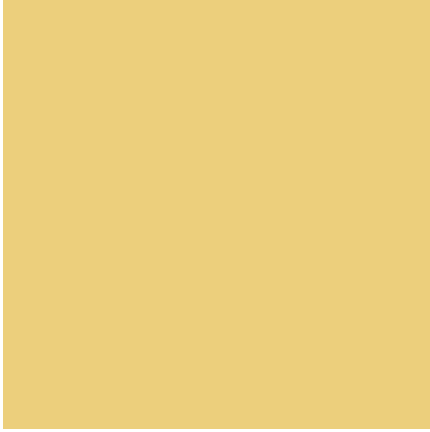


PORT STEPHENS FIXED DEVELOPMENT CONTRIBUTIONS PLAN 2006



PORT STEPHENS
COUNCIL



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AMENDMENTS

Amendment No	Date	Amendment Details
0	28 March 2006	Original
1	25 May 2006	Changes from Contributions Panel
2	31 January 2006	EPA Regulation amending levy thresholds
3	5 September 2009	Non residential development or subdivision added Transitional arrangements added
4	5 July 2012	Insert table 1 – Section 7.12 levy rates; Add section 2.6 land to which this plan applies; Add Table 2 – Development to which this Plan applies; <ul style="list-style-type: none"> Amend section 2.10 – Are there any exemptions to the levy?; Include a new simplified ‘Cost Summary Report’
5	31 October 2013	Amendments to works schedule to reprioritise existing works and include new works
	27 November 2013	Minor administration amendment to correct work schedule and map. Move Tomago Boat Ramp works from Medowie to Rural East.
6		Re-prioritisation and inclusion of new work within the Works Schedule
7	3 December 2015	<ul style="list-style-type: none"> Administration amendment to formatting of the document Amend Footers - replace the words “<i>Amendment No. 6</i>” with the words “<i>Amendment No. 7</i>”. Section 2.1 - replace the words “<i>Amendment No. 6</i>” with the words “<i>Amendment No. 7</i>”. Page 39 - Insert table titled “Medowie – Traffic and Transport” Page 126 - Insert a new map titled “Medowie – Traffic and Transport”.
8		<ul style="list-style-type: none"> Amend Footers - replace the words “<i>Amendment No. 7</i>” with the words “<i>Amendment No. 8</i>”. Section 2.1 - replace the words “<i>Amendment No. 7</i>” with the words “<i>Amendment No. 8</i>”. Page 16 - Public Open Space, Parks and Reserves – Medowie - Insert new item in work schedule Ferodale Sports Complex - playground Page 25 – Cultural and Community Facilities - Medowie – Insert new item in work schedule Ferodale Community Centre Page 55 – Insert Ferodale Sports Complex – playground Page 76 – Insert Ferodale Community Centre
	1 March 2018	Administration Amendment to the plan in line with changes to the <i>Environmental Planning and Assessment Act 1979</i>



1. Part A- Plan Summary

1.1 What does Section 7.12 of the Act provide?

Section 7.12 of the Act provides as follows:

Section 7.12 Fixed Development Consent Levies

- (1) A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.
- (2) A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.12.
- (3) Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.
- (4) A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.

1.2 Summary Levies

Table 1 sets out the levies payable pursuant to this Plan.

Levies paid to council will be applied towards meeting the cost of provision or augmentation of new public facilities. Schedule 3 provides for details of new public facilities, which will be provided by council over the next 5 and more years, as well as the estimated cost of provision and timing.

Table 1 Section 7.12 levy rates

Development type	Levy rate
Proposed cost of carrying out the development is up to and including \$100,000	Nil
Proposed cost of carrying out the development is more than \$100,000 and up to and including \$200,000	0.5% of that cost
Proposed cost of carrying out the development is more than \$200,000	1% of that cost



1.3 Expected Development and Demand for Public Facilities

The relationship between expected development and the demand is established through:

- The estimated residential population of the Port Stephens Council area at 30 June 2005 was 63,579 (3218.0 - Regional Population Growth, Australian Bureau of Statistics)
- The population projections undertaken by Council using Australian Bureau of Statistics information and Councils Urban Settlement Strategy 2002 indicates an estimated permanent residential population of 114,500 in 2032.
- The likely development will require the provision of additional public facilities.
- The likely development will diminish the existing developments enjoyment and standards of public facilities.
- The traffic generated according to the type of development.
- The expected increase in traffic as a consequence of that development.
- The availability, status and capacity of the existing road network.
- The extent to which the proposed road network will meet the needs of the public.



2. Part B – Administration and Operation of the Plan

2.1 What is the name of this Development Contributions Plan?

This development contributions plan is called the **Port Stephens Fixed Development Contributions Plan 2006 (Amendment No. 8)**.

2.2 When does this Development Contributions Plan commence?

This Contributions Plan commenced on 3rd July 2006. The Plan was amended and remade on 3 December, 2015.

