCULATION	4-5
4.4	SPORTING AND MAJOR RECREATION FACILITIES	4-6
4.4.1	TOMAREE LEISURE FACILITY/AQUATIC CENTRE	4-7
4.4.2	TOMAREE SPORTS COMPLEX	4-7
4.4.3	NETBALL COURTS DEVELOPMENT	4-8
4.4.4	NELSON BAY TENNIS DEVELOPMENT	4-8
4.4.5	SALAMANDER OVAL LIGHTING	4-8
4.4.6	NEW SALAMANDER SPORTS COMPLEX	4-9
4.4.7	STRONG OVAL LIGHTING	4-9
4.4.8	CROQUET COURTS	4-9
4.4.9	BIRUBI SURF CLUB EXTENSIONS	4-10
4.4.10	SOLDIERS POINT TENNIS CLUBHOUSE	4-10
4.4.11	ANNA BAY-BOAT HARBOUR TENNIS COMPLEX	4-10
4.4.12	TOMAREE SKATEPARK FACILITIES	4-10
4.4.13	CONTRIBUTION CALCULATION	4-11
4.5	COMMUNITY FACILITIES	4-12
4.5.1	COUNCIL AREA WIDE	4-12
4.5.1.1	PORT STEPHENS CULTURAL CENTRE	4-12
4.5.1.2	COUNCIL WIDE COMMUNITY FACILITIES STUDY	4-13
4.5.2	INTER PLAN AREAS	4-14
4.5.2.1	COMMUNITY BUS SERVICE	4-14
4.5.3	PLAN AREA	4-14
4.5.3.1	PROVISION OF BEFORE / AFTER SCHOOL CHILDRENS FACILITY	4-14
4.5.3.2	SALAMANDER LIBRARY	4-14
4.5.3.3	SALAMANDER COMMUNITY CENTRE EXTENSIONS	4-15
4.5.4	CONTRIBUTION CALCULATION	4-16
4.6	ROADWORKS - (ROAD HAULAGE CONTRIBUTION)	4-18
	COUNCIL AREA	4-18
4.6.1	ROAD MAINTENANCE AND IMPROVEMENTS (including intersection upgrading)	4-18
4.6.1.1	Types of Development Required to Contribute	4-18
4.6.1.2	Nexus	4-18
4.6.1.3	Calculation	4-18
4.6.1.4	Contribution Rate	4-18
4.7	S94 TOMAREE PENINSULA DISTRICT ROADWORKS STRATEGY PLAN	4-19
4.7.1	PURPOSE OF PLAN	4-19
4.7.2	RELATIONSHIP TO OTHER DOCUMENTS	4-19
4.7.3	DEVELOPMENT THAT IS REQUIRED TO CONTRIBUTE TO THIS PLAN	4-19
4.7.4	RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND FOR ADDITIONAL ROADWORKS	4-19
4.7.4.1	NEXUS	4-19
4.7.4.2	CAUSAL NEXUS	4-19
4.7.4.3	PHYSICAL NEXUS	4-19
4.7.4.4	TEMPORAL NEXUS	4-19
4.7.5	EXPECTED INCREASE IN TRAFFIC GENERATION	4-19
4.7.6	FORMULA USED TO DETERMINE CONTRIBUTION	4-19
4.7.7	WHEN DEVELOPMENT IS REQUIRED TO CONTRIBUTE	4-19
4.7.8	ROADWORK PROJECTS PROPOSED TO BE CARRIED OUT	4-19
4.7.9	ESTIMATED SECTION 94 APPORTIONMENT	4-19
4.8	NELSON BAY COMMERCIAL/RETAIL & FORESHORE AREA CAR PARKING	4-19
4.8.1	CONTRIBUTION REQUIRED	4-19
4.8.2	NEXUS	4-19
4.8.3	CALCULATION	4-19
4.8.4	CONTRIBUTION RATE	4-19

4.9	ANNA BAY/BOAT HARBOUR DRAINAGE WORKS.....	4-19
4.9.1	<i>FLOOD DRAINAGE STUDY FOR THE BOAT HARBOUR, ANNA BAY CATCHMENT INCORPORATING THE MURRUMBURRIMBAH SWAMP.</i> .....	4-19
4.9.1.1	NEXUS.....	4-19
4.9.1.2	CONTRIBUTION CALCULATION .....	4-19
4.9.1.3	WORK SCHEDULE .....	4-19
4.9.2	<i>UPGRADING OF THE EXISTING DRAINAGE TO A TRUNK SYSTEM TO CATER OF THE 1% ANNUAL EXCEEDENCE PROBABILITY FLOODING EVENT IN BOAT HARBOUR</i> .....	4-19
4.9.2.1	NEXUS.....	4-19
4.9.2.2	CONTRIBUTION CALCULATION .....	4-19
4.9.2.3	WORK SCHEDULE .....	4-19
4.10	FIRE FIGHTING AND EMERGENCY SERVICES CONTRIBUTION PLAN.....	4-19
4.10.1	<i>PURPOSE OF PLAN</i> .....	4-19
4.10.2	<i>AIMS OF PLAN</i> .....	4-19
4.10.3	<i>NEXUS</i> .....	4-19
4.10.4	<i>CALCULATION OF CONTRIBUTION</i> .....	4-19
4.10.5	<i>ALLOCATION OF CONTRIBUTION</i> .....	4-19
4.10.6	<i>CONTRIBUTION CALCULATION</i> .....	4-19
4.11	LIBRARY BOOKSTOCK CONTRIBUTION .....	4-19
4.11.1	<i>PROPOSAL</i> .....	4-19
4.11.2	<i>BACKGROUND</i> .....	4-19
4.11.3	<i>NEXUS</i> .....	4-19
4.11.4	<i>CONTRIBUTION CALCULATION</i> .....	4-19
<b>5.</b>	<b>WORK SCHEDULES .....</b>	<b>5-19</b>

## AMENDMENTS

Date:	Amendment:
17 <sup>th</sup> November 1999	CPI – September 1999 Quarter
12 <sup>th</sup> April 2000	CPI – December 1999 Quarter
14 <sup>th</sup> June 2000	CPI – March 2000 Quarter
30 <sup>th</sup> August 2000	CPI – June 2000 Quarter
15 <sup>th</sup> November 2000	CPI – September 2000 Quarter
17 <sup>th</sup> January 2001	Bed and Breakfast Added
30 <sup>th</sup> May 2001	CPI – March 2001 Quarter
20 <sup>th</sup> September 2001	CPI – June 2001 Quarter
8 <sup>th</sup> November 2001	CPI – September 2001 Quarter
8 <sup>th</sup> February 2002	CPI – December 2001 Quarter
23 <sup>rd</sup> May 2002	CPI – March 2002 Quarter
1 <sup>st</sup> August 2002	CPI – June 2002 Quarter
30 <sup>th</sup> October 2002	CPI – September 2002 Quarter
31 <sup>st</sup> October 2002	Library
31 <sup>st</sup> October 2002	Nelson Bay Commercial / Retail and Foreshore Car Parking
13 <sup>th</sup> February 2003	CPI – December 2002 Quarter
26 <sup>th</sup> June 2003	CPI – March 2003 Quarter
12 <sup>th</sup> November 2003	CPI – September 2003 Quarter
15 <sup>th</sup> November 2003	Open Space and Recreation
12 <sup>th</sup> February 2004	CPI – December 2003 Quarter
20 <sup>th</sup> May 2004	CPI – March 2004 Quarter
26 <sup>th</sup> August 2004	CPI – June 2004 Quarter
4 <sup>th</sup> November 2004	CPI – September 2004 Quarter
10 <sup>th</sup> February 2005	CPI – December 2004 Quarter
16 <sup>th</sup> April 2005	Council Area Wide Community Facilities Study
5 <sup>th</sup> May 2005	Amend Clause 2.6 “Management” to include Support and Overhead Costs
5 <sup>th</sup> May 2005	CPI – March 2005 Quarter
6 <sup>th</sup> August 2005	CPI – June 2005 Quarter
10 <sup>th</sup> November 2005	CPI – September 2005 Quarter
9 <sup>th</sup> February 2006	CPI – December 2005 Quarter
18 <sup>th</sup> February 2006	Amend Clause 2.1 Administration – Savings and Transitional Agreements

**1. PLAN SUMMARY**

**1.1 NAME**

This Contributions Plan is referred to as the Tomaree Peninsula Section 94 Contributions Plan, 1998. It has been prepared in accordance with the provisions of Section 94 of the Environmental Planning & Assessment Act and Part 4 of the Regulations. The Plan applies to Plan District No.6 (see map - page 1-4).

**1.2 PURPOSE**

The purpose of this Plan is to enable Council to require a Contribution from developers towards the provision, extension or augmentation of public amenities and services that will, or are likely to be required as a consequence of development in the area, or that have been provided in anticipation of or to facilitate such development.

The Plan is structured to:

- a) ensure an adequate level of public infrastructure is provided in the Tomaree Peninsula as development occurs;
- b) enable the Council to recoup funds which it has spent in the provision of public facilities in anticipation of likely future development;
- c) ensure that the existing community is not burdened by the provision of public facilities required as a result of future development; and
- d) provide a comprehensive strategy for the assessment, collection, expenditure, accounting and review of development contributions on an equitable basis.

**1.3 AREA TO WHICH TOMAREE PENINSULA SECTION 94 CONTRIBUTIONS PLAN APPLIES**

**This Plan applies to all land within the Tomaree Peninsula Section 94 Contributions Plan identified as Plan Area “6” on the Section 94 Contributions Plan Area Map (refer map - page 1-4) and includes the following localities:**

Anna Bay, Boat Harbour, Bobs Farm, Corlette, Fingal Bay, Fishermans Bay, Nelson Bay, One Mile, Salamander Bay, Shoal Bay, Soldiers Point, Taylors Beach.

**1.4 LEGISLATION**

Section 94 of the Environmental Planning and Assessment Act, 1979 provides, “inter alia” -

“(1) Subject to subsection (2), where a consent authority is satisfied that a development, the subject of a development application, **will or is likely to require the provision of or increase the demand for public amenities and public services within the area**, the consent authority may grant consent to that application subject to a condition requiring -

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

(2) A condition referred to in subsection (1) shall be imposed only -

- a) -
- b) to require a reasonable dedication or contribution for the provision, extension or augmentation of the public amenities and public services mentioned in that subsection.”

## **1.5 CITATION**

### **The Plan**

The Tomaree Peninsula Contributions Plan was adopted by Council at a meeting held on the **15<sup>th</sup> June 1999** and came into effect on the **23<sup>rd</sup> June 1999**. Amendments have been included as noted.

This Plan repeals the Port Stephens Shire Contributions Plan No.6 - Tomaree Peninsula, adopted on the 20th January, 1993 as amended.

Any residue Section 94 Contributions and unexpended cash from the repealed Plan will be transferred to this Plan. Cash held will be utilised as identified in the Work Schedule.

## **1.6 OPERATIONAL**

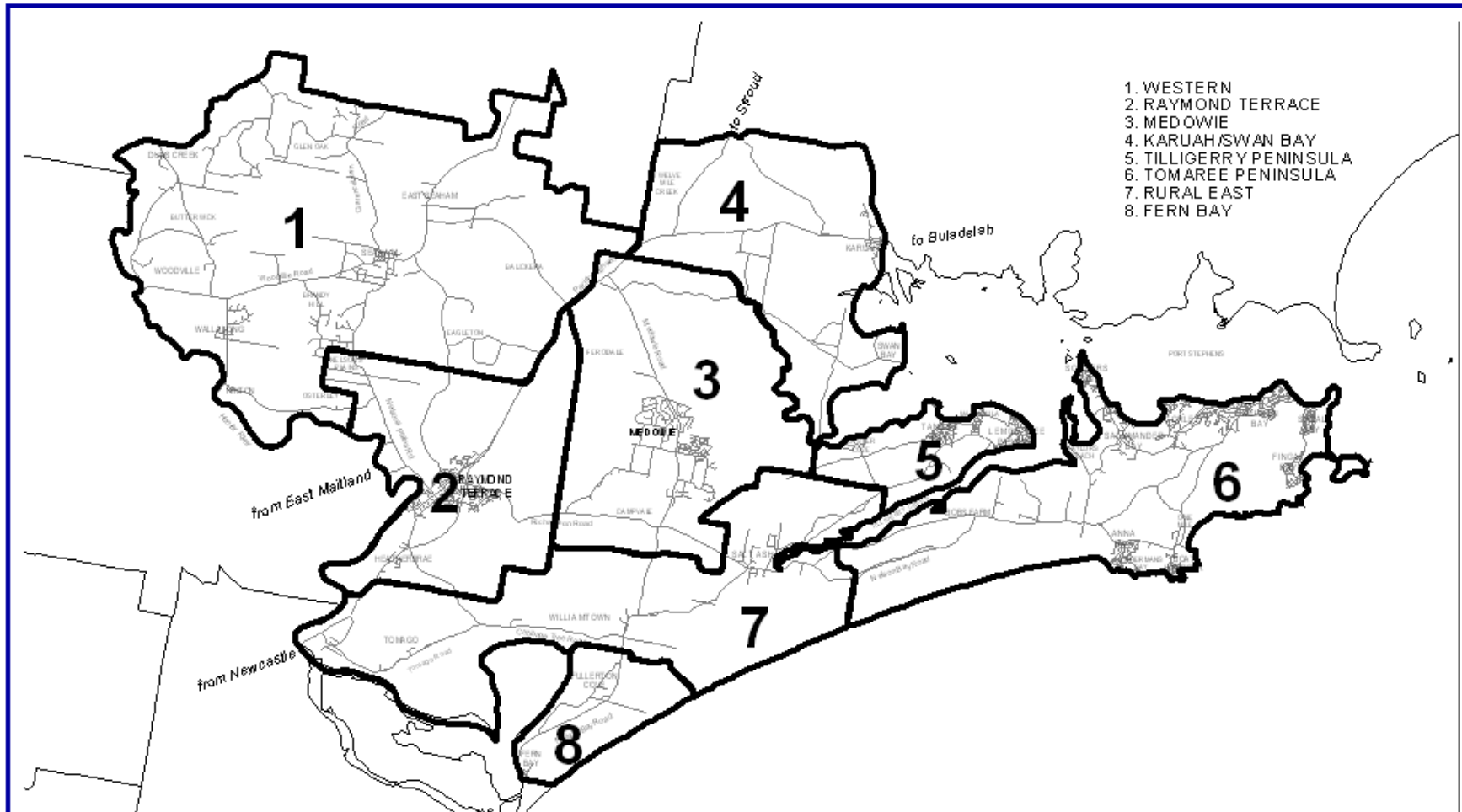
1. Summary of Contributions.
2. Plan of Contributions Area (Plan District No.6 )

