

# Section 94 Contributions Plan

*Plan District No.8  
Fern Bay*

 *Port Stephens*

C·O·U·N·C·I·L

*... a community partnership*

23<sup>rd</sup> June 1999

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## 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
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
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
4 <sup>th</sup> December 2004	Raymond Terrace Library Redevelopment
10 <sup>th</sup> February 2005	CPI – December 2004 Quarter
16 <sup>th</sup> April 2005	Council 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 Fern Bay Section 94 Contributions Plan, 1999. 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.8 (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 Fern Bay 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 FERN BAY SECTION 94 CONTRIBUTIONS PLAN APPLIES**

This Plan applies to all land within the Fern Bay Section 94 Contributions Plan identified as Plan Area “8” on the Section 94 Contributions Plan Area Map (refer map - page 1-4), and includes the following localities:

Fern Bay, Fullerton Cove.

**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 Fern Bay Section 94 Contributions Plan has been prepared in accordance with Section 94 AB of the Environmental Planning and Assessment Act, 1979. Council adopted the Plan at a meeting held on the **15<sup>th</sup> June 1999** and came into effect on the **23<sup>rd</sup> June 1999**.

This Plan repeals the Port Stephens Shire Contributions Plan No.8 - Fern Bay, adopted on 20th January, 1993 as amended.

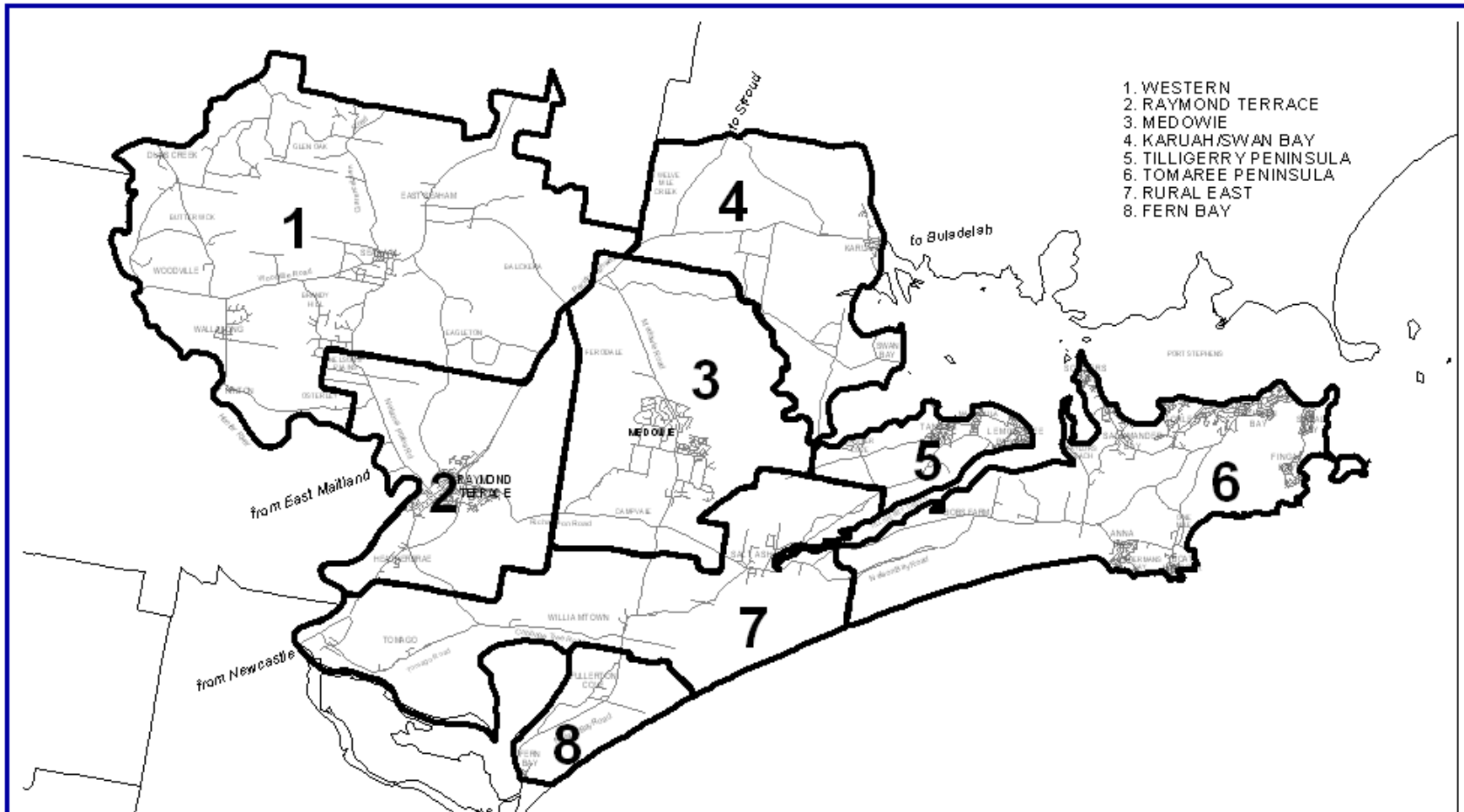
Any residue Section 94 Contributions and unexpended cash from the repealed Plan will be transferred to this Plan. Cash held will be utilised as identified in the Work Schedule.