2.3 What is the purpose of this Contributions Plan?

The primary purposes of this Contributions Plan are:

- To authorise and require a certifying authority (the Council or an accredited certifier) to impose a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 7.12 of the Environmental Planning and Assessment Act, 1979.
- To assist the Council to provide the appropriate public facilities, which are, required to maintain and enhance amenity and service delivery within the area.
- To publicly identify the purposes for which the levies are required.

2.4 Continuation of existing Development Contribution plans

This plan does not affect the operation of any Development Contribution plans applying in the Port Stephens local government area, and those Development Contribution plans continue to apply to developments to which they are stated to apply.

2.5 Application of this Plan

This Development Contributions Plan applies to applications for development consent and applications for complying development certificates under Part 7 of the Environmental Planning and Assessment Act, 1979 on all land within the local government area of Port Stephens Council.

2.6 Land to which this Plan applies

This Plan applies to all the land in the Port Stephens Local Government Area (LGA).

2.7 Development to which this Plan applies

Except as provided for under clause 2.10, this Plan applies to the all development requiring a development consent or a complying development certificate.



2.8 How will the levy be calculated?

This plan authorises Council to grant consent to development to which this plan applies subject to a condition requiring the applicant to pay to Council a levy in accordance with Table 1 of this plan, provided that Council does not also impose on the consent a condition pursuant to section 7.11 of the Act.

This Plan also requires an accredited certifier to impose a condition on a complying development certificate for development to which this Plan applies, requiring the applicant to pay to Council a levy in accordance with Table 1 of this plan.

2.9 How is the proposed cost of carrying out the development determined?

The proposed cost of carrying out the development will be determined in accordance with clause 25J of the EP&A Regulation. The procedures set out in Schedule 1 to this plan must be followed to enable Council to determine the amount of the levy to be paid.

The value of the works must be provided by the Applicant at the time of the request and where the value exceeds \$1,000,000 must be independently certified by a Quantity Surveyor who is registered as an Associate member or above with the Australian Institute of Quantity Surveyors.

Without limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the Applicant and no Construction Certificate will be issued until such time that the levy has been paid.

2.10 Are there any exemptions to the levy?

The following types of development, or components of development, will be exempted from a requirement to make contributions or pay levies under this Plan:

- Development for the purposes of any form of seniors housing as defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that is provided by a social housing provider as defined in that Policy.
- Development for the sole purpose of disabled access.
- Development for the sole purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building.
- Development for the sole purpose of the adaptive re-use of an item of environmental heritage.
- Development other than the subdivision of land, where a condition under section 7.11 of the Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.



- Development exempted from contributions or levies by a direction of the Minister pursuant to section 7.17 of the EP&A Act, current at the time of assessment of the application (The direction will provide the terms of its applicability).

Council may consider exempting other development types, or components of developments from the s7.12 levy or may vary the levy to a lesser amount, at its complete discretion. For such claims to be considered, any such request will need to include a comprehensive submission arguing the case for exemption or reduction.

2.11 Pooling of levies

Council is satisfied that the pooling and progressive application of the money paid will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid. This plan expressly authorises s7.12 levies paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

2.12 Construction Certificates and the obligation of Accredited Certifiers

In accordance with clause 146 of the EP&A Regulation 2000, a Certifying Authority must not issue a Construction Certificate for building work or subdivision work under a Development Consent unless it has verified that each condition requiring the payment of levies has been satisfied.

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

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

2.13 When is the levy payable?

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

- Development applications for building or other work - prior to the issue of the construction certificate;
- Applications for both building work and subdivision – prior to the issue of the construction certificate or Subdivision Certificate or Complying Development Certificate, whichever comes first;
- Applications for subdivision where subdivision construction works are proposed– prior to the issue of the Subdivision Certificate; or



- Development applications where no building approval is required – prior to commencement of use in accordance with the conditions of consent.

2.14 How will the levy be adjusted?

Pursuant to clause 25J(4) of the Regulation, the proposed cost of carrying out development is to be indexed before payment to reflect quarterly variations in the Consumer Price Index All Group Index Number for the weighted average of eight capital cities between the date the proposed cost was determined by the Council and the date the levy is paid.

Contributions requested, as a condition of consent under the provisions of this Plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

$$\text{Contribution at time of payment} = 1\% \times \text{IDC}$$

Where **IDC** = the indexed development cost

$$= \text{ODC} \times (\text{CP2}-\text{CP1})/\text{CP1}$$

where:

ODC = the original development cost estimated by the Council

CP2 = the current CPI at the date the levy is paid

CP1 = the previous CPI at the date the original development cost was estimated by the Council.

CPI = Consumer Price Index All Group Index Number for weighted average of eight capital cities as published by the Australian Bureau of Statistics

Note: In the event that the Current index CP2 is less than the previous index CP1, then the previous development cost and levy shall apply.

2.15 Can deferred or periodic payments be made?

Council, at its complete discretion, may permit deferred or periodic payments in the following circumstances:

- deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program
- in other circumstances considered reasonable by Council.