SUMMARY OF CONTRIBUTIONS TOMAREE PENINSULA S94 CONTRIBUTIONS PLAN			
Project and Plan Application	Contribution – General (additional lot or dwelling)	Permanent Caravans/Mobile Homes (1) & Tourist Accommodation (2) (per unit)	Bed and Breakfast Per Bedroom After 1 <sup>st</sup>
	\$	\$	\$
<i>Public Open Space &amp; Parkland</i>	958	479	239
<i>Sporting and Major Recreation Facilities</i>	2329	1165	581
<i>Community Facilities</i>	530	265 Permanent Caravans/Mobile Homes	
<i>Roadworks</i>	756 (9 vehicle trips per day)	252 (3 vehicle trips per day)	126 (1.5 vehicle trips per day)
<i>Fire &amp; Emergency Services</i>	242	122	61
<i>Library Bookstock</i>	121	60 *Only applies to Permanent Caravans/ Mobile Homes	
SPECIFIC LOCALITY CONTRIBUTIONS			
<i>Carparking (Nelson Bay Commercial/Retail Area)</i>	11931 per space		
SPECIFIC LOCALITY CONTRIBUTIONS			



<b>Drainage</b>			
<i>Anna Bay/Boat Harbour Drainage Study</i>	652 per lot/unit		
<i>Boat Harbour Trunk Drainage</i>	1342 per lot/unit		

<b>Road Levy – Traffic Generation (per Vehicle Trip per Day)</b>	84
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1. WESTERN
2. RAYMOND TERRACE
3. MEADOWIE
4. KARUAH/SWAN BAY
5. TILLIGERRY PENINSULA
6. TOMAREE PENINSULA
7. RURAL EAST
8. FERN BAY

<p>ISG 56/1</p>	<p style="text-align: center;"><i>Port Stephens</i> C·O·U·N·C·I·L <i>... a community partnership</i></p> <p style="text-align: center;"><b>Port Stephens Local Government Area Section 94 Contribution Plan Areas</b></p> <p style="text-align: center; font-size: small;">116 Adelaide Street, Raymond Terrace NSW 2324. Phone: (02) 49803255 Fax: (02) 49873812 Email: council@portstephens.nsw.gov.au</p>	<p><b>DISCLAIMER</b></p> <p>Port Stephens Council accepts no responsibility for any errors, omissions or inaccuracies whatsoever contained within or arising from this map. Verification of the information shown should be obtained by the relevant officers of council.</p> <p>© Department of Information Technology &amp; Management 2000 © Port Stephens Council 2000</p> <p>This map is not to be reproduced without prior consent.</p> <p>SCALE 1:250000      PRINTED ON: 17.07.02</p>	<p><b>SHEET LOCALITY</b></p> <p>SYDNEY NEWCASTLE</p>
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**2. ADMINISTRATION PROVISIONS****2.1 CONTRIBUTIONS****2.1.1 CONTRIBUTION STRUCTURE.**

Contributions may be required in the following categories -

- a) Council area Contribution
- b) Plan area Contribution
- c) Inter Plan areas Contribution
- d) Location or Site specific Contribution

**2.1.2 ASSESSMENT OF CONTRIBUTION.**

Assessment of the amount of Section 94 contribution for specified amenities and services will be based on the increase in population generated by development and an assessment of the increased level of demand created for additional amenities and services. The amount of the contribution will be based on relevant factors, such as:

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

**[Note: defined as “additional lot or dwelling” in Part 4 - Contributions.]**

- additional residential units in the case of Permanent Mobile Homes (Unregisterable Moveable Dwellings) and Caravans;
- additional accommodation units in the case of defined categories of Tourist Accommodation;
- the provision of a facility, service or land considered necessary for the increase in demand, identified by recognised and reasonable standards;
- additional traffic generated, in the case of roadworks contributions;
- the demand for the maintenance and upgrading of infrastructure such as roads and services, resulting from development.

**2.1.3 CALCULATION OF CONTRIBUTION.**

The formula for calculating the amount of contribution will vary according to the type of amenity or service to be provided. It is based on a consideration of:

- the additional demand generated by a development, based on a calculation recognising the additional population, dwellings, traffic or other relevant factors;
- the current capital cost of providing the amenity or service including, where appropriate, the current cost of acquiring land.
- The calculation will be rounded up or down from 50¢ to the nearest dollar.

**2.1.4 DISCOUNT OF CONTRIBUTION.****2.1.4.1 GENERAL**

Where circumstances warrant, at the complete discretion of Council, the contribution may be varied to a lesser amount or waived.

**2.1.4.2 GRANNY FLATS**

Council will consider waiving of the relative Section 94 contribution, for a free standing, 1 bedroom mobile home type structure, provided by a family to accommodate an aged parent(s).

Any proposal must be supported by a Statutory Declaration as to circumstance of occupation of the accommodation unit.

All applications will be considered on a merit basis, with time limited consent to a maximum of five (5) years.

**2.1.4.3 TOURIST ACCOMMODATION**

*Proposal*

Recognising the impact tourist accommodation development and tourist visitation has on the provision of Council facilities and services, a Section 94 Contribution will be required towards the provision of amenities within the categories of Open Space/Recreation Facilities, Roads and Intersections and Fire Fighting and Emergency Facilities.

***The Contribution will apply to new Tourism Accommodation developments (as defined).***

The Section 94 Contribution will be 50% of the general contribution applicable for the defined facilities in all Plan areas within the Port Stephens local government area ( see map - page 1-4 ).

*Background*

Tourism is a significant factor in the demography of the Port Stephens Local Government area, as illustrated by the following schedule:

YEAR	VISITORS	VISITOR NIGHTS
92/93	525,000	1,544,000
93/94	552,000	1,589,000
94/95	614,000	1,795,000

The measure of tourist/visitor impact on Council facilities may be gauged by the above figures. The number of visitor nights for 1994/95 represents 4918 persons per night or 9.5% of the area population. As at the 30th September, 1995 there were 29 Hotels/Motels, 994 Holiday accommodation units and 19 Caravan/Cabin Parks providing tourist accommodation in the Council area, catering for the visitations indicated.

(source - Council Meeting Information Report No. 4 - 10th September, 1996)

*Nexus*

Continuing growth in the development of Tourist Accommodation, which is occurring over the whole Council area, as well as the traditional coastal fringe, will create an increase in demand for the provision of Council facilities.

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

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

*Calculation*

The average occupation level in 1994 for Hotels/Motels, Holiday Units and Caravan/Cabin Parks was 50%. This proportion will apply to the general Section 94 Contribution in each Contribution Plan for the categories of **Public Open Space, Recreation Facilities, Fire Fighting and Emergency Facilities.**

The contribution will apply to Tourist Accommodation such as Hotels, Motels, Serviced Apartments, Resort Units, Tourist Cabin/Cottages, Non Permanent Caravan and Mobile Home sites on an additional unit basis.

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

The Contribution for roadworks will be in accordance with that section.

#### 2.1.4.4 PERMANENT MOBILE HOMES (Unregisterable Movable Dwellings) AND CARAVANS.

The 1996 Census indicated an occupancy rate of 2.84 persons per dwelling for the Port Stephens Council area. The occupancy rate for caravan/mobile home type dwellings was 1.7 persons, or 61% of the overall rate.

Occupants of permanent caravans and mobile homes impose similar demands for the provision of Council facilities and services as occupants of houses, medium density dwellings and flats.

Recognising the level of recreation amenities provided in permanent Caravan and Mobile Home Parks, it is Council Policy to only require a 50% Section 94 Contribution for new developments for the categories indicated.

A Section 94 Contribution will be required for the categories of **Public Open Space, Recreation Facilities, Community Facilities, Fire Fighting and Emergency Facilities and Library Bookstock Acquisition.**

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

A Contribution will also be required for the category of roadworks as detailed in that section.

#### 2.1.4.5 AGED & DISABLED PERSONS ACCOMMODATION DEVELOPMENT.

This Plan proposes to require certain Contributions, where considered warranted, for Aged and Disabled Accommodation Development under State Environmental Planning Policy No.5. It is recognised that the Ministerial Direction of the 1<sup>st</sup> June, 1987 prevents such Contributions, but application for waiver may be made, as provided in the Direction, on a merit basis for individual development applications.

#### 2.1.4.6 BED AND BREAKFAST ESTABLISHMENTS

Occupants of Bed and Breakfast establishments impose similar demands on the provision of Council facilities and services as Tourist Accommodation elsewhere defined.

However it is recognised that the average occupancy for these establishments are near 50% of other Tourist Accommodation types (reference Council report 10 October 2000).

*Calculation*

The Contribution will apply for the categories of Public Open Space, Recreation Facilities, Fire Fighting and Emergency Facilities, and Roadworks. The Contribution will be 25% of the residential level for the categories indicated.

The Contribution will be applied per bedroom used for Bed and Breakfast in excess of the first one.

**2.1.5 SAVINGS AND TRANSITIONAL AGREEMENTS**

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

## **2.2 ADMINISTRATION**

### **2.2.1 ADJUSTMENT OF CONTRIBUTION.**

#### **2.2.1.1 CPI VARIATIONS**

So that relativity may be maintained between all Contributions and the cost of works in the Plan:-

- Provision will be made in Development Consents for variation in the Contributions to accord with movement in the Consumer Price Index.
- Contributions in Plans will be varied **quarterly** to accord with movement in the Consumer Price Index.

The Consumer Price Index calculation will be based on the weighted average of eight capital cities, issued quarterly by the Australian Bureau of Statistics.

#### **Land Cost**

The value assessed for land acquisition cost will be reviewed at least, on an annual basis and this factor will be varied, as necessary, to reflect current costs.

## **2.3 PAYMENT**

### **2.3.1 SETTLEMENT OF CONTRIBUTION.**

The contribution shall be settled according to the requirements of the development consent.

### **2.3.2 TIMING OF SETTLEMENT**

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

- Development applications for subdivision - prior to release of the subdivision certificate;
- Development applications for building or other work - prior to the issue of the construction certificate;
- Applications for both work and subdivision – prior to the issue of the construction certificate or release of the subdivision certificate, whichever comes first; or
- Development applications where no building approval is required – prior to commencement of use in accordance with the conditions of consent.

### **2.3.3 DEFERRED PAYMENT.**

Council, at its complete discretion, may permit the settlement of the Section 94 monetary contribution on a deferred basis.

Such a request must:

- be made in writing by the applicant, and
- satisfy the Council that there are valid reasons for deferral.

The decision to agree to such a request will be at the complete discretion of Council.

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

- Deferral of settlement will be for a maximum of one year or until commencement of use in accordance with the conditions of consent (whichever comes first);
- A **bank guarantee** will be required to be lodged for the full value of the contribution and the estimated CPI for twelve (12) months as determined by Council;
- Indexing will be calculated from the date the contribution was due until the date of payment;
- Council reserves the right to terminate such an agreement at any time and upon written notice to the applicant, the applicant will be required to make the contribution.

### **2.3.4 DEDICATION OF LAND.**

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

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

### **2.3.5 PROVISION OF A MATERIAL PUBLIC BENEFIT.**

Section 94(2c) of the Environmental Planning and Assessment Act, 1979 provides, inter alia:

“The consent authority may accept -

- (b) the provision of a material public benefit (other than the dedication of land or the payment of a monetary contribution) in part or full satisfaction of a condition imposed in accordance with subsection (1) or (2A)”.