## **1.6 OPERATIONAL**

1. Summary of Contributions.
2. Plan of Contributions Area (Plan District No. 8 )

<b>Project and Plan Application</b>	<b>Contribution - General (additional lot or dwelling)</b>  \$	<b>Permanent Caravans/Mobile Homes (1) &amp; Tourist Accommodation (2) (per unit)</b>  \$	<b>Bed and Breakfast Per Bedroom After 1<sup>st</sup></b>  \$
<b>Public Open Space &amp; Recreation Facilities</b>	1435	718	358
<b>Community Facilities</b>	1682	841 *Only applies to Permanent Caravans/Mobile Homes	
<b>Roadworks</b>	342 (9 Vehicle Trips / day)	114 (3 Vehicle Trips / day)	57 (1.5 Vehicle Trips / day)
<b>Fire &amp; Emergency Services</b>	242	122	61
<b>Library Bookstock</b>	121	60 *Only applies to Permanent Caravans/Mobile Homes	
<b>Bus Shelters</b>	110	55	27

<b>Road Levy – Traffic Generation (per Vehicle Trip per Day)</b>	38
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<p>1 SG 56/1</p>	<p><b>Port Stephens</b> COUNCIL <i>... a community partnership</i></p> <p><b>Port Stephens Local Government Area Section 94 Contribution Plan Areas</b></p> <p><small>116 Adelaide Street, Raymond Terrace NSW 2324. Phone: (02) 4980 0235 Fax: (02) 4987 3812 Email: council@portstephens.nsw.gov.au</small></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 at 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>TOBYDNIEY</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) & 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 roadwork 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 Program - a review of the items in the works program 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 program 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:

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.**

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

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

##### 3.1.2 PHYSICAL NEXUS

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

##### 3.1.3 TEMPORAL NEXUS

Only those public facilities that 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 EXPECTED TYPES OF DEVELOPMENT IN FERN BAY?**

The Fern Bay Plan area comprises the localities of Fern Bay and Fullerton Cove.

It is not expected that there will be any further development in the existing Fern Bay urban area, except for nominal housing or duplex development.

The major development will be in the residential zoned lands to the north of the existing development. The built form is expected to be separate homes, with medium density development in specified locations, supported by a local shopping centre and community facilities.

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

The initial development is expected to contain a population of 4,990, with an occupancy level of 3.3, requiring the provision of 1,150 lots. (source: Fern Bay Local Environmental Study - Suturs et al 1992)

Population growth is expected to require some 115 additional lots or dwellings per year.