Such a request must:

- be made in writing by the applicant, and
- satisfy 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 Council does decide to accept deferred or periodic payment, 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 by an approved Bank will be required to be lodged for the value for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen months estimated Consumer Price Index as defined under CI 14.12 as determined by Council, plus any charges associated with establishing or operating the Bank Security;
- indexing will be calculated from the date the contribution was due until the date of payment;
- the Bank must unconditionally pay the guaranteed sum if Council so demands in writing, without reference to the Applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the Development Consent or the carrying out of development;
- the Bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the Bank in writing that the guarantee is no longer required, on the outstanding contribution and accrued interest is paid to Council;
- where a Bank Guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid;
- 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.

2.16 Savings and Transitional Arrangements

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



3. Part C - References

3.1 Dictionary

In this plan, unless the context or subject matter otherwise indicates or requires, the following definitions apply:

Act means the Environmental Planning and Assessment Act 1979,

Council means Port Stephens Council,

EP&A Regulation means the Environmental Planning and Assessment Regulations 2000,

S7.12 plan and **Contributions Plan** mean a contributions plan made pursuant to section 7.13 of the Act,

Development contribution/s means a development contribution required to be paid by a condition of development consent imposed pursuant to section 7.11 of the Act,

Levy means a levy under s7.12 of the Act authorised by this plan,

Public Facility means a public amenity, or public service, which is included in Schedule 3 to this Plan and is proposed to be provided, extended or augmented, or has been provided by the Council in accordance with that schedule.



4. Part D – Schedule 1 - Cost Summary Reports

4.1 Procedure

An Application for a Construction Certificate or an application for a complying development certificate must be accompanied by a report setting out an estimate of the proposed cost of carrying out development prepared as follows:

- Where the estimated cost of carrying out the whole of the development as approved by the consent is \$1,000,000 or less - a cost summary report in accordance with Schedule 2;
- Where the estimated cost of carrying out the whole of the development as approved by the consent is more than \$1,000,000 - A Quantity Surveyor's Detailed Cost Report, completed by a Quantity Surveyor who is a registered Associate member or above of the Australian Institute of Quantity Surveyors, in accordance with Schedule 2.

Section 25J of the Environmental Planning and Assessment Act 1979 sets out the things that are included in the estimation of the construction costs by adding up all the costs and expenses that have been or are to be incurred by the Applicant in carrying out the development, including but not limited to the following:

- (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,
- (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed.

Council may, at the applicant's cost, appoint a person to review the cost reports referred to in this clause.



Part D – Schedule 2 - Cost Summary Report Form

Cost Summary Report

DA NO. : (Office use only)

DATE:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT ADDRESS:

ANALYSIS OF DEVELOPMENT COSTS:

Development Cost provided with DA

ADD costs included in clause 25J(1) ...see over

LESS costs included in clause 25J(3) ...see over

TOTAL cost for calculating s7.12 levy

Show the breakdown of costs that are added or subtracted against the relevant item on the reverse of this sheet.

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- Included GST in the calculation of development cost.
- If the total development cost is over \$1,000,000, prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.

Signed:

Name:

Position & Qualifications:



How do I calculate my cost of development so Council can determine the levy to be paid?

25J Section 7.12 levy—determination of proposed cost of development

- (1) The proposed cost of carrying out development is to be determined by adding up all the costs and expenses that are to be incurred by the applicant in carrying out the development, **INCLUDING THE FOLLOWING**:
 - (a) if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation,
 - (b) if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed
 - (c) if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.
 - (d) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.
- (2)
- (3) **THE FOLLOWING COSTS ARE NOT TO BE INCLUDED** in any estimate or determination of the proposed cost of carrying out development:
 - (a) the cost of the land on which the development is to be carried out,
 - (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,
 - (c) the costs associated with marketing or financing the development (including interest on any loans),
 - (d) the costs associated with legal work carried out or to be carried out in connection with the development,
 - (e) project management costs associated with the development,
 - (f) the cost of building insurance in respect of the development,
 - (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),
 - (h) the costs of commercial stock inventory,
 - (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law.
- (4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.
- (5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.