A decision as to whether to accept the provision of a material public benefit (MPB) will be at the complete discretion of Council. Factors Council will take into consideration include:

- The extent to which the MPB satisfies a community need;
- The extent to which the MPB satisfies the purpose for which the contribution was sought;
- A consideration of location and other factors which may affect the benefit to Council and the community;
- An assessment of recurrent maintenance costs to Council;
- The value given to a MPB will be based on Council’s professional assessment of the cost of providing the MPB;
- An assessment of the effect the acceptance of the MPB will have on the adopted Works Schedule of the relevant Section 94 Contribution Plan.

### **2.3.6 REFUNDING OF SECTION 94 CONTRIBUTIONS.**

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

- The development consent lapses, is superseded, is surrendered or the development does not proceed and the Contribution has not been spent.
- It appears unlikely that the public facility can be provided or that the ongoing costs cannot be met and a suitable alternative facility cannot be provided.
- Consideration will be given to the costs incurred by Council in administering the development application under review.



## **2.4 ACCOUNTABILITY**

### **2.4.1 ACCOUNTING FOR SECTION 94 CONTRIBUTIONS.**

Council has established identifiable accounts for the management of Section 94 Contributions, providing detail of financial transactions for specific categories of works and contributions. Contributions will be spent as provided by the relative Plan, in the time specified. Interest will be calculated on funds held for each Plan category and credited as appropriate.

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

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

### **2.4.2 ANNUAL STATEMENT.**

Council will produce an annual statement of contributions received which summarises, by purpose and area, details relating to contributions, in accordance with Clause 34 of the Regulation of the Environmental Planning and Assessment Act, 1979. This information will be available for public inspection, free of charge, at any time during normal office hours.

## **2.5 REVIEW**

### **2.5.1 REVIEW OF CONTRIBUTIONS PLANS.**

The administration of Section 94 Contributions Plans is to be reviewed at least annually. Matters to be reviewed shall include, but shall not be limited to:

- Contributions - all contributions will be indexed in line with the movements in the Consumer Price Index (CPI) and current land acquisition costs.
- Demographic Trends - a review of population trends will be undertaken, using Council and other relevant data, development and building trends, Census data and the Council Community Profile.
- Works Programme - a review of the items in the works programme will be undertaken to ensure that priorities remain consistent with population trends and demand. **The review will include any reassessment needed of estimated costs.**
- Contributions Collected - the balance of all Section 94 funds held will be under constant review in order to ensure that as funds become available for programme items, action is undertaken promptly to ensure provision of nominated facilities.

Any material change in the Plan will require that the Plan be amended in accordance with Section 94 AB of the Environmental Planning and Assessment Act, 1979 and the relevant Regulations. This will require public exhibition of the amended plan and consideration of submissions received.

**2.6 MANAGEMENT**

**2.6.1 PREPARATION & MANAGEMENT OF PLANS**

To prepare Section 94 Contributions Plans, provide for the ongoing administration of Plans and the preparation of new Plans, requires Council to provide resources and expend funds for these purposes. This is a significant ongoing management function.

The management and administration of Plans requires the employment of a Section 94 Co-ordinator and an Administrative Assistant. Council is also required to provide staff and computer support and office facilities for these employees.

**2.6.2 NEXUS**

The services provided by the employees dedicated to Section 94 management and administration are attributable to the increase in demand for public amenities and services created by new development.

The services are provided for the management and administration of all Section 94 Contributions Plans. It is considered reasonable and equitable that a management charge apply to the management and administration of the Section 94 Contributions Plans.

**2.6.3 MANAGEMENT CONTRIBUTION**

The basis of assessment of the Contribution is:

A. Council Area Data

Salaries of Section 94 Co-ordinator, Administrative Assistant and administration costs.	
Salaries and oncost for 2004/05 -	\$90,050
Supporting requirements (advertising, legal, consumables,etc)	\$12,200
Corporate overheads	<u>\$45,973</u>
Total Annual Management cost	\$148,223

Estimated total Section 94 Contributions for all Plans = \$25,828,214.

Council Area Contribution =

i) Estimated Management costs for period 2006/2016 (10 years)	<u>\$1,482,230</u>
ii) Estimated Section 94 Contribution for period	\$25,828,214

Management contribution = 5.74%  
**= 6.0% of Contribution applied per lot or equivalent dwelling.**

B. Allocation of management contribution in the S94 Contributions Plans.

The Management Contribution will be proportionately levied and included in the amount of the contributions within the plan, as detailed in Part 4.

**2.7 COMPLYING DEVELOPMENT**

An accredited certifier must, if an application is made in this Section 94 Plan District, and a complying development certificate is issued, impose a condition requiring a Section 94 monetary contribution in accordance with the requirements of this Section 94 Plan.

### 3. STRATEGY

#### 3.1 NEXUS

*(What is the relationship of expected development and demand for additional public facilities?)*

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

##### 3.1.1 CAUSAL NEXUS.

The anticipated increase in resident population will:

- a) place greater demands on existing public facilities, and
- b) require the provision of new public facilities which are not currently available or which may be available but of insufficient capacity to cater for the anticipated increased demand.

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

- 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 public facilities;
- d) the availability and capacity of existing public facilities in the area; and
- e) the extent to which the proposed public facilities will meet the needs of the population.

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

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

##### 3.1.2 PHYSICAL NEXUS.

This plan identifies the location of the public facilities to be provided relative to the communities which they are intended to service. The location of facilities has been determined having regard to the location of increased demand, accessibility to the identified public facilities and the manner in which such need may best be satisfied.

##### 3.1.3 TEMPORAL NEXUS.

Only those public facilities which are required as a consequence of anticipated development up to the year 2007 are included in the Works Program. Timing for the provision of these works is based on the projected population growth.

**3.1.4 WHAT ARE THE TYPES OF DEVELOPMENT IN THE TOMAREE PENINSULA.**

The Tomaree Peninsula is a distinct geographic and demographic area. It is bounded to the east by the Pacific Ocean, the north by Port Stephens and to the west by a rural buffer.

The urban development is confined to the coast and Port fringe, the built development providing a full range of separate housing, townhouses, duplex developments and units. There is medium rise unit development in Nelson Bay, catering for the holiday/tourism market.

The existing mix of residential accommodation is expected to continue in catering for the forecast population increase.

Major shopping centres are located at Salamander and Nelson Bay, while each urban locality has a developed local shopping centre. Light industrial activity is located in the Salamander area.

Continuing expansion of existing commercial, retail and industrial localities is anticipated in proportion to forecast population growth, with the need identified for additional light industrial land.

The built form of development will be guided by relevant planning controls, but it is anticipated that it will follow existing patterns.

**3.1.5 WHAT IS THE EXPECTED INCREASED IN POPULATION?**

It is anticipated that the population increase of 6,534 between 1997 and 2007 will require a further 2,614 new dwellings, based on the 1996 Census occupancy factor of 2.5.

The increase in residential population has been based on consideration of:

- significant increase in population in the period 1986 to 1991 - an average increase of 5.0% per year,
- the continuation in the trend for the period 1991 to 1996 - an average increase of 5.4% per year;
- the continuing development activity in the Tomaree Peninsula, 232 lots being approved by Council for 1996/97, a population potential of 580 persons;
- potential land availability and affordability.

Population growth is expected to require some 261 additional lots or dwellings per year.

The following TABLES support the above assessments:

POPULATION PROJECTIONS			
Year	Population	Increase	% Increase P.A.
1986	11,820		
1991	14,764	2,944	5.0
1996	18,737	3,973	5.4
1997	19,222		
2007	25,756	6,534	3.4

POPULATION PROJECTIONS		
Year	Period	Population Increase
2000	3 years	1,960
2002	5 years	3,267
2007	10 years	6,534

OCCUPANCY FACTOR - 1996 CENSUS
--------------------------------

2.5 Persons Per Occupied Dwelling

POTENTIAL LOT/DWELLING REQUIREMENT		
Year	Period	Potential Lots/Dwellings
2000	3 years	784
2002	5 years	1,307
2007	10 years	2,614

### 3.1.6 TO WHAT EXTENT WILL THE PROPOSED PUBLIC FACILITIES MEET THE NEEDS OF THE POPULATION?

The proposed public facilities identified in this plan are required to satisfy the anticipated demands of the expected developments in the Tomaree Peninsula.

The Tomaree Peninsula already provides some of the public facilities likely to be required by the increase in population. However, these public facilities generally satisfy the needs of the existing population and in most cases there is no spare capacity available to serve the additional demand created by the incoming population.

It will therefore be necessary for new and augmented public facilities to be provided to cater for the anticipated demand of expected development.

### 3.1.7 WHAT PUBLIC FACILITIES ARE REQUIRED?

Based on the forecast structure of the increase in population, the following facilities are required - facilities to cater for an ageing population, for young families and for youth, suitably located to maximise community access and the necessary infrastructure and services to cater for the forecast population increase.

### 3.1.8 WHAT PUBLIC FACILITIES ARE TO BE PROVIDED?

Details of the facilities that will be provided are outlined in Part 4 - Contributions and Part 5 - Work Schedule.

## **4. CONTRIBUTIONS**

### **4.1 CATEGORY**

This Plan provides for Section 94 Contributions in the following categories:

1. Public Open Space
2. Recreation Facilities
3. Community Facilities
4. Roadworks
5. Carparking
6. Drainage Works
7. Fire Fighting & Emergency Services
8. Library Bookstock Acquisition

### **4.2 APPLICATION**

Section 94 Contributions will be levied according to their impact within the Plan area; on a [a] Council, [b] Inter-Plan, [c] Plan or [d] site specific basis. The type of facility to be provided and its utilisation by the forecast increase in population will determine the amount of the levy.

- a) Council
- b) Inter Plan
- c) Plan, or
- d) Site Specific



**4.3 PUBLIC OPEN SPACE & PARKLAND**

The area of existing public open space and parklands in the Tomaree Peninsula Section 94 Planning district for which Council is responsible are scheduled as follows:

<b>Facility</b>	<b>Hierarchy (L,N,D)</b>	<b>Existing Provisions (ha)</b>
<b>Areas of Cultural significance</b>	<b>Local &amp; District</b>	<b>971.46</b>
<b>Sports grounds</b>	<b>Local &amp; District</b>	<b>38.79</b>
<b>Foreshores</b>	<b>Local, Neighborhood &amp; District (part regional)</b>	<b>149.97</b>
<b>Natural Areas</b>	<b>Local &amp; 1 District</b>	<b>349.95</b>
<b>Urban Parks</b>		<b>27.59</b>
<b>General Community Use</b>		<b>6.37</b>
<b>Total</b>		<b>1544</b>

#Note: excludes active recreation sports playing area.

The ratio of public open space and parkland to population, as at June 2001 was:

<b>Estimated Population</b>	<b>Ratio of Land to 1000 population</b>
22,180	69.6 ha/1000

Recognising the variation in size, location, quality, cost and development of public open space held, Council adopts a standard of 3ha/1000 persons. Council considers then that it generally holds by area, subject to localised or environmental requirements, sufficient public open space to cater for population needs to 2012.

The EP&A Act provides, inter alia;

“Section 94 - the consent authority may grant consent to that application subject to a condition requiring:-

(a) the dedication of land free of cost.”

Council may exercise this discretion in granting development consent. Its object would be to acquire selectively, quality public open space located relative to the requirements of increasing population or for the protection of environmentally sensitive areas and taking into account the need for Open Space requirements in accordance with the Community Services and Facilities Strategy 1999. Public recreation lands are for active and/or passive recreation and can be in an improved or unimproved form. Drainage and low lying areas, ridge lines, steep areas that cannot be used will not be accepted. Nor will land that is not suitable for use or improvement due to soil type, size, accessibility, adjoining land uses, land capability, existing vegetation types, topography.

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

The assessment of nexus and demand has been based upon the analysis of demographic figures with reference to the adopted standards, plus the reports and studies already undertaken by Port Stephens Council, including but not limited to the following -

- The Community Services and Facilities Strategy 1999
- Open Space Study
- Beyond 2000 Study
- Community Services Survey 1995
- Community submissions
- Tomaree Sports Development Strategy
- Port Stephens Skate-Park Strategy

The following factors, as identified in the Community Services Survey 1991 and the Community Profile 1992, are relevant in establishing the development and demand for open space and recreation facilities:

- \* All forms of residential/rural residential development will result in an increase in population of an area and a corresponding increase in demand, for certain facilities, services and infrastructure including open space for general 'day to day' use by the local population.
- \* Public Recreation land in this regard is defined as all land which can be used for both passive and active forms of recreation. Therefore it may include natural reserves (passive) or sports fields (active) and improved or unimproved land.
- \* Protection of areas due to their conservation values.
- \* Contributions may be in the form of Material Public Benefit to the equivalent monetary value where in the opinion of Council this is considered more appropriate.

### 4.3.1 Site Costs

The site preparation in preparing virgin Open Space land for suitable recreation use include:

- \* tree & scrub removal/pruning;
- \* recontouring land to suitable grades;
- \* turf establishment;
- \* Drainage

The average cost of this preparation is \$30,000 per hectare

Based on the standard of 3 ha per 1000 persons = \$30,000 x 3  
= **\$90,000** per 1000 persons

**4.3.2 Embellishment**

Embellishment items are indicative only and will be determined at the time of improvement taking into account conditions of areas and resident requirements.