The following TABLES indicates growth assessments and lot utilisation.

POPULATION PROJECTIONS		
Year	Population	Increase
1997	1,160	
2002	3,080	1,920
2007	4,990	1,910

POPULATION PROJECTIONS		
Year	Period	Population Increase
2000	3 years	1,150
2002	5 years	1,915
2007	10 years	3,830

OCCUPANCY FACTOR
3.3 Persons Per Occupied Dwelling

POTENTIAL LOT/DWELLING REQUIREMENT		
Year	Period	Potential Lots/Dwellings
2000	3 years	345
2002	5 years	575
2007	10 years	1,150

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

Due to the small population of the existing Fern Bay settlement, few facilities are currently provided and the existing facilities are at capacity. Development of the proposed new urban area will provide a wider range of facilities, catering to the increased population.

The existing Fern Bay settlement has a community hall, which satisfies the requirement for the existing population. The proposed facilities are required to service future population increase.

### 3.1.7 WHAT PUBLIC FACILITIES ARE REQUIRED?

Fern Bay is a growth area and as such requires a range of community facilities to meet the demand of the increasing population.

Based on the Fern Bay Local Environmental Study (Suters et al 1992) and projected population growth, Council has identified the following additional facilities as needing to be provided in the Plan area.

#### 3.1.7.1 RECREATION FACILITIES.

##### Existing Recreation Facilities Provision

The Fern Bay Environmental Study (Suters et al 1992, page 4) discusses the proximity to recreational facilities in the Newcastle Local Government Area. However, the ultimate Fern Bay urban area will need to become self-sufficient in open space and active recreational facilities. The existing Fern Bay settlement has currently one local park and tennis courts, which have been taken into account in the following calculations.

##### Facilities Required

Embellishment items are indicative only and will be determined at the time of improvement taking into account conditions of areas and resident requirements. All sites include a site preparation component.

The indicative location of these facilities is identified in Development Control Plan No.50 - Fern Bay.

##### **Local Park and Playgrounds:**

1 per 800 persons  
1 existing (embellished) plus 5 new @ 0.3 ha

##### *Embellishment:*

Item	Ratio (items per No. Parks)	Total New
Playground Equipment	1.1	5
Seating x 2	1.1	5
Shelter x 2	1.1	5
Tree Planting x 20	1.1	5
BBQ/Shelter Structure	1.4	1
Picnic Setting	1.4	1
Potable Water	1.1	5
Electricity	1.1	5

##### **Community Recreation Reserve:**

1 per 4,000 persons  
1 new @ 3 ha

##### *Embellishment:*

Item	Ratio (Items per No. areas)	Total New
Playground Equipment	1.1	1
Seating x 2	6.1	6
Shelter x 2	6.1	6
Tree Planting x 200	1.1	1
BBQ/Shelter Structure	2.1	2
Picnic Settings	2.1	2
Public Amenities	1.1	1

Car Parking		30
Vehicle Barriers/fencing		120

**Sporting Reserve and Complex:**

1 new @ 9 ha

Embellishment:

Item	Ratio (Items per population)	Total New
Fields (winter sports)	1:2000	2
Irrigation		2
Floodlighting		2
Amenities		1
Car Parking	30/field	60
Tree Planting x 200		1
Cricket Wickets		1
Cricket Practice Nets		1
Tennis Courts*	1:2200	2
Amenities/Clubroom*		1
Lighting		2
Netball Courts	1:2000	2
Amenities/Clubroom		1
Lighting		2
Car Parking		20
Playground Equipment		1
BBQ/Shelter		1
Picnic Setting		1
Seating x 2		4

\* provision to upgrade existing to cater for increased population

Dedication of Land

The land required for these facilities shall be dedicated for Public Recreation at no cost to Council.

The Community Recreation and Sporting Reserves shall be dedicated at the time of the first stage of development. The Local Parks and Playgrounds shall be dedicated progressively as each stage is developed.