COST OF EACH ELEMENT	
(a)	
(b)	
(c)	
(d)	
(a)	
(b)	
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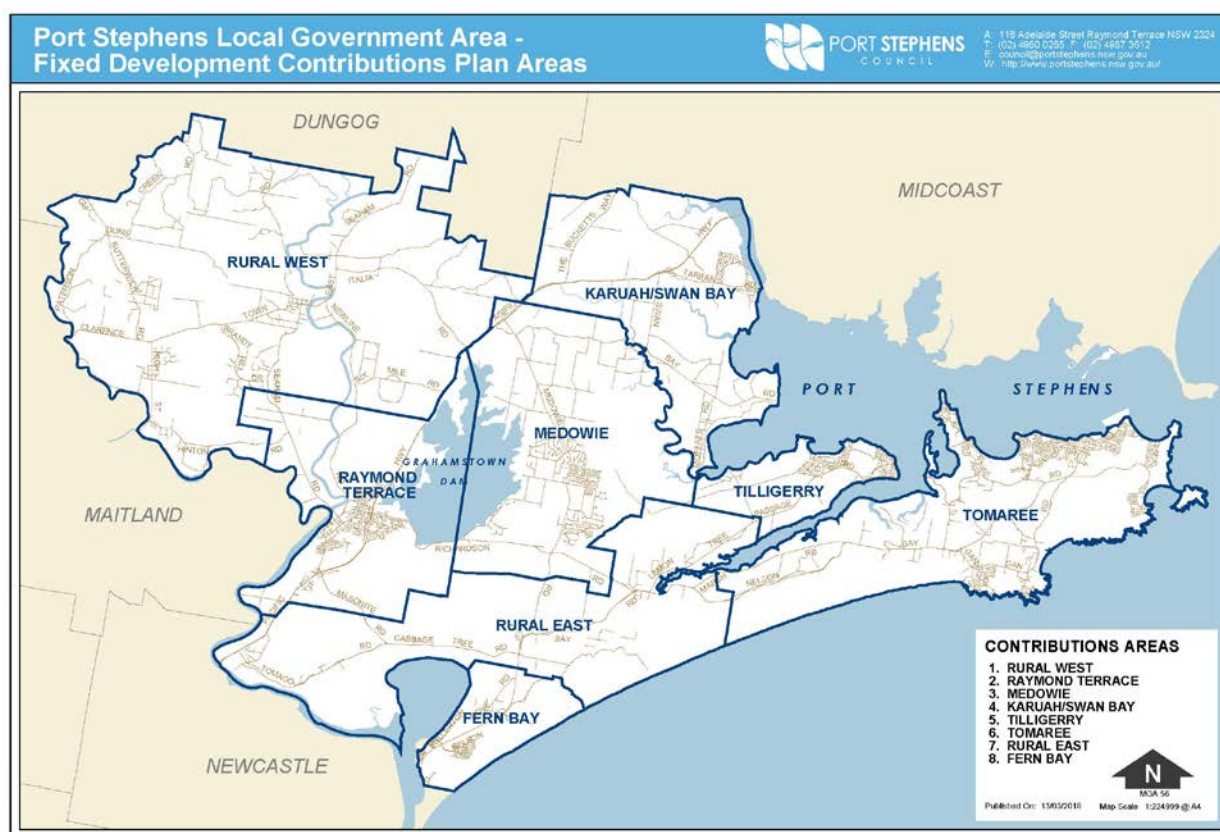


5. Work Schedules

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

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

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





1.1 Civic Administration

Inter Catchment Projects

Project No	Project Description	Estimate	Staging Threshold
Section 7.11 and 7.12 Management – all catchment areas			
CB3	Section 7.11 and 7.12 Management – Salaries, oncosts, support requirements, corporate overheads	\$155,715	Ongoing
	Total Estimate	\$155,715	
Redevelopment / Relocation of Raymond Terrace and Nelson Bay Works Depots – all catchment areas			
CB1	Raymond Terrace Works Depot	\$7,500,000	2015/2020
CB2	Nelson Bay Works Depot	\$5,000,000	2015/2020
	Total Estimate	\$12,500,000	



1.2 Public Open Space, Parks and Reserves

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



Project No	Project Description	Estimate	Staging Threshold
Medowie			
OS89	Medowie Recreation Park - play facilities, furniture, paths, landscape improvements	\$150,000	1
OS91	Medowie north Parks - play facilities, furniture, paths, landscape improvements	\$70,000	3
OS92	Medowie South Parks - play facilities, furniture, paths, landscape improvements	\$70,000	4
OS169	Coolabah Reserve – park furniture/seating	\$20,000	7
OS226	Ferodale Sports Complex – playground	\$122,300	1
	Total Estimate	\$432,300	
Karuah			
OS20	Aliceton Reserve - paths and seating	\$60,000	3
OS21	Aliceton Reserve – landscaping, playground, park furniture, shelter	\$150,000	4
OS23	Longworth Park - tables, chairs, shelters	\$52,000	5
OS170	Memorial Park Upgrade – playground, park furniture	\$130,000	6
OS171	Memorial Park Upgrade – carpark	\$100,000	7
OS172	Aliceton Reserve Upgrade – carpark	\$200,000	8
	Total Estimate	\$692,000	
Tilligerry Peninsula			
OS3	Carpark sealing	\$150,000	0
OS2	Parks and playground Strategy Implementation	\$220,000	0
OS4	Bushland Development Plan	\$60,000	0
OS1	Irrigation system Improvements	\$100,000	0
OS5	Henderson Park Amenities Block	\$150,000	5
OS6	Stephens Square	\$20,000	6
OS7	Caswell Reserve – playground and amenities	\$180,000	7
OS8	Tanilba foreshore erosion works	\$40,000	8
OS9	Tanilba Park	\$100,000	9
OS10	Koala Park Project stage 1	\$25,000	14
OS11	Koala Park Project- stage 2	\$25,000	15
OS12	Henderson Park Upgrades – playground, paths, park furniture, bbq's	\$250,000	16
OS13	John Parade Reserve- picnic tables	\$4,000	19
OS14	Mungarra Reserve – facility improvements (seating, bbq's shade)	\$10,000	20
OS173	John Parade Reserve – erosion control	\$350,000	3
OS15	Mungarra Reserve – car parking area	\$25,000	21
OS174	Lilly Pilly Boat Ramp	\$300,000	1
OS175	Henderson Park – construction of a sea wall	\$200,000	10
OS176	Tanilba Foreshore Foster Park – playground	\$80,000	1
OS177	Tanilba Foreshore Foster Park – vehicle barriers	\$10,000	12