Section 94 funds will be allocated on a merit and needs basis to match development and increased population throughout the Plan area.

**Local Park and Playgrounds:**

1 per 800 persons of minimum 0.3 ha and within 500 metres of residences

Item	Items per 0.3 ha Park	Total Cost
Playground & Equipment	1	\$30,000
Seating	2	\$4,000
Shelter	2	\$5,000
Tree Planting/landscaping	0.1 hectare	\$6,000
BBQ/Shelter Structure	0.25	\$2,000
Picnic Setting	0.25	\$2,000
Potable Water/ Electricity	1	\$15,000
		<b>\$64,000</b>

Average embellishment cost **\$64,000** per local park.

**Neighbourhood, District Parkland Reserve and General Foreshore Reserves:**

1 per 4,000 persons of minimum 1ha and within 5km of residences.

The general Foreshore areas of Port Stephens will provide facilities for the whole of the Tomaree Peninsula. These networks of reserves compliment each other and provide unique experiences and access to the waters of Port Stephens

Item	Items per 1 ha Park	Total Cost
Playgrounds & Equipment	1	\$30,000
Seating	8	\$8,000
Shelter	4	\$10,000
Tree Planting/ Landscaping	0.3 ha	\$15,000
BBQ/Shelter Structure	2	\$6,000
Picnic Facilities	2	\$6,000
Public Amenities	1	\$100,000
Potable Water/ Electricity	1	\$5,000
Pathways	1 km	\$40,000
Carparking	20	\$30,000
Signage	2	\$4,000
Fish Cleaning facilities	1-3	\$5,000
Foreshore embellishment		\$35,000
		<b>\$294,000</b>

Average embellishment cost **\$294,000** per Neighbourhood/District Reserve

**Regional Tomaree Foreshore Works (Shoal Bay Foreshore, Nelson Bay Foreshore and Fingal Bay Foreshore):**

The Major Foreshore areas of Port Stephens will provide facilities for the whole of the Tomaree Peninsula. The type of development in these areas is of higher quality and density than in other open space areas.

Item	Items per site	Total Cost
Playgrounds & Equipment	1	\$100,000
Seating	6-10	\$20,000
Shelters	2-5	\$30,000
Tree Planting/ Landscaping	As required	\$15,000
BBQ/Shelter Structure	3-5	\$10,000
Picnic Facilities	2-5	\$35,000
Public Amenities	1	\$300,000
Potable Water/ Electricity	1	\$20,000
Lighting	1	\$140,000
Pathways/boardwalks	1	\$100,000
Carparking, access ways	Site dependant	\$120,000
Signage	3-10	\$10,000
Fish cleaning facilities	1-3	\$20,000
Foreshore Protection	Site dependant	\$100,000
	<b>Total</b>	<b>\$1,020,000</b>

Average embellishment cost **\$1,020,000** per Regional Foreshore Reserve or **\$3,060,000** for all three.

**4.3.3 CONTRIBUTION CALCULATION**

Facility	Cost per Item	Population Served	Cost per 1,000 population
Site Costs	\$90,000	1,000	\$90,000
Local Parks, Playgrounds	\$64,000	800	\$80,000
Neighbourhood/District Parkland Reserve	\$294,000	4,000	\$73,500
Regional Foreshore	\$3,020,000	26,600	\$113,534
<b>Total</b>			<b>\$357,034</b>

The occupancy factor for Tomaree S94 Plan is 2.4 (2001 Census).

$$\begin{aligned}
 \text{Cost per Lot} &= \text{Cost per person} \times \text{occupancy factor per household} \\
 &= (\$357,034/1,000) \times 2.4 \\
 &= \$856.88
 \end{aligned}$$

Calculation of Section 94 Contribution:

Contribution (as @ 16/10/2003)	=	\$856.88
Plus: CPI from 16 <sup>th</sup> October 2003 to 5 <sup>th</sup> May 2005	=	\$ 28.20
<b>SUB TOTAL</b>	=	<b>\$885.08</b>
Management Charge (6% as @ 5/5/2005)	=	\$ 53.10
<b>S94 Contribution</b>	=	<b>\$938.18</b>

**The Section 94 contribution per additional lot or dwelling is \$938**

**4.4 SPORTING and MAJOR RECREATION FACILITIES**

The existing recreation facilities are scheduled in the following Table.

<b>Facility</b>	<b>Existing Provisions</b>
Sportsfields	11
Tennis Courts	25
Netball Courts	6
Baseball Diamond	1
Skate Park	1 <sup>st</sup> Stage

The present population estimate, for 2002 is 22,900 with a forecast population of 26,600 in 2012, an increase of 3,700 persons.

The assessment of nexus and demand has been based upon the analysis of demographic figures with reference to the adopted standards, plus the reports and studies already undertaken by Port Stephens Council, including but not limited to the following -

- The Community Services and Facilities Strategy (Adopted by Council 16 Feb 1999)
- Open Space Study
- Beyond 2000 Study
- Community Services Survey 1995
- Community submissions
- Tomaree Sports Complex Future Development Strategy
- Shoal Bay Foreshore Management Plan
- Birubi Point Stockton Bight Recreation Plan
- Leisure Study
- Community Profile (1995/96)
- Community questionnaires
- Port Stephens Skate Park Strategy
- Tomaree Sports Development Strategy

It is available to Council to require Section S94 Contributions for the addition to existing facilities and for new facilities. Utilising this method, the facilities to be provided by developers to meet the increase in demand created by the increase in population would encompass the embellishments listed below.

Recognising the impracticability of part provision of facilities proportionate to population increase and the variation that can occur in annual development rates, Council will proceed with specific projects that can be provided in a reasonable period to cater for the increase in recreation facility demand for the period of the Plan, as well as current population needs.

The following projects to be undertaken in the term of the Plan have been adopted under Council's Sport and Recreation Forward Works Program at its meeting of 25 February 2003. The projects listed are indicative only and subject to change in accordance with that program. The specific items will be determined as the needs arise based on those community profiles and resident requirements at the time of improvement.

**4.4.1 TOMAREE LEISURE FACILITY/AQUATIC CENTRE**

Location: Cnr Nelson Bay Rd and Salamander Way

- Item 1 -** Provision of pool heating undertaken between 1997 and 2001.  
Actual Cost \$486,475 – 1997/2001
- Item 2 -** Provision of indoor pool, crèche and café – stage 1.  
Estimated cost \$2,500,000 – 2007/08
- Item 3 -** Provision of indoor pool, crèche and café – stage 2.  
Estimated cost \$2,500,000 – 2008/09
- Item 4 -** Provision of new extension and road diversion.  
Estimated cost \$700,000 – 2009/10
- Item 5 -** Provision of indoor dry fitness facility – stage 1.  
Estimated cost \$1,500,000 – 2010/11
- Item 6 -** Provision of indoor fitness facility – stage 2.  
Estimated cost \$1,200,000 – 2011/12

Total cost of items 1 to 6 **\$8,886,475.**

It is considered reasonable that the cost of items 1 to 6 be proportioned between existing and forecast population.

The forecast population increase from 2002 to 2012 is 3,700, or 14% of the total forecast population of 26,600. The proportion of the specific project actual and estimated costs of \$8,886,475 attributable for section 94 is **\$1,244,107.**

**4.4.2 TOMAREE SPORTS COMPLEX**

**Location- Nelson Bay Road**

Athletics cross country course, oval regrade, access upgrade, shelters.  
Estimated cost **\$510,000** 2003/10

It is considered reasonable that this cost be proportioned between existing and forecast population.

The forecast population increase from 2002 to 2012 is 3,700, or 14% of the total forecast population of 26,600. The proportion of the specific project actual and estimated costs of \$510,000 attributable for section 94 is **\$71,400.**

### **4.4.3 NETBALL COURTS DEVELOPMENT**

Location: to be determined

Netball courts x 2, including access, carparking and lighting.

Estimated Cost - **\$170,000**      2005/2006

Council considers that in 2001 there were sufficient netball courts to serve the population at that time. The 2001 census indicates that there were 8881 5-39 year olds for Tomaree. At that time there were 51 netball teams. This then indicates a standard of provision of 1 netball team per 174 5-39 year olds.

The standard for the provision of Netball courts is 1 court per 8 teams.

The following standards therefore apply to Netball facilities:

The population increase 2002 to 2012 of 3,700 equates to 1,480 persons aged 5-39 years.

At 1 team per 174 5-39 yrs = 8.5 teams or **1.06 courts**.

The apportionment of this stage attributable to the forecast population increase is therefore 53% based on 0.97 additional court above the current standard:

The proportionate Section 94 contribution for Netball courts is therefore **\$90,100**.

### **4.4.4 NELSON BAY TENNIS DEVELOPMENT**

Estimated Cost:              \$947,000

Stage 1              \$497,000      2007/2009  
Tennis courts, access, carparking, amenities

Stage 2              \$450,000      2009/2010  
Addn Tennis courts, lighting, access, carparking, club room extensions

The total estimated cost of stages 1 and 2 and subject to Section 94 contribution assessment is \$947,000. It is considered reasonable that the specific projects estimated cost be proportioned between existing and forecast population.

The forecast population increase from 2002 to 2012 is 3,700, or 14% of the total forecast population of 26,600. The proportion of the specific project actual and estimated costs of \$947,000 attributable for section 94 is **\$132,580**.

### **4.4.5 SALAMANDER OVAL LIGHTING**

Location: Soldiers Point Rd

Estimated Cost: \$50,000

Timing: 2006/08

It is considered reasonable that the cost of the lighting works be proportioned between existing and forecast population.

The forecast population increase from 2002 to 2012 is 3,700, or 14% of the total forecast population of 26,600. The proportion of the specific project actual and estimated costs of \$50,000 attributable for section 94 is **\$7,000**.

## 4.4.6 NEW SALAMANDER SPORTS COMPLEX

Location:

Cost: \$2,521,733

Timing: 2004/06

Council adopted the Salamander Open Space Development Strategy and Salamander Waste Depot Rehabilitation Strategy at its meeting of 25 March 2003.

That strategy included development of the Salamander Waste site to cater for five rectangular ball fields (soccer, league, union etc) and two overlaid cricket ovals including amenities, carparking, floodlighting, irrigation and access.

The available area of sporting facilities of this type is currently 18.5 hectare. The provision of facilities at Salamander will provide an additional 6.6 hectares.

The standard for provision of these types of sporting fields is 1 ha per 400 5-39 year olds with a minimum of 3ha being provided at any time.

The current population of 22,900 in 2002 equates to 9160 5-39 year olds requiring 22.9 hectare. The current shortfall in the provision of these facilities is 4.4 hectares. The proposed provision of 6.6 hectare will provide for an additional 2.2 hectare for 880 5-39 year olds or a population increase of 2200. This increase is expected to be achieved in 2007 with a total population projection of 25100.

The apportionment of this project attributable to the forecast population increase between 2002 and 2007 is therefore 1/3 (2.2 hectare / 6.6 hectare) of the total cost of \$2,521,733.

The proportionate Section 94 contribution for this project is therefore **\$840,578**.

## 4.4.7 STRONG OVAL LIGHTING

Location:

Cost: \$45,000

Timing: 2003/04

It is considered reasonable that the cost of the croquet courts be proportioned between existing and forecast population.

The forecast population increase from 2002 to 2012 is 3,700, or 14% of the total forecast population of 26,600. The proportion of the specific project actual and estimated costs of \$45,000 attributable for section 94 is **\$6,300**.

## 4.4.8 CROQUET COURTS

Location: to be determined

Cost: \$150,000

Timing: 2005/08

It is considered reasonable that the cost of the croquet courts be proportioned between existing and forecast population.

The forecast population increase from 2002 to 2012 is 3,700, or 14% of the total forecast population of 26,600. The proportion of the specific project actual and estimated costs of \$150,000 attributable for section 94 is **\$21,000**.



**4.4.9 BIRUBI SURF CLUB EXTENSIONS**

Location:  
Cost: \$700,000  
Timing: 2006/08

It is considered reasonable that the cost of the surf club extensions be proportioned between existing and forecast population.

The forecast population increase from 2002 to 2012 is 3,700, or 14% of the total forecast population of 26,600. The proportion of the specific project actual and estimated costs of \$700,000 attributable for section 94 is **\$98,000**.

**4.4.10 SOLDIERS POINT TENNIS CLUBHOUSE**

Location:  
Cost: \$250,000  
Timing: 2006/08

It is considered reasonable that the cost of the Clubhouse be proportioned between existing and forecast population.

The forecast population increase from 2002 to 2012 is 3,700, or 14% of the total forecast population of 26,600. The proportion of the specific project actual and estimated costs of \$250,000 attributable for section 94 is **\$35,000**.

**4.4.11 ANNA BAY-BOAT HARBOUR TENNIS COMPLEX**

Location: to be determined  
Cost: \$450,000  
Timing: 2006/08

It is considered reasonable that the cost of the Complex be proportioned between existing and forecast population.

The forecast population increase from 2002 to 2012 is 3,700, or 14% of the total forecast population of 26,600. The proportion of the specific project actual and estimated costs of \$350,000 attributable for section 94 is **\$63,000**.