Nexus

The future recreational requirements have been identified in the Fern Bay Local Environmental Study (Suters Architects Snell 1992).

The dedication of land at the first stage of development is required so that Council may develop the services with certainty, as this is an isolated area.

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 in this regard is defined as all land that can be used for both passive and active forms of recreation. Therefore it may include natural reserves (passive) or sports fields (active).
- 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.

The provision of Public Recreation Facilities in Fern Bay is considered to be compatible with the age and social structure of the population.

3.1.7.2 COMMUNITY FACILITIES

Increased Population Threshold	Facility	Land Required (m <sup>2</sup> )
1,000	Community Cottage	1,500
3,830	Multipurpose Community Centre	3,000
	Childcare Centre	1,500

Dedication of Land

The land required for these facilities shall be dedicated for Community Purposes at the time of the first stage of development and at no cost to Council.

Nexus

Proposed development within Fern Bay will demand the provision of a range of services not currently provided. In assessing the need for community facilities, the following facts have been considered:

- The absence of established community facilities in the immediate vicinity of the proposed development site;
- Limitations on the access to some services within Stockton, which is located in the Newcastle City Council L.G.A. and which are currently utilised; and
- Remoteness of the site from other facilities within Port Stephens Shire.

Summary of Capital Facilities

- Multipurpose buildings are desirable where possible to assist in sharing maintenance costs. Council should try to maximise the use for all buildings to ensure they are managed and maintained cost effectively. Compatibility of users is an issue eg: Multipurpose use of youth services may not always be possible.
- Contributions may be in the form of material public benefit where in the opinion of Council, the material public benefit, to the equivalent monetary value, is considered more appropriate.

Contributions

## I. At 1,000 Residents

## A Community Cottage

1. To provide meeting space, information services, and a venue for outreach neighbourhood Community Services
2. It may also be used as office space/accommodation for outreach services
3. Other needs as indicated in the schedule would be met by existing agencies.

## II. At 3,800 Residents

## A. Multipurpose Community Centre;

## B. Childcare Centre Containing;

Pre-school and Long Day Care places

**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. Bus Shelters
6. Fire Fighting & Emergency Services
7. 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 forecasted increase in population will determine the amount of the levy.

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

**4.3 OPEN SPACE & RECREATION FACILITIES**

**4.3.1 CONTRIBUTION CALCULATION**

Facility	Land Reqd (ha)	Site Costs (S) #	Embellish Costs (F)	Total Cost	Number Lots (N) Serviced	Contribution
Local Parks, Playgrounds	1.5	60,000	103,000	163,100	1,150	\$142
Community Recreation Reserve	3.0	90,000	126,500	216,500	*1,380	\$157
Sporting Reserve & Complex	9.0	270,000	833,800	1,103,800	*1,380	\$800
<b>Total</b>	<b>13.5</b>	* Includes existing lots in Fern Bay Village, for which Council has allowed apportionment				<b>\$1,099</b>

Calculation of Section 94 Contribution:

$$\text{Contribution (C)} = \frac{F + S}{N}$$

Where:

- C = amount of contribution
- F = actual cost of embellishment identified in schedule of works
- S = Actual site preparation costs, including tree & scrub removal/pruning recontouring land to suitable grades and turf establishment (\$4/sqm local parks; others \$3/sqm)#
- N = number of lots

# Note: The actual site costs will be reviewed prior to the dedication of the land for Public Recreation.

Contribution (as @ 23/6/1999)	=	\$1,099.00
Plus : CPI from 23rd June 1999 to 5th May 2005	=	\$ 226.45
<b>SUB TOTAL</b>	=	<b><u>\$1,325.45</u></b>
Management Contribution (6% as @ 5/5/2005)	=	\$ 79.53
<b>S94 Contribution</b>	=	<b><u>\$1,404.98</u></b>

**The Section 94 Contribution per additional lot or dwelling is \$1,405**

**4.4 COMMUNITY FACILITIES**

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

Facility	Existing Provision
Community Hall	1

The present population estimate, as at the 30<sup>th</sup> June 1997 is 1,160; with a forecasted increase to 4,990 in 2007, an increase of 3,830 persons.