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



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



Project No	Project Description	Estimate	Staging Threshold
Rural East			
OS93	Michael Drive, Salt Ash- Recreation facility upgrades-	\$15,000	
OS223	Salt Ash Boat Ramp – carpark upgrade	\$200,000	
OS166	Tomago Boat Ramp – public amenities block	\$100,000	8
OS167	Tomago Boat Ramp – lighting and carpark upgrade	\$300,000	9
OS168	Tomago Boat Ramp – park furniture	\$20,000	10
	Total Estimate	\$215,000	
Fern Bay			
OS301	Acquire land and create Foreshore embellishment, walkways, seating, landscaping and improvements	\$1,200,000	1
OS302	Construct new boat ramp, car parking and fish cleaning facilities	\$800,000	2
OS303	Provide new district park and facilities within Fern Bay	\$300,000	3
	Total Estimate	\$2,300,000	
Stockton			
OSNCC001	Develop an off road bike path network around the Stockton Foreshore	\$1,200,000	2013-2016
OSNCC002	Improve amenity of beachfront / foreshore areas through design, additional planting and the provision of additional park amenities	\$800,000	2014
OSNCC003	Stockton Beach Improvement Program – installation of shade structure, outdoor furniture and litterbins	\$30,000	2013
OSNCC004	Removal of current amenities and installation of two accessible unisex toilets at Griffith Park	\$150,000	2012
	Total Estimate	\$2,180,000	



1.3 Sports and Leisure Facilities

Recreation Facilities

Inter Catchment Projects

Project No	Project Description	Estimate	Staging Threshold
Lakeside Leisure Centre – Western Area, Raymond Terrace, Medowie and Karuah/Swan Bay			
RF7	Lakeside Leisure Centre - clubroom design and construction	\$210,000	4
RF6	Lakeside Leisure Centre - stage 2 development	\$6,000,000	6
RF5	Lakeside Leisure Centre - stage 3 & 4 design development	\$200,000	9
RF4	Lakeside Leisure Centre - 25m pool	\$3,500,000	11
RF3	Lakeside Leisure Centre - program pool	\$2,000,000	12
	Total Estimate	\$11,910,000	
Fingal Beach Surf Lifesaving Club – all areas			
RF18	Fingal Beach Surf Life Saving Club	3,400,000.00	1
	Total Estimate	\$3,400,000	

Catchment Specific Projects

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

Sporting Development

Inter Catchment Projects

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



Catchment Specific Projects

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



Project No	Project Description	Estimate	Staging Threshold
SD352	Lakeside Sports Complex – Irrigation Holding Tanks	\$65,000	1
Catchment Specific Projects			
Project No	Project Description	Estimate	Staging Threshold
SD353	Lakeside Sports Complex – Drainage	\$100,000	13
SD354	Vi Barnett – drainage	\$150,000	21
SD355	Vi Barnett – carpark upgrade	\$200,000	22
	Total Estimate	\$2,308,000	
Medowie			
SD4	Ferodale Park drainage	\$50,000	1
SD11	Medowie Sports Upgrades – finish off works and new ward allocation	\$18,000	2
SD15	Install Floodlights at Ferodale Sports Complex	\$80,000	3
SD19	Yulong Oval – carparking, netball courts and lighting	\$150,000	4
SD26	New netball courts, basketball and floodlighting	\$100,000	5
SD32	Yulong Oval 3 – drainage works	\$50,000	7
SD41	Grahamstown Dam Disabled toilets	\$25,000	9
SD46	Create disabled toilets at 3 locations	\$75,000	10
SD51	Medowie Skate Park upgrades	\$100,000	11
SD54	Synthetic covering of two courts and drainage works	\$60,000	12
SD60	Turf wicket at Boyd Oval	\$10,000	13
SD67	Yulong Oval – erection of pergola	\$15,000	15
SD74	New courts and carpark for tennis	\$100,000	16
SD84	Kindlebark Oval – irrigation	\$80,000	18
SD87	Ferodale Park – new fields and facility improvements	\$200,000	19
SD90	Boyd Oval – irrigation	\$60,000	20
SD91	Ferodale Sports Complex – irrigation	\$60,000	21
SD96	Medowie Sporting amenities upgrades	\$60,000	22
SD99	Boyd Oval - amenities stage 1	\$50,000	23
SD99	Boyd Oval - amenities- stage 2	\$800,000	24
SD356	Ferodale Sports Complex – new cricket nets	\$50,000	8
SD357	Ferodale Sports Complex – park furniture/seating	\$20,000	25
SD359	Boyd Oval – driveway and carpark upgrade	\$800,000	27
SD360	Boyd Oval – cricket pavilion	\$120,000	28
SD361	Yulong Oval – carpark upgrade	\$90,000	29
SD362	Yulong Oval – disabled toilet	\$100,000	30
	Total Estimate	\$2,410,000	
Karuah			
SD363	Karuah Oval – amenities building	\$50,000	1
SD364	Karuah Oval – carpark and fencing upgrades	\$180,000	2
	Total Estimate	\$230,000	
Tilligerry Peninsula			
SD1	Mallabula Sports Complex - floodlighting and power upgrade	\$189,500	1
SD9	Mallabula Masterplan stage 1- roadworks	\$200,000	2