**4.4.12 TOMAREE SKATEPARK FACILITIES**

Estimated Cost:           \$210,000

Stage 2 (Nelson Bay)                   \$80,000           2005/08

Stage 3 (location to be determined)   \$130,000       2008/10

It is considered reasonable that the cost of the Facilities be proportioned between existing and forecast population.

The forecast population increase from 2002 to 2012 is 3,700, or 14% of the total forecast population of 26,600. The proportion of the specific project actual and estimated costs of \$210,000 attributable for section 94 is **\$29,400**.

**4.4.13 CONTRIBUTION CALCULATION**

S94 Contribution share of payments

1) Tomaree Leisure Facility	\$1,244,107
2) Tomaree Sports Complex	\$71,400
3) Netball courts development	\$90,100
4) Nelson Bay Tennis Development	\$132,580
5) Salamander Oval Lighting	\$7,000
6) New Salamander Sports Complex	\$840,578
7) Strong Oval Lighting	\$6,300
8) Croquet Courts	\$21,000
9) Birubi Surf Club Extensions	\$98,000
10) Soldiers Pt Tennis Clubhouse	\$35,000
11) Anna Bay/Boat Harbour Tennis	\$63,000
12) Tomaree Skatepark Facilities	<u>\$29,400</u>
	<b>\$2,638,465</b>

Calculation of Section 94 Contribution:

The section 94 Contribution per additional person to 2012 excluding Salamander Sports Complex is:-

$$\begin{aligned}
 &= \text{S94 Cost of Projects/population increase} \\
 &= \frac{\$179,7887}{3,700} \\
 &= \$485.92
 \end{aligned}$$

The section 94 Contribution per additional person to 2007 for Salamander Sports Complex is:-

$$\begin{aligned}
 &= \text{S94 Cost of Projects/population increase} \\
 &= \frac{\$840,578}{2,200} \\
 &= \$382.08
 \end{aligned}$$

The occupancy factor for Tomaree S94 Plan is 2.4 (2001 Census)

Contribution	=	S94 per person x occupancy factor per lot
	=	(\$485.92 + \$382.08) x 2.4
Contribution (as @ 16/10/2003)	=	\$2,083.20
Plus: CPI from 16 <sup>th</sup> October 2003 to 5 <sup>th</sup> May 2005	=	\$ 68.57
SUB TOTAL	=	<u>\$2,151.77</u>
Management Contribution (6% as @ 5/5/2005)	=	\$ 129.11
S94 Contribution	=	<u>\$2,280.88</u>

**The Section 94 Contribution per additional lot or dwelling is \$2,281**

**4.5 COMMUNITY FACILITIES**

The range of existing community facilities for which Council is responsible are scheduled in the following table.

<b>Facility</b>	<b>Existing Provision</b>
Community Halls	4
Library	1
Community Centre	1
Mobile Library	Council Area
Community Activity Van	Council Area
Family Day Care	Council Area
Community Options (Aged) Programme	Council Area

The present population estimate, as at the 30<sup>th</sup> June, 1997 is 19,222; with a forecast increase to 25,756 in 2007, an increase of 6,534 persons.

**The Community Facilities to be provided in this Plan are:**

**4.5.1 COUNCIL AREA WIDE**

**4.5.1.1 PORT STEPHENS CULTURAL CENTRE**

*Project:* Port Stephens Cultural Centre  
*Estimated Cost:* \$900,000  
*Project Detail:* The Centre will serve the population of the Port Stephens Council area. It will accommodate the needs of a population of 71,535, forecast for the year 2007. The cultural centre will provide a venue for arts and cultural activities and services, including static and active displays. It will be located in a major urban location, subject to community consultation.

**Port Stephens Cultural Centre**

Area Served = Port Stephens local government area  
 Total Cost of Facility = \$900,000  
 Population at year 2007 = 71,535  
 Construction Timing = 2007/2008

The proportion of cost attributable to the forecast population increase has been calculated as follows:

- a) 2007 - 1997 population = increase in population  
 71,535 - 52,445 = 19,090 or 26.7% of 2007 population
- b) Cost of Project x 26.7% = Population increase proportion  
 \$900,000 x 26.7% = \$240,300

The forecast increase in population for the Tomaree Peninsula is 6,534 or 34.2% of the total forecast increase. The proportion of cost to be met by the Tomaree Peninsula Plan area is **\$82,183**.

#### 4.5.1.2 COUNCIL WIDE COMMUNITY FACILITIES STUDY

<b>Project:</b>	<b>Community Facilities Study</b>
<b>Estimated Cost:</b>	<b>\$50,000</b>
<b>Project Detail:</b>	<b>Study for the review of requirements for the future provision of Council Community Facilities</b>

##### 4.5.1.2.1 STUDY OVERVIEW

During the last 10 years the Port Stephens population has grown by 30%, to its current size of 61,379 people. This growth is set to continue with Council's *'Urban Settlement Strategy (October 2002)'* predicting the population will reach 114,500 people by the year 2032. Council is currently facing the challenge of ensuring an appropriate baseline level of community facilities and library services are in place to meet the needs and aspirations of this growing and ageing population.

##### 4.5.1.2.2 PURPOSE OF THE STUDY

To:

- review the standards specified for future community facility and library provision in Council's *'Community Services & Facilities Strategy'*
- review the current provision of community facilities against appropriate baseline quantitative and qualitative baseline standards to identify any localities where there is either an under or oversupply of facilities
- review the adequacy of Council's current forward works program and Section 94 Contribution Plans to ensure the scope, type and costing of facilities specified will meet future community needs and reflect future demographic trends, government policy (eg; childcare) and is in accordance with appropriate baseline standards.

##### 4.5.1.2.3 ANTICIPATED OUTCOMES

- specification of quantitative and qualitative baseline standards for the provision of community facilities and libraries which takes into account the scattered settlement patterns in Port Stephens and existing and future demographic trends and growth.
- identification of localities where there is a shortfall or oversupply of community facilities and where there are opportunities to consider asset consolidation.
- make recommendations on the scope of facilities required to meet future population needs with respect to areas where potential residential development may occur as detailed in Council's *'Urban Settlement Strategy'*.
- make recommendations for amendments to Council's future plans for community facilities (eg; *Section 94 Contributions Plans, Forward Works Program*) to reflect future demands.

##### 4.5.1.2.4 CONTRIBUTION CALCULATION

Area Served	=	Port Stephens local government area.
Total Cost of Project	=	\$50,000
Project Timing	=	2004/05

The proposed study is to ascertain the needs of the forecasted population increase over the next 10 years and it is therefore reasonable to levy for this full cost from S94.

**4.5.2 INTER PLAN AREAS**

**4.5.2.1 COMMUNITY BUS SERVICE**

*Project:* Community Bus Service  
*Estimated Cost:* \$110,000  
*Timing:* 1998/99  
*Project Detail:* The service will be provided for the residents of the Tomaree Peninsula, Tilligerry Peninsula and Rural East Plan areas.

The community bus service will be a 30 seat capacity vehicle, servicing the nominated plan areas, enabling residents to access community services.

The proportion of cost attributable to the forecast population increase has been calculated as follows:

	<u>Population 1997</u>		<u>Population 2007</u>	<u>Increase</u>
Tomaree Peninsula	19,222	25,756	6,534	
Tilligerry Peninsula	5,552	6,956	1,404	
Rural East	<u>2,726</u>	<u>3,008</u>	<u>282</u>	
TOTAL:	<u>27,500</u>	<u>35,720</u>	<u>8,220</u>	

The forecast population increase is 23% of the total population at 2007. The total section 94 contribution required for the project is (\$110,000 x 23%) \$25,300. The proportion of the population increase in the Tomaree Peninsula plan area is 79.5%.

The proportionate Section 94 contribution is **\$20,113**.

**4.5.3 PLAN AREA**

**4.5.3.1 PROVISION OF BEFORE / AFTER SCHOOL CHILDRENS FACILITY**

*Project:* Provision of before/after school childrens facility  
*Location:* Tomaree Education Complex, Salamander  
*Estimated Cost:* \$70,000  
*Timing:* 1998/99  
*Detail of Project:* Provision of childcare activity space and office accommodation

**4.5.3.2 SALAMANDER LIBRARY**

*Project:* Salamander Library  
*Location:* Salamander Community Precinct  
*Estimated Cost:* \$1,660,000  
*Timing:* 1999/2000  
*Detail of Project:* Provision of land, building, furniture and fittings, consultant fees and development costs.

Total estimated cost of item 4.5.3.1 and 4.5.3.2 is **\$1,730,000**.

The proportion of cost of Project 4.5.3.1 and 4.5.3.2 attributable to the forecast population increase has been assessed as follows:

- a) 2007 - 1997 population = increase in population
- b) 25,756 - 19,222 = 6,534 or 25.4% of 2007 population
- c) Total cost of projects x 25.4% = Section 94 Contribution
- d) \$1,730,000 x 25.4% = **\$439,420**.

**4.5.3.3 SALAMANDER COMMUNITY CENTRE EXTENSIONS**

*Project:* Salamander Community Centre Extensions  
*Location:* Salamander Community precinct  
*Estimated Cost:* \$970,000  
*Timing:* 2003/04  
*Detail of Project:* Provision of land, expansion of auditorium, meeting room and office accommodation to meet increased patronage and Youth component. Council has provided a community centre in the Salamander precinct centre and youth facilities in Tomaree to meet the needs of residents of the Tomaree Peninsula. Extension of the community centre facility is required to meet the needs of the forecast population growth. The present facilities provide 1050m<sup>2</sup> of space for community activities, or provision of 5.4m<sup>2</sup>/100 present population. The project proposed will increase the amenities available for the forecast population, providing a community centre including Youth facilities of 1350m<sup>2</sup>, or provision of 5.3m<sup>2</sup>/100.

The estimated cost of the project is:

a) Land provision		
1000m <sup>2</sup> @ \$250m <sup>2</sup>		\$250,000
b) Building Project		
600m <sup>2</sup> @ \$1,200m <sup>2</sup>		<u>\$720,000</u>
Total Estimate Cost:		\$970,000

The contribution required by the forecast population is assessed as:

Population increase x standard of provision x building & land cost.

$$\frac{6,534}{100} \times 5.3m^2 \times \$1,450 = \$502,140.$$

The proportionate Section 94 Contribution is **\$502,140**.

**Total Section 94 Contribution for the Plan Area (projects 1 to 3) = \$941,560**

**4.5.4 CONTRIBUTION CALCULATION**

The Section 94 Contributions to the Plan projects are:

1.	Cultural Centre	\$ 82,183
2.	Inter - Plan area	\$ 20,113
3.	Plan Area	<u>\$ 941,560</u>
		<b>\$1,043,856</b>

Calculation of Section 94 Contribution:

Contribution	=	<u>Total Contribution Cost Towards Projects</u> Estimated Number of Lots for Plan Period
	=	<u>\$1,043,856</u> 2,614
Contribution (as @ 23/6/1999)	=	\$399.33
Plus: CPI from 23 <sup>rd</sup> June 1999 to 5 <sup>th</sup> May 2005	=	\$ 82.28
SUB TOTAL FOR ITEMS 1,2 AND 3:		<u>\$481.61</u>
Management Contribution (6% as @ 5/5/2005)	=	\$ 28.90
TOTAL ITEMS 1,2 AND 3:		<u>\$510.51</u>

4. Council Area Wide Community Facilities Study

The formula for calculation of the section 94 Contribution is:-

$$\begin{array}{l} 2015 - 2005 \text{ population} = \text{increase in population} \\ 79,510 - 62,290 \qquad \qquad \qquad = 17,220 \end{array}$$

S94 proportion per additional person:

$$\begin{array}{l} = \text{S94 proportion of Project Costs/ Population increase} \\ = \$50,000 / 17,220 \\ = \$2.90 \end{array}$$

The occupancy factor for the S94 Plan Areas is 2.8 (2001 Census).

$$\begin{array}{l} \text{Cost per equivalent Unit/Lot} = \text{S94 per person x occupancy factor per household} \\ = \$2.90 \times 2.8 \\ = \$8.12 \end{array}$$

Contribution (as @ 16/4/2005)	=	\$8.12
Plus: CPI from 16 <sup>th</sup> April 2005 to 5 <sup>th</sup> May 2005	=	NIL
SUB TOTAL ITEM 4	=	<u>\$8.12</u>
Management Contribution (6% as @ 5/5/2005)	=	\$0.49
TOTAL ITEM 4	=	<u>\$8.61</u>

Total Community Facilities Contribution:

Items 1,2 and 3:	\$510.51
Item 4:	\$ 8.61
TOTAL:	<u>\$519.12</u>

**The Section 94 Contribution per additional lot of dwelling is \$519**



## **4.6 ROADWORKS - (Road Haulage Contribution)**

### **COUNCIL AREA**

#### **4.6.1 ROAD MAINTENANCE AND IMPROVEMENTS (including intersection upgrading)**

##### **4.6.1.1 Types of Development Required to Contribute**

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

##### **4.6.1.2 Nexus**

- Substantial cross-subsidisation of road user charges occurs between road user groups, with heavy vehicles paying less than the full costs they impose on the economy. Charging the developer for a developments impact on roads and traffic is more equitable than imposing these costs on the general community.
- “Road haulage has significant community costs including noise and dust pollution increased energy usage, increased road maintenance, safety hazards, negative effects on tourism and complaints from local resident” (NSW Coal Development Strategies Industry Task Force, 1990, page 59).
- “It is within power for a Council to impose conditions under Section 94 requiring a monetary contribution towards the cost of maintenance, repair and reconstruction of classified main roads” and this power is “confined to roads within its boundaries” (Judgment in the Land and Environment Court, 1987 in Capital Quarries Pty Ltd versus Gunning Shire Council and others).
- “Road wear and tear is very obvious on any road that is used extensively by heavy trucks.” (ISC, 1986, page 476).