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

**4.4.1 COUNCIL AREA WIDE**

**4.4.1.1 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, forecasted 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
Capacity at year 2007	=	71,535
Construction Timing	=	2007/2008

The proportion of cost attributable to the forecasted 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 forecasted increase in population for Fern Bay is 20.1% of the total forecasted increase. The proportion of cost to be met by the Fern Bay Plan area is **\$48,300**.

**4.4.1.2 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>

**4.4.1.2.1 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.

**4.4.1.2.2 PURPOSE OF THE STUDY**

- 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.

**4.4.1.2.3 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.

**4.4.1.2.4 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.

**4.4.2 PLAN AREA**

The following formula is used for the calculation of the Section 94 contribution for Community Facilities.

Contribution (C): 
$$\frac{S + F + CPI}{N}$$

Where:

- C** = Amount of contribution/lot
- S** = Actual Site preparation costs, including tree and scrub removal/pruning, recontouring land to suitable grades and turf establishment (\$4/sqm)#
- F** = Building and service cost of providing facilities identified in schedule of works
- N** = Number of lots
- CPI** = Consumer Price Index - costs will be indexed to current CPI movements.

# Note: The actual site costs will be reviewed prior to the dedication of the land for community purposes.

Facility	Land Required (m <sup>2</sup> )	Site Costs (S)#	Building Cost (F)	Total Cost
Community Cottage	1,500	\$6,000	\$120,000	\$126,000
Multipurpose Community Centre	3,000	\$12,000	\$600,000	\$612,000
Childcare Centre	1,500	\$6,000	\$500,000	\$506,000
<b>Total</b>		<b>\$24,000</b>	<b>\$1,220,000</b>	<b>\$1,244,000</b>

**S94 Allocation = \$1,244,000 (June 1999)**

**4.4.3 INTERPLAN**

**4.4.3.1 RAYMOND TERRACE LIBRARY REDEVELOPMENT**

**4.4.3.1.1 PROPOSAL**

To require a Raymond Terrace Library Redevelopment Section 94 contribution from defined development in Western; Raymond Terrace; Medowie; Karuah/Swan Bay; Fern Bay and Rural East S94 Plan areas of the Port Stephens local government area ( see map - page 1-4 ).

**4.4.3.1.2 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.

Raymond Terrace Library, one of 4 branches administered by Port Stephens Council, was originally established in 1946, extended in 1965 and renovated in 1995 to cater to the demands of an increasing population.

Council adopted a report on a proposal to redevelop/relocate the Raymond Terrace library at its meeting of 27 July 2004 based on a number of factors, including current and projected population growth, community expectations of public libraries and the size and condition of the current facility.

### 4.4.3.1.3 NEXUS

The above report provides for a new/redeveloped library to cater for a population of 74,000 by the year 2032. The estimated population catchment for 2005 from the report will be 31,230.

The estimated increase in population of the Council area from 2005 to 2032 is 42,770 people.

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

The proposed redeveloped Library will be available to the increased population, servicing the Stated Plan areas Local Government area.

### 4.4.3.1.4 CONTRIBUTION CALCULATION

Assessment of the amount of Section 94 Contribution for the Library redevelopment 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 proposed redevelopment is estimated to cost \$5,000,000.

The project is to serve residents in the Western; Raymond Terrace; Medowie; Rural East; Karuah/Swan Bay; and Fern Bay Plan Areas.