Project No	Project Description	Estimate	Staging Threshold
SD13	Mallabula Skate Park developments	\$60,000	3
SD21	Mallabula Sports Complex - new cricket wicket	\$10,000	4
SD23	Mallabula Masterplan stage 2- amenities upgrade design	\$25,000	5
SD23	Mallabula Masterplan stage 2- amenities upgrade	\$425,000	6
SD36	Mallabula Masterplan stage 5- hall improvements	\$250,000	8
SD39	Mallabula Sports Complex - new playing fields	\$800,000	9
SD35	Mallabula Sports Complex – vehicle control – fencing, carparking sealing etc	\$80,000	
SD48	Mallabula Sports Complex - surface and drainage upgrade	\$60,000	11
SD55	Mallabula Sports Complex - access restrictions	\$50,000	12
SD64	Carparking and roadworks adjacent to tennis	\$30,000	14
SD70	Mallabula Masterplan - path works	\$115,000	15
SD77	Mallabulla Sports Complex - playground	\$80,000	17
SD82	Mallabula Sports Complex - BBQ, garbage, seating	\$25,000	18
SD88	Mallabula Sports Complex - pad and cage	\$6,000	19
SD94	Mallabula Masterplan - new netball courts	\$210,000	21
SD97	Mallabula Tennis Clubhouse renovations	\$40,000	22
SD101	New tennis courts	\$100,000	24
SD107	Mallabula Sports Complex - basketball court	\$30,000	26
SD109	Resurface tennis courts	\$45,000	27
SD111	Mallabula Sports Complex - detention basin and tree planting	\$40,000	28
SD115	Amenities at McCann Park	\$150,000	30
	Total Estimate	\$3,030,500	
Tomaree Peninsula			
SD7	Tomaree Sports Complex (soccer, cricket, touch) – building extensions	\$900,000	2
SD12	Tomaree Sports Complex- fencing around playground and shade shelter	\$50,000	3
SD22	Tomaree Ovals lighting upgrade a)	\$50,000	4
SD25	Provide croquet/bridge facilities at Tomaree	\$310,000	5
SD27	TSC Car-park #1 upgrade and entry road	\$180,000	6
SD31	Tom Sports Complex – build carpark #4 and access road from TSC #1	\$100,000	7
SD37	Undertake required drainage works for TSC	\$300,000	8
SD42	Tom Sports Complex – netball courts and lighting	\$100,000	9
SD44	Tom Sports Complex – netball access and carparking	\$70,000	10
SD52	Provide synthetic hockey fields	\$450,000	12
SD59	Tom. Sports Complex – develop land to nth of depot	\$1,700,000	13
SD73	Boat Harbour tennis courts- lighting, fencing, clubhouse, surfaces	\$100,000	16
SD79	Construct kiosk for baseball club	\$150,000	17
SD85	Construct shelters at TSC #1	\$75,000	18
SD98	Birubi Surf Club first floor- design	\$150,000	1
SD98	Birubi Surf Club Redevelopment	\$3,200,000	1



Project No	Project Description	Estimate	Staging Threshold
SD102	Soldiers Point tennis clubhouse	\$250,000	24
SD105	Tomaree Ovals lighting upgrade c)	\$100,000	25
SD106	Tom Sports Complex – toilet block	\$60,000	26
SD110	TSC sewer connection	\$50,000	28
SD112	Strong Oval Playground	\$30,000	29
SD113	Nelson Bay tennis courts and amenities upgrade	\$497,000	30
SD117	Salamander Bay Oval lighting	\$50,000	31
SD119	Anna Bay-Boat Harbour Tennis Complex	\$450,000	33
SD120	NB Pistol Club new range	\$35,000	36
SD121	NB Pony Club amenities	\$70,000	37
SD122	NB Pony Club fencing, yards, floodlights	\$80,000	38
SD365	Anna Bay Sport & Recreation Club – construction	\$3,000,000	39
SD366	Salamander Bay Oval – amenities building	\$600,000	40
	Total Estimate	\$13,157,000	
Rural East			
SD3	Salt Ash Sport Complex (equestrian) – facility improvements	\$220,000	3
SD18	Salt Ash Tennis Courts – Amenities Building	\$300,000	4
	Total Estimate	\$520,000.00	
Fern Bay			
SD367	Tennis Courts/Club – new amenities building	\$500,000	
	Total Estimate	\$500,000	
Stockton			
SDNCC001	Install interactive water feature at Stockton Swimming Centre	\$25,000	2013
SDNCC002	Undertake development at Stockton Swimming Centre that includes an upgrade of change rooms, entrance systems and kiosk areas and improving landscaping and windbreaks	\$200,000	2013
SDNCC003	Upgrade of Stockton Skate Park	\$200,000	2015
	Total Estimate	\$425,000	