##### **4.6.1.3 Calculation**

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

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

##### **4.6.1.4 Contribution Rate**

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

The contribution rate will be:

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

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

## **4.7 S94 TOMAREE PENINSULA DISTRICT ROADWORKS STRATEGY PLAN**

### **4.7.1 PURPOSE OF PLAN**

The Plan provides the means of levying Section 94 Contributions on defined development and expending payments received on identified local roads, on a prioritised basis, in the Tomaree Peninsula District Plan Area.

This Plan repeals the “Nelson Bay Roadworks”, “Boat Harbour Roadworks - Roundabout Gan Gan Road and Blanch Street” and “Boat Harbour Roadworks - Roundabout Blanch Street and Two Unnamed Roads Connecting to Proposed Subdivision” specific Plans of the Tomaree Peninsula Section 94 Contribution Plan (No. 6).

Any residue Section 94 Contributions and unexpended cash from the repealed Plans will be transferred to this Plan.

Cash held will be utilised on the projects transferred to this Plan, or where the projects have been deleted, on the projects within the attached Schedule R2.

### **4.7.2 RELATIONSHIP TO OTHER DOCUMENTS**

This plan should be read in conjunction with the document “Section 94 Roadworks - Volume A” (September 1997) which forms part of this Plan. Volume A provides the introduction and background to formulating this Section 94 Roadworks Plan.

### **4.7.3 DEVELOPMENT THAT IS REQUIRED TO CONTRIBUTE TO THIS PLAN**

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

### **4.7.4 RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND FOR ADDITIONAL ROADWORKS**

#### **4.7.4.1 NEXUS**

The Environmental Planning and Assessment Act (as amended) 1979, requires that a “nexus” (relationship) is identified between the development being levied and the projects proposed within the Plan. The “nexus” must include three aspects:- causal; physical and temporal.

#### 4.7.4.2 CAUSAL NEXUS

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

#### 4.7.4.3 PHYSICAL NEXUS

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

#### 4.7.4.4 TEMPORAL NEXUS

The works schedule identifies:

- a) Projects which have been undertaken in order to satisfy future demand.
- b) Projects which are proposed to be undertaken at a timeframe related to expected income from Section 94 contributions and the Council apportioned income.

### **4.7.5 EXPECTED INCREASE IN TRAFFIC GENERATION**

Traffic generation growth has been based on the population growth rates, as indicated by Council's Beyond 2000 Strategy - Stage 2, for each of the global districts, as being the most readily available and comparable. The growth rate of 3.7% has been adopted for the Tomaree Peninsula District Roadworks Plan

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

**4.7.6 FORMULA USED TO DETERMINE CONTRIBUTION**

The combined cost of the proposed projects within each category (from the Engineering Forward Works Program) is divided by the total projected traffic generation count for the Plan catchment to determine a dollar cost per vehicle trip generated. The costs per vehicle for each category are then added together to give a total Rate for each proposed catchment area. The process is outlined in the Flowcharts of Appendix B and the Calculations of Appendix C (Volume A). This formula may be expressed as follows:

**Contribution Rate for Plan Area:**  $C^1 = \sum \{\beta\} + CPI$

where:

$C^1$  = Contribution Rate per vehicle generation trip.

$\sum \{\beta\}$  = Sum of  $\beta$

$\beta$  =  $\left\{ \frac{\sum P}{\delta} \right\}$  = Cost per Vehicle Trip generated for each Roadworks Category

$\sum P$  = Sum of  $P$

$P$  = Cost of each project for that Roadworks Category

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

$\psi$  = Sum of Daily Vehicle Generated Trips for each lot within each Plan Area at date of adoption of Plan. = 116179

$\phi$  = Growth Factor for each Plan Area = 3.7%

**CPI** = Consumer Price Index - costs will be indexed to current CPI movements.

$\sum \{\beta\}$  has been determined in accordance with the following schedule for the Tomaree Peninsula District Roadworks Plan :

CATEGORY	Total Estimate	Cost per Vehicle Trip $\beta$
Local Roads - Construction	\$8,570,000	\$44
Local Roads - Intersection Treatments	\$2,280,000	\$14
Local Roads - Rehabilitation	\$534,000	\$3
Local Roads - Sealing of Gravel Roads	\$315,000	\$1
<b>Total Contribution per Vehicle Trip</b> $\sum \{\beta\}$		<b>\$62</b>

Calculation of Section 94 Contribution per Vehicle Trip:

Contribution (as @ 25/3/1998)	=	\$ 62.00
Plus: CPI from 25 <sup>th</sup> March 1998 to 5 <sup>th</sup> May 2005	=	\$ 14.00
SUB TOTAL:	=	<u>\$ 76.00</u>
Management Contribution (6% as @ 5/5/2005)	=	\$ 4.56
S94 Contribution per Vehicle Trip	=	<u>\$ 80.56</u>

**The Section 94 Contribution per Vehicle Trip is \$81**

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

**Development Contribution**       $C = G \times C^1$

**G**      =      Total traffic generation from development (VPD)

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

**C<sup>1</sup>**      =      Contribution Rate per vehicle generation trip.

For a normal residential dwelling lot this will equate as follows:-

Calculation of Section 94 Contribution per additional lot or dwelling:

Contribution per Vehicle Trip x Total Traffic Generation from Development (VPD) =	\$81 x 9
Section 94 Contribution	= <u>\$729.00</u>

**The Section 94 Contribution per additional lot or dwelling is \$729**

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

**4.7.7 WHEN DEVELOPMENT IS REQUIRED TO CONTRIBUTE**

- (i) Residential subdivision of vacant land:-
  - the time of subdivision and,
  - prior to the release of the linen plan of subdivision.
- (ii) Residential dwelling:-
  - Nil (covered by (i))
- (iii) Multi - residential units:-
  - for traffic generation in excess of single dwelling,
  - at Development Application stage,
  - and prior to release of building approval.

- (iv) Commercial/Industrial Subdivision:-  
 - At the time of subdivision and,  
 - prior to the release of the linen plan of subdivision.

Traffic generation based on the following:-  
 Floor space ratio (floor area: site area):- 0.5:1  
 Commercial:- 1 Daily Vehicle Trip per 10 m<sup>2</sup>  
 Industrial:- 4 Daily Vehicle Trips per 100 m<sup>2</sup>

- (v) All other development:-  
 - for traffic generation in excess of (i) to (iv),  
 - At Development Application stage and,  
 - (a) prior to release of building approval; or  
 - (b) where no building approval is required, at release of consent

**4.7.8 ROADWORK PROJECTS PROPOSED TO BE CARRIED OUT**

The estimated cost and staging of the identified Roadwork Projects are included in the attached **Schedule R2**.

**4.7.9 ESTIMATED SECTION 94 APPORTIONMENT**

It is anticipated that the following Section 94 Contribution amounts will be received over the life of the Plan:

<b>CATEGORY</b>	<b>TOTAL ESTIMATE</b>	<b>S94 ESTIMATE</b>
Local Roads - Construction	\$8,570,000	\$3,425,942
Local Roads - Intersection Treatments	\$2,280,000	\$615,766
Local Roads - Rehabilitation	\$534,000	\$133,400
Local Roads - Sealing of Gravel Roads	\$315,000	\$102,306
<b>TOTAL</b>	<b>\$11,699,000</b>	<b>\$4,277,414</b>

SCHEDULE R2

PRIORITY	LOCATION	PROJECT DESCRIPTION	WORK ESTIMATE	ANTICIPATED FUNDING PERIOD
Local Roads - Construction				
0	Fingal Bay	MARINE DRIVE; Reconstruction from Tomaree Rd to Fingal Bay. from 0.05 to 0.71	\$200,000.00	1998/99
2	Nelson Bay	GAN GAN ROAD; Reconstruction south of the Army Base. from 7.3 to 8.2	\$300,000.00	1999/00
3	One Mile	GAN GAN ROAD; Reconstruction south of the Army Base. from 6.67 to 7.3	\$200,000.00	1999/00
5	Nelson Bay	GOWRIE AVENUE; Construction from Beach Rd to Norburn Ave. from 0 to 0.37	\$275,000.00	2000/01
6	Shoal Bay	SYLVIA STREET; Construction from Government Rd to Tomaree Rd. from 0 to 0.12	\$75,000.00	2001/02
8	Nelson Bay	DIXON DRIVE; Reconstruction from Norburn Ave to Victoria Pde. from 0.23 to 0.39	\$120,000.00	2001/02
11	Corlette	FORESHORE DRIVE; Reconstruction including kerb & guttering. from 2.30 to 2.82	\$300,000.00	2002/03
17	Boat Harbour	BLANCH STREET; Reconstruction north of Kingsley Drv. from 0.6 to 1.09	\$300,000.00	2004/05
18	Fingal Bay	MARKET STREET; Construction including kerb & gutter to Tuna Cres. from 0 to 0.08	\$60,000.00	2004/05
20	Nelson Bay	DOWLING STREET; Reconstruction from Bay Street to Austral Street from 0 to .15	\$90,000.00	2005/06
21	Nelson Bay	DOWLING STREET, MAGNUS STREET; Reconstruction from Austral Street to Shoal Bay Road	\$1,300,000.00	2005/06
24	Soldiers Point	KENT GARDENS; Widening including kerb and gutter from 0.0 to 0.5	\$200,000.00	2005/06
27	Shoal Bay	HORACE STREET; Reconstruction from Messines Street to Siddons Street from 0.00 to 0.32	\$200,000.00	2006/07
28	Shoal Bay	RIGNEY STREET; Reconstruction from Fingal St to Messines St from 0.0 to 0.6	\$300,000.00	2006/07
29	Anna Bay	CAMPBELL AVENUE; Construction from Margaret St to Robinson Ave. from 0.37 to 0.59	\$100,000.00	2007/08
31	Fingal Bay	BOULDER BAY ROAD; Construction including kerb & gutter at Farm Road	\$100,000.00	2006/07
37	Shoal Bay	HORACE STREET; Reconstruction north of Peterie St. from 0.46 to 0.64	\$20,000.00	2009/10
43	Anna Bay	SCOTT STREET; Reconstruction including widening from 0.6 to 0.8	\$80,000.00	2011/12
45	Nelson Bay	DIXON DRIVE; Construction from Shoal Bay Rd to Archilles St. from 0 to 0.09	\$50,000.00	2012/13
46	Anna Bay	MORNA POINT ROAD; Reconstruction north of Ocean Pde. from 0.05 to 0.54	\$300,000.00	2012/13



PRIORITY	LOCATION	PROJECT DESCRIPTION	WORK ESTIMATE	ANTICIPATED FUNDING PERIOD
51	Nelson Bay	NELSON BAY BYPASS ROAD; Construction between Nelson Bay Road & Government Road (Route 4A). from 40.8 to 45.1	\$4,000,000	2013/16
			<b>\$8,570,000.00</b>	
<b>Local Roads - Intersection Treatment</b>				
1	Nelson Bay	GOWRIE AVENUE, SHOAL BAY ROAD; Construction of Roundabout at this Intersection from 0.8 to 1.0	\$200,000.00	1998/99
2	Nelson Bay	DONALD STREET, YACAABA STREET; Construction of a roundabout	\$150,000.00	1999/2000
3	Nelson Bay	STOCKTON STREET, CHURCH STREET; Construction of a roundabout to include Moorrooba Crescent	\$600,000.00	2000/01
4	Nelson Bay	DONALD STREET, STOCKTON STREET; Installation of Traffic signals	\$120,000.00	2001/02
5	Taylor's Beach	PORT STEPHENS DRIVE; Construct left turn lane and right turn slip lane at Taylor's Beach Rd	\$50,000.00	2001/02
6	Soldiers Point	CROMARTY ROAD; Reconstruction of intersection with Soldiers Pt Rd from 0.56 to 0.62	\$120,000.00	2002/03
7	Nelson Bay	DOWLING STREET, STOCKTON STREET; Construction of a roundabout	\$150,000.00	2003/04
8	Salamander Bay	WANDA AVENUE; Realign intersection at Foreshore Drive	\$40,000.00	2003/04
11	Boat Harbour	GAN GAN ROAD, BLANCH STREET; Construction of a new roundabout at the intersection	\$600,000.00	2006/07
12	Nelson Bay	CHURCH STREET, DONALD STREET; Construction of a roundabout	\$250,000.00	2007/08
			<b>\$2,280,000.00</b>	
<b>Local Roads - Rehabilitation</b>				
3	Anna Bay	FROST ROAD; Gan Gan Rd End from 0.00 to 0.20	\$32,000.00	1998/99
8	Anna Bay	GAN GAN ROAD; Southern End from 0.20 to 0.95	\$140,000.00	1999/00
18	Salamander Bay	FORESHORE DRIVE; Section near large culvert from 1.93 to 2.45	\$70,000.00	2000/01
22	Bobs Farm	MARSH ROAD; 0.00km at Western End from 3.76 to 4.10	\$64,000.00	2001/02
23	Salamander Bay	HOMESTEAD STREET; Section from George Rd towards Lambton Cl from 0.00 to 0.24	\$30,000.00	2001/02