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

Plan Areas Served: Western; Raymond Terrace; Medowie; Rural East; Karuah/Swan Bay and Fern Bay

Population at year 2032: 74,000

- a) 2032 - 2005 population = increase in population  
74,000 – 31,230 = 42,770 or 57.8% of 2032 population
- b) Cost of Project x 57.8% = Population increase proportion  
\$5,000,000 x 57.8% = **\$2,890,000**

**4.4.4 CONTRIBUTION CALCULATION**

The total Section 94 Contribution to the Plan Projects are:-

1)	Cultural Centre	\$ 48,300
2)	Plan Area	<u>\$1,244,000</u>
TOTAL:		<u><b>\$1,292,300</b></u>

Calculation of Section 94 Contribution.

The Section 94 contribution has been calculated as follows:

$$\begin{aligned} \text{Contribution} &= \frac{\text{Total Contribution Cost towards Projects}}{\text{Estimated number of Lots for Plan Period}} \\ &= \frac{\$1,292,300}{1,150} \end{aligned}$$

Contribution (as @ 23/6/1999)	=	\$1,123.74
Plus: CPI from 23 <sup>rd</sup> June 1999 to 5 <sup>th</sup> May 2005	=	\$ 231.55
SUBTOTAL ITEMS 1 AND 2:	=	<u>\$1,355.29</u>
Management Contribution (6% as @ 5/5/2005)	=	\$ 81.32
TOTAL ITEMS 1 AND 2:	=	<u>\$1,436.61</u>

3) Raymond Terrace Library Redevelopment

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

$$\begin{aligned} \text{S94 proportion per additional person:} & \\ &= \text{S94 proportion of Project Costs/ Population increase} \\ &= \$2,890,000 / 42,770 \\ &= \$67.57 \end{aligned}$$

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

$$\begin{aligned} \text{Cost per equivalent Unit/Lot} &= \text{S94 per person x occupancy factor per household} \\ &= \$67.57 \times 2.8 \\ &= \$189.20 \end{aligned}$$

Contribution (as @ 14/10/2004)	=	\$189.20
Plus: CPI from 14 <sup>th</sup> October 2004 to 5 <sup>th</sup> May 2005	=	\$ 1.29
SUB TOTAL ITEM 3:	=	<u>\$190.49</u>
Management Contribution (6% as @ 5/5/2005)	=	\$ 11.43
TOTAL ITEM 3:	=	<u>\$201.92</u>

4) Council Area Wide Community Facilities Study

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

2015 - 2005 population	=	increase in population
79,510 – 62,290	=	17,220

S94 proportion per additional person:	
=	S94 proportion of Project Costs/ Population increase
=	\$50,000 / 17,220
=	\$2.90

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

Cost per equivalent Unit/Lot	=	S94 per person x occupancy factor per household
	=	\$2.90 x 2.8
	=	\$8.12

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 and 2:	\$1,436.61
Item 3:	\$ 201.92
Item 4:	\$ 8.61
TOTAL:	<u>\$1,647.13</u>

**The Total Community Facilities Contribution per additional lot or dwelling is \$1,647**



## **4.5 BUS SHELTERS**

### **4.5.1 EXISTING FACILITIES**

There are no facilities within the area covered by Development Control Plan No.50 - Fern Bay.

### **4.5.2 FACILITIES REQUIRED**

Development Control Plan No.50 - Fern Bay identifies the need for bus shelters.

Amcord provides performance criteria such that bus stops are projected to be at 300 metre spacings where the route serves residential development and are designed to provide shelter or shade, seats, adequate lighting and timetable information. For the purposes of Bus Shelters only, Bus stops have been determined on the basis of the route - Nelson Bay Road and Distributor Road No.1.

The length of the Distributor Road No.1 is approximately 1.5 kilometres within the 2(d) zone requiring bus stops on both sides of the road at 6 locations. While Amcord provides for Shelters/shade and seating at each stop, it is not a requirement of Council and it is reasonable, in the case of normal residential areas, to provide shelter on one side of the road only.

Bus stops including shelters are also required on both sides of Nelson Bay Road at the Distributor Road intersections and at an intermediate point, and at the School, Community facility, Sporting Reserve and Precinct Shopping Centre.