1.4 Cultural and Community Facilities

Inter Catchment Projects

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

Catchment Specific Projects

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



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



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



1.5 Roadworks

Local Roads – Construction

Project No	Locality	Project Description	Estimate	Staging Threshold
Raymond Terrace				
LR16	Raymond Terrace	STURGEON STREET; Reconstruction from Glenelg St to Swan St from 0.31 to 0.49	\$150,000	16
LR26	Raymond Terrace	PEEL STREET; Construction from Mount Hall Rd to Pacific Hwy including roundabout at Mount Hall Rd	\$560,000	26
LR61	Raymond Terrace	CARMICHAEL STREET; Reconstruction and widening including relocation of the cycleway to Sturgeon Street from 0 to 0.22	\$150,000	66
		Total Estimate	\$860,000	
Medowie				
LR30	Medowie	ABUNDANCE ROAD; Reconstruction including kerb & guttering. from 0 to 0.1	\$50,000	30
LR35	Medowie	FERODALE ROAD; Reconstruction east of Medowie Rd. from 1.87 to 2.4	\$300,000	36
LR37	Medowie	FERODALE ROAD; widening including kerb & guttering opposite shopping centre	\$40,000	1
		Total Estimate	\$350,000	
Karuah				
LR25	Karuah	HOLDOM ROAD; Reconstruction from Bundabah St to the end from 0.0 to 0.40	\$160,000	24
LR31	Swan Bay	SWAN BAY ROAD; Widening and sealing from 0.0 to 3.72	\$300,000	31
		Total Estimate	\$460,000	
Tilligerry Peninsula				
LR65	Lemon Tree Passage	JOHNSON PARADE; From Meridith Avenue to Mackie St from 0 to 0.35	\$200,000	70
LR40	Mallabula	WYCHEWOOD AVENUE; Widening including Kerb and Gutter from Strathmore Road to Eagle Lane from 0.05 to 0.22	\$100,000	42
LR53	Mallabula	TANILBA ROAD; Widening and K&G construction	\$480,000	55
LR7	Tanilba Bay	AVENUE OF THE ALLIES; Widening, drainage, K&G construction and street lighting	\$650,000	4
LR28	Tanilba Bay	BEATTY BOULEVARDE; Reconstruction west of the Avenue of the Allies	\$300,000	28
LR29	Tanilba Bay	PRESIDENT POINCAIRE PARADE; Reconstruction from King Albert to Peace Parade from 0 to .25	\$190,000	29



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



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

Local Roads – Intersection Treatments

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



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

Local Roads – Rehabilitation

Project No	Locality	Project Description	Estimate	Staging Threshold
Western Area				
RH63	Hinton	HINTON RD; from Seaham Rd 6850 to 7100	\$65,000	63
RH69	Seaham	CROFT RD; from Clarencetown Rd 1000 to 1350	\$63,700	69
RH70	Seaham	CROFT RD; from Clarencetown Rd to 350	\$63,700	70
RH2	Woodville	PATERSON RD; from BDY 5600 to 6350	\$117,000	2
RH25	Woodville	PATERSON RD; from bdy 6350 to 7400	\$163,800	25
RH26	Woodville	PATERSON RD; from bdy 7400 to 8000	\$93,600	26
RH225	Balickera	ITALIA RD; SEG 20 from HWY to 550m	\$261,360	0
RH226	Balickera	ITALIA RD; SEG 20 from 550m to Boral entrance	\$400,000	3
Total Estimate			\$1,228,160	
Raymond Terrace				
RH12	Raymond Terrace	NEWLINE RD; from William Bailey 1420 to 1680	\$54,000	12
RH31	Raymond Terrace	DAWSON RD; from Bellevue St to 86 Dawson Rd	\$80,000	31
RH57	Raymond Terrace	MOUNT HALL RD; from Thomas St400 to 750	\$63,700	57
RH66	Raymond Terrace	BENJAMIN LEE DR; from dam wall end 960 to 1120	\$40,000	66
RH85	Raymond Terrace	WATT ST; from Mount Hall Rd 0.00 to 250	\$50,000	85
RH86	Raymond Terrace	WATT ST; from Mount Hall Rd 530 to 920	\$70,980	86
RH115	Raymond Terrace	MUREE ST; from Mount Hall Rd to Walker Cr	\$58,240	115
RH164	Raymond Terrace	WILLIAM; from Irrawang 0.00 to Adelaide 120	\$100,000	164
Total Estimate			\$516,920	
Medowie				
RH54	Medowie	FERODALE; & 80m of Kindlebark Dr from Fairlands 2800 to James 3230	\$110,000	54
RH88	Medowie	ABUNDANCE RD; from Ferodale 80 to 460	\$79,040	88
RH89	Medowie	FERODALE RD; from Fairlands 370 to 650	\$50,960	89
RH90	Medowie	FERODALE RD; from Bilo Super 1400 to MR 518 1820	\$87,360	90