<b>PRIORITY</b>	<b>LOCATION</b>	<b>PROJECT DESCRIPTION</b>	<b>WORK ESTIMATE</b>	<b>ANTICIPATED FUNDING PERIOD</b>
32	Bobs Farm	MARSH ROAD; 0.00km at Western End from 6.84 to 7.31	\$70,000.00	2002/03
37	Bobs Farm	MARSH ROAD; 0.00km at Western End from 4.90 to 5.21	\$62,000.00	2003/04
41	Salamander Bay	FORESHORE DRIVE; Near Sandy Pt Road from 2.68 to 2.74	\$16,000.00	2003/04
59	Nelson Bay	DIXON DRIVE; Section from Shoal Bay Road from 0.04 to 0.15	\$40,000.00	2005/06
70	Anna Bay	MORNA POINT ROAD; Short Section near Reserve from 0.00 to 0.05	\$10,000.00	2006/07
			<b>\$534,000.00</b>	
<b>Local Roads - sealing of gravel roads</b>				
1	Nelson Bay	BEENONG CLOSE; New construction of 50 m section including drainage works from 0 to 0.05	\$35,000.00	1998/99
2	Salamander Bay	COOK STREET; New construction 270 m from 0 to 0.27	\$50,000.00	1998/99
16	Anna Bay	OLD MAIN ROAD; New construction from Morna Point Rd to school bus turning area from 0.18 to .68	\$130,000.00	2010/11
17	Anna Bay	OLD MAIN ROAD; New construction from Morna Point Rd to Campbell Ave from 0.00 to .18	\$100,000.00	2010/11
			<b>\$315,000.00</b>	

<b>TOTAL OF ROADWORKS</b>	<b>\$11,699,000.00</b>
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**4.8 NELSON BAY COMMERCIAL/RETAIL & FORESHORE AREA  
CAR PARKING**

**4.8.1 CONTRIBUTION REQUIRED**

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

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

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

**4.8.2 NEXUS**

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

**4.8.3 CALCULATION**

The construction costs as listed in the attached schedule total \$17.058 million (2002 assessment). The total spaces provided are 1,636.

The current cost of providing a carparking space has been assessed as -

$$\$17,057,500 \div 1,636 = \$10,426.34$$

**4.8.4 CONTRIBUTION RATE**

Where a Contribution is required, the number of spaces will be calculated in accordance with the provision of DCP 24 - Parking and Traffic (as amended).

Calculation of Section 94 Contribution:		
Contribution (as @ 31/10/2002)	=	\$10,426.34
Plus: CPI from 31 <sup>st</sup> October 2002 to 5 <sup>th</sup> May 2005	=	\$ 597.93
SUB TOTAL	=	\$11,024.27
Management Contribution (6% as @ 5/5/2005)	=	\$ 661.46
S94 Contribution	=	<u>\$11,685.73</u>
<b>The Section 94 Contribution per Car Parking space is</b>		<b>\$11,686</b>

**TRAFFIC & PARKING STRATEGY FOR NELSON BAY BUSINESS & FORESHORE DISTRICT**

<b>Recommended On-Street Improvement</b>	<b>Recommended Off-Street Improvement</b>	<b>Approx. Parking Spaces Increase</b>	<b>Approx. Cost</b>	<b>Estimated Timing</b>
	Seal & line mark the bottom floor of Donald Street east carpark	15	\$60,000	1997/98
	Seal & line mark next to the Donald Street east carpark	15	\$35,000	1999/2000
Construct angle car parking spaces northern side Victoria Pde		20	\$78,000	2002/03
Construct angle car parking spaces southern side Victoria Pde		26	\$174,500	2002/03
	Redevelop the Donald Street west carpark to 6 levels and shops	510	\$6,000,000	2008/09 to 2014/15
	Construct additional 4 levels on Donald Street east carpark	250	\$2,500,00	2008/09 to 2014/15
	Develop land adjoining Donald Street east carpark to provide 6 levels	200	\$2,200,000	2008/09 to 2014/15
	Develop Crown land on southern side of Victoria Parade	600	\$6,000,000	2008/09 to 2014/15
<b>TOTALS:</b>		<b>1,636</b>	<b>\$17.058m</b>	

**4.9 ANNA BAY/BOAT HARBOUR DRAINAGE WORKS**

**4.9.1 FLOOD DRAINAGE STUDY FOR THE BOAT HARBOUR, ANNA BAY CATCHMENT INCORPORATING THE MURRUMBURRIMBAH SWAMP.**

**1. Flood/Drainage Study for the Boat Harbour, Anna Bay Catchment incorporating the Murrumburrimbah Swamp.** (see map Appendix 1)

**4.9.1.1 NEXUS**

- Potential exists for rezoning of land in and around the Anna Bay Catchment area. Council needs to know the sustainable development within the catchment area so future developments can be approved or have conditions set to achieve Council’s requirements.
- A Study has been carried out which identifies the needs for drainage works, construction or maintenance, within the catchment area.
- The Study is undergoing revision prior to implementation. A separate or amendment of the current Section 94 Plan may be required to include the costs of works identified.

**4.9.1.2 CONTRIBUTION CALCULATION**

The cost of Studies has been estimated at \$70,000.

The Study will be paid for by developers of land throughout the catchment.  
(see map - Appendix 1)

Any further works on a drainage system will require an upgrading of the Section 94 Plan to include those charges.

**S94 Contribution – Flood Drainage Study**

Contribution rate per lot	=	<u>Estimated Cost of Study</u> Catchment Lot Yield
	=	<u>\$70,000</u> 300
Contribution (as @ 23/6/1999)	=	\$233.00 per lot / unit

**Contribution – Implementation of the Findings of the Study**

In addition some allowance needs to be made for the cost of implementing the findings of the Drainage Study. The Study identifies works required to an amount of \$3,575,000. These works have been prioritised and are under consideration by Council. Until the works are adopted and apportionment determined an allowance of \$267.00 per lot/unit would be an appropriate interim allocation.

The total catchment area has potential for 300 residential lots at current zonings.

Calculation of Section 94 Contribution:

Contribution = Contribution Flood Drainage Study + Contribution for Implementation  
= \$233.00 + \$267.00

Contribution (as @ 23/6/1999) = \$500.00

Plus: CPI from 23<sup>rd</sup> June 1999 to 5<sup>th</sup> May 2005 = \$103.03

SUB TOTAL = \$603.03

Management Contribution (6% as @ 5/5/2005) = \$ 36.18

S94 Contribution = \$639.21

**The Section 94 Contribution per additional lot or dwelling is \$639**

#### 4.9.1.3 WORK SCHEDULE

- 1993 - 1997  
Drainage/Flood Study undertaken by Council to assess the impact of development of the catchment.
- 1998 -  
Works proposed as outcome of the study

**4.9.2 UPGRADING OF THE EXISTING DRAINAGE TO A TRUNK SYSTEM TO CATER OF THE 1% ANNUAL EXCEEDENCE PROBABILITY FLOODING EVENT IN BOAT HARBOUR**

**4.9.2.1 NEXUS**

- The existing drainage in the residential areas of Boat Harbour are under capacity and local flooding occurs on a frequent basis with storms of low intensity.
- The proposal for future subdivisions both upstream and within existing residential areas will only exacerbate the problem.
- The upgrading of Trunk Drainage will facilitate a more manageable residential village with less maintenance required on both road and drainage due to the reduced impact of flooding.
- It is proposed that the Trunk Drainage be designed and constructed large enough to cater for the 1% AEP.

**4.9.2.2 CONTRIBUTION CALCULATION**

Council expended \$54,000 in 1992 and a further \$156,000 in 1993 on Trunk Drainage Works in Boat Harbour - giving a total of \$210,000. Further works are still to be undertaken to complete the system.

\$30,000	Water quality and sediment control at the beach outfall.
\$90,000	Contract pipe work to complete the Trunk Drainage system.
\$30,000	Rehabilitate shoulders of existing street where pipe work was installed.

Total cost of works - \$360,000.

The total number of lots that will discharge into this Trunk system is 350.

Calculation of Section 94 Contribution:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Trunk Drainage Cost} + \text{Rehabilitation Cost Associated with Pipe Work}}{\text{Catch Lot Yield}} \\ &= \frac{\$330,000 + \$30,000}{350} \end{aligned}$$

Contribution (as @ 23/6/1999)	=	\$1,029.00
Plus: CPI from 23 <sup>rd</sup> June 1999 to 5 <sup>th</sup> May 2005	=	\$ 212.03
<b>SUB TOTAL</b>	=	<b><u>\$1,241.03</u></b>
Management Contribution (6% as @ 5/5/2005)	=	\$ 74.46
<b>S94 Contribution</b>	=	<b><u>\$1,315.49</u></b>

**The Section 94 Contribution per additional lot or dwelling is \$1315**

It is expected that Council will raise \$127,596 from developers contributions leaving a shortfall of \$22,404 to be funded from General Revenue.

ie.	\$360,000	Estimated Cost of Project
	- \$210,000	Council prior expenditure
	- <u>\$127,596</u>	Section 94 Contributions
	<u>\$ 22,404</u>	Balance to be funded by Council

**4.9.2.3 WORK SCHEDULE**

- 1995-2000  
Complete Trunk Drainage System within Boat Harbour village. This date would be dependent on the release of the Landcom subdivision and lots within Boat Harbour village. Landcom's subdivision will have the greatest impact on the upstream end of the Trunk Drainage and when this subdivision is constructed then the Trunk Drainage should be completed to cater for their run-off.



APPENDIX 1

APPENDIX 2

## **4.10 FIRE FIGHTING AND EMERGENCY SERVICES CONTRIBUTION PLAN**

### **4.10.1 PURPOSE OF PLAN**

To provide the necessary fire fighting and emergency services capacity created by the forecast increase in population.

The Section 94 contribution will apply to all Plan areas within the Port Stephens local government area (see map - page 1-4 ).

### **4.10.2 AIMS OF PLAN**

- To ensure the Council fire fighting and emergency services capacity is at least maintained to current standards during period of growth.
- To ensure the availability of funds to purchase equipment and provide services required to meet the increase in demand created by additional population.
- To ensure that there is an equitable contribution from new development in all localities of the Council area, recognising the total coverage of the fire fighting and emergency service provided.

### **4.10.3 NEXUS**

- The Port Stephens Council has an establishment of 13 Rural Fire Service Brigades situated in the localities of:-

Anna Bay/Bobs Farm  
Bowthorne/Hinton  
East Seaham  
Fingal Bay  
Raymond Terrace  
Iona/Duns Creek  
Karuah

Lemon Tree Passage  
Medowie  
Seaham  
Soldiers Point  
Tanilba Bay/Mallabula  
Williamtown/Salt Ash

- The Rural Fire Service, whilst directly servicing the localities in which the brigades are situated, operate on a comprehensive inter-dependent operational structure.
- The Rural Fire Service provides a Council area wide fire fighting service, both in urban and rural areas and in conjunction with the NSW Fire Brigade Service and other authorities.
- The Rural Fire Service provides a fire fighting service to all forms of the built environment, as well as undeveloped urban lot, rural land and rural property. At this stage of the Plan, the contribution requirement applies to new residential/rural residential development.
- As the Rural Fire Service operates on a Council area basis, to the benefit of all residents and developments, it is considered equitable and reasonable that the Section 94 Contribution applies on an a Council area basis.
- The Emergency Service facilities are temporarily located in Port Stephens Street with storage at Rees James Road, Raymond Terrace. The proposal is also for a Sub Branch at Corlette. These services are intended to be available and provide a service to all Plan areas of the Port Stephens local government area.

### **4.10.4 CALCULATION OF CONTRIBUTION**

The Section 94 Contribution will apply to defined development in all Plans in the Port Stephens local government area.

Assessment of the amount of Section 94 Contribution for Fire Fighting & Emergency Services acquisition will apply to:

- additional lots in the case of subdivision
- additional dwellings in the case of medium density development (including duplex and dual occupancy development)
- Tourist Accommodation & permanent Mobile Homes/Caravans (at 50% of the general Section 94 contribution)

The estimated population of the Council area at the 30/6/97 was 52,445.  
The number of Rural Fire Service Brigades servicing the Council area is 13.  
The ratio of Brigades to population is 1:4,035.  
The estimated population at the 30/6/2007 is 71,535.

The estimated population growth of 19,090 would require the provision of 4.7 Brigades at the current ratio of provision.

The NSW Fire Brigade provides a fire fighting service to Raymond Terrace, Fern Bay, Nelson Bay, Shoal Bay & Corlette. Whilst Council fire and emergency services are available and do also provide services to the areas nominated, it is considered reasonable to recognise the Fire Brigade Service provided, which although Council subsidises nevertheless diminishes the demand on equivalent Council services.