The total number of Shelters, including seating, is therefore 14 (reducing the residential number where provided by the sites at the specific locations indicated above).

### **4.5.3 NEXUS**

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

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

**4.5.4 CONTRIBUTION CALCULATION**

The formulation for S94 Contribution assessment is:

$$\text{Contribution} = \frac{L \times E}{N}$$

Where:

- C = Amount of contribution/lot
- L = Number of shelters
- E = Estimated Cost of Provision of one Bus Shelter and seating
- N = Number of lots
- CPI = Consumer Price Index - costs will be indexed to current CPI movements.

Council has estimated the cost of providing bus shelters and seating between \$7,000 and \$18,000 depending on location and number of people using the facility. This Plan has used the lower figure of \$7,000.

Contribution (as @ 23/6/1999)	=	$\frac{14 \times \$7,000}{1,150}$	=	\$85.22
			=	\$85.22
Plus: CPI from 23 <sup>rd</sup> June 1999 to 5 <sup>th</sup> May 2005	=	\$17.56		
SUB TOTAL	=	<u>\$102.78</u>		
Management Contribution (6% as @ 5/5/2005)	=	\$ 6.17		
S94 Contribution	=	<u>\$108.95</u>		

**The Section 94 Contribution per additional lot or dwelling is \$109**

## **4.6 S94 FERN BAY ROADWORKS STRATEGY PLAN**

### **4.6.1 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 Fern Bay District Plan Area.

### **4.6.2 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.

### **4.6.3 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.

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

#### **4.6.4.1 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.

#### **4.6.4.2 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.

#### **4.6.4.3 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.

**4.6.4.4 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.

**4.6.5 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 12.3% has been adopted for the Fern Bay 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.

**4.6.6 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. = 3345

$\phi$  = Growth Factor for each Plan Area = 12.3%

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

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

CATEGORY	TOTAL ESTIMATE	COST PER VEHICLE TRIP ®
Local Roads - Rehabilitation	\$174,000	\$27
<b>Total Contribution per Vehicle Trip <math>\sum \{ \beta \}</math></b>		<b>\$27</b>

Calculation of Section 94 Contribution per Vehicle Trip:

Contribution (as @ 25/3/1998)	=	\$27.00
Plus: CPI from 25 <sup>th</sup> March 1998 to 5 <sup>th</sup> May 2005	=	\$ 6.10
<b>SUB TOTAL:</b>	=	<b><u>\$33.10</u></b>
Management Contribution (6% as @ 5/5/2005)	=	\$ 1.99
<b>S94 Contribution per Vehicle Trip</b>	=	<b><u>\$35.09</u></b>

**The Section 94 Contribution per Vehicle Trip is \$35**

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) =	\$35 x 9
Section 94 Contribution	= <b><u>\$315</u></b>

**The Section 94 Contribution per additional lot or dwelling is \$315**

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

**4.6.7 WHEN DEVELOPMENT IS REQUIRED TO CONTRIBUTE**

(i) Residential subdivision of vacant land:-

- At 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

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

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

**4.6.9 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 - Rehabilitation	\$174,000	\$80,502
<b>TOTAL:</b>	<b>\$174,000</b>	<b>\$80,502</b>

SCHEDULE R2

<b>PRIORITY</b>	<b>LOCATION</b>	<b>PROJECT DESCRIPTION</b>	<b>WORK ESTIMATE</b>	<b>ANTICIPATED FUNDING PERIOD</b>
<b>Local Roads - Rehabilitation</b>				
2	Williamtown	FULLERTON COVE ROAD, Northern end from 4.52 to 5.28	\$70,000	1998/99
50	Fullerton Cove	FULLERTON COVE ROAD; 0.0km at Southern End from 2.13 to 2.78	\$104,000	2004/05
			<b>\$174,000</b>	
<b>TOTAL OF ROADWORKS</b>			<b>\$174,000</b>	



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

### **4.7.1 PURPOSE OF PLAN**

To provide the necessary fire fighting and emergency services capacity created by the forecasted 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 )

### **4.7.2 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.

### **4.7.3 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.

#### **4.7.4 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 forecasted 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 forecasted population increase will increase demand for this service by 36%. The proportionate increase in equipping costs will be \$137,880.