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



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

Rural East

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

Fern Bay

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

Local Roads – Sealing of Gravel Roads

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



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



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

Main Roads (Regional) - Development

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

Major Infrastructure Projects

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



Regional Roads - Rehabilitation

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



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



1.6 Site Specific Contributions

Richardson Road North, Raymond Terrace

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

Raymond Terrace Commercial/Retail Area Carparking

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

Nelson Bay Commercial/Retail and Foreshore Area Parking

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



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

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

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

Fern Bay - Bus Shelters

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

Medowie – Traffic and Transport

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



Project No	Locality	Project Description	Estimate	Staging Threshold
6	Medowie Road	Road network – North of Kindlebark Drive – gateway treatment and change in speed zone from 70km/h to 50km/h	\$30,000	1
7	Off Medowie Road	Pedestrian and cycleway – Medowie Road to Cherry Tree Close – off-road shared path within cadastral corridor	\$50,000	1
8	Medowie Road	Road network – At Kindlebark Drive – roundabout intersection	\$820,000	3
9	Medowie Road	Pedestrian and cycleway – Silver Wattle Drive to Ferodale Road – Off-road shared path on east side	\$205,000	1
10	Off Wilga Road	Pedestrian and cycleway – Wilga Road to town centre – off-road shared path with bridge over creek	\$360,000	3
11	Kirrang Drive	Pedestrian and cycleway – Ferodale Road to Medowie Road – off-road shared path on west side	\$870,000	3
12	Various roads	Pedestrian and cycleway – on-road routes within rural residential area – implement 50km/h speed zoning with share the road signs supplemented with pavement markings (50 numerals and bicycle logos) at regular intervals throughout area	\$15,000	1
13	Medowie Road	Road network – south of Ferodale Road – gateway treatment at change in speed zone from 70km/h to 50km/h	\$30,000	1
14	Ferodale Road	Pedestrian and cycleway – off-road shared path south side – Kirrang Drive to Coachwood Drive <ul style="list-style-type: none"> • Medowie Rd to Coachwood Drive • Kirrang Dr to Medowie Road 	\$1,080,000	1 3
15	Medowie Road	Road network – at Brocklesby Road – roundabout intersection (3 leg to suit existing T intersection; 4 leg to suit possible future development on west side of Medowie Road)	\$820,000	2
16	Brocklesby Road	Pedestrian cycleway – Medowie Road to Ferodale Road – Off-road shared path north and west side	\$975,000	3
17	Medowie Road	Road network – at Blueberry Road – improve channelization of existing intersection – shoulder widening and left turn lane	\$160,000	3
18	Medowie Road	Pedestrian and cycleway – Ferodale Road to South Street – off-road shared path east side	\$1,280,000	1



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



Project No	Locality	Project Description	Estimate	Staging Threshold
31	Abundance Road	Road network – At Ferodale Road – roundabout intersection. Signpost Abundance Road as the route to Raymond Terrace	\$820,000	1
32	Medowie Road	Pedestrian and cycleway – at Blueberry Road – install pedestrian refuge island	\$20,000	1
33	Kirrang Drive	Pedestrian and cycleway – at Ferodale Road – install pedestrian refuge island	\$20,000	1
34	Brocklesby Road	Pedestrian cycleway – at Ferodale Road – install pedestrian refuge island to replace existing median with no pedestrian refuge	\$20,000	1
35	Ferodale Road	Road network – at Kirrang Drive	\$820,000	1
36	Ferodale Road	Pedestrian and cycleway – west of Medowie Road – upgrade pedestrian refuge island to current standards	\$20,000	2
37	Ferodale Road	Road network – at Peppertree Road – roundabout intersection to replace existing T intersection	\$1,430,000	1
38	Various intersections	Pedestrian and cycleway – Install kerb returns, ease grades on shared path at approach to kerb ramps, install kerb ramps or modify to standards, install shared path and give way signage and logos – examples - <ul style="list-style-type: none"> • Ferodale Road at Waropara Road • Ferodale Road at Bottle Brush Avenue • Ferodale Road at Kirrang Drive 	\$105,000	1
39	Ferodale Road	Road network – at main access to commercial land – roundabout intersection to replace several access driveways	\$820,000	1
40	Key Attractors	Pedestrian and cycleway – install bicycle parking facilities	\$50,000	1
41	Peppertree Road	Road network – Ferodale Road to Medowie Road - extension (at the same width of Peppertree Road) including kerb and gutter and bus zone to the north, then east to connect through to Medowie Road between properties at 785 and 787 Medowie Road along with upgrading of intersection	\$1,200,000	1
42	Waropara Road	Pedestrian and cycleway – Ferodale Road to 6B Waropara Road – off-road shared path east side	\$600,000	1
43	Medowie Road	Pedestrian and cycleway – Ferodale Road to 500m south – off-road shared path west side	\$500,000	1



1.7 Fire and Emergency Services

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