The N.S.W. Fire Brigade provides a service to 43% of the Council area population. A factor of 50% has been adopted for the calculation of the Section 94 Contribution for the population within the NSW Fire Brigade districts.

Based on the current ratio of Brigade provision and allowing for the N.S.W. Fire Brigade factor, a further 3.6 Rural Fire Service Brigades will be required to service the forecast population increase of 19,090. The estimated cost of equipping a Rural Fire Service Brigade is \$310,000 (including vehicle, equipment and housing). This cost is adopted as the standard for calculation of the contribution, though brigades are located in urban and rural areas. The total cost to finance the 3.6 brigades is therefore \$1,116,000.

The Emergency Service Unit establishment cost is estimated at \$383,000. The forecast population increase will increase demand for this service by 36%. The proportionate increase in equipping costs will be \$137,880.

#### **4.10.5 ALLOCATION OF CONTRIBUTION**

- The assessed contribution is per additional lot or dwelling. The Contribution will be used to service the area wide fire fighting and emergency services needs of the Port Stephens Local Government Area.
- Development and population increase are not evenly spread over the Council area. The rate of development is not on an even and continuous basis, but fluctuates according to local and national economic trends.
- For this reason, assessment will be made on an ongoing basis, of the level of development and population increase in localities of the local government area.

Where deemed necessary, Contributions will be utilised for specific Rural Fire Service Brigades or Emergency Services, to augment existing fire fighting and emergency services facilities or extend services and facilities to meet localised demands, but still adhering to the requirement of area wide availability and service.

**4.10.6 CONTRIBUTION CALCULATION**

The estimated cost of providing Fire Fighting Equipment (\$1,116,000) and Emergency Service Equipment (\$137,880) is \$1,253,880.

The estimated population increase is 19,090. Based on the Council area occupancy factor of 2.84 (1996 Census) an additional 6,731 lots or dwellings will be required to accommodate the forecast increase in population.

Calculation of Section 94 Contribution:

Contribution	=	<u>Cost of Equipment</u> Additional lots or dwelling	
	=	<u>\$1,253,880</u> 6,731	
Contribution (as @ 23/6/1999)	=		\$186.28
Plus: CPI from 23 <sup>rd</sup> June 1999 to 5 <sup>th</sup> May 2005	=		\$ 38.38
SUB TOTAL	=		<u>\$224.66</u>
Management Contribution (6%as @ 5/5/2005)	=		\$ 13.48
S94 Contribution	=		<u>\$238.14</u>

**The Section 94 Contribution per additional lot or dwelling is \$238**

**4.11 LIBRARY BOOKSTOCK CONTRIBUTION****4.11.1 PROPOSAL**

To require a Library Bookstock Acquisition Section 94 contribution from defined development in all Plan areas of the Port Stephens local government area ( see map - page 1-4 ).

**4.11.2 BACKGROUND**

Council currently provides a Library Service for residents of the Port Stephens Local Government area, centred on public libraries at Raymond Terrace and Salamander Bay, with a community library at Tilligerry.

A Mobile Library Service commenced in 1997/98 which provides library services throughout the Port Stephens local government area.

**4.11.3 NEXUS**

The estimated increase in population of the Council area from 2002 to 2012 is 2,260 people.

This increase in population will create the demand for additional library resources.

A per capita provision of library resources (books, magazines, videos etc.) at the ratio of 1 person to 1.5 resources is based on the publication by the Australian Library and Information Association (ALIA) 1997. The publication, "Towards a quality service: goals, objectives and standards for public libraries in Australia", provides a guide for the development of library resources on the basis of the following ratios (p.52):

	Short-term	Medium-term	Long-term
Items per capita	1.5	1.75	2
Material additions per 1000 population	150	200	250

It is considered demand is related to population.

The Council Library Network of branch libraries at Raymond Terrace and Salamander Bay, a community library at Tilligerry and the Mobile Library Service will be available to the increased population, servicing the total Local Government area.

**4.11.4 CONTRIBUTION CALCULATION**

Assessment of the amount of Section 94 Contribution for Library bookstock acquisition will apply to:

- additional lots in the case of subdivision
- additional dwellings in the case of medium density development (including duplex and dual occupancy development)
- Permanent Caravans/Mobile Homes (at 50% of the general section 94 contribution)

The average valuation of library resources acquired in 2001/02 was \$20.06 (source: Library Services Manager). The cost of processing and cataloguing library resources is estimated at \$6.85 per item. This provides a total item cost of \$26.91.

Calculation of Section 94 Contribution:

- C) = Section 94 Contribution per additional lot or dwelling
- A) = Ratio of Library Resource provision per person
- B) = Cost of Library Resource item
- D) = Occupancy ratio (2001 Census)

Contribution	=	(A x B) x D
	=	(1.5 x \$26.91) x 2.6
Contribution (as @ 31/10/2002)	=	\$104.95
Plus: CPI from 31 <sup>st</sup> October 2002 to 5 <sup>th</sup> May 2005	=	\$ 6.02
SUB TOTAL	=	<u>\$110.97</u>
Management Contribution (6% as @ 5/5/2005)	=	\$ 6.66
S94 Contribution	=	<u>\$117.63</u>

**The Section 94 Contribution per additional lot or dwelling \$118**

**5. WORK SCHEDULES**

1. Public Open Space & Parkland
2. Sporting and Major Recreation Facilities
3. Community Facilities
4. Road Works
5. Car Parking
6. Drainage Works
7. Fire Fighting & Emergency Services
8. Library Book Stock Acquisition

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

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



<b>1. Public Open Space and Parkland</b>			
<b>Project</b>	<b>Facility Type</b>	<b>Staging</b>	<b>Project Estimate</b>
Land dedication for Public Open Space and Parkland		As determined by the needs of the development	
Corlette Headland Reserve	Seating, Picnic Tables, Pathways	1	\$27,000
	Picnic Shelters	2	\$4,000
	Boardwalks	3	\$150,000
Barry Park	Picnic Shelter, Bench Seat, Roof Shelters	1	\$11,000
	Electric Barbeque	2	\$10,000
	Lighting	4	\$10,000
Fingal Bay Foreshore	Open air double shower	2	\$4,000
	Playground, Lighting	3	\$160,000
Soldiers Point Boat Ramp Area	Toilet Block	3	\$150,000
Everitt Park	Landscape improvement	2	\$30,000
	Tables, Chairs, BBQ, Lighting	3	\$25,000
Georges Reserve	Picnic Facilities, Landscaping	1	\$5,000
Wanda Head to Georges Reserve Foreshore	Recreational walking path	1	\$50,000
Port Stephens Drive adjacent to Mambo Reserve – from bike track exit to Foreshore Reserve area	Recreational walking track	1	\$50,000
Tomaree Bushland Reserves	Vehicle barriers	1	\$50,000
Campbell Walsh Reserve – corner Taylors Beach Rd & Albert Street	Extra Lighting	1	\$5,000
Pearson Park	Outside Shower	3	\$3,000
Joe Redman Reserve	BBQ	2	\$2,000
Boronia Park – Boronia Ave & Port Stephens Drive	Table & Chairs	2	\$3,000
Bagnalls Beach Reserve – east of Bagnalls Beach Road	Barbeques, Car Parking	1	\$55,000
Nelson Bay Foreshore	New amenities building	1	\$270,000
	Beach erosion measures	1	\$30,000
	Construction of new car-park	1	\$65,000
	Viewing platforms	1	\$45,000
	Energy efficient lighting system	1	\$100,000
	Concrete steps to western end of main beach	2	\$100,000
	New parking on north side of Victoria Parade	2	\$60,000

<b>1. Public Open Space and Parkland (continued)</b>			
<b>Project</b>	<b>Facility Type</b>	<b>Staging</b>	<b>Project Estimate</b>
Nelson Bay Foreshore (continued)	Landscaping of southern side of Victoria Parade	2	\$80,000
	New pathways	2	\$100,000
	Reclamation of Boat Harbour Beach and new facilities	2	\$750,000
	Upgrading of playground	2	\$80,000
	Picnic shelters and seating	2	\$25,000
	Landscaping/stabilisation of southern side of Teramby Road	2	\$50,000
Shoal Bay Foreshore	Wharf upgrade	1	\$150,000
	Anzac Park - car park and entrance	2	\$385,307
	Anzac Park - new amenities building	2	\$250,000
	Anzac Park - new cycle ways and paths	2	\$100,000
	Anzac Park - new park furniture	2	\$50,000
	Anzac Park - revegetate Beach Road	2	\$70,000
	Furniture	2	\$55,000
	Landscape improvement	2	\$85,000
	Path upgrades	2	\$52,000
	Playground	2	\$80,000
	Anzac Park - bushland rehabilitation	3	\$40,000
	Lighting	3	\$80,000

<b>2. Sporting and Major Recreation Facilities</b>			
<b>Project</b>	<b>Facility Type</b>	<b>Timing</b>	<b>Project Estimate</b>
Tomaree Leisure Facility / Aquatic Centre	1 – Provision of pool heating	1997/01	\$486,475
	2 – Provision of indoor pool, crèche and café – Stage 1	2007/08	\$2,500,000
	3 – Provision of indoor pool, crèche and café – Stage 2	2008/09	\$2,500,000
	4 – Provision of new extension and road diversion	2009/10	\$700,000
	5 – Provision of indoor fitness facility – Stage 1	2010/11	\$1,500,000
	6 – Provision of indoor fitness facility	2011/12	\$1,200,000
Tomaree Sports Complex	Athletics cross country course, oval regrade, access upgrade, shelters	2003/10	\$510,000
Netball Courts Development	2 Netball courts, including access, carparking and lighting	2005/06	\$170,000
Nelson Bay Tennis Development	Stage One – Tennis Courts, access, car parking, amenities	2007/09	\$497,000
	Stage Two – Additional Tennis Courts, lighting, access, car parking, club room extensions	2009/10	\$450,000
Salamander Oval	Lighting	2006/08	\$50,000
Salamander Sports Complex	Five rectangular ball fields, two overlaid cricket oval including amenities, car parking, floodlighting, irrigation and access	2004/06	\$2,521,733
Strong Oval	Lighting	2003/04	\$45,000
Croquet Courts		2005/08	\$150,000
Birubi Surf Club	Extensions	2006/08	\$700,000
Soldiers Point Tennis Club	Clubhouse	2006/08	\$250,000
Anna Bay / Boat Harbour Tennis Complex		2006/08	\$450,000
Tomaree Skatepark Facilities	Stage 2 – Nelson Bay	2005/08	\$80,000
	Stage 3 – Location to be determined	2008/10	\$130,000

<b>3. Community Facilities</b>			
<b>Project</b>	<b>Facility Type</b>	<b>Timing</b>	<b>Project Estimate</b>
<b>Council Area Wide:</b>			
Port Stephens Cultural Centre	Venue for Arts, Cultural Activities and Services including Static and Active Displays	2007/08	\$900,000
Council Area Wide Community Facilities Study	Study for the Review of Requirements for the Future Provision of Council Community Facilities	2004/05	\$50,000
<b>Inter Plan Areas;</b>			
Community Bus Service	A service provided for the residents of the Tomaree Peninsula, Tilligerry Peninsula and Rural East Plan Areas	1998/99	\$110,000
<b>Plan Areas:</b>			
Provision of Before / After School Children's Facility	Provision of childcare activity space and office accommodation at Tomaree Education Complex, Salamander	1998/99	\$70,000
Salamander Library	Provision of land, building, furniture and fittings, consultant fees and development costs at Salamander Community Precinct	1999/2000	\$1,660,000
Salamander Community Centre Extensions	Provision of land, expansion of auditorium, meeting room and office accommodation to meet increased patronage and youth component.	2003/04	\$970,000

<b>4. Road Works</b>			
<b>Project</b>	<b>Facility Type</b>	<b>Timing</b>	<b>Project Estimate</b>
Road Works Programme (see Plan for detail of programme, Section 94 allocation and timing)		Priority Order	\$11,699,000

<b>5. Car Parking</b>			
<b>Project</b>	<b>Facility Type</b>	<b>Timing</b>	<b>Project Estimate</b>
Shoal Bay Carparking		Ongoing	Ongoing
Nelson Bay Carparking		Ongoing	Ongoing

<b>6. Drainage Works</b>			
<b>Project</b>	<b>Facility Type</b>	<b>Timing</b>	<b>Project Estimate</b>
Anna Bay / Boat Harbour Study (Note: Prior Expenditure \$85,846)		Ongoing	\$70,000
Boat Harbour Trunk Drainage	Upgrading of trunk drainage	1999/00	\$360,000

<b>7. Fire and Emergency Services</b>			
<b>Project</b>	<b>Facility Type</b>	<b>Timing</b>	<b>Project Estimate</b>
Plan Area Contribution Estimate – 2,614 lots		Ongoing	\$486,936

<b>8. Library Book Stock Acquisition</b>			
<b>Project</b>	<b>Facility Type</b>	<b>Timing</b>	<b>Project Estimate</b>
Plan Area Contribution Estimate – 2,614 lots		Ongoing	\$159,846