#### **4.7.5 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.

**4.7.6 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 forecasted 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**

## **4.8 LIBRARY BOOKSTOCK CONTRIBUTION**

### **4.8.1 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 ).

### **4.8.2 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.

### **4.8.3 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.

**4.8.4 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 / Recreation Facilities
2. Community Facilities
3. Road Works
4. Bus Shelters
5. Fire Fighting & Emergency Services
6. 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 review as the needs of the population at the time are determined.

<b>1. Public Open Space / Recreation Facilities</b>							
<b>Project</b>	<b>Stage</b>	<b>Project Estimate</b>	<b>Other Funds</b>	<b>Section 94 Funds</b>	<b>Section 94 Cash</b>	<b>Timing</b>	
						<b>On Lot or Dwelling Contributions</b>	
						<b>Unit</b>	<b>Accrued</b>
Local Parks Playgrounds	1	\$65,240		\$65,240		59	59
Local Parks Playgrounds	2	\$32,620		\$32,620		30	89
Local Parks Playgrounds	3	\$65,240		\$65,240		59	148
Community Recreation Reserve		\$216,500	\$35,950	\$180,550		164	312
Sporting Reserve and Complex		\$1,103,800	\$183,800	\$920,000		838	1,150
<b>TOTAL</b>		<b>\$1,483,400</b>	<b>\$219,750</b>	<b>\$1,263,650</b>		<b>1,150</b>	

<b>2. Community Facilities</b>						
<b>Project</b>	<b>Project Estimate</b>	<b>Other Funds</b>	<b>Section 94 Funds</b>	<b>Section 94 Cash</b>	<b>Timing</b>	
<b><i>Council Area Wide:</i></b>						
Port Stephens Cultural Centre	\$900,000	\$851,700	\$48,300		2007/08	
Council Wide Community Facilities Study	\$50,000				2004/05	
<b><i>Plan Area:</i></b>						
Community Cottage	\$126,000		\$126,000		At 1,000 Residents	
Multi – Purpose Community Centre	\$612,000		\$612,000		At 3,800 Residents	
Child Care Centre	\$506,000		\$506,000		At 3,800 Residents	
<b><i>Inter Plan:</i></b>						
Raymond Terrace Library Redevelopment	\$5,000,000				2005/32	

<b>3. Road Works</b>					
<b>Project</b>	<b>Project Estimate</b>	<b>Other Funds</b>	<b>Section 94 Funds</b>	<b>Section 94 Cash</b>	<b>Timing</b>
Road Works Programme (See Plan for detail of programme, Section 94 Allocation and Timing)	\$174,000	\$93,498	\$80,502		Priority Order

<b>4. Bus Shelters</b>					
<b>Project</b>	<b>Project Estimate</b>	<b>Other Funds</b>	<b>Section 94 Funds</b>	<b>Section 94 Cash</b>	<b>Timing</b>
Plan Area Contribution Estimate – 106 lots	\$98,000		\$98,000		Ongoing

<b>5. Fire and Emergency Services</b>					
<b>Project</b>	<b>Project Estimate</b>	<b>Other Funds</b>	<b>Section 94 Funds</b>	<b>Section 94 Cash</b>	<b>Timing</b>
Plan Area Contribution Estimate – 1,150 lots	\$214,222		\$214,222		Ongoing

<b>6. Library Book Stock Acquisition</b>					
<b>Project</b>	<b>Project Estimate</b>	<b>Other Funds</b>	<b>Section 94 Funds</b>	<b>Section 94 Cash</b>	<b>Timing</b>
Plan Area Contribution Estimate – 1,150 lots	\$70,322		\$70,322		Ongoing